

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE

October 6, 2020

A regular meeting of the committee was convened at 1:30 pm on this date.

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Kevin Reich, Cam Gordon, Jeremiah Ellison, and Jamal Osman (Quorum - 4)

Pursuant to Minnesota Statutes Section 13D.021, the meeting was held by electronic means and Committee Members and staff participated remotely due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020.

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. 2020 Consolidated Plan Action Plan Amendment ([2020-00973](#))

Authorizing submittal of an amendment to the 2020 Consolidated Plan Action Plan to the U.S. Department of Housing and Urban Development describing an expanded allowable uses of Community Development Block Grant supplemental Coronavirus Aid, Relief, and Economic Security (CARES-CV) funds for the COVID-19 Minneapolis Homelessness Response project.

Staff presentation by Matt Bower, Finance & Property Services Department.

The public hearing was opened.

There being no persons wishing to speak, the public hearing was closed.

Gordon moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

2. 1925 Nicollet Avenue Redevelopment Plan ([2020-00952](#))

Passage of Resolution approving the 1925 Nicollet Avenue Redevelopment Plan.

Staff presentation by Beth Grosen, Community Planning & Economic Development Department.

The public hearing was opened.

Alissa Light spoke in support.

The public hearing was closed.

Osman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

3. Interim use permit: AICDC, 2012, 2019, 2024, and 2028 Cedar Ave ([2020-01014](#))

Approving an application submitted by AICDC for an interim use permit (PLAN11601) to allow an emergency shelter for up to 50 persons on the property located at 2012, 2024, and 2028 Cedar Ave and a surface parking lot on the property located at 2019 Cedar Ave until Oct 1, 2022, subject to conditions.

Staff presentation by Hilary Dvorak, Principal Planner, Community Planning & Economic Development Department.

The public hearing was opened.

There being no persons wishing to speak, the public hearing was closed.

Osman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

4. Variance appeal: Catherine Ocel, 5200 34th Ave S ([2020-01007](#))

Considering an appeal submitted by Catherine Ocel regarding the decision of the City Planning Commission approving a variance (PLAN11163) to reduce the minimum parking requirement from 22 spaces to five spaces for a new mixed-use building with 19 dwelling units located at 5200 34th Ave S, subject to conditions.

Staff presentation by Lindsey Silas, Senior Planning, Community Planning & Economic Development Department.

The hearing was opened.

The following persons spoke:

1. Catherine Ocel, appellant.
2. Carol Sersland, on behalf of appellant.
3. Helena Pikus-Li, on behalf of appellant.
4. Stephen Smith, on behalf of appellant.
5. William Bloomberg, on behalf of appellant.
6. Nick Hubers, applicant.
7. Joshua Donato, applicant.

Schroeder moved to deny. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

5. Liquor license approvals for October 6, 2020 ([2020-01001](#))

1. EL NUEVO MIRAMAR, 501 LAKE ST E Minneapolis, MN, (Ward 9) submitted by El Nuevo Miramar INC, BLAmend, LIC382966
2. Hyde, 24 UNIVERSITY AVE NE Minneapolis, MN, (Ward 3) submitted by hyde LLC, BLLiquor, LIC388935
3. Petite Leon, 3800 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by Petite Leon LLC, BLLiquor, LIC389200
4. WHOLE FOODS MARKET, 222 HENNEPIN AVE Minneapolis, MN, (Ward 3) submitted by WHOLE FOODS MARKET GROUP INC, BLAmend, LIC389808
5. Okome House, 4457 42ND AVE S Minneapolis, MN, submitted by Okome House LLC, BLWine, LIC389550
6. Pog Mahone's Pub & Grill, 903 WASHINGTON AVE S Minneapolis, MN, (Ward 3) submitted by Blarney II Inc, BLAmend, LIC390555
7. Elliot Park Hotel, 823 5TH AVE S Minneapolis, MN, (Ward 7) submitted by G62OPCO, LLC, BLLiquor, LIC391291

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

6. License Settlement Conference Agreement: Greenway Liquor, 105 Grant St W (Ward 7), held by Khosa Beverage Inc, for an Off Sale Liquor license ([2020-00975](#))

1. Adopting the Business License Settlement Conference Agreement for Greenway Liquor, 105 Grant St W, negotiated between the City of Minneapolis and Khosa Beverage Inc, allowing the licensee to retain the Off Sale Liquor license, subject to adherence with the conditions contained therein.
2. Rescinding Resolution No. 2014R-300, entitled, "Approving License Settlement conference recommendations relating to the Off Sale Liquor License held by Khosa Beverage Inc, d/b/a Greenway Liquors, 105 W Grant St, Minneapolis" passed July 18, 2014.

