

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

June 22, 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), Jeremiah Ellison, Cam Gordon, Jamal Osman, and Kevin Reich (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. The Market at Malcolm Yards, 501 30th Ave SE Suite #100, (Ward 2), for an On Sale Liquor, Limited Entertainment w/ Sunday Sales License. [\(2021-00696\)](#)

Considering application for The Market at Malcolm Yards, 501 30TH AVE SE Minneapolis, MN, submitted by My Bar LLC, BLLiquor, LIC393287, for an On Sale Liquor, Limited Entertainment w/ Sunday Sales License, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Enrique Velazquez, Community Planning & Economic Development (CPED)/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

1. Jeff Ellerd, Wall Companies

The hearing was closed.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

2. Land Sale: 1511 22nd Ave N [\(2021-00606\)](#)

Passage of Resolution authorizing the sale of the property at 1511 22nd Ave N (Disposition No. MH-271) to Riverfront Development Partners LLC or an affiliated entity for \$6,400, subject to conditions.

Staff presentation by Matthew Ramadan, CPED.

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, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

3. Land sale: Satori Boutique Apartments, 817 1/2 West Broadway Avenue, 1830 and 1832 Bryant Avenue North ([2021-00625](#))

1. Passage of Resolution authorizing the sale of the properties at 1830 Bryant Avenue North, 1832 Bryant Avenue North and 817 1/2 West Broadway Avenue to Satori Apartments I, LLC or an affiliated entity for \$23,200 subject to conditions.
2. Authorizing a redevelopment contract and related documents.

Staff presentation by Tiffany Glasper, CPED.

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, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

4. Minneapolis Homes: Financing land sales and financing awards ([2021-00607](#))

1. Passage of Resolution authorizing the sale of the properties at 3126 Vincent Ave N (Disposition Parcel No. MH-272) for \$6,200, 1905-09 5th Ave N (Disposition Parcel No. MH-273 and MH-274) for \$18,400, 2301 Golden Valley Rd (Disposition Parcel No. MH-275) for \$15,500, and 2327 Golden Valley Rd (Disposition Parcel No. MH-276) for \$15,600, to Amani Construction & Renovations LLC or affiliated entity, subject to conditions.
2. Passage of Resolution authorizing the sale of the properties at 1111 James Ave N (Disposition Parcel No. MH-167) for \$11,800 and 1218 Irving Ave N (Disposition Parcel No. MH-154) for \$11,300 to Build Wealth, MN, Inc. or affiliated entity, subject to conditions.
3. Passage of Resolution authorizing the sale of the properties at 301 30th Ave N (Disposition Parcel No. MH-105) for \$6,100, 305 30th Ave N (Disposition Parcel No. MH-106) for \$6,000, 3238 Morgan Ave N (Disposition Parcel No. MH-278) for \$11,300, and 3943 6th St N (Disposition Parcel No. MH-279) for \$ MERGEFIELD Lot_Sale_Price 11,400 to eStoreMasters LLC or affiliated entity, subject to conditions.

4. Passage of Resolution authorizing the sale of the properties at 1708 8th Ave N (Disposition Parcel No. MH-280) for \$9,500, 1610 Oak Park Ave N (Disposition Parcel No. MH-31) for \$11,400, and 3218 Irving Ave N (Disposition Parcel No. MH-281) for \$11,200 to Greater Metropolitan Housing Corporation or affiliated entity, subject to conditions.
5. Passage of Resolution authorizing the sale of the properties at 3229 4th St N (Disposition Parcel No. MH-6) for \$11,600 and 3334 Lyndale Ave N (Disposition Parcel No. MH-285) for \$11,600 to Magnolia Homes, LLC or affiliated entity, subject to conditions.
6. Passage of Resolution authorizing the sale of the property at 811 31st Ave N (Disposition Parcel No. MH-286) to Northside Home LLC or affiliated entity for \$6,000, subject to conditions.
7. Passage of Resolution authorizing the sale of the properties at 1564 Hillside Ave N (Disposition Parcel No. MH-287) for \$6,300, 2635 Newton Ave N (Disposition Parcel No. MH-290) for \$6,200, 2705 Oliver Ave N (Disposition Parcel No. MH-288) for \$6,200, 2719 Oliver Ave N (Disposition Parcel No. MH-289) for \$6,200, and 2802 Oliver Ave N (Disposition Parcel No. MH-245) for \$6,200, to PRG, Inc. or affiliated entity, subject to conditions.
8. Passage of Resolution authorizing the sale of the properties at 2318 Logan Ave N (Disposition Parcel No. MH-293) for \$6,300, 2334 Logan Ave N (Disposition Parcel No. MH-294) for \$6,300, 3111 Dupont Ave N (Disposition Parcel No. MH-291) for \$6,300, and 3115 Dupont Ave N (Disposition Parcel No. MH-292) for \$6,300 to RFC Fields LLC or affiliated entity, subject to conditions.
9. Passage of Resolution authorizing the sale of the properties at 917 31st Ave N (Disposition Parcel No. MH-128) for \$6,000, 3042 18th Ave S (Disposition Parcel No. MH-295) for \$29,000, 3326 Emerson Ave N (Disposition Parcel No. MH-298) for \$11,300, 3250 6th St N (Disposition Parcel No. MH-296) for \$11,300, 3251 6th St N (Disposition Parcel No. MH-297) for \$11,200, 3330 Oliver Ave N (Disposition Parcel No. MH-299) for \$11,200, and 4108 Standish Ave S (Disposition Parcel No. MH-52) for \$36,400 to Twin Cities Habitat for Humanity, Inc. or affiliated entity, subject to conditions.
10. Passage of Resolution authorizing the sale of the properties at 2833-2839 14th Ave S (Disposition Parcel No. MH-282, MH-283, and MH-284) to Lyndale Boulevard Development Company LLC or affiliated entity for \$106,600, subject to conditions.
11. Authorizing agreements with the selected qualified developers or affiliated entities, and authorizing the Department of Community Planning & Economic Development Director to make modifications.

