

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE
May 4, 2021

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

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Jeremiah Ellison, Cam Gordon, Jamal Osman, and Kevin Reich (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. First Draft Taproom & Kitchen, 324 6th Ave. N., (Ward 3) for an On Sale Liquor, General Entertainment license (upgrade) ([2021-00494](#))

Considering application for First Draft Taproom & Kitchen, 324 6TH AVE N Minneapolis, MN, (Ward 3) submitted by First Draft MN LLC, BLLiquor, LIC392662 for an On Sale Liquor, General Entertainment license (upgrade), subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Max Cervantes, Community Planning & Economic Development.

The public hearing was opened.

The following persons spoke:

1. Andrew Valen, First Draft Taproom & Kitchen owner
2. Rick Kreuser

The hearing was closed.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

2. Satori Boutique Apartments Tax Increment Financing (TIF) Plan ([2021-00445](#))
 1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for Satori Apartments at 817 1/2, 819, 821 and 825 West Broadway and 1828, 1830, 1832, 1836 and 1838 Bryant Avenue North.

2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF note to JADT Development Group, LLC in a principal amount not to exceed \$3,876,400.
3. Authorizing a Redevelopment Contract and other necessary documents related to the recommended actions with JADT Development Group, LLC.

Staff presentation by Tiffany Glasper, Community Planning & Economic Development.

The public hearing was opened.

The following person spoke:

1. Tim Baylor, JADT Development LLC

The hearing was closed.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

3. 2021 Minneapolis HUD Consolidated Plan/Action Plan ([2021-00431](#))

1. Receiving public comments on Minneapolis' 2021 HUD Consolidated Plan Action Plan.
2. Directing staff to submit the 2021 HUD Consolidated Plan Action Plan to the U.S. Department of Housing and Urban Development on May 17, 2021, including public comments received.

Staff presentation by Matt Bower, Finance & Property Services.

The public hearing was opened.

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

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

4. Liquor license renewals for May 4, 2021 ([2021-00512](#))

1. 112 EATERY, 112 3RD ST N Minneapolis, MN, (Ward 3) submitted by Concept Eatery LLC, BLLiquor, LIC77303
2. 4TH ST SALOON, 328 WEST BROADWAY Minneapolis, MN, (Ward 5) submitted by FOURTH ST SALOON INC, BLLiquor, LIC80055

3. ACADIA CAFE, 329 CEDAR AVE S Minneapolis, MN, (Ward 6) submitted by ESPRESSO MONKEYS INC, BLLiquor, LIC78248
4. Agra Culture, 3717 50TH ST W Minneapolis, MN, (Ward 13) submitted by Agra Culture 50th France LLC, BLLiquor, LIC389272
5. Apoy, 4301 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by Apoy MPLS LLC, BLLiquor, LIC378122
6. AUGIES CABARET, 424 HENNEPIN AVE Minneapolis, MN, (Ward 3) submitted by YENDOR CORP, BLLiquor, LIC78442
7. BEAST BARBECUE, 825 HENNEPIN AVE E Minneapolis, MN, (Ward 3) submitted by LPP LLC, BLLiquor, LIC364053
8. Bluestem Bar, 2610 LYNDAL AVE S Minneapolis, MN, (Ward 10) submitted by Lowry Hill Cafes Inc, BLLiquor, LIC75967
9. BOBBY & STEVE'S AUTOWORLD, 1221 WASHINGTON AVE S Minneapolis, MN, (Ward 3) submitted by Bobby and Steve's Auto World II LLP, BLBeerOff, LIC75181
10. Book Club, 5411 PENN AVE S Minneapolis, MN, (Ward 13) submitted by Out of the Blue Ventures LLC, BLLiquor, LIC79893
11. Brave New Workshop, 824 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Into the Mystic Productions, Inc., BLLiquor, LIC78404
12. Chatterbox Pub, 2229 35TH ST E Minneapolis, MN, (Ward 9) submitted by Chatterbox Enterprises Inc, BLLiquor, LIC377045
13. CHOWGIRLS KILLER CATERING, 336 HOOVER ST NE Minneapolis, MN, (Ward 1) submitted by Chowgirls, Inc., BLLiquor, LIC351066
14. COALITION RESTAURANT, 3808 50TH ST W Minneapolis, MN, (Ward 13) submitted by Coalition Restaurant Edina, LLC, BLLiquor, LIC330517
15. Columbia Cafe, 3300 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by GC Ventures LLC, BLLiquor, LIC378268
16. CRAVE, 825 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Crave Restaurant LLC, BLLiquor, LIC79009
17. Cub Foods #6692, 1540 NEW BRIGHTON BLVD Minneapolis, MN, (Ward 1) submitted by Diamond Lake 1994 LLC, BLBeerOff, LIC74836
18. CUB FOODS-LAKE STREET, 2850 26TH AVE S Minneapolis, MN, (Ward 9) submitted by JERRY'S ENTERPRISES INC, BLBeerOff, LIC74983
19. Dancing Ganesha, 1100 HARMON PL Minneapolis, MN, (Ward 7) submitted by J.V. Singh Corporation, BLLiquor, LIC351568
20. DULONO'S PIZZA, 118 4TH ST N Minneapolis, MN, (Ward 3) submitted by 4 VG INC, BLLiquor, LIC330630

