

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

March 2, 2021

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. Appointment of Director of Community Planning & Economic Development Department [\(2021-00223\)](#)

Considering the appointment by the Executive Committee of Andrea Brennan to the appointed position of Director of Community Planning & Economic Development Department and Executive Director of the Minneapolis Community Development Agency for an unexpired term ending Jan 2, 2022.

The public hearing was opened.

The following people spoke:

1. Kate Speed, LISC-Twin Cities
2. Dan Collison, Minneapolis Downtown Council (DID)
3. Abdi Warsame, Minneapolis Public Housing Authority
4. Elizabeth Glidden, Minnesota Housing Partnership
5. David McGee, Build Wealth MN
6. Nawal Noor, Noor Companies
7. Christopher Romano, Seward Redesign

The hearing was closed.

The Chair afforded the courtesy of the floor to Mayor Frey, who spoke in support of the appointment.

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)

2. Land sale: 2837 Chicago Ave to Allina Health Systems [\(2021-00211\)](#)

1. Passage of Resolution authorizing the sale of the property at 2837 Chicago Ave (Disposition Parcel No. CL-9), to Allina Health Systems or affiliated entity for \$143,000.
2. Authorizing execution of agreements to facilitate the land sale with Allina Health Systems or affiliated entity.

Staff presentation by Lisa Passus, Community Planning & Economic Development Department.

The public hearing was opened.

The following person spoke:

1. Tony LaCroix, Allina Health Systems

The hearing was closed.

Ellison 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. Land sale: West Broadway Curve affordable housing project (vic 1706-1920 W Broadway Ave) ([2020-01191](#))
  1. Passage of Resolution approving the sale of the properties at 2109 James Avenue North, 2009 Ilion Avenue North and 1706, 1710, 1714, 1716, 1720, 1726, 1800, 1804, 1808, 1818, 1820, 1826, 1900, 1904, 1910, 1914, 1918, and 1920 West Broadway Avenue to West Broadway Limited Partnership or an affiliated entity for \$500,000 subject to conditions.
  2. Authorizing a redevelopment contract and related documents.
4. West Broadway Curve affordable housing project bond issuance, 1706-1920 W Broadway Ave ([2020-01061](#))

Passage of Resolution authorizing preliminary and final approval of the issuance of Tax Exempt Multifamily Housing Revenue Entitlement Bonds in an amount not to exceed \$17,000,000 for the West Broadway Curve (AKA Beam) project at 1706-1920 W Broadway Ave, 2009 Ilion Ave N, and 2109 James Ave N.

Staff presentation by Tiffany Glasper, Community Planning & Economic Development Department, on items 3 and 4.

The public hearing regarding items 3 and 4 was opened.

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

Schroeder moved to approve items 3 and 4. On roll call, the motion passed.

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

Nay: (0)  
Abstain: (0)  
Absent: (0)

5. Variance appeal: Lianna Weissblum and Ryan Ledin, 4724 York Ave S ([2021-00030](#))

Withdrawing an appeal submitted by Lianna Weissblum and Ryan Ledin regarding the following decisions of the Zoning Board of Adjustment (PLAN11765) to lawfully-establish a single-family dwelling constructed at 4724 York Ave S:

1. Denying a variance to increase maximum permitted floor area ratio from 0.5 to 0.58.
2. Denying a variance to increase maximum permitted height from 28 feet to 28.6 feet and to increase the maximum permitted height at the roof peak from 33 feet to 33.9 feet.

The hearing was opened.

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

Goodman moved to withdraw. On roll call, the motion passed.  
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)  
Nay: (0)  
Abstain: (0)  
Absent: (0)

6. Variance appeal: Anthony Bender, on behalf of Reef Kitchens, 519 Cedar Ave ([2021-00252](#))

Considering an appeal submitted by Anthony Bender, on behalf of REEF Kitchens, regarding the decision of the Zoning Board of Adjustment denying a variance (PLAN12108) to the enclosed building requirement for the property located at 519 Cedar Ave.

