

REPORT TO THE CITY COUNCIL FROM
HOUSING POLICY & DEVELOPMENT COMMITTEE

August 14, 2019

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

Members Present: Council Members Cam Gordon (Chair), Jeremiah Ellison (Vice-Chair), Kevin Reich, Lisa Goodman, and Jeremy Schroeder (Quorum - 4)

Members Absent: Council Members Lisa Bender

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

1. Northside Artspace Lofts project financing: 229 Irving Ave N ([2019-00925](#))
 1. Passage of Resolution approving Tax Increment Financing (TIF) Plan and Housing Development Plan for Northside Artspace Lofts at 229 Irving Ave N.
 2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF note to Northside Artspace Lofts, LP, in a principal amount not to exceed \$1,343,000.
 3. Authorizing a redevelopment contract and other necessary documents related to the recommended actions with Northside Artspace Lofts, LP or affiliated entity.
 4. Passage of Resolution authorizing preliminary and final approval of the issuance of Tax Exempt Multifamily Housing Revenue Entitlement Bonds in an amount not to exceed \$14,700,000 for the Northside Artspace Lofts located at 229 Irving Ave N.

Staff presentation by Ester Robards, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following person spoke in support:

1. Greg Handberg, Senior Vice President-Properties with Artspace

The public hearing was closed.

Ellison moved to approve and refer to the Ways & Means Committee meeting of Aug. 20, 2019. On voice vote, the motion passed.

[Goodman, Bender absent]

2. Land sale: Sideyard for Mino-Bimaadiziwin affordable housing project, 1800 22nd St E to RLBC Franklin Station Limited Partnership, an affiliate of RLBC Franklin Station, LLC ([2019-00909](#))

Passage of Resolution approving the sale of the property at 1800 22nd St E, (Disposition Parcel No. PW-003), to RLBC Franklin Station, LLC or an affiliated entity for \$10, subject to conditions.

Staff presentation of item 2 and 3 concurrently by Arlene Robinson, CPED.

The public hearing was opened.

The following person spoke in support:

1. Alisha Gehlert, Director of Economic Development & Planning with Red Lake Nation

The public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.
[Goodman, Bender absent]

3. Mino-bimaadiziwin Apartments Tax Increment Financing (TIF) Plan and bond issuance: 2105 Cedar Ave S ([2019-00924](#))
 1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for Mino-bimaadiziwin Apartments at 2105 Cedar Ave S.
 2. Passage or Resolution authorizing the issuance of a "Pay-As-You-Go" TIF note to the RLBC Franklin Station Limited Partnership in a principal amount not to exceed \$2,015,000.
 3. Authorizing a redevelopment contract with RLBC Franklin Station Limited Partnership and other necessary documents related to the actions for the Mino-bimaadiziwin Apartments project.
 4. Passage of Resolution authorizing preliminary and final approval for the issuance of Tax Exempt Multifamily Entitlement Housing Revenue Bonds in an amount not to exceed \$22,000,000 for Mino-bimaadiziwin Apartments project.

Staff presentation of item 2 and 3 concurrently by Arlene Robinson, CPED.

The public hearing was opened.

The following person spoke in support:

1. Alisha Gehlert, Director of Economic Development & Planning with Red Lake Nation

The public hearing was closed.

Gordon moved to approve. On voice vote, the motion passed.
[Goodman, Bender absent]

4. Land sale and Tax Increment Financing Plan for Portland at Third affordable housing project: 530 3rd St S and 500 3rd St S to Sherman Associates, and redevelopment of Minneapolis Fire Station #1 ([2019-00928](#))
 1. Passage of Resolution approving the acquisition of a future, to-be-platted Registered Land Survey (RLS) parcel at the corner of 3rd St S and 5th Ave S, built out as a turnkey fire station to City specifications from Sherman Associates, or affiliated entity, for \$12,000,000 plus transaction costs.
 2. Passage of Resolution approving the sale of the property at 530 3rd St S to Sherman Associates, or affiliated entity, for \$680,000, less transaction costs, subject to the terms described in the report, for redevelopment as a portion of a 90-unit affordable housing project.
 3. Passage of Resolution approving Portland at Third Tax Increment Financing (TIF) Plan, for development at 530 3rd St S, 500 3rd St S, and 240 Portland Ave.
 4. Passage of Resolution authorizing the issuance of a tax increment revenue note to Sherman Associates, or affiliated entity, in a principal amount not to exceed \$11,000,000.
 5. Authorizing a redevelopment contract with Sherman Associates, or affiliated entity, and related documents in accordance with the terms set forth in the report.

Staff presentation by Rebecca Parrell, CPED.

The public hearing was opened.

The following person spoke in support:

1. George Sherman, with Sherman Associates

The public hearing was closed.

Gordon moved to approve and refer to the Ways & Means Committee meeting of Aug. 20, 2019. On voice vote, the motion passed.

[Bender absent]

5. Renter protections ordinance ([2018-00308](#))

Setting a public hearing for Aug. 28, 2019, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, adding and amending provisions establishing renter protections.

Gordon moved to set the public hearing for Aug. 28, 2019. On voice vote, the motion passed.

[Goodman, Bender absent]

6. 2018 U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) ([2019-00904](#))

1. Setting a public hearing for Aug. 28, 2019, to consider the City of Minneapolis 2018 U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER).
2. Authorizing submittal of the 2018 HUD Consolidated Annual Performance and Evaluation Report to the U.S. Department of Housing and Urban Development on Aug. 29, 2019.

Gordon moved to set the public hearing for Aug. 28, 2019 for item 6.1, and to approve item 6.2. On voice vote, the motion passed.

[Goodman, Bender absent]

With no further business to transact, the meeting adjourned at 1:57 pm.

Reported by Irene Kasper, Council Committee Coordinator