REPORT TO THE CITY COUNCIL FROM
WAYS & MEANS COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
October 16, 2017

A regular meeting of the committee was convened at 1:32 pm on this date.

Members Present: John Quincy (Chair), Elizabeth Glidden (Vice-Chair), Blong Yang, Andrew Johnson, and Linea Palmisano (Quorum - 4)

Members Absent: Lisa Bender

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

1. Contract Amendment with Premier Electrical Corporation for contract close-out (2017-01270)

   Authorizing an increase to Contract No. C-40993 with Premier Electrical Corporation in the amount of $4,632.13, for a new total of $904,632.13, to allow for close out and final payment of the Minneapolis Convention Center Exterior Dome Lighting Project.

   Quincy moved to approve. On voice vote, the motion passed.

2. Contract amendment with Loeffler Construction Consulting, LLC for the Fire Station No. 15 floor reconstruction and remodeling project (2017-01266)

   Authorizing an increase of $42,339.88 to Contract No. C-42654 with Loeffler Construction Consulting, LLC for the Fire Station No. 15 Floor Reconstruction and Remodeling Project, for a new, not to exceed total of $870,339.88, for ADA compliance upgrades and modifications not in the original scope of the project.

   Quincy moved to approve. On voice vote, the motion passed.

   1. Approving the 2017 property tax special assessments for delinquent utility charges as indicated in the assessment roll on file in the City Clerk’s office.
   2. Authorizing Utility Billing to cancel any assessments as a result of a payment.

   Quincy moved to approve. On voice vote, the motion passed.

4. Contract amendment with Metropolitan Council for additional scope of services (2017-01267)

   Authorizing an amendment to Contract No. C-39782 with the Metropolitan Council for additional scope of services associated with appointed employee employer-paid transportation benefits.

   Quincy moved to approve. On voice vote, the motion passed.

5. Grant from Homeland Security for rail and pipeline exercise (2017-01271)
1. Approving the acceptance of allocated funds from Homeland Security and Emergency Management to cover meals provided during a rail and pipeline safety full-scale exercise, held on Sept. 26, 2017, and conducted by 911 to exercise communication capability.

2. Passage of Resolution appropriating funds to the Emergency Management Department.

Quincy moved to approve. On voice vote, the motion passed.

6. Contract with Fahey Sales Auctioneers & Appraisers for auction services for the sale of decommissioned equipment (2017-01241)

Authorizing a contract with Fahey Sales Auctioneers & Appraisers, in the amount of $100,000, for auction services beginning Dec 1, 2017, to Dec 31, 2020, for the sale of decommissioned equipment and other miscellaneous items such as but not limited to: obsolete parts, tools, shop equipment, etc.

Quincy moved to approve. On voice vote, the motion passed.

7. Contract with Hiller Auction Services for auction services for the sale of decommissioned equipment (2017-01248)

Authorizing a contract with Hiller Auction Services, in the amount of $100,000, for auction services beginning Dec 1, 2017, to Dec 31, 2020, for the sale of decommissioned equipment and other miscellaneous items such as but not limited to: obsolete parts, tools, shop equipment, etc.

Quincy moved to approve. On voice vote, the motion passed.

8. Contract with Kimley-Horn & Associates Inc for Hennepin Ave (from 12th St S to Washington Ave) Reconstruction Project engineering and design services (2017-01240)

Authorizing a contract with Kimley Horn & Associates Inc, in an amount not to exceed $2,000,000, for engineering and design services for the Hennepin Ave (12th St S to Washington Ave) Reconstruction Project (PV118).

Quincy moved to approve. On voice vote, the motion passed.

9. Contract amendment with Clear Night Group, LLC for communication/public relations services for the Nicollet Mall Reconstruction Project (2017-01255)

Authorizing an amendment to Contract No. C-41726 with Clear Night Group, LLC in the amount of $45,000, for a revised contract total of $95,000, and extending the current contract through Apr 15, 2018, for additional communication/public relations work for the Nicollet Mall Reconstruction Project.

Quincy moved to approve. On voice vote, the motion passed.
10. Contract amendment with EMA, Inc. for technical services (2017-01242)

Authorizing an increase to Contract No. C-41269 with EMA, Inc., in the amount of $50,000, for a revised contract total not to exceed $95,000, for technical services for process control systems for Public Works Water Treatment & Distribution.

Quincy moved to approve. On voice vote, the motion passed.

