

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

April 16, 2024

A regular meeting of the committee was convened at 1:32 pm on this date.

Members Present: Council Members Jeremiah Ellison (Vice-Chair), Michael Rainville, Andrea Jenkins, and Aurin Chowdhury (Quorum - 4)

Members Absent: Council Members Jamal Osman (Chair) and Katie Cashman

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

1. Hazel's Northeast, 2859 Johnson ST NE, (Ward 1) for an On Sale Liquor with Sunday Sales, No Live Entertainment license ([2024-00385](#))

Considering an application for Hazel's Northeast, 2859 JOHNSON ST NE Minneapolis, MN, (Ward 1) submitted by Good Cheer Hospitality LLC, BLLiquor, LIC413453 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 Akbar Muhammad, Licenses & Consumer Services Division/Community Planning & Economic Development (CPED).

The public hearing was opened.

The following person spoke:

1. Micaiah Kline Sieve, Hazel's Northeast

The hearing was closed.

Rainville moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

2. Land Sale: 2106 and 2110 Penn Ave N ([2024-00342](#))
 1. Passage of Resolution authorizing the sale of the properties at 2106 Penn Ave N (Disposition Parcel No. VH-479) for \$20,200, and 2110 Penn Ave N (Disposition Parcel No. TF-1008) for \$20,200 to Envision Communities, Inc. or a related entity, subject to conditions.
 2. Authorizing execution of a land sale redevelopment agreement with Envision Communities, Inc. or a related entity, in accordance with the terms herein.
 3. Authorizing exclusive development rights for City-owned property at 2100 Penn Ave N (Disposition Parcel No. TF-760) to Envision Communities, Inc. or a related entity for a term of two years with the ability of the Director of Community Planning & Economic

Development to grant an administrative extension for up to an additional one year, as described herein.

4. Authorizing a temporary construction easement at 2100 Penn Ave N with Envision Communities, Inc. or related entity allowing for environmental cleanup of the parcel, construction staging, and grading of the subject parcel.
5. Authorizing an agreement with Envision Communities, Inc. or a related entity for up to \$1,742,000 for the Envision Community – Phase 1 project at 2106 and 2110 Penn Ave N., in accordance with the terms herein.

Staff presentation by Jamie Radel, CPED.

The public hearing was opened.

The following persons spoke:

1. Josh Bergeron, Envision Community
2. Freddy Toren, Envision Community
3. Kymberly Miller, Agate Housing + Services

The hearing was closed.

Chowdhury moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

3. Regulation of tobacco products ordinance ([2024-00245](#))

Passage of Ordinance amending Title 13, Chapter 281 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Tobacco Dealers, amending various provisions related to the regulation of tobacco products.

Staff presentation by Evalyn Carbrey, Health Department and Amy Lingo, Licenses & Consumer Services Division/CPED.

The public hearing was opened.

The following persons spoke:

1. Brenda Short
2. Natalie Johnson Lee, NorthPoint
3. Emily Myatt, American Cancer Society
4. Greg Bess, NorthPoint

5. Damone Presley, Twin Cities Recovery
6. Sylvia Amos
7. Sena Geleto, NorthPoint
8. James Johnson
9. Izzabella Green
10. Rich Marianos
10. Joe Mosinski, Anthony's Pipe and Cigar Lounge
11. Joe Zerka, A to Z Tobacco
12. Maurice Ward
13. Alfonzo Mayfield
14. Sahara Hashi
15. Thomas Zouter

The hearing was closed.

Rainville moved to amend Chapter 281, Section 281.40(g) and Section 281.40(j) of the proposed ordinance to read as follows:

(g) No person may sell, offer for sale, or otherwise distribute cigars in original packages containing three (3) or fewer cigars for a sale price, after any coupons, multipack or buy-one/get-one promotions, or any other discounts are applied and prior to applicable sales taxes being imposed, of less than ~~two dollars and sixty cents (\$2.60)~~ three dollars and seventy-five cents (\$3.75) per cigar contained within (equating to seven dollars and fifty cents (\$7.50) for packages containing two (2) cigars and eleven dollars and twenty-five cents (\$11.25) for packages containing three (3) cigars.

