

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE
July 25, 2023

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

Members Present: Council Members Michael Rainville, Jeremiah Ellison, Jamal Osman (Vice-Chair), Lisa Goodman (Chair), Jason Chavez, and Aisha Chughtai (Quorum - 4)

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

1. Taberna, 3126 Lake St W, (Ward 7), On-Sale Liquor with Sunday Sales and Limited Entertainment [\(2023-00706\)](#)

Considering an application for Taberna, 3126 LAKE ST W Minneapolis, MN, (Ward 7) submitted by Taberna LLC, BLAmend, LIC408356 for an On-Sale Liquor with Sunday Sales and Limited Entertainment license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Joe Olson, Community Planning & Economic Development (CPED)/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

1. Chris Corlett, Taberna

The hearing was closed.

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

2. Land sale: 19 E 26th St to Partners in Property Commercial Land Trust (PIPCLT) [\(2023-00506\)](#)

1. Passage of Resolution approving the sale of the property at 19 E 26th St (Disposition Parcel No. TF-1017) to Partnership in Property Commercial Land Trust or an affiliated entity for \$180,000.
2. Authorizing a write down of the sales price from the fair reuse value of \$380,000 to \$180,000 for 19 E 26th St, subject to the terms described in the term sheet.
3. Authorizing execution of a redevelopment contract with Partnership in Property Commercial Land Trust or an affiliated entity and related documents in accordance with the attached term sheet.

Staff presentation by Lisa Passus, CPED.

The public hearing was opened.

The following person spoke:

1. Felicia Perry, Partners in Property Commercial Land Trust (PIPCLT)

The hearing was closed.

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

3. Minneapolis Homes: Financing Round 3 Property Sales ([2023-00650](#))

1. Passage of Resolution authorizing the sale of the property at 2443 15th Ave S (Disposition Parcel No. MH-327), to A AND M L. L. C. or affiliated entity, subject to conditions, for \$1, a write down of \$105,999 from the fair reuse value of \$106,000, subject to the terms of the Minneapolis Homes: Financing program.
2. Passage of Resolution authorizing the sale of the property at 4048 31st Ave S (Disposition Parcel No. MH-332), to A AND M L. L. C. or affiliated entity, subject to conditions, for \$1, a write down of \$184,999 from the fair reuse value of \$185,000, subject to the terms of the Minneapolis Homes: Financing program.
3. Passage of Resolution authorizing the sale of the property at 1901 Thomas Ave N (Disposition Parcel No. MH-333), to Amani Construction & Renovations LLC or affiliated entity, subject to conditions, for \$46,400.
4. Passage of Resolution authorizing the sale of the property at 2319 Madison St NE (Disposition Parcel No. MH-334), to ARTworks Community Development Corporation or affiliated entity, subject to conditions, for \$1, a write down of \$74,999 from the fair reuse value of \$75,000, subject to the terms of the Minneapolis Homes: Financing program.
5. Passage of Resolution authorizing the sale of the property at 2810 Penn Ave N (Disposition Parcel No. MH-335), to Asha Ouma and Robert Evans or affiliated entity, subject to conditions, for \$85,000.
6. Passage of Resolution authorizing the sale of the property at 2427 17th Ave S (Disposition Parcel No. MH-336), to City of Lakes Community Land Trust or affiliated entity, subject to conditions, for \$1, a write down of \$93,999 from the fair reuse value of \$94,000, subject to the terms of the Minneapolis Homes: Financing program.
7. Passage of Resolution authorizing the sale of the property at 4238 Fremont Ave N (Disposition Parcel No. MH-36), to eStoreMasters LLC or affiliated entity, subject to conditions, for \$10,200.
8. Passage of Resolution authorizing the sale of the property at 2125 James Ave N (Disposition Parcel No. MH-337), to JOHN AISH INC or affiliated entity, subject to conditions, for \$5,100.
9. Passage of Resolution authorizing the sale of the property at 1015 Lowry Ave N (Disposition Parcel No. MH-338), to Magnolia Homes, LLC or affiliated entity, subject to conditions, for \$9,600.

