

REPORT TO THE CITY COUNCIL FROM
COMMUNITY DEVELOPMENT & REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
October 24, 2017

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

Members Present: Lisa Goodman (Chair), Jacob Frey (Vice-Chair), Kevin Reich, Abdi Warsame, and John Quincy (Quorum - 4)

Members Absent: Alondra Cano

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

1. Property Assessed Clean Energy (PACE) financing for 2746 31st, LLC located at 2746 31st Ave S [\(2017-01285\)](#)
 1. Passage of Resolution adopting the assessment, levying the assessment and adopting the assessment role for PACE financing in the amount of \$231,000 for energy efficient equipment for 2746 31st, LLC project located at 2746 31st Ave S.
 2. Passage of Resolution adopting the assessment, levying the assessment and adopting the assessment role for PACE financing in the amount of \$23,000 for energy efficient equipment for 2746 31st, LLC project located at 2746 31st Ave S.

Staff presentation by Becky Shaw, Community Planning & Economic Development.

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

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

2. Property Assessed Clean Energy (PACE) financing for Intelligent Nutrients LLC at 321 Lincoln St NE [\(2017-01292\)](#)

Passage of Resolution adopting the assessment, levying the assessment and adopting the assessment role for PACE financing in the amount of \$100,000 for energy efficient equipment and installation for the Intelligent Nutrients LLC project located at 321 Lincoln St NE.

Staff presentation by Becky Shaw, Community Planning & Economic Development.

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

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

3. Property Assessed Clean Energy (PACE) financing for 3800 28th Ave S, LLC for property located at 2841 33rd Ave S. [\(2017-01294\)](#)

Passage of Resolution adopting the assessment, levying the assessment and adopting the assessment role for PACE financing in the amount of \$60,000 for energy efficiency improvements for 3800 28th Ave S, LLC located at 2841 33rd Ave S.

Staff presentation by Becky Shaw, Community Planning & Economic Development.

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

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

4. MIMCS Building Company LLC revenue bond issue for the benefit of the Minnesota International Middle Charter School and the Twin Cities International Elementary Charter School at 277 12th Ave. N. [\(2017-01299\)](#)

Passage of Resolution giving preliminary and final approval to and authorizing the issuance of up to \$27,750,000 in 501 (c)(3) tax-exempt revenue bonds for MIMCS Building Company LLC for the acquisition, renovation, equipping and expansion of an existing 110,000 square foot facility located at 277 12th Ave N for the benefit of the Minnesota International Middle Charter School and the Twin Cities International Elementary Charter School.

Staff presentation by Charles Curtis, Community Planning & Economic Development.

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

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

5. Northeast BP, 2636 University Ave NE, (Ward 1), submitted by Northeast BP, Inc, Extended Hours License, LIC359277 [\(2017-01272\)](#)

Approving application for Northeast BP, 2636 University Ave NE, (Ward 1), submitted by Northeast BP, Inc, Extended Hours License, LIC359277 (new license), subject to final inspection and compliance with provisions of applicable codes and ordinances.

Staff presentation by Grant Wilson, Community Planning & Economic Development.

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

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

6. The Sonder Shaker, 130 E Hennepin Ave, (Ward 3), submitted by Limelight Concepts, LLC, On-Sale Liquor, Class E, with Sunday Sales License (LIC359262) and Sidewalk Café License (LIC359472) ([2017-01274](#))
 1. Approving application for The Sonder Shaker, 130 E Hennepin Ave, (Ward 3), submitted by Limelight Concepts, LLC, for an On-Sale Liquor, Class E, with Sunday Sales License (LIC359262 new business), subject to final inspection and compliance with provisions of applicable codes and ordinances.
 2. Approving application for The Sonder Shaker, 130 E Hennepin Ave, (Ward 3), submitted by Limelight Concepts, LLC, for a Sidewalk Café License (LIC359472 new business), subject to final inspection and compliance with provisions of applicable codes and ordinances.

Staff presentation by Grant Wilson, Community Planning & Economic Development.

The public hearing was opened. A representative from the Sonder Shaker spoke in support.

The public hearing was closed.

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

7. Hennepin Theatre Trust, 900 Hennepin Ave, (Ward 7), submitted by Hennepin Theatre Trust, On-Sale Liquor, Class A, with Sunday Sales License, LIC359160 ([2017-01305](#))

Approving application for Hennepin Theatre Trust, 900 Hennepin Ave, (Ward 7), submitted by Hennepin Theatre Trust, for an On-Sale Liquor, Class A, with Sunday Sales License, LIC359160 (new license), subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Grant Wilson, Community Planning & Economic Development.

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

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

8. Plumber/Gas license revocation: Oak Grove Plumbing Services, 5637 Colfax Ave N., Brooklyn Center, MN 55430, held by Oak Grove Plumbing Services, LLC and Ronald Schultz, TLIC22179 ([2017-01297](#))

Considering the revocation of the Plumber/Gas license for Oak Grove Plumbing Services, 5637 Colfax Ave N., Brooklyn Center, MN 55430, held by Oak Grove Plumbing Services, LLC and Ronald Schultz, TLIC22179, due to outstanding taxes owed to the Minnesota Department of Revenue, as mandated by Minnesota Statute 270.72 and/or 16D.08, subdivision 2.

Frey assumed the Chair and read a statement of procedure and rules for the quasi-judicial hearing.

Staff presentation by Grant Wilson, Community Planning & Economic Development, with the recommendation to revoke the Plumber/Gas license held by Oak Grove Plumbing Services, LLC and Ronald Schultz due to outstanding taxes owed to the Minnesota Department of Revenue.

