

REPORT TO THE CITY COUNCIL FROM  
**BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE**  
November 9, 2021

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

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

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

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

1. Third Party Delivery Services ordinance ([2021-00906](#))

Passage of Ordinance amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations, adding a new Chapter 353 entitled "Third Party Delivery Services" to add regulations related to fees charged to affiliated businesses.

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

The public hearing was opened.

The following person spoke:

1. Chad Horrell, Door Dash

Goodman moved to continue to meeting of Nov 30, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

2. Appointment of Director of Regulatory Services ([2021-01135](#))

Considering the appointment by the Executive Committee of Saray Garnett-Hochuli to the appointed position of Director of Regulatory Services for an unexpired term ending Jan 3, 2022.

The public hearing was opened.

There being no persons wishing to speak, 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)

3. Deco Catering, 2917 Bryant Ave S, (Ward 10) for a Rental Hall and an Extended Hours license ([2021-01194](#))

1. Deco Catering, 2917 BRYANT AVE S Minneapolis, MN, (Ward 10) submitted by Five Deco LLC, BLEnter, LIC397020
2. Deco Catering, 2917 BRYANT AVE S Minneapolis, MN, submitted by Five Deco LLC, BLGeneral, LIC397065

Staff presentation by Mohamed Ismail, CPED.

The public hearing was opened.

The following person spoke:

1. Paul Dzubnar

The hearing was closed.

Schroeder 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. Olympic Cafe Plus, 2117 West Broadway, (Ward 5) for an Extended Hours license ([2021-01197](#))

Olympic Cafe Plus, 2117 WEST BROADWAY Minneapolis, MN, submitted by Lolo Food Inc, BLGeneral, LIC396976

Staff presentation by Phil Cotterill, CPED.

The public hearing was opened.

The following persons spoke:

1. Ahmed Omara
2. Mark Thieroff

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. Capri Theater, 2027 West Broadway, (Ward 5) for an On Sale Wine with General Entertainment license [\(2021-01201\)](#)

Capri Theater, 2027 WEST BROADWAY Minneapolis, MN, submitted by PLYMOUTH CHRISTIAN YOUTH CENTER, BLWine, LIC395307

Staff presentation by Phil Cotterill, CPED.

The public hearing was opened.

The following persons spoke:

1. James Scott
2. Robert Woods

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)

6. Land conveyances and development terms with United Properties, Minneapolis Park and Recreation Board, and Xcel Energy for City-owned properties located at Upper Harbor Terminal [\(2021-01158\)](#)

1. Passage of Resolution authorizing the execution of a redevelopment agreement for a 99-year lease with United Properties Development, LLC or an affiliated entity for a portion of City-owned property located at 3800 1st St N (Disposition parcel No. 1 aka Development Parcel 1b) in accordance with the terms attached to this report.
2. Passage of Resolution authorizing the execution of a redevelopment agreement for land conveyance to Minneapolis Park and Recreation Board for portions of City-owned property located at 3800 1st St N (Disposition Parcel No. 1), 2 36th Ave N (Disposition Parcel No. 2), 51 36th Ave N (Disposition Parcel No. 3), 51 34th Ave N (Disposition Parcel No. 4), and 3360 1st St N (Disposition Parcel No. 5) (collectively, Development Parcel 2) in accordance with the terms attached to this report.
3. Authorizing a relocation agreement between the City and Northern States Power Company d/b/a Xcel Energy (Xcel Energy) for relocation of existing overhead powerlines at Upper Harbor Terminal in the amount of up to \$3,204,249.
4. Authorizing an easement agreement granting a utility easement to Northern States Power Company d/b/a Xcel Energy to facilitate powerline relocation over parts of City-owned property

for an easement located at 2 36th Ave N (Disposition Parcel No. 2), 51 36th Ave N (Disposition Parcel No. 3), 51 34th Ave N (Disposition Parcel No. 4), and 3360 1st St N (Disposition Parcel No. 5).

5. Passage of Resolution amending the 2021 General Appropriation Resolution to authorize the appropriation of funds in the amount of \$3,069,440 for City share of powerline relocation costs.
6. Passage of Resolution affirming Metropolitan Council's claim of ownership to an easement for a public sewer over the Upper Harbor Terminal site.
7. Authorizing the execution of an exclusive rights agreement between the City and First Avenue Productions LLC, an affiliated 501(c)(3) organization, or an affiliated public benefit corporation for Development Parcel 3 in accordance with the terms attached to this report.
8. Authorizing an exclusive rights agreement between the City and United Properties Development, LLC or an affiliated entity for Development Parcels 1a, 4, 5, 6a, 6b, 7a and 7b in accordance with the terms attached to this report.