(j) No person may sell or offer for sale or otherwise distribute snus for a sales price, prior to applicable sales taxes being imposed, of less than fifteen dollars (\$15.00) per 0.32 ounce package. No person may sell or offer for retail sale any snus unless it is sold in a package of at least 0.32 ounces minimum pack size. The price floor for packages larger than 0.32 ounces shall be computed by adding two dollars and fifty cents (\$2.50) for each 0.08 ounces or any fraction thereof in excess of 0.32 ounces, excluding all applicable taxes. In addition, no person may sell or otherwise offer for retail sale a package of loose tobacco three (3) ounces or less, prior to applicable sales taxes being imposed, of less than five dollars (\$5.00) nor a package of loose tobacco greater than three (3) ounces, prior to applicable sales taxes being imposed, of less than fifteen dollars (\$15.00).

On voice vote, the motion passed. [Cashman, Osman absent]

Ellison moved to send the ordinance as amended forward without recommendation. On voice vote, the motion passed. [Cashman, Osman absent]

4. Liquor license approvals for April 16, 2024 ([2024-00386](#))

1. Como Tap, 2124 COMO AVE SE Minneapolis, MN, (Ward 2) submitted by Famous Burgers, LLC, BLAmend, LIC414007
2. Tenderlovin Chix, 2700 LYNDAL AVE S Minneapolis, MN, (Ward 10) submitted by Tenderlovin Chix LLC, BLLiquor, LIC413330
3. U Garden Restaurant, 2725 UNIVERSITY AVE SE Minneapolis, MN, (Ward 2) submitted by C and H Inc, BLAmend, LIC414361
4. Famous, 1300 LAGOON AVE Minneapolis, MN, submitted by Uptown Grill, LLC, BLLiquor, LIC413667
5. Taqueria El Patron, 4953 XERXES AVE S Minneapolis, MN, (Ward 13) submitted by Taqueria Victor Hugo, BLLiquor, LIC412724

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

5. Liquor license renewals for April 16, 2024 ([2024-00388](#))

1. Boludo, 8 38TH ST W Minneapolis, MN, (Ward 8) submitted by DK Empanadas LLC, BLLiquor, LIC399464
2. Bonchon, 1414 LAKE ST W Minneapolis, MN, submitted by Zac Inc, BLWine, LIC374178
3. Bonchon Dinky, 406 14TH AVE SE Minneapolis, MN, submitted by Dinkytown Bon Chon Inc, BLWine, LIC385932
4. Brim and Brim Restaurant, 2919 KNOX AVE S Minneapolis, MN, submitted by Brim LLC, BLWine, LIC367600
5. BUCH, 1121 QUINCY ST NE Minneapolis, MN, submitted by Better Bev Co LLC, BLBrewery, LIC406571
6. BUCH, 1121 QUINCY ST NE Minneapolis, MN, submitted by Better Bev Co LLC, BLBrewery, LIC406575
7. Cafe Racer Kitchen, 2929 25TH ST E Minneapolis, MN, (Ward 2) submitted by Cafe Racer LLC, BLLiquor, LIC376936
8. Chatterbox Pub, 2229 35TH ST E Minneapolis, MN, (Ward 9) submitted by Chatterbox Enterprises Inc, BLLiquor, LIC377045
9. Columbia Cafe, 3300 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by GC Ventures LLC, BLLiquor, LIC378268