21. ESKER GROVE, 725 VINELAND PL Minneapolis, MN, (Ward 7) submitted by Culinaire International Inc, BLLiquor, LIC80444
22. GLUEK BREWING COMPANY, 16 6TH ST N Minneapolis, MN, (Ward 3) submitted by FRANSEN INC, BLLiquor, LIC80513
23. GUTHRIE THEATER - CULINAIRE, 818 2ND ST S Minneapolis, MN, (Ward 3) submitted by Culinaire International Inc, BLLiquor, LIC80664
24. Hiawatha Golf Course, 4553 LONGFELLOW AVE Minneapolis, MN, (Ward 12) submitted by JLD Group LLP, BLLiquor, LIC387933
25. HOLA AREPA, 3501 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by HOLA AREPA LLC, BLLiquor, LIC80258
26. Icehouse, 2528 NICOLLET AVE Minneapolis, MN, (Ward 10) submitted by Icehouse Inc, BLLiquor, LIC80578
27. IE, 4724 CEDAR AVE S Minneapolis, MN, (Ward 11) submitted by Italian Eatery LLC, BLLiquor, LIC79732
28. Iron Door Pub, 3001 LYNDAL AVE S Minneapolis, MN, (Ward 8) submitted by DJMC LLC, BLLiquor, LIC78263
29. Kelber Catering, 1301 2ND AVE S Minneapolis, MN, (Ward 7) submitted by Kelber Catering Inc, BLLiquor, LIC79654
30. Key's at the Foshay Bar & Grill, 114 9TH ST S Minneapolis, MN, (Ward 7) submitted by Wild Bohemians Inc, BLLiquor, LIC79323
31. KNIGHT CAP, 1500 4TH ST NE Minneapolis, MN, (Ward 3) submitted by TKK INC, BLLiquor, LIC78754
32. Kowalski's Uptown Market, 2440 HENNEPIN AVE Minneapolis, MN, (Ward 11) submitted by Kowalski's Uptown Markets, Inc., BLBeerOff, LIC376616
33. LEANING TOWER OF PIZZA, 2324 LYNDAL AVE S Minneapolis, MN, (Ward 10) submitted by BB and D Inc, BLLiquor, LIC76019
34. Lowry Handy Stop, 700 LOWRY AVE NE Minneapolis, MN, (Ward 1) submitted by A and R Fuel Inc, BLBeerOff, LIC74765
35. LUCKY DRAGON RESTAURANT, 1827 RIVERSIDE AVE Minneapolis, MN, (Ward 6) submitted by LUCKY DRAGON RIVERSIDE RESTAURANT INC, BLLiquor, LIC79145
36. Memory Lanes, 2520 26TH AVE S Minneapolis, MN, (Ward 2) submitted by Stardust Lanes Inc, BLLiquor, LIC79785
37. MONTE CARLO, 219 3RD AVE N Minneapolis, MN, (Ward 3) submitted by Monte Carlo Restaurant Inc, BLLiquor, LIC75943
38. MOOSE ON MONROE, 356 MONROE ST NE Minneapolis, MN, (Ward 3) submitted by ARTHURS RIVERFRONT PROPERTIES INC, BLLiquor, LIC80376

