

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
March 1, 2016

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

Members Present: Council Members Lisa Goodman (chair), Jacob Frey, Kevin Reich, Abdi Warsame, Alondra Cano and John Quincy

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

1. Appointment of Director of Regulatory Services ([16-00228](#))

Approving the appointment by the Executive Committee of Noah Schuchman to the appointed position of Director of Regulatory Services for a two-year term beginning Jan. 4, 2016.

The Chair afforded the courtesy of the floor to Mayor Betsy Hodges, who expressed her appreciation for Mr. Schuchman's leadership and his contributions to the City enterprise during his term as Interim Director of Regulatory Services.

The public hearing was opened.

The following persons spoke in support:

1. Nuria Rivera-Vandermyde, Deputy City Coordinator and previous Director of Regulatory Services.
2. Betsen Philip, resident of Minneapolis and former president of the Armatage Neighborhood Association
3. Keith Swanson, 5521 Newton Ave S, Minneapolis, member of Armatage Neighborhood Association
4. Marty McDonough, with Minnesota Multi Housing Association

The public hearing was closed.

Noah Schuchman, Interim Director of Regulatory Services, summarized recent achievements and future goals of Regulatory Services.

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

2. Plymouth Stevens House, LP bond issuance: 1500 Plymouth Ave N and 2625 Stevens Ave S ([16-00291](#))

Passage of Resolution granting approval to the issuance of up to \$17,500,000 in Tax Exempt Multifamily Housing Revenue Entitlement Bonds to finance the acquisition, construction, and rehabilitation of a 207-unit multifamily rental housing development.

Staff presentation by Schalaunda Holmes, Department of Community Planning & Economic Development (CPED) staff.

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

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

3. Sssdude-Nutz: 317 14th Ave SE ([16-00292](#))

Approving application for Sssdude-Nutz for an Extended Hours License at 317 14th Ave SE (new license).

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

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

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

4. Licenses & Consumer Services agenda for March 1, 2016 ([16-00292](#))

Granting business licenses recommended for approval in the Licenses & Consumer Services Agenda for March 1, 2016.

New liquor, wine and beer establishment owners or licenses, and permanent expansions or upgrades to existing licenses detailed as follows:

1. Peppers & Fries, 3900 E Lake St (amending business plan).
2. The Marquette Hotel and Windows on Minnesota, 780 Marquette Ave (new proprietor).

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

5. Business License Operating Conditions: Aqua City Motel, 5739 Lyndale Ave S ([16-00293](#))

Adopting the Business License Operating Conditions Agreement negotiated between the City of Minneapolis and Aqua City Motel, allowing the licensee to retain the Hotel License at 5739 Lyndale Ave S, subject to adherence with the conditions therein.

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

6. Business License Operating Conditions: Metro Inn Motel, 5637 Lyndale Ave S ([16-00294](#))

Adopting the Business License Operating Conditions Agreement negotiated between the City of Minneapolis and Metro Inn Motel allowing the licensee to retain the Hotel License at 5637 Lyndale Ave S, subject to adherence with the conditions therein.

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

7. Business License Operating Conditions: Sssdude-Nutz, 317 14th Ave SE ([16-00295](#))

Adopting the Business License Operating Conditions Agreement negotiated between the City of Minneapolis and Sssdude-Nutz, allowing the licensee to obtain the Extended Hours License at 317 14th Ave SE, subject to adherence with the conditions therein.

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

8. Extension of development timeframe under previous land sale: 2029, 2033, and a portion of 2101 W Broadway, to Plymouth Christian Youth Center (PCYC) or affiliated entity ([16-00296](#))

Approving an 18 month extension of the development timeframe under a previously approved land sale of the property at 2029, 2033, and a portion of 2101 W Broadway to Plymouth Christian Youth Center (PCYC) or affiliated entity.

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

9. Environmental grant acceptance for Fall 2015 Brownfield Grant round ([16-00297](#))
 1. Accepting Minnesota Department of Employment and Economic Development (DEED) grants, Metropolitan Tax Base Revitalization Account (TBRA) grants, and Hennepin County Environmental Response Fund (ERF) grants.
 2. Authorizing grant, subrecipient and/or disbursement and related agreements for the grants.
 3. Passage of Resolution approving appropriation of funds to CPED (**Refer to WM**).

On motion by Goodman, carried on voice vote, the matter was approved and referred to the Ways & Means Committee.

10. Restated Unified City of Minneapolis Housing Policy ([16-00298](#))

Passage of Resolution adopting a Restated Unified City of Minneapolis Housing Policy.

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

11. Legal settlement: Ronald and Julie Folger v. City of Minneapolis ([16-00299](#))

Authorizing the tentative settlement of Ronald and Julie Folger v. City of Minneapolis by permitting plaintiffs to apply for rental licenses prior to the expiration of the five-year ineligibility period under M.C.O. § 244.1910 (13)a, and authorizing any documents necessary to effectuate the settlement.

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

12. Business Technical Assistance Program (B-TAP) funding recommendations ([16-00300](#))

Authorizing negotiation and contracts for the Business Technical Assistance Program (B-TAP), subject to modifications as approved by the CPED Director.

Staff presentation by Daniel Bonilla, CPED.

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

13. Target Center renovation project authorization to proceed ([16-00301](#))

1. Approving the Final design, budget, and schedule for the Target Center Renovation Project.
2. Approving Mortenson's Guaranteed Maximum Price (GMP) of \$102.8 million and authorizing an amendment to the Construction Manager at Risk Agreement incorporating the GMP and other material terms.
3. Authorizing additional agreements and amendments contemplated by the Renovation Agreement: Project "Go Ahead Letter"; Financing Disbursement Agreement; Target Center Operating Agreement Amendments; Target Center Playing Agreement Amendments

4. Authorizing amendments to the following project agreements to incorporate changes necessitated by the revised construction schedule: Project Architect Agreement Amendments; Project Owners Representative Agreement Amendments; Outside Legal Counsel Agreement Amendments.
5. Authorizing a contract with Berkley Assurance Company for Owners Protective Professional Indemnity insurance based on acceptance of their low bid.
6. Authorizing the appropriation of \$128.9 million in project costs incurred to be repaid by City financing, AEG payments, and Timberwolves/Lynx payments as outlined in the Renovation Agreement.
7. Authorizing the appropriation of additional funds through the Target Center Fund for City Permit Fees, Sales Taxes, Financing Fees, and other non-GMP expenses.
8. Authorizing a Pedestrian Bridge Easement Agreement with the Minnesota Ballpark Authority and the Twins organization (**Refer to WM**).

Staff presentation by Jeff Johnson, Executive Director of the Convention Center and Project Manager for the Target Center renovation.

The Chair afforded the courtesy of the floor to Target Center design team members Ted Johnson, Chief Strategy and Development Officer/Senior Vice President at Minnesota Timberwolves and Minnesota Lynx; Steve Mattson, AEG Vice President and General Manager at Target Center - AEG Facilities; and Kevin Carpenter, former Chief Finance Officer with the City of Minneapolis.

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

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

Reported by Irene Kasper, Committee Coordinator