Staff presentation by Erik Hansen and Hilary Holmes, CPED.

The public hearing was opened.

The following persons spoke:

1. Melissa Lorentz
2. Roxanne O'Brien
3. Robert Woods

The hearing was closed.

Goodman 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. 2021 Special Legislation Fund Tax Increment Spending Plan ([2021-01151](#))

Passage of Resolution approving the 2021 Special Legislation Fund Tax Increment Spending Plan.

Staff presentation by Angie Skildum, Finance and Property Services.

The public hearing was opened.

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

Goodman 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. 2021 Levy for Special Assessments relating to nuisance condition abatement and unpaid administrative enforcement fees and fines ([2021-01227](#))

1. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of abating nuisance conditions in accordance with Chapter 227 of the Minneapolis Code of Ordinances for levy numbers 1080, 1081, 1084, 1160, and 1161.
2. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1089.
3. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1090.
4. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of building demolition in accordance with Chapter 249 of the Minneapolis Code of Ordinances for levy number 1095.
5. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for registering vacant properties in accordance with Chapter 249 of the Minneapolis Code of Ordinances for levy number 1096.
6. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost relating to reinspection fees in accordance with Chapter 244 Section 190 of the Minneapolis Code of Ordinances for levy number 1097.
7. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of securing any building or structure rendered uninhabitable or unoccupied and open to trespass as a result of lawful police action in accordance with Chapter 171 of the Minneapolis Code of Ordinances for levy number 1098.
8. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1121.

9. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1125.
10. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1126.
11. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost of garage demolition in accordance with Chapter 249 of the Minneapolis Code of Ordinances for levy number 1159.
12. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost for unpaid administrative citations and civil fines issued in accordance with Chapter 2 of the Minneapolis Code of Ordinances for levy number 1165.
13. Passage of Resolution directing the Director of the Hennepin County Property Taxation Department to place assessments against certain properties to defray the cost relating to reinspection fees in accordance with Chapter 525 Section 570 of the Minneapolis Code of Ordinances for levy number 1176.

Staff presentation by Nick Magrino, Regulatory Services.

The public hearing was opened.

The following person spoke:

1. Raymond He

The hearing was closed.

Gordon moved to send forward without recommendation. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

9. Variance appeal: Nichol Dehmer Beckstrand, on behalf of Scottie Hall, 2827 18th Ave S ([2021-01196](#))

Considering an appeal submitted by Nichol Dehmer Beckstrand, on behalf of Scottie Hall regarding the decision of the Zoning Board of Adjustment denying a variance (PLAN12947) to increase the maximum combined floor area of all detached accessory structures for the property located at 2827 18th Ave S.

Staff presentation by Alex Kohlhaas, CPED.

The hearing was opened.

The following persons spoke:

1. Nichol Dehmer Beckstrand, appellant team.
2. Scottie Hall, appellant.
3. Phillip O'Toole
4. Tim Springer

The hearing was closed.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

10. Liquor license approvals for November 9, 2021 ([2021-01200](#))

1. Tailgate Sports Cafe/ Patty Wagon, 6042 NICOLLET AVE Minneapolis, MN, (Ward 11) submitted by TPW Hospitality LLC, BLLiquor, LIC396433
2. Hilton Garden Inn Minneapolis - University Area, 511 HURON BLVD SE Minneapolis, MN, (Ward 2) submitted by MCR Fund II Property Management LLC, BLLiquor, LIC395950
3. Buster's On 28th, 4204 28TH AVE S Minneapolis, MN, submitted by RF Concepts, LLC, BLWine, LIC396143
4. Millennium Hotel Minneapolis, 1313 NICOLLET MALL Minneapolis, MN, (Ward 7) submitted by Trimark Hotel Corporation, BLAmend, LIC397031
5. Target Field, 353 5TH ST N Minneapolis, MN, submitted by Minnesota Sportservice LLC, BLAmend, LIC396201
6. Trader Joe's, 721 WASHINGTON AVE S Minneapolis, MN, submitted by Trader Joe's East Inc., BLAmend, LIC396108
7. Wild Mind Ales, 6031 PILLSBURY AVE Minneapolis, MN, submitted by Wild Mind Ales LLC, BLBrewery, LIC396368
8. Wild Mind Ales, 6031 PILLSBURY AVE Minneapolis, MN, submitted by Wild Mind Ales LLC, BLBrewery, LIC396369

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

11. Minneapolis Public Housing Authority (MPHA) appointments [\(2021-01195\)](#)

1. Confirming the following Mayoral reappointments for three-year terms beginning Jan. 1, 2022, and ending Dec. 31, 2024: Tamir Ali Mohamud, Seat 1, Ward 6; and Mikkel Beckmen, Seat 5, Ward 13.
2. Confirming the following Mayoral reappointment for a three-year term beginning Jan. 1, 2022, and ending Dec. 31, 2024: Sharmarke M. Issa, Seat 4, and designated as Board Chair.
3. Waiving the residency requirement (Minneapolis Code of Ordinances 14.180) for Sharmarke M. Issa.

