

REPORT TO THE CITY COUNCIL FROM  
**BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE**  
March 30, 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. Occupancy regulations ordinance (Housing Code) ([2018-00160](#))

Passage of Ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to occupancy.

Staff Presentation by Andra Bosneag, Regulatory Services Department.

The public hearing was opened.

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

The Chair afforded the courtesy of the floor to Council President Bender, who spoke in support of the ordinance.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

2. Administrative hearing procedures ordinance ([2021-00188](#))

Passage of Ordinance amending Title 1, Chapter 2 of the Minneapolis Code of Ordinances relating to General Provisions: Administrative Enforcement and Hearing Process, adding and amending provisions related to administrative hearing procedures.

Staff presentation by Nick Magrino, Regulatory Services Department.

The public hearing was opened.

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

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

3. Animal licensing and procedures ordinance ([2021-00189](#))

Passage of Ordinance amending Title 4 of the Minneapolis Code of Ordinances relating to Animal Care and Control, adding and amending provisions related to lifetime license applications and rabies procedures:

1. Chapter 63 Licenses and Permits.
2. Chapter 65 Public Health Considerations.

Staff presentation by Saray Garnett-Hochuli, Regulatory Services Department.

The public hearing was opened.

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

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)

4. Border Avenue Extension Redevelopment Plan and Modification ([2021-00322](#))

1. Passage of Resolution approving the Border Avenue Extension Redevelopment Plan.
2. Passage of Resolution approving Modification No. 129 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan.

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

The public hearing was opened.

There being no persons wishing to speak, 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)

5. Baldwin Square Redevelopment Plan and Modification No. 130 to the Common Development and Redevelopment Plan ([2021-00323](#))

1. Passage of Resolution approving the Baldwin Square Redevelopment Plan.
2. Passage of Resolution approving Modification No. 130 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan.

Staff presentation by Emily Stern, Community Planning & Economic Development Department.

The public hearing was opened.

The following persons spoke:

1. Jamil Ford, Ideal Development Group
2. Andrew McGlory, McGlory Associates

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)

6. Zoning Board of Adjustment appointments ([2021-00290](#))

1. Approving the following Council reappointments for three-year terms beginning January 1, 2021 and ending December 31, 2023: Matt Perry, Seat 3, Ward 13; Jacob Saufley, Seat 2, Ward 10; and Taylor Smrikarova, Seat 1, Ward 6 to the Zoning Board of Adjustment for terms to expire December 31, 2023.
2. Approving the Council appointment of Jasmine Frias, Seat 7, Ward 1, to fill an unexpired term beginning January 1, 2020 and ending December 31, 2022.

Staff presentation by Brad Ellis, Community Planning & Economic Development Department.

The public hearing was opened.

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

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)

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

Withdrawing 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 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)

8. Liquor License Renewals for March 30, 2021 ([2021-00361](#))

THE LOOP, 606 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by Loop Mpls LLC, BLLiquor, LIC78406

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

9. Business License Operating Conditions: StormKing Brew Pub and Barbeque, 618 5th St N, (Ward 5), held by StormKing Brewpub and Barbeque, LLC for an On Sale Liquor, Limited Entertainment license and an Off Sale Malt Liquor (Growler) license. ([2021-00362](#))

1. Adopting the Business License Operating Conditions for StormKing Brewpub and Barbeque, 618 5th St N, negotiated between the City of Minneapolis and StormKing Brewpub and Barbeque, LLC allowing the licensee to obtain the On Sale Liquor, Limited Entertainment License, LIC393291, subject to adherence with the conditions contained therein.
2. Adopting the Business License Operating Conditions for StormKing Brewpub and Barbeque, 618 5th St N, negotiated between the City of Minneapolis and StormKing Brewpub and Barbeque, LLC allowing the licensee to obtain the Off Sale Malt Liquor (Growler) License, LIC393293, subject to adherence with the conditions contained therein.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

10. Contract amendment with Aloha Landscaping, Inc. for yard maintenance services ([2021-00383](#))

Authorizing an increase to Contract No. COM0002373 with Aloha Landscaping, Inc., in the amount of \$125,000 for a total amount not to exceed \$275,000, and an extension through Dec 31, 2021, for additional yard maintenance services, all in accordance with City specifications.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

11. Contract amendment with Metro Lawns, LLC for yard maintenance services ([2021-00379](#))

Authorizing an increase to Contract No. COM0002147 with Metro Lawns, LLC, in the amount of \$125,000 for a total amount not to exceed \$275,000, and an extension through Dec 31, 2021, for additional yard maintenance services, all in accordance with City specifications.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

12. Local Historic District Designation: Mary Lochren Student Rooming Homes Historic District ([2021-00358](#))

Passage of Resolution approving the Historic District designation (PLAN12253) of the Mary Lochren Student Rooming Homes Historic District which includes the following three (3) properties: 1103 4th St SE, 406 11th Ave SE, and 410 11th Ave SE.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

13. Minnesota Historical & Cultural Heritage Grant for a local historic designation study of 4501 Hiawatha Ave ([2021-00382](#))

1. Accepting a grant from the Minnesota Historical Society, in the amount of \$10,000, to complete a local historic designation study for 4501 Hiawatha Ave.
2. Authorizing a grant agreement with the Minnesota Historical Society for the grant.
3. Passage of Resolution approving appropriation of funds to the Community Planning and Economic Development Department.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)  
Abstain: (0)