10. Passage of Resolution authorizing the sale of the property at 3242 Girard Ave N (Disposition Parcel No. MH-340), to Nisi Properties LLC or affiliated entity, subject to conditions, for \$90,000.
11. Passage of Resolution authorizing the sale of the property at 2501 4th St N (Disposition Parcel No. MH-341), to Northside Home LLC or affiliated entity, subject to conditions, for \$5,200.
12. Passage of Resolution authorizing the sale of the property at 1403 14th Ave N (Disposition Parcel No. MH-342), to Pedzo Star Properties LLC or affiliated entity, subject to conditions, for \$130,000.
13. Passage of Resolution authorizing the sale of the property at 2211 4th St N (Disposition Parcel No. MH-343), to PRG, Inc. or affiliated entity, subject to conditions, for \$5,100.
14. Passage of Resolution authorizing the sale of the property at 2654 Oliver Ave N (Disposition Parcel No. MH-344), to PRG, Inc. or affiliated entity, subject to conditions, for \$5,100.
15. Passage of Resolution authorizing the sale of the property at 2211 Oliver Ave N (Disposition Parcel No. MH-345), to PRG, Inc. or affiliated entity, subject to conditions, for \$20,200.
16. Passage of Resolution authorizing the sale of the property at 1600 Oliver Ave N (Disposition Parcel No. MH-346), to ReFresh Real Estate LLC or affiliated entity, subject to conditions, for \$1, a write down of \$84,999 from the fair reuse value of \$85,000, subject to the terms of the Minneapolis Homes: Financing program.
17. Passage of Resolution authorizing the sale of the property at 1017 Lowry Ave N (Disposition Parcel No. MH-339), to Magnolia Homes, LLC or affiliated entity, subject to conditions, for \$9,600.
18. Authorizing exclusive development rights to AuMer Development Group, LLC or affiliated entity for City-owned property located at 2320 4th St N for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
19. Authorizing exclusive development rights to TWOIE Construction LLC or affiliated entity for City-owned property located at 1919 EM Stately St for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
20. Authorizing exclusive development rights to Nomad Properties, LLC or affiliated entity for City-owned property located at 2015-2019 Jackson St NE for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
21. Authorizing exclusive development rights to Northeast Minneapolis Properties L. L. C. or affiliated entity for City-owned property located at 2953 Pierce St NE for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.

22. Authorizing exclusive development rights to Pedzo Star Properties LLC or affiliated entity for City-owned property located at 2606 Cedar Ave S for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
23. Authorizing exclusive development rights to LHU Construction Inc. or affiliated entity for City-owned property located at 3916 Blaisdell Ave for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
24. Authorizing exclusive development rights to T-Forceconsulting, LLC or affiliated entity for City-owned property located at 2809 Bloomington Ave S for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
25. Authorizing exclusive development rights to DC Legacy Development LLC or affiliated entity for City-owned property located at 2120 Aldrich Ave N for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
26. Authorizing exclusive development rights to eStoreMasters LLC or affiliated entity for City-owned properties located at 3711 Penn Ave N and 3657 Lyndale Ave N for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
27. Authorizing exclusive development rights to PRG, Inc. or affiliated entity for City-owned properties located at 2203 Oliver Ave N, 1003 30th Ave N, 2709 Humboldt Ave N, 1818 Sheridan Ave N, and 2317 3rd St N for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
28. Authorizing exclusive development rights to JPS Homes LLC or affiliated entity for City-owned property located at 2911 Dupont Ave N for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
29. Authorizing exclusive development rights to Greater Metropolitan Housing Corporation or affiliated entity for City-owned property located at 2904 Queen Ave N for a period of one year, with the possibility of a one-year extension at the discretion of the Director of Community Planning & Economic Development.
30. Authorizing land sale and financial agreements with the selected qualified developers or affiliated entities and authorizing the Director of the Department of Community Planning & Economic Development to make modifications.

Staff presentation by Kevin Knase, CPED.

The public hearing was opened.

The following persons spoke:

1. J. Alex Frank, Magnolia Homes
2. Greg Shaw, M2 Progression
3. Chad Dipman, Twin Cities Habitat for Humanity

The hearing was closed.

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

4. Order to Raze and Remove Building: 2815 14th Ave S ([2023-00705](#))

Considering adoption of the findings of the Nuisance Condition Process Review Panel (NCPRP) to uphold the Inspection Director's Order to Raze and Remove Building located at 2815 14th Ave S, and approving demolition of the property.

Staff presentation by Scott Bockes, CPED.

The hearing was opened.

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

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

5. Demolition of Historic Resource appeal: Gretchen Arana, 5005 Lyndale Ave S ([2023-00683](#))

Considering an appeal submitted by Gretchen Arana from the decision of the Heritage Preservation Commission approving a Demolition of Historic Resource application (PLAN16373) to demolish the property located at 5005 Lyndale Ave S in the Potential Washburn Park Residential Historic District.

Staff presentation by Erin Que and Kimberly Holien, CPED.

The hearing was opened.

The following persons spoke:

1. Michele Ireland
2. Gretchen Arana, appellant
3. James Harwood, appellant
4. Todd Smith, applicant
5. Mike Kuehn

6. Tom Schneider

7. Susan Ashwell

The hearing was closed.