Goodman 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. Commercial Property Development Fund (CPDF) loan for Provision, LLC: 705 42nd Ave N and 4164 Aldrich Ave N [\(2021-01199\)](#)

Authorizing a \$625,000 Commercial Property Development Fund Loan to Provision, LLC or its assigns to assist in the acquisition and renovation of the building at 705 42nd Ave N and the acquisition of the associated parking lot at 4164 Aldrich Ave N.

Goodman 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. Rezoning: Nick Patterson, on behalf of 715 Greco, LLC, 715 2nd St N [\(2021-01202\)](#)

1. Approving an application submitted by Nick Patterson, on behalf of 715 Greco, LLC, to rezone (PLAN13240) the property located at 715 2nd St N from the C3A Community Activity Center District to the B4N Downtown Neighborhood District, retaining the BFC6 Corridor 6 Built Form Overlay District and the DP Downtown Parking Overlay District to subdivide the property into two separate 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.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)



14. National Dislocated Worker grant for workforce development services ([2021-01220](#))

1. Accepting a grant from Midwest Urban Strategies, in the amount of \$800,000, for Dislocated Worker employment and training services.
2. Authorizing a contract with Midwest Urban Strategies 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, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

15. Contract with Midwest Urban Strategies, Inc. for Midwest regional workforce development services ([2021-01221](#))

Authorizing a contract with Midwest Urban Strategies, Inc. in the amount up to \$30,000, for development of best practices, strategies, and coordinated resources that promote the Midwest region's workforce development system through December 31, 2024.

Goodman 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. Carryforward of Year 2021 Tax Exempt Housing Revenue Bonds ([2021-01230](#))

Passage of Resolution authorizing the carryforward of unused Year 2021 Tax Exempt Housing Revenue Bonds for the Multifamily Housing Program

Goodman 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. 2020 Supplemental and Fiscal Year 2021 Emergency Solutions Grant (ESG) Emergency Shelter Capital Funding Recommendations ([2021-01231](#))

1. Approving up to \$232,828 of fiscal year 2021 Emergency Solutions Grant funds for renovation of St. Anne's Place to Ascension Place, Inc. or an affiliated entity.
2. Approving up to \$195,000 of fiscal year 2021 Emergency Solutions Grant funds for essential services in the Whittier neighborhood to Simpson Housing Services, Inc. or an affiliated entity.

3. Approving up to \$376,584 of Coronavirus Aid, Relief, and Economic Security (CARES) Act Emergency Solutions Grant (ESG-CV) Round 2 grant funds for renovation of St. Anne's Place to Ascension Place, Inc. or an affiliated entity.
4. Authorizing contracts and agreements with the organizations receiving the Emergency Solutions Grant funding award(s).

Goodman 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. Right-of-way vacations: Jim Voll, on behalf of the City of Minneapolis Department of Community Planning and Economic Development, 3800 1st St N, 2 36th Ave N, 51 36th Ave N, 51 34th Ave N, 3360 1st St N, 3700 Washington Ave N, 3648 Washington Ave N, 3701 Washington Ave N, and 3639 Washington Ave N ([2021-01224](#))

1. Approving an application submitted by Jim Voll, on behalf of the City of Minneapolis Department of Community Planning and Economic Development, to vacate (PLAN13370) Port of Minneapolis Drive, west of the Mississippi River to the easterly line of the Soo Line Railroad corridor, subject to the retention of easements in favor of the City of Minneapolis and Xcel Energy and a temporary ingress and egress easement for the benefit of Lot 1, Block 1, Osborne-McMillan First Addition.
2. Passage of Resolution vacating Port of Minneapolis Dr, west of the Mississippi River to the easterly line of the Soo Line Railroad corridor Vacation File No. 1758.
3. Approving an application submitted by Jim Voll, on behalf of the City of Minneapolis Department of Community Planning and Economic Development, to vacate (PLAN13370) the North-South Alley between I-94 and Washington Ave N, south of 37th Ave N.
4. Passage of Resolution vacating the north-south alley between I-94 and 2nd St N, south of 37th Ave N Vacation File No. 1759.
5. Approving an application submitted by Jim Voll, on behalf of the City of Minneapolis Department of Community Planning and Economic Development, to vacate (PLAN13370) 37th Ave N, between I-94 and Washington Ave N.
6. Passage of Resolution vacating 37th Ave N, between I-94 and Washington Ave/2nd Ave N Vacation File No. 1760.
7. Approving an application submitted by Jim Voll, on behalf of the City of Minneapolis Department of Community Planning and Economic Development, to vacate (PLAN13370) 36th Ave N, west of the Mississippi River to the easterly line of the Soo Line Railroad corridor, subject to the retention of a temporary drainage and utility easement for the City of Minneapolis and an easement in favor of Xcel Energy.
8. Passage of Resolution vacating 36th Ave N, west of the Mississippi River to the easterly line of the Soo Line Railroad corridor Vacation File No. 1761.