11. Contract amendment with Cemstone Products to supply and deliver ready mix concrete (2017-01250)

Authorizing an amendment to Contract No. C-42469 with Cemstone Products Company, increasing the contract by $300,000, for a revised contract total of $990,488, to cover the cost of additional concrete material required to complete 2017-2018 construction projects and maintenance activities through Mar 31, 2018.

Quincy moved to approve. On voice vote, the motion passed.

12. Contract amendment with Thomas and Sons Construction, Inc. for the construction of 26th Ave N (2017-01243)

Authorizing an amendment to Contract No. C-40880 with Thomas and Sons Construction, Inc., increasing the contract by $1,161,900, for a revised contract total of $7,580,746.62, for the construction of 26th Ave N between Broadway Ave W and Lyndale Ave N and between 2nd St N and the Mississippi River (CPV086).

Quincy moved to approve. On voice vote, the motion passed.


Authorizing an amendment to Contract No. C-42523 with Tiller Corporation, increasing the contract by $562,700, for a revised contract total of $3,194,200, to furnish hot mix asphalt to the City of Minneapolis for construction and maintenance operations.

Quincy moved to approve. On voice vote, the motion passed.

14. Bid for various water utility materials (2017-01227)

Accepting the low responsive bid of Minnesota Pipe and Equipment, submitted on Official Publication No. 8461 in the amount of $345,000, to furnish and deliver various water utility materials for the City of Minneapolis, Public Works Division, and authorizing a contract for the service, all in accordance with City specifications.

Quincy moved to approve. On voice vote, the motion passed.

15. Twin Cities Public Health and Environmental Health Entities Mutual Aid Agreement (2017-01263)
Authorizing execution of a Mutual Aid Agreement between 17 Twin Cities jurisdictions for response in public health and environmental health emergencies for the period of Jan 1, 2018, to Dec 31, 2022.

Quincy moved to approve. On voice vote, the motion passed.

16. Amendments to Notes for Various Outstanding City Homebuyer Assistance Loans (2017-01237)

Authorizing amendments to the notes for the outstanding City homebuyer assistance loans from the City’s Affordability Loan Program, Equity Participation Loan Program, Cap Loan Program, and Closing Cost Program, which would reduce the interest rate on the loan to zero percent retroactively to the applicable closing dates, and add a provision that upon sale of the home, the City’s loan is only payable from net sale proceeds.

Quincy moved to approve. On voice vote, the motion passed.

17. Applications for environmental grant funding in the Fall 2017 Brownfield Grant round (2017-01239)

1. Passage of Resolution authorizing application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental investigation and/or remediation funding for the following projects: 205 Park, 205 Park Ave S; 510 West Lake Street Affordable Housing, 510 W Lake St, 514 W Lake St, 516 W Lake St, 2946 Harriet Ave S and 2948 Harriet Ave S; Azine Alley Redevelopment, 102 1st St N, 104 1st St N, 110 1st St N and 120 1st St N; Bassett Creek East Residential, 747 3rd St N; Bunge East Redevelopment, 1206 Brook Ave SE, 901 12th Ave SE, and portions of 1200 Brook Ave SE and 937 13th Ave SE; Calhoun Towers, 3404 List Place, 3430 List Place and 3421 Lake St W; CenHen, 416 E Hennepin Ave and 420 E Hennepin Ave; Currie & Irving, 190 James Ave N, 198 James Ave N, 187 Irving Ave N and 199 Irving Ave N; Malcolm Yards, 445 Malcolm Ave SE, 501 Malcolm Ave SE, 518 Malcolm Ave SE, 419 29th Ave SE, 504 29th Ave SE and 501 30th Ave SE; Maya Commons, portions of 1200 Brook Ave SE, 901 1/2 12th Ave SE, 913 12th Ave SE and 937 13th Ave SE; Midtown Corner Senior Housing, 2901 26th Ave S; Mino-bimaadiziwin, 2105 Cedar Ave S, 2109 Cedar Ave S, 2113 Cedar Ave S, 1820 22nd St E; and Sons of Norway, 1455 West Lake St., 3001 Humboldt Ave S, 3015 Humboldt Ave S, 3025 Humboldt Ave S and 3016 Holmes Ave S.

Quincy moved to approve. On voice vote, the motion passed.