3. Rescinding Resolution No. 2013R-337, entitled, "Granting the application of Greenway Liquor, 105 Grant St W, for an Off-Sale Liquor License, subject to conditions" passed August 2, 2013.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

7. Olson Townhomes Phase I Project financing: 1201 Olson Memorial Highway, 512 Girard Terrace, 501 Girard Terrace, 461 Girard Terrace ([2020-01000](#))
 1. Passage of Resolution granting approval for Hennepin County Housing and Redevelopment Authority to undertake a housing project on behalf of Olson Redevelopment I Limited Partnership, for the project located at 1201 Olson Memorial Highway, through the issuance of up to \$15,000,000 of Multifamily Housing Revenue Bonds.
 2. Authorizing the termination of the Bond Regulatory Agreement dated December 1, 1993, for the existing Olson Townhomes project located at 521 Girard Terrace.
 3. Approving a reduction of the original amount of Affordable Housing Trust Fund monies awarded to the Olson Redevelopment I Limited Partnership project (\$2,300,000) to a new allocation of \$1,500,000 and extending the availability of such funds to June 1, 2021.
 4. Approving a new City loan in the amount of \$393,915 to Trellis Co., Inc., f/k/a Community Housing Development Corporation, for acquisition costs related to the project located at 1201 Olson Memorial Highway, which new loan is sourced from the repayment of the 2009 Olson Townhomes Affordable Housing Trust Fund loan in the amount of \$368,284 plus accrued interest of approximately \$42,486.
 5. Approving forgiveness of accrued interest in excess of \$42,486 on the City's 2009 Olson Townhomes Affordable Housing Trust Fund loan of approximately \$17,000.
 6. Approving forgiveness of accrued interest on the City's 2003 Community Development Block Grant (CDBG) loan upon repayment of principal of approximately \$81,000.
 7. Authorizing release of 1201 Olson Memorial Highway from the City's remaining 2003 CDBG loan.
 8. Authorizing consent to the Assignment and Assumption of the Trellis Co. \$393,915 Loan to Olson Redevelopment I Limited Partnership.
 9. Authorizing documents to effectuate the above actions and development of the 1201 Olson Memorial Highway Project contingent upon recording of a declaration acceptable to the City that any future housing developed on the property located at 521 Girard Terrace will meet the City's current Unified Housing Policy requirements for developments that receive City-financial assistance as if the future development has received direct City-financial assistance.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

8. 2020 Community Development Block Grant Supplemental Funding (CDBG-CV) funding recommendations ([2020-01017](#))

1. Approving up to \$1,972,950 in Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG) funds for operations for the Indoor Villages project, to be operated by Avivo, conditioned on the project receiving all necessary zoning and licensing approvals and operating funding necessary to open by December 31, 2020.
2. Authorizing contracts and agreements with Avivo for the shelter operations for Indoor Villages.

Staff presentation by Katie Topinka, Housing Policy Coordinator, Community Planning & Economic Development Department.

Chair Goodman afforded the courtesy of the floor to Mayor Jacob Frey who offered remarks in support of the funding recommendations.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

9. Loan for Avivo to support transitional recovery housing: 719 and 727 E 18th St, and 1828 Columbus Ave ([2020-01020](#))

Authorizing a one-time reallocation of up to \$1,250,000 from the Naturally Occurring Affordable Housing (NOAH) Preservation Fund to provide a loan to Avivo to support acquisition and preservation of 719 and 727 E 18th St, with 103 transitional housing beds, and 1828 Columbus Ave S, a 10-unit NOAH property.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

10. Environmental Assessment Worksheet: Abbott Northwestern Transportation Hub, 2801, 2837, and 2855 Chicago Ave ([2020-01015](#))

1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Abbott Northwestern Transportation Hub located at 2801, 2837, and 2855 Chicago Ave.