10. Cub Foods, 5937 NICOLLET AVE Minneapolis, MN, (Ward 11) submitted by Diamond Lake 1994 LLC, BLBeerOff, LIC75123
11. Cub Foods #6692, 1540 NEW BRIGHTON BLVD Minneapolis, MN, (Ward 1) submitted by Diamond Lake 1994 LLC, BLBeerOff, LIC74836
12. Cub Foods-Lake Street, 2850 26TH AVE S Minneapolis, MN, (Ward 9) submitted by Jerry's Enterprises Inc, BLBeerOff, LIC74983
13. Dancing Ganesha, 1100 HARMON PL Minneapolis, MN, (Ward 7) submitted by J.V. Singh Corporation, BLLiquor, LIC351568
14. Dominguez Family Restaurant, 3313 50TH ST E Minneapolis, MN, submitted by Familia Dominguez Inc, BLWine, LIC65890
15. Elk's Lounge, 1614 PLYMOUTH AVE N Minneapolis, MN, (Ward 5) submitted by Ames Lodge #106, BLLiquor, LIC80410
16. Farmers Kitchen + Bar; Farmers Kitchen and Bar, 750 2ND ST S Minneapolis, MN, (Ward 3) submitted by Minnesota Farmers Union Alliance LLC, BLLiquor, LIC396146
17. Finnegans Brew Co, 817 5TH AVE S Minneapolis, MN, submitted by Finnegans Brew Co LLC, BLBrewery, LIC363707
18. Finnegans Brew Co, 817 5TH AVE S Minneapolis, MN, submitted by Finnegans Brew Co LLC, BLBrewery, LIC363709
19. Gray Fox, 801 MARQUETTE AVE Minneapolis, MN, submitted by Gray Fox LLC, BLWine, LIC365927
20. Hiawatha Golf Course, 4553 LONGFELLOW AVE Minneapolis, MN, (Ward 12) submitted by JLD Group LLP, BLLiquor, LIC387933
21. Holiday Stationstore #2, 2124 FRANKLIN AVE E Minneapolis, MN, (Ward 6) submitted by Holiday Stationstores LLC, BLBeerOff, LIC361681
22. Holiday Stationstore #25, 5444 NICOLLET AVE Minneapolis, MN, (Ward 11) submitted by Holiday Stationstores LLC, BLBeerOff, LIC361748
23. Holiday Stationstore #335, 1331 INDUSTRIAL BLVD Minneapolis, MN, (Ward 1) submitted by Holiday Stationstores LLC, BLBeerOff, LIC361658
24. Holiday Stationstore #407, 3550 CEDAR AVE S Minneapolis, MN, (Ward 9) submitted by Holiday/Cedar Avenue LLC, BLBeerOff, LIC376086
25. Hot Plate 2.0, 5204 BLOOMINGTON AVE Minneapolis, MN, submitted by Raguel LLC, BLWine, LIC350897
26. Icehouse, 2528 NICOLLET AVE Minneapolis, MN, (Ward 10) submitted by Icehouse Inc, BLLiquor, LIC80578
27. Kado no Mise/ Kaiseki Furukawa at Kado no Mise/ Sanjusan at Kado no Mise, 30 1ST ST N Minneapolis, MN, (Ward 3) submitted by Thirty North LLC, BLLiquor, LIC80540