The hearing was opened.

There were no persons wishing to speak.

Goodman moved to continue to BIHZ meeting of Mar 30, 2021. On roll call, the motion passed.  
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)  
Nay: (0)  
Abstain: (0)  
Absent: (0)

7. Gambling license approvals for March 2, 2021 ([2021-00265](#))

1. Minneapolis Riverview Lions, 400 HENNEPIN AVE E Minneapolis, MN, submitted by Minneapolis Riverview Lions, BLGeneral, LIC392909

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. Liquor license renewals for March 2, 2021 ([2021-00264](#))

1. Fine Line Music Cafe, 318 1ST AVE N Minneapolis, MN, (Ward 3) submitted by First and Third Productions LLC, BLLiquor, LIC370888
2. First Avenue & 7th St Entry, 701 1ST AVE N Minneapolis, MN, (Ward 7) submitted by First Avenue Productions LLC, BLLiquor, LIC80007
3. Grande Sunrise, 5554 34TH AVE S Minneapolis, MN, (Ward 11) submitted by Grande Sunrise LLC, BLLiquor, LIC375097
4. Hennepin Theatre Trust, 900 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Hennepin Theatre Trust, BLLiquor, LIC359160
5. Hotel Ivy, 201 11TH ST S Minneapolis, MN, (Ward 7) submitted by Heartland Ivy Partners LLC, BLLiquor, LIC75906
6. Longfellow Grill, 2990 WEST RIVER PKWY Minneapolis, MN, (Ward 2) submitted by Blue Plate Restaurant Company, Inc., BLLiquor, LIC79199
7. Tibet Kitchen Bar & Restaurant, 1833 NICOLLET AVE Minneapolis, MN, (Ward 6) submitted by Tibet Kitchen Inc, BLLiquor, LIC375757
8. WESTIN MINNEAPOLIS, 88 6TH ST S Minneapolis, MN, (Ward 3) submitted by MERRITT HOSPITALITY LLC, BLLiquor, LIC80661

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. License Settlement Conference recommendations: Rapid Recovery Inc, 4360 Lyndale Ave N, (Ward 4), for a Class A Towing License ([2021-00285](#))

Adopting the Business License Settlement Conference Agreement for Rapid Recovery Inc, 4360 Lyndale Ave N, negotiated between the City of Minneapolis and Menzel Enterprises MN Inc, allowing the licensee to retain the Class A Towing license, subject to adherence with the conditions contained therein.

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. Bid for debris removal of damaged structure located at 1625 West Broadway. [\(2021-00267\)](#)

Accepting the low bid of Emmanuel Sackey dba Building Code Tech, submitted on Event 1409 in the amount of \$82,500.00 to provide all materials, labor, equipment and incidentals necessary for the debris removal at 1625 West Broadway, and authorizing a contract for the project, all in accordance with City specifications.

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. Bid for Emergency and Non-Emergency Board Up Services [\(2021-00289\)](#)

Accepting the low bid of Right Away Construction Corporation, submitted on Event 1310, in the anticipated amount of \$175,000 per year, with the option to extend the contract for up to four (4) additional years after the initial term at the sole discretion of the City of Minneapolis, to provide all materials, labor, equipment and incidentals necessary for Emergency and Non-Emergency Board Up Services, and authorizing a contract for the service, all in accordance with City specifications.

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. Property Assessment for Clean Energy (PACEMN) financing: ELFE Bros. LLC, 2808 Washington Ave N [\(2021-00245\)](#)

Setting a public hearing for March 16, 2021, for ELFE Bros LLC, 2808 Washington Ave N, to request Property Assessment for Clean Energy (PACEMN) financing for energy efficient equipment.

Goodman moved to set public hearing for Mar 16, 2021. 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: Judson Memorial Baptist Church, 4101 Harriet Ave S [\(2021-00247\)](#)

Setting a public hearing for March 16, 2021, for Judson Memorial Baptist Church, 4101 Harriet Ave S to request Property Assessment for Clean Energy (PACEMN) financing for solar array and equipment installation.