2. Approving the determination that an Environmental Impact Statement (EIS) is not required.
3. Adopting the Findings of Fact as prepared by the Department of Community Planning & Economic Development.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

11. Rezoning: CA Ventures, 407 15th Ave SE, 1412 and 1428 5th St SE, 1413 and 1417 4th St SE, 416 14th Ave SE ([2020-01013](#))

1. Approving an application submitted by CA Ventures to rezone (PLAN11255) the properties located at 407 15th Ave SE, 1428 5th St SE, 1413 4th St SE, 1417 4th St SE, and 416 14th Ave SE from the C1 Neighborhood Commercial District to the C3A Community Activity Center District to construct a new planned-unit development with 308 dwelling units and 27,296 square feet of commercial space.
2. Approving an application submitted by CA Ventures to rezone (PLAN11255) the property located at 1412 5th St SE from the C2 Neighborhood Corridor Commercial District to the C3A Community Activity Center District to construct a new planned-unit development with 308 dwelling units and 27,296 square feet of commercial space.
3. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

12. Outdoor amplified sound permit fees ([2020-01018](#))

Directing Health Department staff to examine waiving outdoor amplified sound permit fees through calendar year 2020 for businesses with existing entertainment licenses and implementing reasonable limitations on outdoor amplified sound permits to limit the impact on the surrounding neighborhoods.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

13. Property Assessment for Clean Energy (PACEMN) financing: 3136 Minnehaha Ave, LLC ([2020-01009](#))

Setting a public hearing for October 20, 2020, for 3136 Minnehaha Ave, LLC for Property Assessment for Clean Energy (PACEMN) financing for energy efficiency improvements and equipment.

Goodman moved to set public hearing for Oct 20, 2020. On roll call, the motion passed.
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

14. Property Assessment for Clean Energy (PACEMN) financing: Stone Arch Apartments, 701 SE Main St ([2020-01010](#))

Setting a public hearing for October 20, 2020, for Stone Arch Apartments, 701 SE Main Street, to request Property Assessment for Clean Energy (PACEMN) financing for solar array and installation.

Goodman moved to set public hearing for Oct 20, 2020. On roll call, the motion passed.
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

15. Property Assessment for Clean Energy (PACEMN) financing: Stone Arch Apartments LLC, 601 SE Main St ([2020-01011](#))

Setting a public hearing for October 20, 2020, for Stone Arch Apartments, 601 SE Main Street, to request Property Assessment for Clean Energy (PACEMN) financing for solar array and installation.

Goodman moved to set public hearing for Oct 20, 2020. On roll call, the motion passed.
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

16. Built form policies of Minneapolis 2040 ordinances ([2020-00984](#))

1. Referring to staff the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, adopting regulations implementing the built form policies of Minneapolis 2040, including establishing new zoning districts and amending the citywide zoning map accordingly:
 1. Chapter 520 Introductory Provisions.
 2. Chapter 521 Zoning Districts and Maps Generally.
 3. Chapter 525 Administration and Enforcement.
 4. Chapter 527 Planned Unit Development.

5. Chapter 530 Site Plan Review.
 6. Chapter 531 Nonconforming Uses and Structures.
 7. Chapter 535 Regulations of General Applicability.
 8. Chapter 536 Specific Development Standards.
 9. Chapter 537 Accessory Uses and Structures.
 10. Chapter 541 Off-Street Parking and Loading.
 11. Chapter 546 Residence Districts.
 12. Chapter 547 Office Residence Districts.
 13. Chapter 548 Commercial Districts.
 14. Chapter 549 Downtown Districts.
 15. Chapter 550 Industrial Districts.
 16. Chapter 551 Overlay Districts.
2. Referring to staff the subject matter of an ordinance amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision: Land Subdivision Regulations, adopting regulations implementing the built form policies of Minneapolis 2040.

Goodman moved to refer to staff. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

17. Mississippi River Corridor Critical Area Plan ordinances ([2020-00985](#))

1. Referring to staff the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, adopting regulations implementing the Mississippi River Corridor Critical Area Plan, including establishing new zoning overlay districts and amending the citywide zoning map accordingly:
 1. Chapter 520 Introductory Provisions
 2. Chapter 521 Zoning Districts and Maps Generally
 3. Chapter 525 Administration and Enforcement
 4. Chapter 527 Planned Unit Development
 5. Chapter 535 Regulations of General Applicability
 6. Chapter 551 Overlay Districts
2. Referring to staff the subject matter of an ordinance amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision: Land Subdivision Regulations, adopting regulations implementing the policies of the Mississippi River Corridor Critical Area Plan.

Goodman moved to refer to staff. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

18. Minneapolis Forward: Restoration of properties reduced to rubble appropriation ([2020-01016](#))

Passage of Resolution approving an increase in the appropriation of funds to the Department of Community Planning & Economic Development of \$2,000,000, for the restoration of properties reduced to rubble.

Staff presentation by Andrea Brennan, Interim Director, and Steve Poor, Director of Development Services, Community Planning & Economic Development Department.

Schroeder moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 3:00 pm.

Reported by Jackie Hanson, Clerk