28. Khao Hom Thai Restaurant, 2411 CENTRAL AVE NE Minneapolis, MN, submitted by Khao Hom Thai Company, BLWine, LIC364719
29. Kramarczuk Sausage Co, 215 HENNEPIN AVE E Minneapolis, MN, submitted by Kramarczuk Sausage Co Inc, BLWine, LIC65755
30. La Katrina Mexican Kitchen & Bar, 349 LAKE ST E Minneapolis, MN, (Ward 9) submitted by La Katrina Mexican Kitchen & Bar LLC, BLLiquor, LIC400250
31. Luminary Arts Center, 700 1ST ST N Minneapolis, MN, submitted by The Minnesota Opera, BLWine, LIC403839
32. Minneapolis Club, 729 2ND AVE S Minneapolis, MN, (Ward 7) submitted by Minneapolis Club, BLLiquor, LIC80316
33. NET SUPER MARKET, 1845 NICOLLET AVE Minneapolis, MN, (Ward 6) submitted by ARYAM COMPANY LLC, BLFood, LIC359815
34. Ninth Street Soccer, 801 9TH ST SE Minneapolis, MN, submitted by Ninth Street Soccer LLC, BLWine, LIC398917
35. Norway House, 913 FRANKLIN AVE E Minneapolis, MN, submitted by Norway House, BLWine, LIC371140
36. Palmers Bar, 500 CEDAR AVE S Minneapolis, MN, (Ward 6) submitted by Tap & Pony LLC, BLLiquor, LIC366256
37. Prime Market & Deli, 2951 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by Cortes Bros Incorporated, BLBeerOff, LIC410334
38. Pump & Munch, 4401 NICOLLET AVE Minneapolis, MN, (Ward 8) submitted by Kabalan Co, BLBeerOff, LIC74785
39. Quang Restaurant, 2719 NICOLLET AVE Minneapolis, MN, submitted by Quang Oriental Pastry and Deli Inc, BLWine, LIC65569
40. Relish, 700 CENTRAL AVE NE Minneapolis, MN, submitted by Relish Inc, BLLiquor, LIC406561
41. Silver Fern, 114 HENNEPIN AVE E Minneapolis, MN, submitted by Silver Fern LLC, BLWine, LIC408802
42. The Cajun House, 2600 UNIVERSITY AVE SE Minneapolis, MN, submitted by Cajun House Inc, BLWine, LIC351058
43. The Hook and Ladder Theater, 3010 MINNEHAHA AVE Minneapolis, MN, (Ward 9) submitted by Firehouse Performing Arts Center, BLLiquor, LIC376815
44. The Turtle Bread Company, 3421 44TH ST W Minneapolis, MN, submitted by McLain Inc, BLWine, LIC65910
45. Tony's Diner, 1327 4TH ST SE Minneapolis, MN, submitted by Yellow Lantern LLC, BLWine, LIC66170

46. Troubadour Wine Bar, 2827 HENNEPIN AVE Minneapolis, MN, submitted by Troubadour Wine Bar, LLC, BLWine, LIC379980
47. Underground Leaf and Vine, 702 1/2 1ST ST N Minneapolis, MN, (Ward 3) submitted by Underground Wine Club LLC, BLLiqOff, LIC406656
48. Underground Music Cafe, 408 3RD AVE N Minneapolis, MN, (Ward 3) submitted by Underground Music Venue LLC, BLLiquor, LIC399457
49. Up-Down Minneapolis, 3012 LYNDALE AVE S Minneapolis, MN, (Ward 10) submitted by Up Down Minneapolis Inc, BLLiquor, LIC75704
50. Valu Liquors, 901 WASHINGTON AVE SE Minneapolis, MN, (Ward 2) submitted by Medich Ventures Inc, BLLiqOff, LIC53917
51. Wold Chamberlain Post, 5600 34TH AVE S Minneapolis, MN, (Ward 11) submitted by American Legion Housing Corp. 99, BLBeer, LIC74696
52. Barbette, 1600 LAKE ST W Minneapolis, MN, (Ward 7) submitted by Mr Susie LLC, BLLiquor, LIC75721
53. El Taco Riendo, 2412 CENTRAL AVE NE Minneapolis, MN, submitted by El Taco Riendo LLC, BLWine, LIC65240

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

6. Gambling license renewals for April 16, 2024 ([2024-00387](#))
 1. Czech Slovak Sokol MN, 783 HARDING ST NE Minneapolis, MN, submitted by Czech Slovak Sokol MN, BLGeneral, LIC406945
 2. Eagles Aries #34, 913 CEDAR AVE S Minneapolis, MN, submitted by Eagles Aries #34, BLGeneral, LIC400334
 3. Edison Community & Sports Foundation, 3675 MINNEHAHA AVE Minneapolis, MN, submitted by EDISON COMMUNITY & SPORTS FOUNDATION, BLGeneral, LIC391777
 4. Edison Community & Sports Foundation, 3675 MINNEHAHA AVE Minneapolis, MN, submitted by J & S Realty Rail Station LLC, BLGeneral, LIC379197
 5. Firefighters for Healing, 606 WASHINGTON AVE N Minneapolis, MN, submitted by Firefighters for Healing, BLGeneral, LIC393154
 6. Firefighters for Healing, 817 5TH AVE S Minneapolis, MN, submitted by Firefighters for Healing, BLGeneral, LIC394763
 7. Fraternal Order of Eagles Arie #34, 965 CENTRAL AVE NE Minneapolis, MN, submitted by Fraternal Order of Eagles Arie #34, BLGeneral, LIC391488
 8. KNIGHT CAP BAR, 1500 4TH ST NE Minneapolis, MN, submitted by Eagles Aries #34, BLGeneral, LIC69593