39. MORTIMER'S, 2001 LYNDALE AVE S Minneapolis, MN, (Ward 10) submitted by SLOW PLAY LLC, BLLiquor, LIC351677
40. Mr. Santana, 601 UNIVERSITY AVE SE Minneapolis, MN, (Ward 3) submitted by Era Corporation, BLBeerOff, LIC364165
41. Mucci's, 901 LAKE ST W Minneapolis, MN, (Ward 10) submitted by TRATTORIA MUCCI LLC, BLLiquor, LIC378633
42. NAMASTE CAFE, 2512 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by NAMASTE NATURAL PRODUCTS LLC, BLLiquor, LIC77623
43. NE Palace, 2500 4TH ST NE Minneapolis, MN, (Ward 1) submitted by NE Palace Inc, BLLiquor, LIC76059
44. PALMERS BAR, 500 CEDAR AVE S Minneapolis, MN, (Ward 6) submitted by TAP & PONY LLC, BLLiquor, LIC366256
45. PARKWAY THEATER, 4814 CHICAGO AVE Minneapolis, MN, (Ward 8) submitted by PARKWAY THEATER LLC, BLLiquor, LIC363180
46. Pizza Luce, 119 4TH ST N Minneapolis, MN, (Ward 3) submitted by Pizza Luce Inc, BLLiquor, LIC80299
47. Pizza Luce, 2200 FRANKLIN AVE E Minneapolis, MN, (Ward 6) submitted by Pizza Luce IV Inc, BLLiquor, LIC80547
48. Pracna & Theatre, 115 MAIN ST SE Minneapolis, MN, (Ward 3) submitted by Paris Porter LLC, BLLiquor, LIC79838
49. Raag Progressive Indian Restaurant, 3812 50TH ST W Minneapolis, MN, (Ward 13) submitted by Seven Hills Restaurants LLC, BLLiquor, LIC378667
50. RED COW, 3624 50TH ST W Minneapolis, MN, (Ward 13) submitted by Double Black Diamond Inc, BLLiquor, LIC80574
51. Restaurant Alma, 528 UNIVERSITY AVE SE Minneapolis, MN, (Ward 3) submitted by Alma Tierra Holdings, LLC, BLLiquor, LIC377135
52. SPITZ, 518 HENNEPIN AVE E Minneapolis, MN, (Ward 3) submitted by SPITZ MN, INC, BLLiquor, LIC350953
53. T SHOPPE BAR, 4154 FREMONT AVE N Minneapolis, MN, (Ward 4) submitted by Lamanczik Enterprises Inc, BLBeer, LIC74557
54. Terzo, 2221 50TH ST W Minneapolis, MN, (Ward 13) submitted by MOLLY'S INC, BLLiquor, LIC376224
55. The Bungalow Club, 4300 LAKE ST E Minneapolis, MN, (Ward 2) submitted by Ham Hands LLC, BLLiquor, LIC362006
56. THE HIDEAWAY BURGER BAR, 219 MAIN ST SE Minneapolis, MN, (Ward 3) submitted by BRINDA INVESTMENTS INC, BLLiquor, LIC77600

57. THE NORMANDY KITCHEN, 405 8TH ST S Minneapolis, MN, (Ward 7) submitted by LANDMARC HOSPITALITY GROUP LLC, BLLiquor, LIC76228
58. The Prodigal Public House, 25 26TH ST E Minneapolis, MN, (Ward 10) submitted by The Prodigal Pub LLC, BLLiquor, LIC374199
59. THE SAMPLE ROOM, 2124 MARSHALL ST NE Minneapolis, MN, (Ward 3) submitted by DCJ LLC, BLLiquor, LIC76317
60. TINY DINER, 1024 38TH ST E Minneapolis, MN, (Ward 9) submitted by TINY DINER LLC, BLLiquor, LIC375466
61. TOWN HALL TAP, 4810 CHICAGO AVE Minneapolis, MN, (Ward 8) submitted by Town Hall Tap LLC, BLLiquor, LIC385677
62. Up-Down Minneapolis, 3012 LYNDAL AVE S Minneapolis, MN, (Ward 10) submitted by Up Down Minneapolis Inc, BLLiquor, LIC75704
63. UPTOWN TAVERN & ROOFTOP, 1400 LAGOON AVE Minneapolis, MN, (Ward 10) submitted by Uptown Drink LLC, BLLiquor, LIC75827
64. URBAN EATERY, 2730 LAKE ST W Minneapolis, MN, (Ward 7) submitted by VIEW RESTAURANT AND LOUNGE LLC, BLLiquor, LIC80271
65. Vivir, 1414 QUINCY ST NE Minneapolis, MN, (Ward 1) submitted by Popol Vuh LLC, BLLiquor, LIC351089
66. WEBBER MART, 1701 44TH AVE N Minneapolis, MN, (Ward 4) submitted by CAMDEN INC, BLBeerOff, LIC74849

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

5. Business License Operating Conditions: Khaluna, 4000 Lyndale Ave S., (Ward 10) submitted by Khaluna, Inc., for an On Sale liquor license [\(2021-00502\)](#)

Adopting the Business License Operating Conditions for Khaluna, 4000 Lyndale Ave S, negotiated between the City of Minneapolis and Khaluna, Inc, allowing the licensee to obtain the On Sale Liquor, No Live Entertainment License, LIC392764, subject to adherence with the conditions contained therein.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

6. Benedictine Health System bond issuance host approval [\(2021-00498\)](#)

Passage of Resolution authorizing host approval for the issuance of Qualified 501(c)(3) Senior Health Care and Housing Facilities Revenue bonds for Benedictine Health System through the Minnesota Agricultural and Economic Development Board and Duluth Economic Development Authority.

