

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
November 10, 2015

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, Alondra Cano, and John Quincy

Members Absent: Council Member Abdi Warsame

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

1. Community Keg House: 34 13th Ave NE ([15-01405](#))

Approving application for an On Sale Wine and Strong Beer, Class E License (new business).

Staff presentation by Grant Wilson, Department of Community Planning & Economic Development (CPED)/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

Josh Blanc, owner of Clay Squared to Infinity, 34 13th Ave NE, president of NEMAA, and director of the Northeast Minneapolis Arts District.

The public hearing was closed.

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

2. LUSH: 990 Central Ave NE ([15-01405](#))

Approving application for an On Sale Liquor with Sunday Sale, Class A License (license upgrade).

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.

3. Licenses & Consumer Services agenda for November 10, 2015 ([15-01405](#))

Granting business licenses recommended for approval in the Licenses & Consumer Services Agenda for November 10, 2015.

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

1. Amore Uptown: 1601 W Lake St (new proprietor).
2. The Country Bar: 3006 Lyndale Ave S (new proprietor).

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

4. Year 2015 Housing Revenue Entitlement Bonds carry-forward ([15-01406](#))

Passage of Resolution authorizing the carry-forward of \$49,090,273 of the Year 2015 Tax Exempt Multi-family Housing Entitlement Revenue Bonds for multi-family housing.

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

5. Redevelopment of property at 4414 Humboldt Ave N ([15-01407](#))

1. Authorizing a cooperative agreement between the City and the Hennepin County Housing and Redevelopment Authority to facilitate the sale of the County-owned property at 4414 Humboldt Ave N to Pillsbury United Communities for the purpose of redeveloping the existing, vacant building and opening a new grocery store in the Webber-Camden community.
2. Passage of Resolution providing requisite approvals for certain redevelopment activities by the Hennepin County Housing and Redevelopment Authority in connection with the 4414 Humboldt Ave N.

On motion by Goodman, carried on voice vote, the matter was postponed until the first cycle in January, 2016.

6. Anishinabe Wakiagun development debt restructure and assumption by Anishinabe Bii Gii Wiin: 1600 E 19th St ([15-01409](#))

Authorizing Anishinabe Wakiagun Limited Partnership's request to consolidate, restructure, forgive accrued interest and allow an assumption of outstanding City debt of \$565,000 on the Anishinabe Wakiagun development; assumption of the debt by the Anishinabe Bii Gii Wiin Housing Limited Partnership through 2060 and consent to re-plat the development site.

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

7. 2015 levy for special assessments and adoption of assessment rolls ([15-01428](#))

1. Passage of Resolutions (18) levying the special assessments on the associated properties, adopting the assessment rolls and directing the City Clerk to transmit certified copies of the assessment rolls to the Hennepin County Auditor with collection to begin on the 2016 real estate tax statements:

Levy 1080 - Removal of Offensive Matter (Rubbish); Levy 1081 - Removal of Offensive Matter (Weeds); Levy 1084 - Removal of Offensive Matter (Hazardous Trees); Levy 1085 - Removal of Offensive Matter (Brush/Plant Growth); Levy 1086 - Inoperable Vehicle Tow Administrative Fees

Levy 1089 - Unpaid Administrative Citations (Housing)

Levy 1092 - Emergency Demolition of Property

Levy 1095 - Chapter 249 Building Demolition

Levy 1096 - Vacant/Boarded Housing Registration

Levy 1097 - Re-Inspection Fees (Housing)

Levy 1098 - Securing of Buildings (Police Board Up)

Levy 1099 - Securing Abandoned Buildings

Levy 1120 - Sewer Overflow

Levy 1121 - Unpaid Administrative Citations (Construction Code Services-Un-permit work)

Levy 1124 - Unpaid Administrative Citations (Environmental)

Levy 1125 - Unpaid Administrative Citations (Construction Code Services)

Levy 1126 - Unpaid Administrative Citations (Fire Inspection Services)

Levy 1161 - Nuisance Abatement (Housing)

Levy 1163 - Unpaid Administrative Citations (High Occupancy Dwellings)

Levy 1165 - Unpaid Administrative Citations (Zoning)

Levy 1176 - Re-Inspection Fees (Zoning)

Levy 1180 – Chapter 249 Council Approved Rehabilitation

2. Authorizing the Director of the Hennepin County Taxation Department to place assessments against certain properties to defray the cost of work performed under authority of Regulatory Services to correct nuisance or hazardous conditions on these properties (**Refer to W&M**).

The Chair afforded the courtesy of the floor to Moshe Vorotinv, co-owner of property at 1921 Queen Ave N.

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

8. Mobile food vehicle vendor regulations ([15-01369](#))

Referring to staff the subject matter of an ordinance amending Title 10, Chapter 188 of the Minneapolis Code of Ordinances relating to Food Code: Administration and Licensing, amending regulations for mobile food vehicle vendors.

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

9. Composting regulations ([15-01331](#))

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 composting to add new definitions of acceptable and prohibited materials and to clarify enforcement requirements, for a public hearing on Dec. 1, 2015.