9. LIONS CLUB OF NORTHEAST MINNEAPOLIS, 729 MARSHALL ST NE Minneapolis, MN, submitted by LIONS CLUB OF NORTHEAST MINNEAPOLIS, BLGeneral, LIC107933
10. LIONS CLUB OF NORTHEAST MINNEAPOLIS, 1029 MARSHALL ST NE Minneapolis, MN, submitted by LIONS CLUB OF NORTHEAST MINNEAPOLIS, BLGeneral, LIC66406
11. LUSH, 990 CENTRAL AVE NE Minneapolis, MN, submitted by THE ALIVENESS PROJECT, BLGeneral, LIC67272
12. Lush Lounge & Theater, 990 CENTRAL AVE NE Minneapolis, MN, submitted by THE ALIVENESS PROJECT INC, BLGeneral, LIC397368
13. Minneapolis Firefighters Local 82 Charities, 617 CENTRAL AVE NE Minneapolis, MN, submitted by Minneapolis Firefighters Local 82 Charities, BLGeneral, LIC373145
14. Minneapolis Firefighters Local 82 Charities, 1528 UNIVERSITY AVE NE Minneapolis, MN, submitted by Minneapolis Firefighters Local 82 Charities, BLGeneral, LIC384068
15. Minneapolis Firefighters Local 82 Charities, 511 WASHINGTON AVE N Minneapolis, MN, submitted by Minneapolis Firefighters Local 82 Charities, BLGeneral, LIC384197
16. Minneapolis Hockey, 2901 27TH AVE S Minneapolis, MN, submitted by Minneapolis Hockey, BLGeneral, LIC396762
17. MN Youth Athletic Services, 700 WASHINGTON AVE SE Minneapolis, MN, submitted by MN YOUTH ATHLETIC SERVICES, BLGeneral, LIC391615
18. MN YOUTH ATHLETIC SERVICES, 126 5TH ST N Minneapolis, MN, submitted by MN YOUTH ATHLETIC SERVICES, BLGeneral, LIC68634
19. MN Youth Athletics Services, 6042 NICOLLET AVE Minneapolis, MN, submitted by MN Youth Athletics Services, BLGeneral, LIC399385
20. MN Youth Athletics Services, 305 5TH AVE N Minneapolis, MN, submitted by MN Youth Athletics Services, BLGeneral, LIC406054
21. New Brighton Lions Club, 2500 4TH ST NE Minneapolis, MN, submitted by New Brighton Lions Club, BLGeneral, LIC404449
22. RED DRAGON, 2116 LYNDAL AVE S Minneapolis, MN, submitted by THE ALIVENESS PROJECT, BLGeneral, LIC359624
23. SCHOONER BAR, 2901 27TH AVE S Minneapolis, MN, submitted by MINNEAPOLIS HOCKEY, BLGeneral, LIC67571
24. TED WILLIAMS MUSEUM AND HITTERS HALL OF, 1 TWINS WAY Minneapolis, MN, submitted by TED WILLIAMS MUSEUM AND HITTERS HALL OF FAME, BLGeneral, LIC66843
25. Ted Williams Museum and Hitters Hall of Fame Inc, 401 CHICAGO AVE Minneapolis, MN, submitted by Ted Williams Museum and Hitters Hall of Fame Inc, BLGeneral, LIC395229
26. THE ALIVENESS PROJECT, 603 WASHINGTON AVE SE Minneapolis, MN, submitted by THE ALIVENESS PROJECT, BLGeneral, LIC68861