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

7. Property Assessment for Clean Energy (PACEMN) financing: Landucci's 9th St Flats LLC, 334 9th St SE ([2021-00497](#))

Setting a public hearing for May 18, 2021, for Landucci's 9th St Flats LLC, 334 9th St SE, to request Property Assessment for Clean Energy (PACEMN) financing for energy efficient equipment.

Goodman moved to set public hearing for May 18, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

8. Renter eviction protections ordinance ([2021-00106](#))

Setting a public hearing for May 18, 2021, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, adding "just cause" eviction protections and a pre-eviction filing notice requirement.

Goodman moved to set public hearing for May 18, 2021. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

9. Rezoning: Alliance Housing, Inc, 3301 Nicollet Ave and 9 E 33rd St ([2021-00511](#))

1. Approving an application submitted by Alliance Housing, Inc. to rezone (PLAN12295) the properties located at 3301 Nicollet Ave and 9 E 33rd St to add the Split Zoning Overlay District in order to construct a new six-story residential building with 64 dwelling units.
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, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

10. Right-of-way vacation: City of Minneapolis Department of Public Works, 215 Washington Ave N ([2021-00510](#))

1. Approving an application submitted by the City of Minneapolis Public Works Department to vacate (VAC1745) a portion of turn-back right-of-way adjacent to 215 Washington Ave N, subject to the maintenance of a utility easement to provide access to City-owned storm sewer facilities in the adjacent alley.
2. Passage of Resolution vacating a portion of turn-back right-of-way adjacent to 215 Washington Ave N (Vac-1745).

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

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

Nay: (0)

Abstain: (0)

Absent: (0)

11. Environmental Assessment Worksheet: Hiawatha Maintenance Facility Expansion, 1911 E 26th St, 1860 E 28th St and 2717 Longfellow Ave ([2021-00520](#))

1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Hiawatha Maintenance Facility Expansion located at 1911 E 26th St, 1860 E 28th St and 2717 Longfellow Ave.
2. Approving the determination that an Environmental Impact Statement (EIS) is not required.
3. Adopting the Findings of Fact as prepared by the Department of Community Planning & Economic Development.

Staff presentation by Hilary Dvorak, Community Planning & Economic Development.

Gordon moved to refer to COW meeting of Aug 5, 2021. On roll call, the motion passed.

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

Nay: Reich (1)

Abstain: (0)

Absent: (0)

By unanimous consent, the previous motion was reconsidered. On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

12. Regulation of off-street parking and travel demand management ordinance ([2020-00704](#))

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to off-street parking and loading as well as travel demand management:

1. Chapter 525 Administration and Enforcement.
2. Chapter 527 Planned Unit Development.
3. Chapter 530 Site Plan Review.
4. Chapter 531 Nonconforming Uses and Structures.
5. Chapter 535 Regulations of General Applicability.
6. Chapter 536 Specific Development Standards.
7. Chapter 537 Accessory Uses and Structures.
8. Chapter 541 Off-Street Parking and Loading.
9. Chapter 546 Residence Districts.
10. Chapter 547 Office Residence Districts.
11. Chapter 548 Commercial Districts.
12. Chapter 549 Downtown Districts.
13. Chapter 550 Industrial Districts.
14. Chapter 551 Overlay Districts.

Staff presentation by Jason Wittenberg and Joseph Bernard, Community Planning & Economic Development.

Gordon moved to approve, including the following amendment:

530.155. Residential developments without off-street parking or loading. Where a newly constructed development with four (4) or more residential units provides zero (0) off-street parking or loading spaces, at least one (1) temporary drop-off and pick-space shall be provided and shall be clearly labeled as such. An accessible route shall be provided between the drop-off and pick-up space and the building. This provision shall not mandate a vehicle curb cut to a street where a curb cut wouldn't otherwise be provided.

On roll call, the motion passed.

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

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 2:20 pm.

Reported by Lisa Brock, Clerk