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

6. Certificate of Appropriateness appeal: Michael Margulies on behalf of Armory Holdings, LLC, 2900 Hennepin Ave ([2023-00708](#))

Considering an appeal submitted by Michael Margulies, on behalf of Armory Holdings, LLC, regarding conditions #1 and #2 of the decision of the Heritage Preservation Commission approving a Certificate of Appropriateness application (PLAN16167) to allow for repairs and replacement of the signs and lighting at the Uptown Theater, an individual landmark, located at 2900 Hennepin Ave.

Staff presentation by Robert Skalecki, CPED.

The hearing was opened.

The following persons spoke:

1. Michael Margulies, Newton Res LLC, representing Armory Holdings, LLC
2. Rita Goodrich, McDonald Mack Architects

The hearing was closed.

Chughtai moved to grant. On voice vote, the motion passed.

7. Liquor License Approvals for July 25, 2023 ([2023-00703](#))

Canopy by Hilton Minneapolis-Mill District, 708 3RD ST S Minneapolis, MN, submitted by SA Hospitality Management LLC, BLLiqCat, LIC409446

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

8. Liquor License Renewals for July 25, 2023 ([2023-00709](#))

1. 112 EATERY, 112 3RD ST N Minneapolis, MN, (Ward 3) submitted by Concept Eatery LLC, BLLiquor, LIC77303

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

2. American Legion Dept of Minnesota, 3751 MINNEHAHA AVE Minneapolis, MN, (Ward 12) submitted by Vincent L Giantvalley Post #234, BLLiquor, LIC79745

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

3. Ballentine VFW Post 246, 2916 LYNDALE AVE S Minneapolis, MN, (Ward 10) submitted by Ballentine VFW Post 246, BLLiquor, LIC80081

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

4. Bar Brava, 1914 WASHINGTON AVE N Minneapolis, MN, submitted by Bar Brava LLC, BLWine, LIC381036

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

5. Bar La Grassa, 800 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by Bar La Grassa, LLC, BLLiquor, LIC80278

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

6. Barrio, 925 NICOLLET MALL Minneapolis, MN, (Ward 7) submitted by Toro Restaurant LLC, BLLiquor, LIC76528

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

7. Capital Grille of Minneapolis #8010, 801 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Capital Grille Holdings Inc, BLLiquor, LIC79868

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

8. Create Catering & Consulting, 1121 JACKSON ST NE Minneapolis, MN, (Ward 1) submitted by Create Catering & Consulting LLC, BLLiquor, LIC76307

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

9. Downtown Cabaret, 115 4TH ST S Minneapolis, MN, (Ward 7) submitted by RCI Dining Services MN (4th Street) Inc, BLLiquor, LIC79933

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

10. Exchange Nightclub/Alibi Lounge, 10 5TH ST S Minneapolis, MN, (Ward 3) submitted by The Underground LLC, BLLiquor, LIC75881

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

11. Falling Knife Brewing Company, 783 HARDING ST NE Minneapolis, MN, submitted by Bergman Ledge LLC, BLBrewery, LIC382655

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

12. Guavas Cuban Cafe, 5607 CHICAGO AVE Minneapolis, MN, submitted by Machado Food Concepts LLC, BLWine, LIC373605

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

13. Gyu-Kaku Minnesota, 3025 LYNDAL AVE S Minneapolis, MN, (Ward 8) submitted by KCL DaFa Inc, BLLiquor, LIC386241

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

14. Hi-Lake Liquors, 2130 LAKE ST E Minneapolis, MN, (Ward 9) submitted by HK 3 Corporation, BLLiqOff, LIC53947

Goodman moved to postpone to BIHZ meeting of Aug 8, 2023. On voice vote, the motion passed.

15. Hilton Minneapolis, 1001 MARQUETTE AVE Minneapolis, MN, (Ward 7) submitted by HILTON MANAGEMENT LLC, BLLiquor, LIC382160

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

16. Loews Minneapolis Hotel, 601 1ST AVE N Minneapolis, MN, (Ward 3) submitted by Loews MH Operating Company LLC, BLLiquor, LIC76365

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

17. Mill City Museum, 704 2ND ST S Minneapolis, MN, (Ward 3) submitted by Minnesota Historical Society, BLLiquor, LIC75850

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

18. Pog Mahones, 903 WASHINGTON AVE S Minneapolis, MN, (Ward 3) submitted by Blarney II Inc, BLLiquor, LIC80495

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

19. Ray J's American Grill, 500 CENTRAL AVE SE Minneapolis, MN, (Ward 3) submitted by Ramez Enterprises Inc, BLLiquor, LIC76419

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

20. Rinata, 2451 HENNEPIN AVE Minneapolis, MN, (Ward 10) submitted by Amor and Jon Inc, BLLiquor, LIC78799

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

21. Ruth's Chris Steakhouse, 920 2ND AVE S Minneapolis, MN, (Ward 7) submitted by RCSH Operations Inc, BLLiquor, LIC78033