Goodman moved to set public hearing for Mar 16, 2021. 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: Raimis Construction LLC, 1515 19th St E  
[\(2021-00248\)](#)

Setting a public hearing for March 16, 2021, for Raimis Construction, LLC, 1515 19th St E, to request Property Assessment for Clean Energy (PACEMN) financing for solar array and installation.

Goodman moved to set public hearing for Mar 16, 2021. 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: CFPA Development Project, LLC, 3754 Pleasant Ave  
[\(2021-00249\)](#)

Setting a public hearing for March 16, 2021, for CFPA Development Project, LLC, 3754 Pleasant Ave, to request Property Assessment for Clean Energy (PACEMN) financing for energy efficient equipment.

Goodman moved to set public hearing for Mar 16, 2021. On roll call, the motion passed.  
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)  
Nay: (0)  
Abstain: (0)  
Absent: (0)

16. Property Assessed Clean Energy (PACEMN) financing: Sommers - Haas Project, 504-506 24th St E  
[\(2021-00250\)](#)

Setting a public hearing for March 16, 2021, for Sommers - Haas Project, 504-506 24th St E, to request Property Assessment for Clean Energy (PACEMN) financing for solar array and energy efficient equipment installation.

Goodman moved to set public hearing for Mar 16, 2021. On roll call, the motion passed.  
Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)  
Nay: (0)  
Abstain: (0)  
Absent: (0)

17. Contract amendment with Minneapolis Public Housing Authority (MPHA) for Stable Homes Stable Schools  
[\(2021-00268\)](#)

Authorizing an amendment to the funding agreement with the Minneapolis Public Housing Authority for the Stable Homes Stable Schools program to:

1. Extend the term of the Agreement until December 31, 2025, subject to annual appropriations,
2. Increase the percentage of funds that can be used for administration costs for the program and add \$2,200,000 from 2021 budget as well as terminate the Covid Response Housing Stability Fund Expansion, and
3. Re-program \$17,126.87 of remaining balance from the expansion program back to the base program.

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)

18. Contract amendment with the State of Minnesota for office space in the North Minneapolis CareerForce Center to provide employment and training services ([2021-00269](#))

Authorizing an increase to contract S-9048 from the State of Minnesota, in the amount of \$5,545 for a total amount not to exceed \$8,168, and an extension through August 31, 2022, for the purpose of subleasing office space to provide employment and training services.

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)

19. Minneapolis Arts Commission ([2021-00263](#))

Confirming the following Mayoral appointment for a 3-year term, beginning, January 1, 2021, and ending December 31, 2023: Paulo Pereira, Seat 10, Ward 7.

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)

20. Redevelopment of the surface parking lot at 500 3rd St S and 240 Portland Ave and Minneapolis Fire Department Station #1 at 530 3rd St S ([2021-00270](#))

Authorizing changes to a previously approved redevelopment contract with Sherman Associates Development LLC, or affiliated entity, related to redevelopment of the surface parking lot at 500 3rd St S, 240 Portland Ave, and to Minneapolis Fire Department Station #1 at 530 3rd St S.

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)

21. Minnesota Department of Employment and Economic Development (DEED) and Metropolitan Council's Tax Base Revitalization Account (TBRA) and Hennepin County Environmental Response Fund (ERF) fall 2020 brownfield grants. [\(2021-00271\)](#)

