

REPORT TO THE CITY COUNCIL FROM
HOUSING POLICY & DEVELOPMENT COMMITTEE

October 30, 2019

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

Members Present: Council Members Cam Gordon (Chair), Lisa Goodman, Lisa Bender, and Jeremy Schroeder (Quorum - 4)

Members Absent: Council Members Jeremiah Ellison (Vice-Chair) and Kevin Reich

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

1. 14th and Central bond issuance: 854, 902, and 904 14th Ave NE ([2019-01225](#))

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 \$32,000,000 for the 14th and Central project at 854, 902, and 904 14th Ave NE, and a waiver of the City's minimum denomination requirements.

Staff presentation by Jamie Radel, Department of Community Planning & Economic Development (CPED).

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

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

[Ellison, Reich absent]

2. Seward Commons Project financing: 2200-2218 Snelling Ave S, 2215 Snelling Ave S, 1912 E 22nd St, and 2115 Snelling Ave S ([2019-01223](#))

1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for Bessemer Apartments at 2200 Snelling Ave S.
2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF note to Bessemer Apartments, LLC in a principal amount not to exceed \$3,476,000.
3. Authorizing a Redevelopment Contract and other necessary documents related to the recommended actions with Bessemer Apartments, LLC or a related entity.
4. Passage of Resolution waiving Park Dedication requirements for the Bessemer Apartments at 2200 Snelling Ave S in exchange for private land for public use.
5. Authorizing staff to execute a Parkland Development and Easement Agreement for the Bessemer Apartments at 2200 Snelling Ave S.
6. Authorizing a loan modification of the existing City Transit-Oriented Development (TOD) Loan to include a 3-year extension, release of mortgage from 2215 Snelling Ave S, and commitment of the partial Loan repayment to be reserved for future assistance to the Wadaag Project.
7. Authorizing the release of 2215 Snelling Ave S from the Franklin Station Redevelopment Agreement.

Staff presentation by Emily Carr, Department of Community Planning & Economic Development (CPED).

The public hearing was opened.

The following persons spoke:

1. Sheldon Mains, 2718 E 24th St, Minneapolis
2. Brian Miller, Executive Director of Seward Redesign

The public hearing was closed.

Gordon moved to approve and refer to the Ways & Means Committee meeting of November 5, 2019. On voice vote, the motion passed.

[Ellison, Reich absent]

3. HOME program and Neighborhood Stabilization Program income appropriation ([2019-01230](#))
 1. Approving appropriation of program income generated through the Department of Housing and Urban Development's (HUD) HOME program of \$1,081,160.22.
 2. Approving appropriation of program income generated through HUD's Neighborhood Stabilization Program (NSP) 1, 2 and 3 of \$339,754.53.
 3. Passage of Resolution approving appropriation of funds to the CPED Department.

Gordon moved to approve and refer to the Ways & Means Committee meeting of November 5, 2019. On voice vote, the motion passed.

[Ellison, Reich absent]

4. Releasing a declaration of restrictive covenants from 2413 Monroe St NE ([2019-01226](#))

Authorizing the release of a 4d declaration of restrictive covenants from 2413 Monroe St NE.

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

[Ellison, Reich absent]

5. Release of the conservation easement at 1401 Plymouth Ave N ([2019-01200](#))

Authorizing the release of the conservation easement at 1401 Plymouth Ave N to allow Hennepin County to market the property for sale to the public.

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

[Ellison, Reich absent]

6. St. Anthony Mills Apartments Tax Increment Financing District decertification ([2019-01176](#))

1. Passage of Resolution approving the decertification of the St. Anthony Mills Apartments Tax Increment Financing (TIF) District as of Dec 31, 2019.
2. Authorizing and directing the City Finance Officer to establish any appropriations needed to return surplus tax increment revenue from the TIF District to Hennepin County for redistribution.

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

[Ellison, Reich absent]

7. 2019 Emergency Solutions Grant capital funding recommendations ([2019-01227](#))

1. Approving up to \$225,081 of fiscal year 2019 Emergency Solutions Grant funds for Our Saviours, located on Chicago Ave, by Our Saviours Community Services or an affiliated entity.
2. Approving up to \$151,396 of fiscal year 2019 Emergency Solutions Grant funds for St. Anne's Place, located on Russell Ave, by Ascension Place, Inc. or an affiliated entity.
3. Approving up to \$42,032 of fiscal year 2019 Emergency Solutions Grant funds for The Bridge, located on Emerson Ave, by The Bridge for Youth or an affiliated entity.

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

[Ellison, Reich absent]

8. Minneapolis 4d Affordable Housing Incentive Program form documents ([2019-01228](#))

Authorizing amendment to the form documents for the Minneapolis 4d Affordable Housing Incentive Program.

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

[Ellison, Reich absent]

9. Stable Homes Stable Schools Quarterly Report ([2019-01224](#))

Receiving and filing a quarterly report on the Stable Homes Stable Schools program.

Staff presentation by Katie Topinka, Department of Community Planning & Economic Development (CPED).

The Chair afforded the courtesy of the floor to Kyle Hanson, Managing Director of Housing Choice Vouchers (HCV)/Section 8, with the Minneapolis Public Housing Authority, and Charlotte Kinzley, Manager, Homeless/Highly Mobile Support Services at Minneapolis Public Schools.

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

[Ellison, Reich absent]

With no further business to transact, the meeting adjourned at 2:22 p.m.

Reported by Irene Kasper, Council Committee Coordinator