27. VFW POST 246, submitted by VFW POST 246 AUX MINNEAPOLIS, BLGeneral, LIC68343
28. BULL'S HORN FOOD AND DRINK, 4563 34TH AVE S Minneapolis, MN, submitted by MINNEAPOLIS HOCKEY, BLGeneral, LIC358726
29. Chops Inc, 913 LAKE ST W Minneapolis, MN, submitted by Chops Inc, BLGeneral, LIC406963
30. VFW POST 246, 2916 LYNDALE AVE S Minneapolis, MN, submitted by VFW POST 246, BLGeneral, LIC66382

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

7. Forgiveness of Affordable Housing Trust Fund (AHTF) debt on the Dundry House: 1829 5th Ave S [\(2024-00348\)](#)
 1. Approving the following modifications to the Affordable Housing Trust Fund (AHTF) loan debt on the Dundry-Hope Block Stabilization project:
 1. Forgiveness in the approximate amount of \$663,905.
 2. Reduction of the interest rate on the remaining loan balance to 0%.
 3. Release of the Dundry House property located at 1829 5th Ave S from the security for the remaining loan.
 2. Authorizing loan modification, release, and related documents for the Dundry-Hope Block Stabilization project, by Dundry House LLC, an affiliate of Hope Community, Inc.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

8. Development terms amendment for the Baldwin Square project: 4140-4146 Fremont Ave N [\(2024-00383\)](#)
 1. Amending development terms as outlined herein and in the attached amended and restated term sheet as the basis for a redevelopment contract with Baldwin Square Group L.L.C. for the sale and redevelopment of City-owned property at 4140-4146 Fremont Ave N.
 2. Authorizing Community Planning & Economic Development staff to enter into a subordination agreement with Sunrise New Markets Fund XLVI, LLC or an affiliated entity that will subordinate the City's Commercial Property Development Fund (CPDF) / Ownership and Opportunity Fund (OOF) loan and its land sale reversionary rights to the New Market Tax Credit (NMTC) financing.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

9. Applications for environmental grant funding in the spring 2024 brownfield grant round [\(2024-00390\)](#)
 1. Passage of Resolution authorizing applications to the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program for environmental investigation and/or remediation funding for the following projects: City of Minneapolis Scattered Site

Investigations (various sites TBD), \$100,000; and Native American Community Clinic and Housing (1213 E Franklin Ave), \$410,040.

2. Passage of Resolution authorizing applications to Hennepin County's Environmental Response Fund [ERF] Grant Program for environmental investigation and/or remediation funding for the following projects: Native American Community Clinic and Housing (1213 E Franklin Ave), \$174,750; Minnesota Brownfields Gap Financing Program (various sites TBD), \$400,000; Ole Olson Park (2000 and 2325 West River Rd N, 33 26th Ave N), \$470,511; and Passage Community Housing (17 E 24th St), \$119,970.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

10. Contract with Mid-Minnesota Legal Aid for legal services to support low-income Minneapolis renters ([2024-00393](#))

1. Authorizing a contract with Mid-Minnesota Legal Aid or its designee in the amount of up to \$500,000 to provide coordinated legal services and housing stability outreach support to low-income Minneapolis renters as the City's designated service provider for the Right to Counsel ordinance.
2. Authorizing three one-year extensions to the term of the contract through years 2025, 2026, and 2027, and authorizing annual increases to the total contract award in years 2025, 2026, and 2027, not to exceed \$750,000 per year, subject to budget appropriations and approval of the Director of the Community Planning & Economic Development Department of annual satisfactory performance.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

11. Drainage and utility easement vacation: Magnolia Homes, LLC, 2400-2406 McNair Ave ([2024-00396](#))

1. Approving an application submitted by Alex Frank, on behalf of Magnolia Homes, LLC, to vacate (Vac-1792) portions of the existing drainage and utility easements along the shared property line of the properties at 2400 and 2406 McNair Ave.
2. Passage of Resolution vacating a portion of the existing drainage and utility easements along the shared property line of the properties at 2400 and 2406 McNair Ave Vacation File No. 1792.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

12. Northrup King Residential project bond issuance: 1460 and 1464 Van Buren St NE (formerly 1500 Jackson St NE) ([2024-00392](#))

Setting a public hearing for April 30, 2024, to consider the issuance of Housing Revenue Bonds for the Northrup King Residential project at 1460 and 1464 Van Buren St NE (formerly 1500 Jackson St NE).