1. Accepting grants from the Minnesota Department of Employment and Economic Development (DEED), in the total amount of \$283,186, for the following projects: Currie Commons, 187 Humboldt Ave N (\$199,135) and Lake Street Housing (Phase 2), 510 W Lake St, 2946 Harriet Ave and 2948 Harriet Ave (\$84,051).
2. Accepting grants from the Metropolitan Council's Tax Base Revitalization Account (TBRA), in the total amount of \$1,500,000, for the following projects: 1517 W Broadway Incubator, 1517 W Broadway Ave, 1521 W Broadway Ave, 1525 W Broadway Ave and 1531 W Broadway Ave (\$35,800); 2025 W River Rd Project, 2025 W River Rd (\$517,100); Baldwin Square, 4140 Fremont Ave N, 4142 Fremont Ave N, 4144 Fremont Ave N and 4146 Fremont Ave N (\$107,800); Currie Commons, 187 Humboldt Ave N (\$480,300); Elliot Twins Apartments, 1212 S 9th St and 1225 S 8th St (\$233,600); Northrup King Campus, 1500 Jackson St NE (\$50,000); The Link on 21st, 1301 21st Ave N, 1303 21st Ave N, 1307 21st Ave N, 1317 21st Ave N and 1403 21st Ave N (\$32,800); and The Resolute, 1300 W Broadway Ave, 2011 Girard Ave N, and 2015 Girard Ave (\$37,200).
3. Accepting grants from Hennepin County's Environmental response Fund (ERF), in the total amount of \$1,392,872, for the following projects: 550 W Lake St (Phase 3), 514 W Lake St, 516 W Lake St, 520 W Lake St and 2949 Garfield Ave S (\$85,706); 2025 W River Rd Project, 2025 W River Rd (\$92,329); CLCLT Homes - Fall 2020, 3218 Humboldt Ave N, 3553 Elliot Ave, 2955 Lyndale Ave N, 3137 39th Ave S, 4846 Colfax Ave N, 3744 26th Ave S, 3414 Irving Ave N, 3741 Bloomington Ave, 5600 46th Ave S, 3539 Knox Ave N, and 4409 32nd Ave S (\$150,000); Cristo Rey Jesuit High School, 2924 4th Ave S (\$162,775); Currie Commons, 187 Humboldt Ave N (\$190,000); Juxtaposition Arts Campus Redevelopment, 2015 Emerson Ave N, 1110 West Broadway, 1108 West Broadway and 1100 West Broadway (\$37,513); MN Brownfields Gap Financing Program (\$200,000); Snelling Yards - Senior Housing, 3601 44th St E (\$100,421); and Walker Methodist Raines, 3737 Bryant Ave S (\$374,128).
4. Authorizing contracts or agreements with DEED, the Metropolitan Council and Hennepin County for the aforesaid grants.
5. Authorizing execution of one or more funding agreements with each of the sub-recipients identified below (or an affiliated entity) and/or disbursement and related agreements for these grants.
6. Passage of Resolution approving appropriation of funds to 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)

22. 2020 Metropolitan Council Livable Communities Account grant awards ([2021-00272](#))

1. Accepting a 2020 Metropolitan Council LCDA Pre-development grant in the amount of \$97,500 for the Downtown Longfellow site at 2701 Lake St E and 3009-3017 27th Ave S.
2. Accepting a 2020 Metropolitan Council LCDA-TOD Pre-development grant in the amount of \$100,000 for the Nic@Lake site at 10 - 30 Lake St W.
3. Accepting 2020 Metropolitan Council LCDA Development grants in the amount of \$1,105,000 for the Juxtaposition Art Campus project at Emerson Ave N and West Broadway and \$1,500,000 for the The Gardens of Bryn Mawr project at 2800 Wayzata Blvd.
4. Accepting 2020 Metropolitan Council LCDA-TOD Development grants in the amount of \$1,250,000 for the Agra project at 901 27th Ave S and \$750,000 for the Minneapolis American Indian Center Expansion at 1530 Franklin Ave E.
5. Accepting 2020 Metropolitan Council LHIA grants in the amount of \$1,051,860 for the Fire Station One project at 530 South 3rd St and \$60,000 for the PPL Greenbelt project near 31st Ave N and 6th Street N.
6. Authorizing agreements to implement the LCDA Pre-development, LCDA-TOD Pre-development, LCDA, LCDA-TOD, and LHIA grants with the Metropolitan Council, Seward Redesign, Juxtaposition Arts, Lupe Development Partners, LLC, Newport Midwest, LLC, Minneapolis American Indian Center, Project for Pride in Living, Sherman Associates or related entities.
7. Passage of Resolution approving appropriation of funds to the Community Planning & Economic Development Department.

