

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

September 22, 2020

A regular meeting of the committee was convened at 1:30 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. GYU-KAKU Minnesota, 3025 Lyndale Ave (Ward 8) for an On Sale Liquor with Sunday Sales, No Live Entertainment license (expansion of premises) ([2020-00963](#))

Considering application for GYU-KAKU Minnesota, 3025 LYNDALE AVE S Minneapolis, MN, (Ward 8) submitted by KCL DaFa Inc, BLAmd, LIC390723, for an On Sale Liquor with Sunday Sales, No Live Entertainment License (expansion of premises), subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Enrique Velazquez, Department of Community Planning & Economic Development (CPED)/Licenses & Consumer Services Division.

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, Gordon, Ellison, and Osman (5)
Absent: Reich (1)
Nay: (0)
Abstain: (0)

2. Berry Sweet Kitchen, 5406 34th Ave S, (Ward 11) for an On Sale Liquor with Sunday Sales, No Live Entertainment license ([2020-00974](#))

Considering application for Berry Sweet Kitchen, 5406 34TH AVE S Minneapolis, MN, (Ward 11) submitted by Berry Sweet Kitchen Inc, BLLiquor, LIC379860, for an On Sale Liquor with Sunday Sales, No Live Entertainment License, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Enrique Velazquez, CPED/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke in support:

1. Jonathan Rud, with Berry Sweet Kitchen

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

Passage of 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.

Staff presentation by Erik Hansen, CPED.

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

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

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)
Nay: (0)
Abstain: (0)
Absent: (0)

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

Passage of Resolution authorizing the sideyard sale of the property at 3648 Columbus Ave (Disposition Parcel No. 04), to Kathryn A. Cooney or an affiliated entity for \$3,600, subject to conditions.

Staff presentation by Matthew Ramadan, CPED.

The public hearing was opened.

The following person spoke in support:

1. Kathryn Cooney, 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)

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

Passage of Resolution authorizing the sale of the property at 2034 James Ave N (Disposition Parcel No. MH-263), to M2 Progression Development LLC or affiliated entity for \$5,100, subject to conditions.

Staff presentation by Matthew Ramadan, CPED.

The public hearing was opened.

The following persons spoke in support of items 5, 6 and 7:

1. Mike Merrell, with M2 Progression Development LLC
2. Greg Shaw, with M2 Progression Development LLC

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)

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

Passage of Resolution authorizing the sale of the property at 2038 James Ave N (Disposition Parcel No. MH-213), to M2 Progression Development LLC or affiliated entity for \$5,100, subject to conditions.

Staff presentation by Matthew Ramadan, CPED.

The public hearing was opened.

The following persons spoke in support of items 5, 6 and 7, during testimony on item 5:

1. Mike Merrell, with M2 Progression Development LLC
2. Greg Shaw, with M2 Progression Development LLC

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)

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

Passage of Resolution authorizing the sale of the property at 2028 James Ave N (Disposition Parcel No. MH-262), to M2 Progression Development LLC or affiliated entity for \$5,600, subject to conditions.

Staff presentation by Matthew Ramadan, CPED.

The public hearing was opened.

The following persons spoke in support of items 5, 6 and 7, during testimony on item 5:

1. Mike Merrell, with M2 Progression Development LLC
2. Greg Shaw, with M2 Progression Development LLC

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)

8. Land sale and development terms: Baldwin Square, 4140-4146 Fremont Ave N ([2020-00910](#))
 1. Passage of Resolution authorizing the sale of the property at 4140-4146 Fremont Ave N (Disposition Parcel No. TF-287) to Baldwin Square Group LLC or an affiliated entity for \$1.00, subject to conditions.
 2. Approving the term sheet as a basis for a redevelopment contract with Baldwin Square Group LLC or an affiliated entity.
 3. Authorizing a redevelopment contract and related documents in accordance with the term sheet.
 4. Approving a Commercial Property Development Fund Loan of \$750,000 to Baldwin Square Group LLC or an affiliated entity.

Staff presentation by Emily Stern, CPED.

The public hearing was opened.