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

22. Sentyrz Liquor & Supermarket, 1612 2ND ST NE Minneapolis, MN, (Ward 3) submitted by Walter B Sentyrz Jr, BLLiqOff, LIC53920

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

23. Sidebar at Surdyk's, 303 HENNEPIN AVE E Minneapolis, MN, (Ward 3) submitted by Surdyk's Flights, Inc., BLLiquor, LIC382903

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

24. Skyway Theatre, 711 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Food and Drink Inc, BLLiquor, LIC77890

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

25. Snack Bar, 800 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by Snack Bar LLC, BLLiquor, LIC379543

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

26. Sonora Grill, 1414 NICOLLET AVE Minneapolis, MN, (Ward 7) submitted by Sonora Grill Mpls, LLC, BLLiquor, LIC394203

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

27. The Butcher's Tale, 1121 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Butcher & Whiskey Co., LLC, BLLiquor, LIC392827

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

28. Thrive at Life Time, 600 1ST AVE N Minneapolis, MN, (Ward 3) submitted by LTF Club Operations Co Inc, BLLiquor, LIC79808

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

29. Town Hall Lanes, 5019 34TH AVE S Minneapolis, MN, (Ward 12) submitted by Town Hall Lanes LLC, BLLiquor, LIC77480

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

30. Twin Spirits Distillery, 2931 CENTRAL AVE NE Minneapolis, MN, submitted by Twin Spirits Distillery LLC, BLDistill, LIC330951

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

31. Twin Spirits Distillery, 2931 CENTRAL AVE NE Minneapolis, MN, submitted by Twin Spirits Distillery LLC, BLDistill, LIC330966

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

32. Vincent Giantvalley Post, 3751 MINNEHAHA AVE Minneapolis, MN, (Ward 12) submitted by American Legion 234, BLBeer, LIC74695

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

33. Wakame Sushi & Asian Bistro, 3070 EXCELSIOR BLVD Minneapolis, MN, (Ward 13) submitted by G and A DAFA Inc, BLLiquor, LIC75240

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

9. Noncompliance with MCO Chapter 445- Snow and Ice Removal as an element in the rental license tiering process ([2023-00653](#))

Approving a legislative directive related to obtaining information regarding including noncompliance with MCO Chapter 445- Snow and Ice Removal as an element in the rental license tiering process.

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

10. Appropriation for City-owned property: 10 and 30 W Lake St ([2023-00713](#))

Passage of Resolution approving appropriation of an amount not to exceed \$850,000 for the building demolition and site restoration for the former Kmart building on 10 W Lake St and \$25,000 for property management.

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

11. Request for Proposals for non-law enforcement development of the city-owned land at 2600 Minnehaha Ave S ([2023-00720](#))

Passage of Resolution supporting the issuance of a Request for Proposals (RFP) for non-law enforcement development of the city-owned land at 2600 Minnehaha Ave S.

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

12. Public utility easement vacation: Port of Minneapolis, LLC, a portion of the public utility easement dedicated in the Upper Harbor Redevelopment plat ([2023-00707](#))

1. Approving an application submitted by Port of Minneapolis, LLC to vacate (Vac-1781) a portion of the public utility easement dedicated in the Upper Harbor Redevelopment plat.
2. Passage of Resolution vacating a portion of the public utility easement dedicated in the Upper Harbor Redevelopment plat (Vac-1781).

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

13. Transportation ride share worker protections ordinance ([2023-00044](#))

Setting a public hearing for August 8, 2023, to consider an ordinance amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations, amending provisions to expand worker protections:

1. Chapter 341 Taxicabs.
2. Chapter 343 Transportation Network Companies.

Goodman moved to set public hearing for Aug 8, 2023. On voice vote, the motion passed.

14. Regulation of tobacco dealer licenses at commercial malls ordinance ([2023-00171](#))

Setting a public hearing for August 22, 2023, to consider an ordinance amending Title 13, Chapter 281 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Tobacco Dealers, amending regulations to provide a limited license spacing exemption for qualifying commercial malls.

Goodman moved to set public hearing for Nov 6, 2023. On voice vote, the motion passed.

15. Liquor License Approvals for July 25, 2023 ([2023-00703](#))

Considering an application for Zhora Darling, 509 1ST AVE NE Minneapolis, MN, (Ward 3) submitted by Bonnie McMurray LLC, BLLiquor, LIC407080 for an On-Sale Liquor with Sunday Sales and Limited Entertainment license, subject to conditions and compliance with all provisions of applicable codes and ordinances.

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

With no further business to transact, the meeting adjourned at 2:59 pm.

Reported by Lisa Brock, Clerk