

REPORT TO THE CITY COUNCIL FROM  
**HOUSING POLICY & DEVELOPMENT COMMITTEE**  
May 8, 2019

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

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

Members Absent: Council Members Lisa Bender

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

1. The Redwell Project Tax Increment Financing Assistance: 1000 3rd St N ([2019-00564](#))
  1. Passage of Resolution approving The Redwell Tax Increment Financing (TIF) Plan, for development at 1000 3rd St.
  2. Passage of Resolution authorizing the issuance of a tax increment revenue note to The Redwell, LLLP, in a principal amount not to exceed \$2,500,000.
  3. Authorizing a redevelopment contract and other necessary documents related to the recommended actions with The Redwell, LLLP or affiliated entity.

Staff presentation by Emily Carr, Department of Community Planning & Economic Development (CPED), on items 1 and 4 concurrently.

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

Gordon moved to approve and refer to the Ways & Means Committee meeting of May 14, 2019. On voice vote, the motion passed.

[Bender absent]

2. Decertification of the Phillips Park Project, Hennepin & 7th Entertainment (Block E/Mayo Clinic Square) and Many Rivers East Tax Increment Financing Districts ([2019-00520](#))
  1. Passage of Resolution approving the decertification of the Phillips Park Project Tax Increment Financing (TIF) District as of May 25, 2019, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment revenue from the TIF district funds to Hennepin County for redistribution.
  2. Passage of Resolution approving the decertification of the Hennepin & 7th Entertainment Tax Increment Financing (TIF) District as of May 25, 2019, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment revenue from the TIF district funds to Hennepin County for redistribution.
  3. Passage of Resolution approving the decertification of the Many Rivers East Tax Increment Financing (TIF) District as of May 25, 2019, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment revenue from the TIF district funds to Hennepin County for redistribution.

Gordon moved to approve. On voice vote, the motion passed.  
[Bender absent]

3. Grant applications for the 2019 Metropolitan Council Livable Communities Demonstration Account (LCDA) and Livable Communities Demonstration Account Transit Oriented Development (LCDA-TOD) grants round ([2019-00562](#))
  1. Passage of Resolution authorizing submittal of grant applications to the Metropolitan Council Livable Communities Demonstration Account (LCDA) grant program for the following developments: Amber Apartments, 4525 Hiawatha Ave; Bloom Lake Flats, 3017 16th Ave; and The 927 Project, 927 W Broadway Ave.
  2. Passage of Resolution authorizing submittal of grant applications to the Metropolitan Council Transit Oriented Development (LCDA-TOD) grant program for the following developments: Film Exchange Building, 16 4th St N; L&H Station, 2225 E Lake St; and Snelling Yards, 3601 E 44th St.

Gordon moved to approve and refer to the Ways & Means Committee meeting of May 14, 2019. On voice vote, the motion passed.  
[Bender absent]

4. The Redwell, LLLP bond issuance: The Redwell: 1000 3rd St N ([2019-00561](#))

Passage of Resolution granting approval for Hennepin County Housing and Redevelopment Authority to undertake a housing project on behalf of The Redwell, LLLP, for a project at 1000 3rd St N, through the issuance of up to \$17,000,000 of Multifamily Housing Revenue Bonds.

Staff presentation by Emily Carr, CPED, on items 1 and 4 concurrently.

Gordon moved to approve. On voice vote, the motion passed.  
[Bender absent]

5. Contract with HOME Line to provide legal advice, education and resources to low-income Minneapolis renters ([2019-00565](#))
  1. Authorizing a one-year basic service agreement with HOME Line to provide free legal advice, education and resources, in an amount not to exceed \$125,000 per year.
  2. Authorizing annual extensions to the contract for up to four, one-year terms at a rate not to exceed \$125,000 per year, subject to annual appropriation of funding and performance satisfactory to City staff.

Staff presentation by Dean Porter-Nelson, CPED.

The Chair afforded the courtesy of the floor to Eric Hauge, Executive Director of HOME Line.

Gordon moved to approve and refer to the Ways & Means Committee meeting of May 14, 2019. On voice vote, the motion passed.  
[Bender absent]

6. Minneapolis Public Housing Authority (MPHA) appointments ([2019-00573](#))

1. Approving the following Council reappointment for a two-year term beginning Jan. 1, 2019, and ending Dec. 31, 2020: Abdullahi Isse, Seat 6, Ward 13.
2. Approving the following Council appointment for an unexpired one-year term beginning Jan. 1, 2019, and ending Dec. 31, 2019: Tessa Wetjen, Seat 9, Ward 8.
3. Confirming the following Mayoral reappointments for three-year terms beginning Jan. 1, 2019, and ending Dec. 31, 2021: Tamir Ali Mohamud, Seat 1, Ward 6; and Mikkel Beckmen, Seat 5, Ward 13.
4. Confirming the following Mayoral appointment for a three-year term beginning Jan. 1, 2019, and ending Dec. 31, 2021: Sharmarke M. Issa, Seat 4 and designated as Board Chair.
5. Waiving the residency requirement (Minneapolis Code of Ordinances 14.180) for Sharmarke M. Issa.

Staff presentation by Andrea Brennan, CPED.

The Chair afforded the courtesy of the floor to Sharmarke Issa and Tessa Wetjen, MPHA applicants.

Gordon moved to approve. On voice vote, the motion passed.  
[Bender absent]

With no further business to transact, the meeting adjourned at 1:59 pm.

Reported by Irene Kasper, Council Committee Coordinator