Staff presentation by Kevin Knase, CPED.

The public hearing was opened.

The following persons spoke:

1. Staci Horwitz, City of Lakes Community Land Trust (CLCLT)

2. Jeffrey Washburne, City of Lakes Community Land Trust (CLCLT)
3. Lena Gardner, Black Lives of Unitarian Universalism (BLUU)
4. Paul Gates, Lyndale Boulevard Development Company

The hearing was closed.

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

5. Liquor License Approvals for June 22, 2021 ([2021-00694](#))

1. Bar Zia, 420 4TH ST S Minneapolis, MN, (Ward 3) submitted by Keep It Real LLC, BLAmend, LIC393072
2. Lyon's Pub, 16 6TH ST S Minneapolis, MN, (Ward 3) submitted by Lymar Inc, BLAmend, LIC393051
3. VOLSTEAD'S EMPORIUM, 711 LAKE ST W Minneapolis, MN, (Ward 10) submitted by VOLSTEAD'S FOLLY LLC, BLAmend, LIC393849

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

6. Liquor License Renewals for June 22, 2021 ([2021-00693](#))

1. SISYPHUS BREWERY, 712 ONTARIO AVE Minneapolis, MN, submitted by SISYPHUS BREWING LLC, BLBrewery, LIC337766
2. SISYPHUS BREWERY, 712 ONTARIO AVE Minneapolis, MN, submitted by SISYPHUS BREWING LLC, BLBrewery, LIC337767

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

7. Gambling License Approvals for June 22, 2021 ([2021-00695](#))

1. Minneapolis Hockey, 14 5TH ST N Minneapolis, MN, submitted by Minneapolis Hockey Association Inc, BLGeneral, LIC394428
2. The Basilica of St Mary, 88 17TH ST N Minneapolis, MN, submitted by The Basilica of St Mary, BLGeneral, LIC394486

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

8. Subsequent Designation of Minneapolis Workforce Development Area #10 of Minnesota ([2021-00701](#))

Authorizing the Mayor to sign a letter to the Commissioner of the State of Minnesota Department of Employment and Economic Development (DEED) requesting subsequent designation of Minneapolis Workforce Development Area #10.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

9. Snelling Yards Senior Housing Tax Increment Financing Plan ([2021-00702](#))

Setting a public hearing for July 13, 2021, to consider the Tax Increment Financing Plan for the Snelling Yards Senior Housing project.

Ellison moved to set public hearing for Jul 13, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

10. Land Sale: Snelling Yards, 3601 East 44th Street ([2021-00709](#))

Setting a public hearing for July 13, 2021 to consider the sale of 3601 East 44th Street (aka 4444 ½ Snelling Avenue South) re-platted to 3605 East 44th Street and 4440 Snelling Avenue South for the Snelling Yards Senior (Phase 1) and Workforce Housing (Phase 2) projects.

Ellison moved to set public hearing for Jul 13, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

11. Contract with Minnesota Valley Action Network for virtual workforce services ([2021-00698](#))

Authorizing a contract with Minnesota Valley Action Network, in the amount of \$23,400, to provide virtual workforce services in the metropolitan area.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

12. 2021 Hennepin County Transit Oriented Development (TOD) Program applications ([2021-00704](#))

Passage of Resolution acknowledging support for projects that submitted applications to the 2021 Hennepin County Transit-Oriented Development (TOD) Program: Agra, \$300,000 (901 27th Ave S, Newport Midwest); Currie Commons, \$300,000 (187 Humboldt Ave N, Wellington Management, Inc), Falls 46, \$200,000 (4601 Minnehaha Ave, Hall Sweeney), and Simpson Community Shelter and Apartments, \$400,000 (2740 1st Ave S, Project for Pride in Living).