Ellison moved to set public hearing for Apr 30, 2024. On voice vote, the motion passed.
[Cashman, Osman absent]

13. Land Sale: vacated right of way at approximately 2300 15th Ave S ([2024-00391](#))

Setting a public hearing for April 30, 2024, to consider the sale of vacated public right of way to facilitate the Minnesota Indian Women's Resource Center substantial renovation project.

Ellison moved to set public hearing for Apr 30, 2024. On voice vote, the motion passed.
[Cashman, Osman absent]

14. The Bazemnt, 501 Washington Ave S, Minneapolis, MN, submitted by The Bazemnt LLC, BLLiquor, LIC410386 for an On Sale Liquor with Sunday Sales and Limited Entertainment license, with Business License Operating Conditions ([2024-00328](#))

Considering an application for The Bazemnt, 501 WASHINGTON AVE S Minneapolis, MN, (Ward 3) submitted by The Bazemnt LLC, BLLiquor, LIC410386 for an On Sale Liquor with Sunday Sales and Limited Entertainment license, with Business, License Operating Conditions, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

The Chair afforded the courtesy of the floor to Peter Juasemai, The Bazemnt, who offered some details about his business.

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

Aye: Ellison, Jenkins, and Chowdhury (3)

Nay: Rainville (1)

Abstain: (0)

Absent: Osman and Cashman (2)

15. HOME American Rescue Plan (HOME ARP) Award Recommendations ([2024-00402](#))

1. Authorizing the execution of necessary loan documents for a loan of up to \$2,500,000 of HOME American Rescue Plan (HOME ARP) funds for the Minnesota Indian Women's Resource Center project located at 2300 15th Ave S to Minnesota Women's Resource Center LLC or an affiliated entity, subject to US Department of Housing and Urban Development ("HUD") approving a substantial amendment to the City's HOME-ARP Plan authorizing the preferences described herein.
2. Authorizing the execution of necessary loan documents for a loan of up to \$6,175,000 of HOME American Rescue Plan (HOME ARP) funds for the Kyle Garden Square project located at 700 10th Ave S by Alliance Housing or an affiliated entity, subject to US Department of Housing and Urban Development ("HUD") approving a substantial amendment to the City's HOME-ARP Plan, authorizing the preferences described herein.
3. Rescinding a previous \$720,000 AHTF award to the MIWRC project (Legislative File 2022-01123) and a previous \$1,650,000 AHTF award to the Kyle Garden Square project

(Legislative File 2022-00036 and 2024-00343), subject to US Department of Housing and Urban Development (“HUD”) approving a substantial amendment to the City’s HOME-ARP Plan authorizing the preferences described herein.

Staff presentation by Dan Lauer-Schumacher, CPED.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

16. New Nicollet (Former Kmart) Redevelopment Project Public Space Framework ([2024-00405](#))

1. Approving the Public Space Framework to begin pre-development planning work for the future private redevelopment of the New Nicollet Redevelopment Project site.
2. Authorizing a Memorandum of Understanding (MOU) between the City of Minneapolis and the Minneapolis Park and Recreation Board to plan for the potential transfer of property at the New Nicollet Redevelopment Project for a future park.
3. Passage of Resolution approving the appropriation of funds in the amount of \$175,000 for pre-development services and community engagement for Phase III of the New Nicollet Redevelopment Project.

Staff presentation by Adrienne Bockheim and Rebecca Parrell, CPED.

Ellison moved to approve. On voice vote, the motion passed. [Cashman, Osman absent]

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

Reported by Lisa Brock, Clerk