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)

23. Lydia Apartments Affordable Housing Trust Fund extension ([2021-00273](#))

Approving an extension of the expenditure deadline for the Affordable Housing Trust Fund award in the amounts totaling \$2,400,000 for the Lydia Apartments project located at 1920 LaSalle Avenue by Beacon Interfaith Housing Collaborative, or an affiliated entity to December 31, 2023.

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)

24. Minnesota Homeownership Center contract amendments ([2021-00274](#))

1. Authorizing an increase to contract C-44077 with Minnesota Homeownership Center in the amount of \$100,000 for a total amount not to exceed \$325,000, and an extension through December 31, 2021, for continued programmatic functions, administration and oversight for Financial Wellness counseling services.
2. Authorizing an increase to contract C-44078 with Minnesota Homeownership Center in the amount of \$175,000 for a total amount not to exceed \$960,000, and an extension through December 31, 2021, for continued programmatic functions and administration for homebuyer education and detailed homeownership counseling services.

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)

25. Greenbelt development project financing and loan extension ([2021-00284](#))

1. Approving \$400,000 of development gap financing (\$80,000 per unit) and execution of related agreements.
2. Passage of Resolution ratifying Resolution No. 2018R-265 authorizing sale of land Disposition Parcel MH-90, under the Minneapolis Homes Program, at 409 31st Ave N for a revised development concept.
3. Passage of Resolution ratifying Resolution No. 2018R-266 authorizing sale of land Disposition Parcel MH-91, under the Minneapolis Homes Program, at 427 31st Ave N for a revised development concept.
4. Passage of Resolution ratifying Resolution No. 2019R-267 authorizing sale of land Disposition Parcel MH-92, under the Minneapolis Homes Program, at 429 31st Ave N for a revised development concept.
5. Passage of Resolution ratifying Resolution No. 2018R-264 authorizing sale of land Disposition Parcel MH-93, under the Minneapolis Homes Program, at 3020 6th St N for a revised development concept.
6. Extending the terms of existing acquisition loans totalling \$79,241.33 in support of the Greenbelt development project through December 31, 2022.

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)

26. Rezoning: Daniel Oberpriller, on behalf of North Bay Companies, 410 13th Ave SE, 1309 4th St SE, and 1315 4th St SE ([2021-00251](#))

1. Approving an application submitted by Daniel Oberpriller, on behalf of North Bay Companies, to rezone (PLAN12104) the properties located at 410 13th Ave SE, 1309 4th St SE, and 1315 4th St SE from the C1 Neighborhood Commercial District to the C3A Community Activity Center District to construct a new seven-story mixed use building with 81 dwelling units and approximately 3,000 square feet of commercial space.
2. 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)

27. Stable Homes Stable Schools 2020 Quarterly Reports ([2020-00765](#))

Receiving and filing the 2020 Quarter 4 report on the Stable Homes Stable Schools program.

Goodman moved to receive and file. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

28. 38th Street THRIVE Strategic Development Plan ([2021-00286](#))

Passage of Resolution recognizing the 38th Street THRIVE Strategic Development Plan.

A presentation was given by Breyonne Golding, Community Planning & Economic Development, and Anthony Taylor, Dreamland on 38<sup>th</sup>/Cultural Wellness Center.

The Chair afforded the courtesy of the floor to Council Vice President Jenkins, who discussed the history of the plan's development and its relevance to the cultural history of the area and to the recent events surrounding the death of George Floyd.

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)

With no further business to transact, the meeting adjourned at 2:50 pm.

Reported by Lisa Brock, Clerk