The hearing was opened for comment/argument by the licensee or their representative. There being no persons wishing to speak, the hearing was closed.

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

Goodman resumed the Chair.

9. Liquor, Business and Gambling Licenses for Oct. 24, 2017 ([2017-01280](#))

Approving the Department of Licenses and Consumer Services Agenda recommendations granting applications for Liquor, Business and Gambling Licenses as recommended in the Licenses and Consumer Services Agenda for Oct. 24, 2017, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

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

10. Fee during pending licensing action ordinance ([2017-01184](#))

Setting a public hearing for Nov 13, 2017, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, adding provisions for a fee during pending adverse licensing action.

Goodman moved to set public hearing for Nov 13, 2017. On voice vote, the motion passed.

11. Great Streets Program Areas Categorization ([2017-01284](#))

Adopting updated target categories for Great Streets Program eligible areas.

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

12. 2017 Affordable Housing Trust Fund (AHTF) project recommendations ([2017-01306](#))

Approving a total of \$8,828,494 from the Affordable Housing Trust Fund (AHTF), subject to the availability of funding at project closing, and authorizing the execution of necessary documents for the following projects:

1. An additional loan of up to \$150,000 from the AHTF for the Minnehaha Commons project located at 3001 Lake St E by Alliance Housing Inc., or an affiliated entity.
2. An additional loan of up to \$225,000 from the AHTF for the Aeon Prospect Park project located at 3001 4th St SE by Aeon, or an affiliated entity.

3. A loan of up to \$350,000 from the AHTF for the Many Rivers project located at 1500 E Franklin Ave by American Indian Community Development Corp., or an affiliated entity.
4. An additional loan of up to \$625,000 from the AHTF for the Park 7 project located at 714 Park Ave S by Community Housing Development Corp., or an affiliated entity.
5. A loan of up to \$2,300,000 from the AHTF for the Olson Redevelopment Phase I project located at 461 Girard Terrace by Community Housing Development Corp., or an affiliated entity.
6. A loan of up to \$750,000 from the AHTF for the Penn Avenue Union project located at 2200 Golden Valley Rd by Northside Partners LLC, or an affiliated entity.
7. A loan of up to \$1,128,494 from the AHTF for the Loren on Park Apartments project located at 2625 Park Ave S by Ebenezer Society, or an affiliated entity.
8. An additional loan of up to \$350,000 from the AHTF for the West Broadway Curve West Building project located at 1714-1920 W Broadway and 2009 Ilion Ave N by West Broadway GP LLC, or an affiliated entity.
9. A loan of up to \$2,950,000 from the AHTF for the Hook and Ladder project located at 2316 Jefferson St NE by Newport Midwest LLC, or an affiliated entity.

Staff presentation by Carrie Goldberg, Community Planning & Economic Development.

Frey moved to approve and refer to WM meeting of Oct 30, 2017, including the addition of a loan for the PERIS Development project, located at 1930 Hennepin Ave, from the residual amount in the 2017 Affordable Housing Trust Fund (AHTF). On voice vote, the motion passed.

Frey moved to direct Community Planning & Economic Development and Property Services staff to provide options for up to \$500,000 in additional funding for the Affordable Housing Trust Fund (AHTF) in the 2018 budget to be awarded to qualified recipient(s) in the first quarter of 2018, and report back to the Budget Subcommittee no later than December 1, 2017. On voice vote, the motion passed.

13. Year 2018 Low Income Housing Tax Credits (LIHTC) allocation ([2017-01296](#))

Approving preliminary reservation of Year 2018 Federal Low Income Housing Tax Credits totaling \$1,230,513 for the following projects:

1. Aeon Prospect Park, 3001 4th St N, in the amount of \$617,616.
2. Maya Commons, 937 13th Ave SE, in the amount of \$612,897.

Staff presentation by Dollie Crowther, Community Planning & Economic Development.

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

14. Minneapolis Homes Property Signage Policy ([2017-01310](#))

Adopting a Minneapolis Homes Property Signage Policy in an effort to increase advertising exposure for opportunities to build new construction homes on City-owned vacant lots by offering developers the opportunity to post signage on vacant lots available for purchase through the Minneapolis Homes program.

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

15. Contract amendments for property maintenance ([2017-01308](#))

1. Authorizing an extension of the Standard Professional Services Contracts from December 31, 2017, through December 31, 2018, for property maintenance with the following contractors:

Dwaynes Lawn & Snow Care (#C-39028A); Hennepin County Sentence to Service Program (#C-39566A & #C-39949B); Minneapolis Maintenance, LLC (#C-39025A & #C-39025B); MKL Tran, Inc. (#C-39027A); The Network for Better Futures (#C-39026A); and Tree Trust (#C-39024A & #C-39024B).

2. Authorizing an increase to the Standard Professional Services Contracts in the amount of \$240,000 for a total amount not to exceed \$3,201,080, for property maintenance with the following contractors:

Dwaynes Lawn & Snow Care (#C-39028A) by \$10,000 for a new total of \$221,680; Hennepin County Sentence to Service Program (#C-39566A) by \$120,000 for a new total of \$979,000; MKL Tran, Inc. (#C-39027A) by \$10,000 for a new total of \$96,400; and Tree Trust (#C-39024A) by \$100,000 for a new total of \$527,000.

Goodman moved to approve and refer to WM meeting of Oct 30, 2017. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 2:13 pm.

Reported by Ken Dahler, Council Committee Coordinator