

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE
September 8, 2020

A regular meeting of the committee was convened at 1:33 p.m. on this date.

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Kevin Reich, Cam Gordon, Jeremiah Ellison, and Jamal Osman (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. Land sale: 1512 23rd St E to American Indian Community Development Corporation ([2020-00845](#))

Passage of Resolution authorizing the sideyard sale of the property at 1512 23rd St E, (Disposition Parcel No. TF- 609), to American Indian Community Development Corporation or an affiliated entity for \$2,300, subject to conditions.

Staff presentation by Matthew Ramadan, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following person spoke in support:

1. Tom McElveen, with The American Indian Community Development Corporation

The public hearing was closed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

2. Land sale: 2803 Aldrich Ave N to Curtis Allen Brekke ([2020-00909](#))

Passage of Resolution authorizing the sale of the property at 2803 Aldrich Ave N, (Disposition Parcel No. MH-157), to Curtis Allen Brekke or affiliated entity for \$5,400 subject to conditions.

Staff presentation by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke in support:

1. Curt Brekke, proposed buyer of subject property

The public hearing was closed.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

3. Land sale: 1111 James Ave N to Riverfront Development Partners ([2020-00914](#))

1. Passage of Resolution authorizing the sale of 1111 James Ave N, (Disposition Parcel No. MH-167), to Riverfront Development Partners or affiliated entity, subject to conditions.
2. Approving the award of up to \$20,000 in Homebuyer Incentive funds to Fardosa Hassan or affiliated entities.
3. Authorizing related agreements with the selected homebuyer or affiliated entities.

Staff presentation by Matthew Ramadan, CPED.

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

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

4. U.S. Department of Housing and Urban Development (HUD) 2020 Consolidated Plan Action Plan amendment ([2020-00920](#))

1. Authorizing an amendment to the U.S. Department of Housing and Urban Development (HUD) 2020 Consolidated Plan Action Plan for proposed changes for Single Family Housing Programming using HOME Investment Partnership Funding.
2. Directing staff to prepare and submit the 2020 Consolidated Plan Action Plan amendment to HUD for Single Family Housing Programming using HOME Investment Partnership Funding.

Chair Goodman announced that HUD had raised questions that CPED staff was working to resolve, so item 4 would be returned back to staff. The public hearing would be opened as it was publicly noticed, and the matter referred back to staff for placement on the agenda when ready for committee action.

Staff presentation by Aarica Coleman, CPED.

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

Goodman moved to refer to staff. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

5. Certificate of appropriateness appeal: Matt Boys/Haven Builders, 2022 2nd Ave S ([2020-00915](#))

Considering an appeal submitted by Matt Boys/Haven Construction regarding the decision of the Heritage Preservation Commission denying a certificate of appropriateness application (PLAN10981) to replace all original wood siding with vinyl siding on the building at 2022 2nd Ave S, a contributing resource located in the Washburn-Fair Oaks Historic District.

Staff presentation by Sheila Vemmer, CPED.

The public hearing was opened.

The following person spoke:

1. Matt Boys, appellant and owner of subject property

The public hearing was closed.

Goodman moved to deny the appeal, and direct staff to draft Findings of Fact to support the Committee's decision. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

6. Liquor license approvals for September 8, 2020 ([2020-00905](#))

F + B, 750 2ND ST S Minneapolis, MN, submitted by Minnesota Farmers Union Birchwood Alliance LLC, BLWine, LIC390597

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

7. Gambling license approvals for September 8, 2020 ([2020-00906](#))

Minneapolis Firefighters Local 82 Charities, 1400 LAGOON AVE Minneapolis, MN, submitted by Minneapolis Firefighters Local 82 Charities, BLGeneral, LIC390688

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

8. Business license operating conditions: A-1 Hauling & Rolloffs, 25376 Xkimo Street NW, Isanti, MN 55040, held by All City Container, Inc., for a Solid Waste Haulers License ([2020-00917](#))

Adopting the Business License Operating Conditions Agreement for A-1 Hauling & Rolloffs, submitted by All City Container Inc, BLAmend, LIC390821, allowing the licensee to retain the Solid Waste Haulers License, subject to adherence with the conditions contained therein.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

9. Metropolitan Council Livable Communities Demonstration Account Transit Oriented Development (LCDA-TOD) Pre-Development grant for Towerside District Stormwater Phase 2 project ([2020-00913](#))

1. Accepting a 2020 Metropolitan Council Livable Communities Demonstration Account Transit Oriented Development (LCDA-TOD) Pre-Development grant in the amount of \$100,000, for the Towerside District Stormwater Phase 2 project located at 421 29th Ave SE.
2. Authorizing agreements with the Metropolitan Council, Towerside Innovation District, or related entities to implement the LCDA-TOD grant.
3. Passage of Resolution approving appropriation of funds to the Community Planning & Economic Development Department.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

10. Commercial Property Development Fund (CPDF) guidelines ([2020-00334](#))

Approving guidelines for the Commercial Property Development Fund (CPDF) to assist commercial real estate development projects located in economically challenged areas in Minneapolis.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

11. Minnesota Department of Employment and Economic Development (DEED) and Metropolitan Council's Tax Base Revitalization Account (TBRA) spring 2020 brownfield grants ([2020-00918](#))