The following persons spoke in support:

1. Jamil Ford, with Ideal Development Group
2. Andrew McGlory, with the project development team

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)

9. Minor subdivision and variances appeal: Katharine Lange, 3908 Abbott Ave S ([2020-00958](#))

Considering an appeal submitted by Katharine Lange regarding the following decisions of the City Planning Commission (PLAN11311) to subdivide an existing parcel into two parcels for the property located at 3908 Abbott Ave S:

1. Approving a variance to reduce the minimum lot area requirement from 6,000 square feet to 5,350 square feet for Parcel 1 and to 5,348 square feet for Parcel 2, subject to conditions.
2. Approving a variance to reduce the minimum lot width requirement from 50 feet to 42.5 feet for both parcels, subject to conditions.
3. Approving a minor subdivision, subject to conditions.

Staff presentation by Lindsey Silas, CPED.

The public hearing was opened.

The following persons spoke:

1. Katharine Lange, appellant
2. Elizabeth Cogswell
3. Deborah Fletcher
4. Tyler Nogai, applicant

The public hearing was closed.

Goodman moved to grant the appeal. On roll call, the motion passed.

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

Nay: Schroeder (1)

Abstain: (0)

Absent: (0)

Goodman moved to direct the City Attorney's Office to draft Findings 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)

10. Liquor license approvals for Sep 22, 2020 ([2020-00961](#))

1. Brasa Rotisserie, 812 46TH ST W Minneapolis, MN, submitted by Brasa 3 LLC, BLWine, LIC390690
2. Urban Liquor, 2201 UNIVERSITY AVE NE Minneapolis, MN, (Ward 1) submitted by Urban Liquor Inc, BLLiqOff, LIC383585

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

11. Gambling license approvals for Sep 22, 2020 ([2020-00962](#))

1. Minneapolis Riverview Lions, 310 HENNEPIN AVE E Minneapolis, MN, submitted by Minneapolis Riverview Lions, BLGeneral, LIC391183
2. MN YOUTH ATHLETIC SERVICES, 1430 LAGOON AVE Minneapolis, MN, submitted by MN YOUTH ATHLETIC SERVICES, BLGeneral, LIC391182

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

12. License Settlement Conference Agreement: Greenway Liquor, 105 Grant St W (Ward 7), held by Khosa Beverage Inc, for an Off Sale Liquor license ([2020-00975](#))

1. Adopting the Business License Settlement Conference Agreement for Greenway Liquor, 105 Grant St W, negotiated between the City of Minneapolis and Khosa Beverage Inc, allowing the licensee to retain the Off Sale Liquor license, subject to adherence with the conditions contained therein.
2. Rescinding Resolution No. 2014R-300, entitled, "Approving License Settlement conference recommendations relating to the Off Sale Liquor License held by Khosa Beverage Inc, d/b/a Greenway Liquors, 105 W Grant St, Minneapolis" passed July 18, 2014.
3. Rescinding Resolution No. 2013R-337, entitled, "Granting the application of Greenway Liquor, 105 Grant St W, for an Off-Sale Liquor License, subject to conditions" passed August 2, 2013.

Goodman moved to postpone to the Business, Inspections, Housing & Zoning Committee meeting of October 6, 2020. On roll call, the motion passed.

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

13. Local approval of special law: Liquor Licenses for Minneapolis Sculpture Gardens, Boom Island Park and Downtown Commons Park ([2020-00953](#))

Passage of Resolution approving Laws of Minnesota 2020, Chapter 103, Section 2, authorizing on-sale intoxicating liquor licenses for caterers and contractors having a contract with the Minneapolis Park and Recreation Board at the following locations: Minneapolis Sculpture Gardens, Boom Island Park and Downtown Commons Park.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

14. Extension of maturity date for two City affordable housing loans and authorizing the loans to be subordinated to new project debt ([2020-00954](#))

1. Authorizing the extension of the maturity date for two existing City affordable housing loans for the Lydia Apartments Project by approximately 27 years, from 2033 to 2060, to match all of the project debt after the refinancing.
2. Authorizing the subordination of the loans to other project debt.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

