

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES
COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
March 3, 2015

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

Members Present: Council Members Jacob Frey, Kevin Reich, Abdi Warsame, Alondra Cano and John Quincy

Members Absent: Council Member Lisa Goodman (chair)

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

1. Greenheck/Unison Comfort Technologies – Grow North Loan Request ([15-00265](#)):

Authorizing a Grow North financing package to Unison Comfort Technologies for an amount not to exceed \$80,000, subject to the terms described in staff report.

On motion by Quincy, carried on voice vote, the matter was approved.

2. License Applications ([15-00266](#)):

Granting licenses recommended for approval.

New liquor, wine & beer establishment owners, licenses, permanent expansions, upgrades and added conditions to existing licenses detailed as follows: Blue Nile, 2027 Franklin Ave E (License Settlement Conference).

On motion by Quincy, carried on voice vote, the matter was approved.

3. Rental License Re-instatement (2914 Queen Ave N – Owner Gavin Kleinknecht) ([15-00267](#)):

Approving re-instatement of license.

On motion by Quincy, carried on voice vote, the matter was approved.

4. Hennepin County Sentence to Serve Contract ([15-00268](#)):

Authorizing contract with Hennepin County Sentence to Serve for grass and vegetation nuisance abatement on private properties during 2015 on an as-requested basis.

On motion by Quincy, carried on voice vote, the matter was approved.

5. License Fees for Tiered Rental Licenses and Condos Ordinance ([15-00180](#)):

Referring to staff the subject matter of an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to license fees for tiered rental licenses and condominiums (by B. Johnson).

On motion by Quincy, carried on voice vote, the matter was referred to staff.

6. Mediterranean Deli (523 Cedar Ave S) ([15-00196](#)):

Referring back to staff the matter of the Food Manufacturer License held by Meliha Yusuf re L&CS recommendation to revoke license due to outstanding tax liability to the Minnesota Department of Revenue.

On motion by Quincy, carried on voice vote, the matter was referred back to staff.

7. Cameron Building, LP (756 N 4th St) ([15-00269](#)):

Passage of resolution giving final approval to the issuance of up to \$6.5 million in Tax-Exempt Multifamily Housing Entitlement Revenue Bonds to finance the acquisition and rehabilitation of 44-unit multifamily rental housing facility for low and moderate income persons and families.

Staff presentation by Carrie Flack, Department of Community Planning and Economic Development (CPED) staff.

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

On motion by Quincy, carried on voice vote, the matter was approved.

8. Land Sale (1508 25th St E and 2445 15th Ave S) ([15-00270](#)):

a) Passage of resolution approving the sale of a portion of 1508 25th St E for \$168.00 to Miguel M. Garcia and Francisca Guadarrama, subject to conditions: 1) land sale closing must occur on or before 90 days from the date of City Council approval; 2) payment of holding costs of \$300.00 per month (or portion thereof) if the land sale closing does not occur on or before the closing deadline; and 3) approval of the lot division and combination by the City of Minneapolis planning division;

b) Passage of resolution approving the sale of a portion of 1508 25th St E and 2445 15th Ave S for \$537.00 to Corey Byrd Sr., subject to above conditions;

c) Passage of resolution approving the sale of a portion of 1508 25th St E and 2445 15th Ave S for \$370.00 to Petra Tapia Rivera, subject to above conditions. The sale conditions may be waived or amended with approval of the CPED Director.

Staff presentation by Roxanne Young Kimball, CPED staff.

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

On motion by Cano, carried on voice vote, the matter was approved.

9. Mesa Pizza (921 Washington Ave SE) ([15-00266](#)):

Considering application for an Extended Hours license with Operating Conditions (New License).

Staff presentation by Grant Wilson, CPED/Licenses and Consumer Services Division staff.

The public hearing was opened.

The following person spoke in support: David Hawthaway, 329 9th St SE, Mpls, co-owner of Mesa Pizza.

The public hearing was closed.

On motion by Warsame, carried on voice vote, the matter was approved..

10. Pappy's (2006 Washington Ave N) ([15-00266](#)):

Considering application for an Extended Hours license (New License).

Staff presentation by Grant Wilson, CPED/Licenses and Consumer Services Division staff.

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

On motion by Quincy, carried on voice vote, the matter was approved.

11. Wedge Table (2412 Nicollet Ave) (15-00266):

Considering application for an On Sale Liquor with Sunday Sales, Class E license (Permanent Expansion of Premises) and a Sidewalk Café license (New License).

Staff presentation by Grant Wilson, CPED/Licenses and Consumer Services Division staff.

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

On motion by Warsame, carried on voice vote, the matter was approved.

Items 12 and 13 were jointly presented

12. Heading Home Hennepin Presentation (15-00271):

Receiving and filing update report.

13. Nicollet Mall Livability Task Force Presentation (15-00272):

Receiving and filing update report.

The meeting was opened for presentation by Mikkell Beckmen, Director of the Minneapolis/Hennepin County Office to End Homelessness, who narrated a PowerPoint presentation, along with Tim Marx, President and CEO of Catholic Charities, on behalf of the Minneapolis Downtown Council.

On motion by Frey, carried on voice vote, the verbal reports were received and filed.

14. Corcoran Triangle Project (15-00273):

Directing and authorizing staff to either a) continue analysis of the Corcoran Triangle proposal to determine if tax increment financing (TIF) assistance is appropriate and justifiable; or b) discontinue further TIF analysis for the project.

If further directed analysis concludes TIF assistance is appropriate, then authorizing staff to negotiate the terms and conditions of a redevelopment contract with Corridor Plaza, LLC or an affiliated entity; and prepare redevelopment and TIF plans for the project as needed. All such terms and conditions, plans, and other provisions would be subject to City Council review, discussion, and approval or denial.

Staff presentation by Shalaunda Holmes, CPED staff.

Quincy moved approval of staff recommendation "a" to direct staff to continue analysis of the project.

On motion by Frey, carried on voice vote, staff recommendation "a" of the report was amended by adding the following language: "Direct staff to limit TIF analysis for a note not to exceed \$1.5 million and to work with the developer to identify other non-City sources to fill the resultant project gap."

On motion by Frey, carried on voice vote, motion to approve staff recommendation "a" was approved, as amended.

15. 2014 Homegrown Minneapolis Food Council Third Annual Report ([15-00211](#)):

Supporting the Food Council's land access policy goals related to urban agriculture: a) extending the lease terms for City-owned parcels to greater than one year, with a preferred minimum of five years; b) allowing commercial growers to lease or purchase City-owned parcels, with the understanding that community gardeners would have priority access; and c) expanding the total number of City-owned lots available for urban agricultural lease or sale (**HE&CE Action Taken 2/23/2015: Received & filed report**).

On motion by Frey, carried on voice vote, staff of CPED Housing and Economic Development was directed to review the vacant property list to determine which parcels are developable based on economic conditions and lot size and thereupon develop a set of policy recommendations regarding the Food Council's land access policy goals to present to the Community Development and Regulatory Services Committee no later than July 31, 2015.

With no further business to transact, the meeting adjourned at 2:15 p.m.

Reported by Irene Kasper, Committee Coordinator