2. Passage of Resolution authorizing application to the Metropolitan Council’s Tax Base Revitalization Account [TBRA] Grant Program for environmental investigation and/or remediation funding for the following projects: 205 Park, 205 Park Ave S; 510 West Lake Street Affordable Housing, 510 W Lake St, 514 W Lake St, 516 W Lake St, 2946 Harriet Ave S and 2948 Harriet Ave S; Bassett Creek East Residential, 747 3rd St N; Bunge East Redevelopment, 1206 Brook Ave SE, 901 12th Ave SE, and portions of 1200 Brook Ave SE and 937 13th Ave SE; Calhoun Towers, 3404 List Place and 3430 List Place; CenHen, 416 E Hennepin Ave and 420 E Hennepin Ave; Currie & Irving, 190 James Ave N, 198 James Ave N, 187 Irving Ave N and 199 Irving Ave N; Malcolm Yards, 445 Malcolm Ave SE, 501
Malcolm Ave SE, 518 Malcolm Ave SE, 419 29th Ave SE, 504 29th Ave SE and 501 30th Ave SE; Maya Commons, portions of 1200 Brook Ave SE, 901 1/2 12th Ave SE, 913 12th Ave SE and 937 13th Ave SE; Midtown Corner Senior Housing, 2901 26th Ave S; Mino-bimaadiziwin, 2105 Cedar Ave S, 2109 Cedar Ave S, 2113 Cedar Ave S, 1820 22nd St E; and Som Central Mixed-Use, 1717 Central Ave NE.

Quincy moved to approve. On voice vote, the motion passed.

3. **Passage of Resolution authorizing application to the Hennepin County Environmental Response Fund [ERF] for environmental investigation and/or remediation funding for the following projects:** 205 Park, 205 Park Ave S; 510 West Lake Street Affordable Housing, 510 W Lake St, 514 W Lake St, 516 W Lake St, 2946 Harriet Ave S and 2948 Harriet Ave S; Azine Alley Redevelopment, 102 1st St N, 104 1st St N, 110 1st St N and 120 1st St N; Bassett Creek East Residential, 747 3rd St N; Brownfield Gap Financing Program; Bunge East Redevelopment, 1206 Brook Ave SE, 901 12th Ave SE, and portions of 1200 Brook Ave SE and 937 13th Ave SE; Calhoun Towers, 3404 List Place, 3430 List Place and 3421 Lake St W; CLCLT Homes – Fall 2017; Currie & Irving, 190 James Ave N, 198 James Ave N, 187 Irving Ave N and 199 Irving Ave N; Hook & Ladder Apartments, 2212 Jefferson St NE, 2316 Jefferson St NE and 2320 Jefferson St NE; Leef Project, 212 James Ave N; Maya Commons, portions of 1200 Brook Ave SE, 901 1/2 12th Ave SE, 913 12th Ave SE and 937 13th Ave SE; Midtown Corner Senior Housing, 2901 26th Ave S; Mino-bimaadiziwin, 2105 Cedar Ave S, 2109 Cedar Ave S, 2113 Cedar Ave S, 1820 22nd St E; Sons of Norway, 1455 West Lake St., 3001 Humboldt Ave S, 3015 Humboldt Ave S, 3025 Humboldt Ave S and 3016 Holmes Ave S; and Water Works – Upper Mill Ruins Park, 1 5th Ave S, 5 3rd Ave S, 3041st St S, 306 1st St S, 336 1st St S and 420 1st St S.

Quincy moved to approve. On voice vote, the motion passed.

4. **Receiving and filing an overview of the Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup and Investigation Grant Program; the Metropolitan Council’s Tax Base Revitalization Account (TBRA) Grant Program; and the Hennepin County Environmental Response Fund (ERF) and their respective grant processes.**

Quincy moved to receive and file. On voice vote, the motion passed.


1. **Authorizing execution of Community Solar Garden subscription agreements with RenaSola for a term of 25 years for up to 1,800,000 kilowatt hours of electricity each year.** The subscriptions will cost an estimated total of $203,000 annually, and will be offset by estimated annual electrical utility credit of $217,000, providing an anticipated first year savings of $14,000. Over the 25 year term of the agreement, the subscriptions should generate net present value savings of $1,600,000.

2. **Authorizing execution of a Community Solar Garden subscription agreement with Renewable Energy Partners for a term of 25 years for up to 350,000 kilowatt hours of electricity each year.** The subscription will cost an estimated total of $29,000 annually, and will be offset by estimated annual electrical utility credit of $31,000, providing an
anticipated first year savings of $2,000. Over the 25 year term of the agreement, the subscription should generate net present value savings of $142,000

Quincy moved to approve. On voice vote, the motion passed.


Receiving and filing an overview of the annual budget for US Bank Stadium.

Quincy moved to receive and file. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 2:26 pm.

Reported by Kelly Geistler, Council Committee Coordinator