9. Approving an application submitted by Jim Voll, on behalf of the City of Minneapolis Department of Community Planning and Economic Development, to vacate (PLAN13370) a portion of 1st St N, north of Port of Minneapolis Drive, subject to the retention of a temporary drainage and utility easement for the City of Minneapolis, a temporary ingress and egress easement for the benefit of Lot 1, Block 1, Osborne-McMillan First Addition and an easement in favor of Xcel Energy.
10. Passage of Resolution vacating a portion of 1st St N, north of Port of Minneapolis Dr Vacation File No. 1762.

Goodman 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. Street vacation: Catherine Britt with Cunningham Group, on behalf of the Minneapolis Park and Recreation Board, 3000 E Bde Maka Ska Pkwy ([2021-01228](#))

1. Approving an application submitted by Catherine Britt with Cunningham Group, on behalf of the Minneapolis Park and Recreation Board to vacate (PLAN13290) a portion of Lake St W, between E Bde Maka Ska Pkwy and Lake Bde Maka Ska.
2. Passage of Resolution vacating a portion of Lake St W, between E Bde Maka Ska Pkwy and Lake Bde Maka Ska Vacation File No. 1732.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

20. Rezoning: Mike Swedahl, on behalf of 715 13th Ave SE LLC, 715 13th Ave SE ([2021-01223](#))

1. Approving an application submitted by Mike Swedahl, on behalf of 715 13th Ave SE. LLC to rezone (PLAN13393) the property located at 715 13th Ave SE from the R2B Multiple Family District to the R3 Multiple Family District to construct a new four-unit residential building.
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, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

21. Rezoning, alley vacation, and sewer easement vacation: Josh Fowler, on behalf of DJR Architecture, Inc., 2837, 2839, and 2843 11th Ave S and 2834, 2836, and 2840 12th Ave S ([2021-01229](#))

1. Approving an application submitted by Josh Fowler, on behalf of DJR Architecture, Inc. to rezone (PLAN13277) the properties located at 2837 11th Ave S, 2834, 2836, and 2840 12th Ave S from R2B Multiple-family District to R5 Multiple-family District to construct a new five-story, multiple-family dwelling with 86 units.
2. Approving an application submitted by Josh Fowler, on behalf of DJR Architecture, Inc. to rezone (PLAN13277) the properties located at 2839 and 2843 11th Ave S from R4 Multiple-family District to R5 Multiple-family District to construct a new five-story, multiple-family dwelling with 86 units.
3. Approving an application submitted by Josh Fowler, on behalf of DJR Architecture, Inc. to rezone (PLAN13277) the properties located at 2837, 2839, and 2843 11th Ave S and 2834, 2836, and 2840 12th Ave S from BFI3 Interior 3 Built Form Overlay District to BFC6 Corridor 6 Built Form Overlay District to construct a new five-story, multiple-family dwelling with 86 units.
4. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.
5. Approving an application submitted by Josh Fowler, on behalf of DJR Architecture, Inc., to vacate (PLAN13277) the public alley in the northwest quadrant of 29th St E and 12th Ave S, north of the Midtown Greenway, subject to the retention of easements by Lumen, Comcast, and Xcel Energy.
6. Passage of Resolution vacating a portion of an alley in the block between 11th and 12th Ave S, north of the Midtown Greenway (Vacation File No. 1756).
7. Approving an application submitted by Josh Fowler, on behalf of DJR Architecture, Inc., to vacate (PLAN13277) the the northwest quadrant of 11th Ave S and the Midtown Greenway, subject to the retention of easements by the City of Minneapolis Public Works Department.
8. Passage of Resolution vacating the sewer easement in the block between 11th and 12th Ave S, north of the Midtown Greenway (Vacation File No. 1764).