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

10. Major League Soccer Stadium Working Group Report ([15-01410](#))

Receiving update of the Working Group's analysis of the potential development of a soccer stadium near the Lyndale Farmers Market area.

Staff presentation by Chuck Lutz, CPED.

On motion by Goodman, carried on voice vote, the matter was received and filed.

11. Commercial Community Garden Policy ([15-01408](#))

1. Passage of Resolution delegating authority to the Community Planning and Economic Development department director or designee and to the Public Works department director or designee to make and execute City Commercial Garden Lease form contracts.
2. Adopting commercial garden criteria for determining a parcel's eligibility for lease or sale as a commercial garden space.
3. Authorizing execution of leases of up to five years in length for commercial gardens on parcels determined to be undevelopable, as referenced in the commercial garden criteria.
4. Approving the commercial garden lease standards.
5. Approving support for enforcement of the removal of unauthorized gardens on City-owned vacant parcels.

Staff presentation by Cherie Shoquist, CPED.

On motion by Reich, carried on voice vote, staff was directed to hold back the following properties from the community and commercial garden list: 914 19th Ave NE, 966 Lowry Ave NE, 719 Lowry Ave NE; and 715 Lowry Ave NE.

On motion by Goodman, carried on voice vote, the following amendments were approved:

1. Strike the \$250.00 refundable damage deposit from the lease agreement standards. The cost of returning the leased lot to the condition specified by the lease shall be billed to the leaseholder if they do not fulfill the terms of the lease.
2. Increase the administrative fee to \$100.00.
3. Strike the 5% fee of the fair market value for renting the lot. All commercial gardens shall pay a \$150.00 lease fee. Item #3 in the Lease Agreement Standards now reads: "3. The City will collect a commercial garden lease fee of five percent of the fair market value of the property or a sales price based on the fair market value of the property. The City will also collect an administrative fee of \$25.00 and a refundable damage deposit of \$250.00, in the case of leases. The City will collect a commercial garden lease fee of \$150 on all parcels leased for commercial gardens. The City will also collect an administrative fee of \$100.00. In lieu of a damage deposit the City shall bill the cost of returning a leased lot to its pre-lease condition to the leaseholder."
4. Strike any mention of selling lots for commercial gardens.

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

12. Modification to Community Garden Policy ([15-01426](#))

1. Adopting the community garden criteria for determining a parcel's eligibility for lease or sale as a community garden space.
2. Authorizing execution of leases of up to five years in length for community gardens on parcels determined to be undevelopable.

3. Approving the community garden lease standards.
4. Approving support for enforcement of the removal of unauthorized gardens on City-owned vacant parcels.

Staff presentation by Cherie Shoquist, CPED.

On motion by Reich, carried on voice vote, staff was directed to hold back the following properties from the community and commercial garden list: 914 19th Ave NE, 966 Lowry Ave NE, 719 Lowry Ave NE; and 715 Lowry Ave NE.

On motion by Goodman, carried on voice vote, the following amendments were approved:

1. Strike the \$250.00 refundable damage deposit from the lease agreement standards. The cost of returning the leased lot to the condition specified by the lease shall be billed to the leaseholder if they do not fulfill the terms of the lease.
2. Increase the administrative fee to \$100.00. Item #3 in the Lease Agreement Standards now reads: "3. The City will collect a community garden lease fee of \$1.00 per year for the property. ~~The City will also collect an administrative fee of \$25.00 and a refundable damage deposit of \$250.00.~~ The City will also collect an administrative fee of \$100.00. In lieu of a damage deposit the City shall bill the cost of returning a leased lot to its pre-lease condition to the leaseholder."

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

13. Reopening of Nicollet and Lake project: 30 W Lake St ([15-01427](#))

1. Authorizing purchasing 30 W Lake St for \$5,275,000, pursuant to the Purchase Agreement, closing on December 1, 2015.
2. Authorizing the negotiation, signing, and implementation of an option agreement to purchase the leased fee estate of 10 W Lake St for an amount not to exceed \$8,000,000, subject to terms and conditions described.
3. Passage of Resolution approving appropriation of up to \$6,275,000 within the CPED budget to provide temporary funding for the above-described actions (**Refer to W&M**).

Staff presentation by David Frank, CPED.

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

14. Business Made Simple Initiative ([15-01330](#))

Referring to staff the subject matter of the following ordinances amending the Minneapolis Code of Ordinances, amending regulations as part of the Business Made Simple Initiative, for a public hearing on Dec. 1, 2015:

1. Title 10, Chapter 188 relating to Food Code: Administration and Licensing.
2. Title 13 relating to Licenses and Business Regulations, as follows:
 - a. Chapter 259 relating to In General.

- b. Chapter 267 relating to Amusements.
- c. Chapter 287 relating to Filling Stations and Bulk Oil Plants.
- d. Chapter 301 relating to Laundries and Dry Cleaning Establishments.

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

With no further business to transact, the meeting adjourned at 3:06 p.m.

Reported by Irene Kasper, Committee Coordinator