

REPORT TO THE CITY COUNCIL FROM
WAYS & MEANS COMMITTEE
April 16, 2019

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

Members Present: Council Members Abdi Warsame (Chair), Steve Fletcher (Vice-Chair), Andrea Jenkins, Andrew Johnson, and Linea Palmisano (Quorum - 4)

Members Absent: Council Members Phillippe Cunningham

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

1. Legal Settlement: Loren Underwood v. City of Minneapolis, et al ([2019-00441](#))

Approving the settlement of the federal lawsuit of Loren Underwood v. City of Minneapolis, et al., Court File No. 18-cv-2884 (PJS/HB), by payment of \$12,500 to Loren Underwood, care of Capitol City Law Group, Trust Account, and authorizing the City Attorney's Office to execute any documents necessary to effectuate the settlement.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

2. Legal Settlement: Maya Mora Jennings v. City of Minneapolis ([2019-00434](#))

Approving the settlement of the conciliation court lawsuit of Maya Mora Jennings v. City of Minneapolis, Court File No. 27-CO-18-6714, by payment of \$5,000 to Maya Mora Jennings, and authorizing the City Attorney's Office to execute any documents necessary to effectuate the settlement.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

3. Contract amendment with CoStar Realty Information, Inc. for access to real estate information database ([2019-00455](#))

Authorizing an increase to Contract No. 44490 with CoStar Realty Information, Inc. in the amount of \$30,000 annually, renewable on a year-by-year basis until Dec 31, 2023, to expand the contract to from one (1) to six (6) user accounts for access to their real estate information database.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

4. Contract amendment with Minneapolis Downtown Council for downtown activation services ([2019-00438](#))

Authorizing an increase to Contract No. C-42630 with the Minneapolis Downtown Council, in the amount of \$400,000 for a new not-to-exceed total of \$1,200,000, and extending the contract term through Jan 31, 2020, for downtown activation services.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

5. Bid for Minneapolis Convention Center Command Center Relocation Project ([2019-00449](#))

Accepting the low bid of Meisinger Construction Company, Inc., submitted on Official Publication No. 8684, in the amount of \$678,900, and Alternate No. 2 for a total award of \$712,500, to provide all materials, labor, equipment, and incidentals for the construction of the Minneapolis Convention Center Command Center Relocation Project, and authorizing a contract for the project, all in accordance with City specifications.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

6. Bid for Minneapolis Convention Center Plaza Renovation Project ([2019-00459](#))

Accepting the low bid of Morcon Construction, Inc., submitted on Event No. 1, in the amount of \$2,829,675, to provide all materials, labor, equipment, and incidentals for the construction of the Minneapolis Convention Center Plaza Renovation Project, and authorizing a contract for the project, all in accordance with City specifications and drawings.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

7. Bid for Public Service Building Project: Carpentry, casework and miscellaneous ([2019-00453](#))

Accepting the sole bid of MA Mortenson Company, submitted on Event No. 4, CC4.02, in the amount of \$5,730,713, to provide all materials, labor, equipment, and incidentals for the construction of the Public Service Building Project - carpentry, casework, and miscellaneous, and authorizing a contract for the project, all in accordance with City specifications and drawings.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

8. Bid for Public Service Building Project: Tile and stone ([2019-00452](#))

Accepting the sole bid of Grazzini Brothers and Company, submitted on Event No. 4, CC4.02, in the amount of \$2,046,475, to provide all materials, labor, equipment, and incidentals for the construction of the Public Service Building Project - tile and stone, and authorizing a contract for the project, all in accordance with City specifications and drawings.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

9. Bid for Public Service Building Project: Masonry ([2019-00440](#))

Accepting the sole bid of B&D Associates LLC, submitted on Official Publication No. 8686, in the amount of \$2,844,000, to provide all materials, labor, equipment, and incidentals for the construction of the Public Service Building Project - masonry, and authorizing a contract for the project, all in accordance with City specifications.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

10. Bid for Public Service Building Project: Drywall and fireproofing ([2019-00454](#))

Accepting the low bid of RTL Construction, submitted on Event No. 4, CC4.04, in the amount of \$4,675,379, to provide all materials, labor, equipment, and incidentals for the construction of the Public Service Building Project - drywall and fireproofing, and authorizing a contract for the project, all in accordance with the City specifications and drawings.