15. Contract amendments with eligible providers for employment and training services ([2020-00976](#))

1. Authorizing an extension of master contract C-40422 with American Indian OIC for a six-month period, through June 30, 2021, for employment and training services.
2. Authorizing an extension of master contract C-40462 with Avivo for a six-month period, through June 30, 2021, for employment and training services.
3. Authorizing an extension of master contract C-40562 with Comunidades Latinas Unidas En Servicio (CLUES) for a six-month period, through June 30, 2021, for employment and training services.
4. Authorizing an extension of master contract C-40656 with East Side Neighborhood Services for a six-month period, through June 30, 2021, for employment and training services.
5. Authorizing an extension of master contract C-40640 with EMERGE Community Development for a six-month period, through June 30, 2021, for employment and training services.
6. Authorizing an extension of master contract C-40420 with Goodwill-Easter Seals Minnesota for a six-month period, through June 30, 2021, for employment and training services.
7. Authorizing an extension of master contract C-40475 with Hired for a six-month period, through June 30, 2021, for employment and training services.
8. Authorizing an extension of master contract C-40476 with Jewish Family and Children's Service of Minneapolis for a six-month period, through June 30, 2021, for employment and training services.
9. Authorizing an extension of master contract C-40478 with Minnesota Department of Employment and Economic Development (DEED) for a six-month period, through June 30, 2021, for employment and training services.
10. Authorizing an extension of master contract C-40710 with Pillsbury United Communities for a six-month period, through June 30, 2021, for employment and training services.
11. Authorizing an extension of master contract C-40413 with Project for Pride in Living for a six-month period, through June 30, 2021, for employment and training services.
12. Authorizing an extension of master contract C-40685 with Southeast Asian Refugee Community Home (SEARCH) for a six-month period, through June 30, 2021, for employment and training services.
13. Authorizing an extension of master contract C-40477 with Urban League Twin Cities for a six-month period, through June 30, 2021, for employment and training services.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

16. Children's Health Care revenue bond issuance ([2020-00957](#))

Passage of Resolution authorizing the issuance of up to \$85,500,000 in tax-exempt revenue bonds by the City of Minneapolis and the Housing and Redevelopment Authority of the City of Saint Paul for Children's Health Care, a Minnesota nonprofit corporation providing health care services in Minneapolis and surrounding area.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

17. Vacation resolution correction: Danny Perkins, 336 2nd St NE ([2020-00960](#))

Passage of Resolution amending Resolution 2020R-217 entitled "Vacating the utility easements within a portion of the previously vacated 4th Ave NE (Vacation File No. 1742)," passed August 14, 2020, by updating the feet of the area to be vacated.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

18. 1925 Nicollet Avenue Redevelopment Plan ([2020-00952](#))

Setting a public hearing for October 6, 2020 to consider approval of the 1925 Nicollet Avenue Redevelopment Plan, at 1913 and 1925 Nicollet Ave S.

Goodman moved to set a public hearing for October 6, 2020. On roll call, the motion passed.

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

19. 2020 Consolidated Plan Action Plan Amendment ([2020-00973](#))

Setting a public hearing for October 6, 2020, to receive public comment on an amendment to the 2020 Consolidated Plan Action Plan to expand the project description of the COVID-19 Minneapolis Homeless Response Project outlined in the 2020 Consolidated Plan Action Plan to include homeless shelter operations as an allowable use.

Goodman moved to set a public hearing for October 6, 2020. On roll call, the motion passed.

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

20. Emergency shelter regulations ordinance ([2020-00939](#))

Referring to staff the subject matter of an Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations that govern the number of people that may be served in emergency shelters, and allowing the use in Industrial Districts:

1. Chapter 520 Introductory Provisions.
2. Chapter 521 Zoning Districts and Maps Generally.
3. Chapter 536 Specific Development Standards.
4. Chapter 537 Accessory Uses and Structures.
5. Chapter 546 Residence Districts.
6. Chapter 547 Office Residence Districts.
7. Chapter 548 Commercial Districts.
8. Chapter 549 Downtown Districts.
9. Chapter 550 Industrial Districts.
10. Chapter 551 Overlay Districts.

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

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

Absent: Reich (1)

Nay: (0)

Abstain: (0)

With no further business to transact, the meeting adjourned at 3:55 p.m.

Reported by Irene Kasper, Clerk