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

13. Regulation of rooming units and congregate living facilities ordinance (Housing Code) ([2020-00702](#))

Setting a public hearing for July 13, 2021, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to rooming units and congregate living facilities.

Ellison moved to set public hearing for Jul 13, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

14. Minneapolis Workforce Development Board appointments ([2021-00724](#))

1. Confirming the following Mayoral appointment for three-year terms, beginning July 1, 2021, and ending June 30, 2024: Julie Scheife, Ward 12, Seat 7
2. Confirming the following Mayoral reappointments for three-year terms, beginning July 1, 2021, and ending June 30, 2024: Laura Beeth, Ward 13, Seat 1; Andrea Bredow, Ward 13, Seat 3; Ken McCraley, Ward 8, Seat 6; Hilary Marden-Resnik, Ward 13, Seat 8; Doug Plateau, Ward 10, Seat 14; Clarence Hightower, Seat 18; Ibrahim Noor, Seat 19; and Tashitaa Tufaa, Ward 4, Seat 21.

3. Waiving the residency requirement (Minneapolis Code of Ordinance 14.180) for Clarence Hightower and Ibrahim Noor.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

15. Summer 2021 Grant applications to the Metropolitan Council Livable Communities Demonstration Account Program and Livable Communities Demonstration Account Transit Oriented Development Pre-development Grant programs ([2021-00703](#))

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 projects located at 921 W Broadway Ave and 2415-2417 W Broadway Ave, and to the Metropolitan Council Livable Communities Demonstration Account-Transit Oriented Development (LCDA-TOD) program for the project located at 2941 Chicago Ave S.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

16. Rental dwelling license reinstatement: 2413 Girard Avenue South, owners Gunther Mitau & Benjamin Lahren ([2021-00700](#))

Approving the reinstatement of the Rental Dwelling License for the property at 2413 Girard Avenue South, formerly held by Stephen Frenz, to be held by new owners Gunther Mitau & Benjamin Lahren, based on verification that said property is now in compliance with rental licensing standards.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

17. Rental dwelling license reinstatement: 2126 Queen Avenue N, owner Jamin Cousins ([2021-00670](#))

Approving the reinstatement of the Rental Dwelling License for the property at 2126 Queen Avenue North, formerly held by Mahmood Khan, to be held by new owner Jamin Cousins, based on verification that said property is now in compliance with rental licensing standards.

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

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

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

18. Rezoning: Paul Miller, on behalf of Install This, 4831, 4835, and 4839 Lyndale Ave N ([2021-00699](#))

1. Approving an application submitted by Paul Miller, on behalf of Install This, to rezone (PLAN12289) the properties located at 4831, 4835, and 4839 Lyndale Ave N from C1 Neighborhood Commercial District to C2 Corridor Commercial District to construct a new building for a contractor's office and subdivide the properties into two parcels.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

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

19. Local Historic District Designation: Glendale Town Houses Historic District ([2021-00697](#))

Passage of Resolution approving the local historic district designation (PLAN10537) of the Glendale Town Houses Historic District which includes seven (7) parcels consisting of 184 town homes spread across 28 buildings at the following addresses: 2700-2710, 2805-2819, 2806-2820, 2821-2835, 2822-2836, 2837-2851, and 2838-2848 Delaware Street SE; 2700-2706 and 2701-2709 Essex Street SE; 28-42, 33-43, 44-58, 45-59, 60-74, 61-75, and 76-90 St. Mary's Avenue SE; 2801-2811 St. Mary's Place; 100-106, 108-114, 116-126, 128-142, and 166-176 27th Avenue SE; and 10-20, 22-32, 34-40, 42-52, and 66-80 Williams Avenue SE.

Staff presentation by Andrea Burke, CPED.

Gordon moved to send forward without recommendation. On roll call, the motion failed.
Aye: Schroeder, Gordon, and Reich (3)
Nay: Goodman, Ellison, and Osman (3)
Abstain: (0)
Absent: (0)

Gordon moved to approve. On roll call, the motion failed.
Aye: Schroeder, Gordon (2)
Nay: Goodman, Ellison, Osman, and Reich (4)
Abstain: (0)
Absent: (0)

Goodman moved to deny. After discussion, Goodman withdrew her motion.

Gordon moved to continue to meeting of Jul 13, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 2:55 pm.

Reported by Lisa Brock, Clerk