14. Norway House - Authorization for State Bond-funded Project [\(2021-00360\)](#)

1. Passage of Resolution authorizing application for and acceptance of a General Obligation Bond-funded grant from the Minnesota Department of Employment and Economic Development in the amount of \$5,000,000 for the Norway House Project, approving the Governmental Program to be achieved through construction and operation of the Norway House Project, and delegating authority to the Department of Community Planning and Economic Development Director to review and approve annual program and budget reports for the Norway House Project.
2. Authorizing execution of a Construction Grant Agreement with the State of Minnesota for the Norway House Project.
3. Authorizing a Construction Funding Agreement, Ground Lease, Use Agreement, and other necessary documents with the Norway House or an affiliated entity ("Norway House") to implement the Norway House Project.
4. Passage of Resolution amending 2021 General Appropriation Resolution to increase the appropriation in Fund 01600-8900320 (Other Grants State and Local Fund) by \$5,000,000.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

15. Appropriating HOME and NSP program income [\(2021-00371\)](#)

1. Appropriating program income generated through the U.S. Department of Housing and Urban Development (HUD) HOME program of \$3,887,078.35
2. Appropriating program income generated through the Neighborhood Stabilization Program of \$122,305.76
3. Passage of Resolution approving appropriation of funds to the CPED Department

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

16. Spring 2021 Grant applications to the Metropolitan Council Livable Communities Demonstration Account Program and Livable Communities Demonstration Account Transit Oriented Development Pre-development Grant programs [\(2021-00384\)](#)

Passage of Resolution identifying the need for and authorizing the submittal of pre-development grant applications to the Metropolitan Council Livable Communities Demonstration Account

(LCDA) program for the Chicago-Lake Rebuild project, located at 810 Lake St E, and the Phoenix project, located at 2941 Chicago Ave S, and to the Metropolitan Council Livable Communities Demonstration Account-Transit Oriented Development (LCDA-TOD) program for the 3030 Nicollet project, located at 3030 Nicollet Avenue S.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

17. Great Streets Gap Financing Loan for Juxtaposition Arts Campus Expansion Project: 2015 Emerson Ave N and 1100, 1108 and 1110 West Broadway ([2021-00372](#))

Authorizing a \$750,000 Great Streets Gap Financing Loan to Juxtaposition Arts, Inc., or an affiliate entity, for its arts campus expansion at 2015 Emerson Ave N and 1100, 1108 and 1110 West Broadway

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

18. Broadway Flats affordable housing project first mortgage refinance and subordination of City debt: 2505 Penn Avenue North ([2021-00378](#))

Consenting to a first mortgage refinance with subordination of existing City debt and loan modifications for Broadway Flats Affordable Housing at 2505 Penn Avenue North, which loan modifications include a loan term extension to 2061 on City debt; and the execution of all agreements and documents necessary to facilitate such actions.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

19. MacPhail Center for Music 2019-2020 Annual Report ([2021-00381](#))

Passage of Resolution approving the budget and the continued operation of the Governmental Program at the MacPhail Center for Music at 501 2nd St S.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

20. Minneapolis Arts Commission Appointment ([2021-00357](#))

Confirming the following Mayoral appointment for a three-year term beginning Jan 1, 2021, and ending Dec 31, 2023: Lucy Thompson, Seat 10, Ward 10.

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

Aye: Goodman, Schroeder, Reich, Gordon, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

21. Rezoning: Jorj Ayaz, on behalf of Aspen Builders, 3840 Minnehaha Ave ([2021-00376](#))

1. Approving an application submitted by Jorj Ayaz, on behalf of Aspen Builders, to rezone (PLAN11692) the property located at 3840 Minnehaha Ave from the R1A Multiple-family District to the OR2 High-density Office Residence District to construct a new mixed-use building with one dwelling unit and 1,265 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, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

22. Rezoning: Tony LaCroix-Dalluhn, on behalf of Allina Health, 2855 Chicago Ave ([2021-00385](#))

1. Approving an application submitted by Tony LaCroix-Dalluhn, on behalf of Allina Health, to rezone (PLAN12059) the property located at 2855 Chicago Ave from the R1A Multiple-family District to the OR3 Institutional Office Residence District to construct a new 8-story addition to an existing principal parking facility.
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, and Osman (5)

Absent: Ellison (1)

Nay: (0)

Abstain: (0)

23. 2021 Emergency Rental Assistance Program Overview ([2021-00359](#))

Receiving and filing a presentation on the 2021 Emergency Rental Assistance Program.

Staff presentation by Katie Topinka and Jamie Radel, Community Planning & Economic Development Department.

The report was received and filed.

24. George Floyd Square/38th & Chicago Forgivable Loan Program ([2021-00377](#))

1. Approving program guidelines and terms for a George Floyd Square/38th & Chicago Ave forgivable loan program.
2. Approving the spending of City funds for this new program that have already been appropriated for small business lending.
3. Authorizing CPED staff to originate loans consistent with the program guidelines.

Staff presentation by Erik Hansen, 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 2:29 pm.

Reported by Lisa Brock, Clerk