Warsame moved to delete from the agenda. On voice vote, the motion passed.
[Cunningham absent]

11. Contract amendment with Cost, Planning, and Management International Inc. for owner's project representative services for the Public Service Building Project ([2019-00450](#))

Authorizing an increase to Contract No. C-41453 with Cost, Planning, and Management International, Inc. (CPMI), in the amount of \$319,152 for a new not-to-exceed amount of \$1,481,330, for additional owner's project representative services for the Public Service Building Project.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

12. Grant from Minnesota Department of Health for staff training ([2019-00457](#))

1. Accepting additional grant funds from the Minnesota Department of Health, in the amount of \$4,185, to support staff training.
2. Passage of Resolution approving appropriation of funds to the Health Department.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

13. Applications for environmental grant funding in the spring 2019 brownfield grant round ([2019-00407](#))

1. Passage of Resolution authorizing application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental investigation and/or remediation funding for the following projects: 901/907 Winter Street Project, 901 Winter St NE; 3120 Excelsior Project, 3120 Excelsior Blvd; Bessemer at Seward Commons, 2200 Snelling Ave, 2206 Snelling Ave, 2210 Snelling Ave, 2214 Snelling Ave, and 2218 Snelling Ave; Capri Theater, 2027 W Broadway, 2029 W Broadway, 2033 W Broadway, and a portion of 2101 W Broadway, 2104 23rd Av N and 2106 23rd Ave N, 2301 Oliver Ave N and 2210 Oliver Ave N; LEEF South Lot fka Currie & Irving, 190 James Ave N, 194 James Ave N, 196 James Ave N, 198 James Ave N, 187 Irving Ave N, 191 Irving Ave N, 195 Irving Ave N, and 199 Irving Ave N; and Malcolm Yards Market, 501 30th Ave SE.
2. Passage of Resolution authorizing application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program for environmental investigation and/or remediation funding for the following projects: 901/907 Winter Street Project, 901 Winter St NE; 3120 Excelsior Project, 3120 Excelsior Blvd; Calhoun Towers -- Building C, 3404 List Place and 3430 List Place; Checkerboard, 3716 Dight Ave S; LEEF South Lot fka Currie &

Irving, 190 James Ave N, 194 James Ave N, 196 James Ave N, 198 James Ave N, 187 Irving Ave N, 191 Irving Ave N, 195 Irving Ave N, and 199 Irving Ave N; Malcolm Yards Market, 501 30th Ave SE; and Sears Warehouse, 2600 Winter St NE.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

14. Contract amendments with eligible providers for employment and training services ([2019-00430](#))

Authorizing increases to master contracts with six eligible providers in a combined total amount of \$2.25 million, not to exceed \$12,500,000, for employment and training services as follows:

1. Contract C-44158 with AccessAbility, Inc, increasing by \$250,000, for a new maximum total of \$500,000
2. Contract C-40422 with American Indian OIC, increasing by \$250,000, for a new maximum total of \$1,750,000
3. Contract C-40640 with EMERGE Community Development, increasing by \$250,000, for a new maximum total of \$4,250,000
4. Contract C-40476 with Jewish Family & Children's Service of Mpls, increasing by \$500,000, for a new maximum total of \$1,500,000
5. Contract C-40413 with Project for Pride in Living, increasing by \$500,000, for a new maximum total of \$3,000,000
6. Contract C-40685 with SEARCH, increasing by \$500,000, for a new maximum total of \$1,500,000

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

15. Contract with Cellco Partnership d/b/a Verizon Wireless for safety cameras ([2019-00292](#))

Authorizing a contract with Cellco Partnership d/b/a Verizon Wireless ("Verizon") in an amount not-to-exceed \$60,000 for the purchase of safety cameras for the downtown campus, and authorizing the customization of the liability terms and conditions within the contract to cap Verizon's liability at \$60,000.

Warsame moved to approve and refer to PSEM meeting of Apr 17, 2019. On voice vote, the motion passed.
[Cunningham absent]

16. Contract with Vertiba to implement a SaaS Solution for financial portfolio management ([2019-00443](#))

1. Authorizing a Contract with Vertiba, in an amount not-to-exceed \$1,700,000, for a period of three (3) years with an option to extend for five (5) additional one-year terms (subject to annual appropriation), to implement a cloud-based annual subscription software SaaS Solutions system to manage the Community Planning & Economic Development's financial

portfolio, real estate, and Property Management across numerous City departments (formerly the MINS System).