1. Accepting grants from the Minnesota Department of Employment and Economic Development (DEED), in the total amount of \$671,630 for the following projects: 1505 Central Ave NE Redevelopment, 1503 and 1505 Central Ave NE (\$375,218); Anishinabe III Supportive Housing, 1600 E Franklin Ave, (\$42,691); Malcolm Yards Housing, 445 Malcolm Ave SE (\$203,721); and Northrup King Campus, 1500 Jackson St NE (\$50,000).
2. Accepting grants from the Metropolitan Council's Tax Base Revitalization Account (TBRA), in the total amount of \$1,490,400 for the following projects: 1505 Central Ave NE Redevelopment, 1503 and 1505 Central Ave NE (\$141,700); Anishinabe III Supportive Housing, 1600 E Franklin Ave, (\$42,600); Bimosedaa, 16 N 4th St (\$275,000); Elliot Twins Towers, 1212 S 9th St and 1225 S 8th St (\$21,100); Malcolm Yards Housing, 445 Malcolm Ave SE (\$191,700); Olson Housing, 461 Girard Terrace (\$610,700); and Snelling Yards - Senior Housing, 3601 E 44th St (\$207,600).

3. Authorizing contracts or agreements with DEED and the Metropolitan Council for the grants.
4. Authorizing one or more funding agreements with each of the sub-recipients identified or an affiliated entity, and/or disbursement and related agreements for these grants.
5. Passage of Resolution approving appropriation of funds to the Department of Community Planning & Economic Development.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

12. Funding contracts for property rehabilitation and housing stabilization ([2020-00937](#))

Authorizing financing contracts with City of Lakes Community Land Trust to provide up to \$50,000 per property for the rehabilitation of five properties through Minneapolis Homes.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

13. Upper Harbor Terminal property management ([2020-00935](#))

Authorizing staff to distribute a Request for Proposals for Upper Harbor Terminal property management services for the years 2021—2023, with possible extensions for 2024 and 2025.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

14. Rezoning: DJR Architecture, Inc., 1104 25th Ave SE ([2020-00908](#))

1. Approving an application submitted by DJR Architecture, Inc. to rezone (PLAN11142) the property located at 1104 25th Ave SE from the R1A Multiple-Family District to the R4 Multiple-Family District to construct a new 4-unit multiple-family dwelling.
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, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

15. Rezoning: DJR Architecture, Inc., 1108 25th Ave SE ([2020-00911](#))

1. Approving an application submitted by DJR Architecture, Inc. to rezone (PLAN11143) the property located at 1108 25th Ave SE from the R1A Multiple-Family District to the R4 Multiple-Family District to construct a new 4-unit multiple-family dwelling.
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, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

16. Rezoning: 927 Bldg. LLC, 927 W Broadway Ave ([2020-00912](#))

1. Approving an application submitted by 927 Bldg. LLC to rezone (PLAN11274) the property located at of 927 W Broadway Ave from the C1 Neighborhood Commercial District to the C3A Community Activity Center District to construct an approximate 6,900 square foot addition to the existing 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, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

17. Commemorative street name addition: Public Works Director Robin Hutcheson, Chicago Ave between 37th St E and 39th St E ([2020-00916](#))

Approving an application submitted by Public Works Director Robin Hutcheson to add the commemorative street name of George Perry Floyd Jr Place to Chicago Ave between 37th St E and 39th St E.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

18. Land sale: 3648 Columbus Ave ([2020-00849](#))

Setting a public hearing for September 22, 2020, to consider the sale of City-owned property located at 3648 Columbus Ave for a side yard to Kathryn Cooney.

Goodman moved to set a public hearing for September 22, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

19. Land sale: 2034 James Ave N ([2020-00851](#))

Setting a public hearing for September 22, 2020, to consider the sale of City-owned property located at 2034 James Ave N to M2 Progression Development LLC for the development of a triplex.

Goodman moved to set a public hearing for September 22, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

20. Land sale: 2038 James Ave N ([2020-00852](#))

Setting a public hearing for September 22, 2020, to consider the sale of City-owned property located at 2038 James Ave N to M2 Progression Development LLC for the development of a triplex.

Goodman moved to set a public hearing for September 22, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

21. Land sale: 2028 James Ave N ([2020-00853](#))

Setting a public hearing for September 22, 2020, to consider the sale of City-owned property located at 2028 James Ave N to M2 Progression Development LLC for the development of a triplex.

Goodman moved to set a public hearing for September 22, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

22. Land sale and development terms: Baldwin Square, 4140-4146 Fremont Ave N ([2020-00910](#))

Setting a public hearing for September 22, 2020, to consider approval of a land sale and development terms with Ideal Development Group LLC or an affiliated entity for 4140-4146 Fremont Ave N.

Goodman moved to set a public hearing for September 22, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

23. Commercial Property Sale ordinance ([2020-00638](#))

Setting a public hearing for September 22, 2020, to consider an ordinance amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations, adding a new Chapter 353 entitled "Commercial Property Sale" to require the advanced notice of sale of commercial property.

Goodman moved to set a public hearing for September 22, 2020. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

24. Exterior security barriers ordinance ([2020-00940](#))

Referring to staff the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, repealing the ban on retractable exterior security devices:

1. Chapter 535 Regulations of General Applicability.
2. Chapter 536 Specific Development Standards.

Goodman moved to refer to staff. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

25. Stable Homes Stable Schools 2020 Quarterly Reports ([2020-00765](#))

Receiving and filing the 2020 Quarter 2 Report on the Stable Homes Stable Schools Program.

Staff presentation by Katie Topinka, CPED.

The Chair afforded the courtesy of the floor to Charlotte Kinzley, Manager of Homeless/Highly Mobile Support Services at Minneapolis Public Schools.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 2:17 p.m.

Reported by Irene Kasper, Clerk