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

## 22. Zoning Code revisions ([2021-00952](#))

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, correcting Zoning Code citations and inconsistencies and clarifying vague or confusing provisions:

1. Chapter 520 Introductory Provisions.
2. Chapter 525 Administration and Enforcement.
3. Chapter 527 Planned Unit Development.
4. Chapter 530 Site Plan Review.
5. Chapter 535 Regulations of General Applicability.
6. Chapter 536 Specific Development Standards.

7. Chapter 537 Accessory Uses and Structures.
8. Chapter 541 Off-Street Parking, Loading, and Mobility.
9. Chapter 543 Off-Premise Advertising Signs and Billboards.
10. Chapter 546 Residence Districts.
11. Chapter 547 Office Residence Districts.
12. Chapter 548 Commercial Districts.
13. Chapter 549 Downtown Districts.
14. Chapter 550 Industrial Districts.
15. Chapter 551 Overlay Districts.
16. Chapter 552 Built Form Overlay Districts.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

23. Housing Revenue Bonds for the Fire Station One/Portland at Third affordable housing project ([2021-01222](#))

Setting a public hearing for November 30, 2021, for consideration of the issuance of Housing Revenue Bonds for the Fire Station One/Portland at Third affordable housing project located at 260 Portland Avenue South.

Goodman moved to set public hearing for Nov 30, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

24. Property Assessment for Clean Energy (PACE) financing for Twain GL XXII, LLC Hotel Indigo: 618 2nd Ave S ([2021-01198](#))

Setting a public hearing for November 30, 2021, to consider approving a special assessment of \$5,564,232 for energy efficient equipment and controls to Twain GL XXII, LLC for its Hotel Indigo development project at 618 2nd Ave S.

Goodman moved to set public hearing for Nov 30, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

25. Land Sale: Sideyard 917 26th Ave N ([2021-01174](#))

1. Setting a public hearing for November 30, 2021, to consider the sideyard sale of a portion of the City-owned property located at 917 26th Ave N (Disposition Parcel No. 3L-035A) to Michael Nehmzow.

2. Setting a public hearing for November 30, 2021, to consider the sideyard sale of a portion of the City-owned property located at 917 26th Ave N (Disposition Parcel No. 3L-035B) to Robert Byron Knox and Margaret Ann Starr-Knox, trustees of the B&M Trusts.

Goodman moved to set public hearing for Nov 30, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

26. 2020 Annual Tax Increment Financing Disclosure Statement ([2021-01173](#))

Receiving and filing the 2020 Annual Disclosure Statement on the City's use of tax increment financing, submitted in accordance with Minnesota Statutes, Section 469.175, Subdivisions 5 and 6.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

27. Variance appeal: Chris Murphy and Martina Sagayam, 4418 and 4422 Beard Ave S ([2021-01109](#))

Considering an appeal submitted by Chris Murphy and Martina Sagayam regarding the decision of the City Planning Commission approving a variance (PLAN12953) to reduce the minimum north interior side yard setback to allow for a transformer (electrical equipment) accessory to a newly constructed multiple-family dwelling located at 4418 and 4422 Beard Ave S, subject to conditions.

Goodman moved to delete from the agenda. On roll call, the motion passed.

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

28. Changes to owner-occupied rehabilitation programs ([2021-01237](#))

1. Authorizing the adoption of the revised Home Improvement Program guidelines.
2. Authorizing loan repayments to recycle as a revolving fund.
3. Authorizing the continuance of Community Planning & Economic Development's lending activities with Minnesota Housing's home improvement loan products to owner-occupied household at or below 80% AMI.
4. Authorizing an application to Minnesota Housing Finance Agency for a Community Fix Up Loan initiative using HIP program funding up to \$25,000 as a grant to write down the market interest

rate of the Fix Up Loan to a discount of up to 0% for owner-occupied households at or below 80% AMI.

5. Directing staff to report back in 2025 on Minnesota Housing lending outcomes.

Staff presentation by Jennifer Camacho-Schalo, CPED.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

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

Considering a 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.

Goodman moved to postpone to BIHZ meeting of Nov 30, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

30. Catholic Eldercare revenue note refunding: 2919 Randolph St NE, 817 Main St NE, 909 Main St NE ([2021-01241](#))

Setting a public hearing for November 30, 2021, to consider amendments to the Catholic Eldercare MCDA's Healthcare and Housing Facilities Revenue Refunding Note (Catholic Eldercare Project), Series 2014B in the original amount of \$5 million.

Goodman moved to set public hearing for Nov 30, 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 3:09 pm.

Reported by Lisa Brock, Clerk