2. Authorizing the customization of the terms and conditions within the contract to:
 1. Limit Vertiba's defense and indemnification obligations with respect to intellectual property infringement to United States patents, copyrights, or trademarks;
 2. Exclude from Vertiba's defense and indemnification obligations with respect to intellectual property infringement claims based on City's use of Vertiba's Work in contradiction of the contract (including, without limitation, the modification, misuse, damage or combination of Vertiba's Work, in each case other than as authorized by Vertiba), including with non-licensed third parties, or City's willful infringement, or where the claim arose from the implementation of generally available and non-site specific technology, know-how, materials, or information representing functionality already generally available or used throughout the industry without a license;
 3. Limit either party's liability for any special, incidental, consequential, punitive, or exemplary damages, or damages for lost profits or savings, lost revenue, or loss of use or opportunity, even if the other party has been advised of the possibility of such damages; and/or for damages that exceed twice the amount of the fees for services paid by City that are directly related to the particular services under the Statement of Work from which the claim at issue arose, but not to exceed three million US dollars (\$3,000,000);
 4. Grant the City a worldwide, perpetual, non-exclusive, non-transferable, non-sublicensable, and royalty-free license and right to use the Work rather than outright ownership of the Work.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

17. Contract amendment with Aeritae Consulting Group Ltd. for additional development services [\(2019-00444\)](#)

Authorizing an increase to Contract No. C-41484 with Aeritae Consulting Group Ltd. in the amount of \$575,000, for a total amount not-to-exceed \$2,975,000, and extending the contract through Jun 30, 2020, for the replacement of the Solid Waste Information System (SWIS).

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

18. Contract amendment with SwiftReach Networks, Inc. to provide a hosted solution for a rapid notification system [\(2019-00447\)](#)

Authorizing an increase to Contract No.C-38359 with SwiftReach Inc., in the amount of \$165,000 for a new not-to-exceed total of \$425,000, and extending the contract for two years through June 30, 2021, for continuing to provide a rapid notification system used by City departments to deliver pre-recorded notifications to a targeted audience.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

19. Contract amendment with Granicus LLC for subscription-based document hosting services ([2019-00448](#))

Authorizing an increase to Contract No. C-38360 with Granicus LLC, in the amount of \$80,000 for a new not-to-exceed total of \$164,864, and extending the contract for two years through Jun 30, 2021, for subscription-based document hosting services such as newsletters and email updates.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

20. Lake Street Housing, Phase I Tax Increment Financing (TIF) Plan: 410 W Lake St ([2019-00418](#))

1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for Lake Street Housing, Phase I at 410 W Lake St.
2. Passage of Resolution authorizing issuance of a tax increment limited revenue note in a principal amount not exceeding \$1,397,000 in connection with the Lake Street Housing Project, Phase I project.
3. Authorizing a TIF redevelopment contract and other necessary documents related to the recommended actions with 410 Lake Street Apartments, LP, or an affiliate.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

21. Grant application to the Metropolitan Council Livable Communities Demonstration Account (LCDA) Pre-Development Program for the Upper Harbor Terminal site project ([2019-00445](#))

Passage of Resolution authorizing submission and priority ranking of grant applications to the Metropolitan Council Livable Communities Demonstration Account (LCDA) Pre-Development Program for the Upper Harbor Terminal site project, located along the Mississippi River generally between 33rd Ave N and 40th Ave N.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

22. Pennhurst Residential Street Resurfacing: Project approval and assessment ([2019-00414](#))

1. Passage of Resolution ordering the work to proceed and adopting special assessments in the amount of \$756,424.57 for the Pennhurst Residential Street Resurfacing Project No. 2316F (CPV1956).
2. Passage of Resolution requesting the Board of Estimate and Taxation authorize the City's issuance and sale of assessment bonds in the amount of \$756,425 for the Pennhurst Residential Street Resurfacing Project.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

23. 2019 Concrete Streets Rehabilitation Program: Waite Park Neighborhood project approval and assessment ([2019-00415](#))

1. Passage of Resolution ordering the work to proceed and adopting special assessments in the amount of \$1,103,608.36 for the 2019 Concrete Streets Rehabilitation Program Waite Park Neighborhood Project No. 2320 (CPV108).
2. Passage of Resolution requesting the Board of Estimate and Taxation authorize the City's issuance and sale of assessment bonds in the amount of \$1,103,610 for the 2019 Concrete Streets Rehabilitation Program Waite Park Neighborhood Project.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

24. Agreement with Minneapolis Park & Recreation Board for multi-use trail construction and maintenance on Industrial Blvd from I-35W to Broadway St NE ([2019-00416](#))

Authorizing a cooperative agreement with Minneapolis Park and Recreation Board (MPRB), in an estimated amount of up to \$363,650, for cost participation and maintenance of a new multi-use trail on Industrial Blvd from I-35W to Broadway St NE.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

25. Gift acceptance from Green Minneapolis for revitalization of Peavey Plaza ([2019-00417](#))

1. Passage of Resolution accepting gifts from Green Minneapolis for construction and operating costs of Peavey Plaza.
2. Passage of Resolution increasing the appropriation for the Public Works Department by \$1,085,000.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

26. Agreement with Burlington Northern Santa Fe Railway for water main crossing BNSF tracks ([2019-00422](#))

Authorizing an agreement with Burlington Northern Santa Fe (BNSF) Railway, in the amount of \$39,807.25, for a license fee for a city water main crossing BNSF tracks in conjunction with the renovation of the 10th Ave Bridge.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

27. Contract amendment with Valley Paving, Inc. for 42nd Ave N (Xerxes Ave N to Lyndale Ave N) Street Reconstruction Project [\(2019-00423\)](#)

Authorizing an increase to Contract No. C-42461 with Valley Paving, Inc., in the amount of \$765,044.43 for a total amount not to exceed \$7,775,956.24, for additional work performed as part of the 42nd Ave N (Xerxes Ave N to Lyndale Ave N) Street Reconstruction Project.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

28. Contract amendment with Global Specialty Contractors, Inc. for Peavey Plaza Construction Project [\(2019-00424\)](#)

Authorizing an increase to Contract No. C-43769 with Global Specialty Contractors, Inc., in the amount of \$481,696.32 for a total amount not to exceed \$7,692,273.32, for additional work performed as part of the Peavey Plaza Construction Project.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

29. Contract amendment with PCI Roads for Fridley Lift Station Improvements Project [\(2019-00425\)](#)

Authorizing an increase to Contract No. C-43618, with PCI Roads, in the amount of \$49,428.30 for a total amount not to exceed \$376,317.30, for additional utility investigations, additional sanitary sewer installation, and control panel and electrical system modifications for the Fridley Lift Station Improvements Project.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

30. Temporary construction easement and permanent water main easement agreement with Minneapolis Park and Recreation Board [\(2019-00426\)](#)

Authorizing an agreement with the Minneapolis Park and Recreation Board (MPRB) for a temporary construction easement and permanent water main easement on MPRB property in conjunction with the replacement of the water main currently suspended from the 10th Ave Bridge.

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

31. Request for Proposals for banking services [\(2019-00439\)](#)

Authorizing issuance of a Request for Proposals (RFP) for banking services for three years with the option of two one-year extensions.

Staff presentation by Larry Parker, Finance & Property Services

Warsame moved to approve. On voice vote, the motion passed.
[Cunningham absent]

32. 2018 Fourth Quarter Financial Report ([2019-00451](#))

Receiving and filing a quarterly update of the financial position of select City funds as of Dec 31, 2018.

Staff presentation by Lyle Hodges, Finance & Property Services.

Warsame moved to receive and file. On voice vote, the motion passed.

[Cunningham absent]

33. Gift acceptance from Cities Today for lodging and food-related expenses for the 20-20 Cities Urban Mobility meeting ([2019-00473](#))

Passage of Resolution accepting donation of lodging and food-related expenses from Cities Today for Public Works Director Robin Hutcheson to attend the 20-20 Cities Urban Mobility meeting April 24-25, 2019.

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

[Cunningham absent]

With no further business to transact, the meeting adjourned at 1:55 pm.

Reported by Peggy Menshek, Council Committee Coordinator