

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
April 5, 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, and Alondra Cano

Members Absent: Council Member John Quincy

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

1. Fiscal Year 2016 Consolidated Plan Action Plan ([16-00375](#))
 1. Passage of Resolution approving appropriation to the IGR Department, increasing 2016 Consolidated Plan grant appropriations by \$1,343,952 and \$370,898.
 2. Receiving public comments (through the 30-day public comment period of March 14, 2016 through April 13, 2016), and directing staff to summarize comments in the 2016 Consolidated Plan Action Plan.
 3. Approving the 2016 Consolidated Plan Action Plan.
 4. Authorizing submittal of the City of Minneapolis 2016 Consolidated Plan Action Plan to the United States Department of Housing and Urban Development (HUD) on April 16, 2016 (**Refer to WM**).

Staff presentation by Matt Bower, Intergovernmental Relations Department.

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.

2. Land sale: 2008 Glenwood Ave N, to PRG, Inc. ([16-00457](#))

Passage of Resolution approving the sale of the property at 2008 Glenwood Ave N (Disposition Parcel No. TF-896) to PRG, Inc, for \$120,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, Department of Community Planning & Economic Development (CPED).

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. Land sales: Hawthorne EcoVillage Apartments affordable housing project, 617 Lowry Ave N, 3110 Lyndale Ave N, 3116 Lyndale Ave N, 3113 6th St N, and 3117 6th St N to PPL Hawthorne EcoVillage LLC or an affiliate ([16-00458](#))
 1. Passage of Resolution approving the sale of the City owned parcels at 617 Lowry Ave N (Disposition Parcel No. WL-13), 3110 Lyndale Ave N (Disposition Parcel No. WL-14), 3116 Lyndale Ave N (Disposition Parcel No. WL-15), 3113 6th St N (Disposition Parcel No. WL-1) and 3117 6th St N (Disposition Parcel No. WL-2) to PPL Hawthorne EcoVillage LLC or an affiliate for \$111,866, and authorizing a Redevelopment Contract and related documents.
 2. Authorizing signature for documents affecting the required replatting of the City land prior to the sale of the City land to PPL Hawthorne EcoVillage, LLC or an affiliate.

Staff presentation by Tiffany Glasper, CPED.

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

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

4. Hawthorne EcoVillage Apartments affordable housing project bond issuance ([16-00459](#))

Passage of Resolution giving final approval to the issuance of up to \$6.8 million in Tax Exempt Multi-Family Housing Entitlement Revenue Bonds to finance the acquisition, construction and equipping of a 75-unit multifamily rental housing development and facilities functionally related and subordinate thereto.

Staff presentation by Tiffany Glasper, CPED.

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

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

5. Hawthorne EcoVillage Apartments affordable housing project Tax Increment Financing (TIF) Plan, TIF Note and redevelopment contract terms ([16-00460](#))
 1. Passage of Resolution approving the Hawthorne EcoVillage Apartments Tax Increment Financing (TIF) Plan.
 2. Passage of Resolution authorizing the issuance of a limited revenue pay-as-you-go TIF note to Hawthorne Ecovillage Limited Partnership in a principal amount not to exceed \$722,300.
 3. Approving the proposed redevelopment contract and business terms.
 4. Authorizing execution of a redevelopment contract, loan agreement and any other necessary documents related to the above recommended actions with Hawthorne EcoVillage Limited Partnership or an affiliated entity (**Refer to WM**).

Staff presentation by Tiffany Glasper, CPED.

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

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

6. Clockwerks Brewing: 25 N 4th St ([16-00461](#))

Approving application of Clockwerks Brewing for an On-Sale Liquor with Sunday Sales, Taproom, Class E License and an Off-Sale Growler License (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.

7. Gyst Fermentation Bar: 25 26th St E ([16-00461](#))

Approving application of Gyst Fermentation Bar for an On-Sale Wine with Strong Beer, Class C2 License and a Sidewalk Café License (expansion of premises).

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 Cano, carried on voice vote, the matter was approved.

8. James Ballentine VFW Post 246: 2916 Lyndale Ave S ([16-00461](#))

Approving application of James Ballentine VFW Post 246 for an On-Sale Liquor with Sunday Sales, Class B License and a Sidewalk Café License (expansion of premises).

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 Cano, carried on voice vote, the matter was approved.

9. The Butcher Block: 308 Hennepin Ave E ([16-00461](#))

Approving application of The Butcher Block for an On-Sale Liquor with Sunday Sales, Class E License and a Sidewalk Café License (expansion of premises).

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

The public hearing was opened.

The following person spoke in support:

1. Joe Pingatore, co-owner of The Butcher Block.

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

Vice Chair Frey assumed the Chair and read a statement of procedure and rules for the quasi-judicial hearings, items 10-13.

10. Pepitos Class A On-Sale Liquor with Sunday Sales License revocation: Pepitos, 4820 Chicago Ave ([16-00462](#))

Considering revocation of the Class A On-Sale Liquor with Sunday Sales License held by Pepitos Mexican Foods, Inc, doing business as Pepitos, 4820 Chicago Ave, due to outstanding taxes owed to the Minnesota Department of Revenue.

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division. A new recommendation was to delete the item from the agenda, as a tax clearance certification had been received by the State of Minnesota.

The hearing was opened for comment by the licensee or their representative. No one appeared on behalf of the licensee.

On motion by Frey, carried on voice vote, the matter was deleted from the agenda.

11. Rental Dwelling License revocation: 3350 Newton Ave N, owner Craig Peterson II ([16-00463](#))

Considering revocation of the Rental Dwelling License for property at 3350 Newton Ave N.

Staff presentation by Christina Dowling, Department of Regulatory Services.

The hearing was opened for comment by the licensee or their representative. No one appeared on behalf of the licensee.

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

12. Rental Dwelling License revocation: 2711 Queen Ave N, owner Cedric Thompson ([16-00464](#))

Considering revocation of the Rental Dwelling License for property at 2711 Queen Ave N.

Staff presentation by Christina Dowling, Department of Regulatory Services.

The hearing was opened for comment by the licensee or their representative. No one appeared on behalf of the licensee.

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

Goodman resumed the Chair.

13. Licenses & Consumer Services agenda for April 5, 2016 ([16-00461](#))

Granting business licenses recommended for approval in the Licenses & Consumer Services Agenda for April 5, 2016.

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

1. Ramen Kazama, 3400 Nicollet Ave (expansion of premises).

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

14. Changes to home improvement programs and contract with Greater Metropolitan Housing Corporation ([16-00465](#))

Approve the following:

1. Combining the Code Abatement and Home Repair programs into one Home Improvement program with the following changes to terms:
 1. Maximum loan amount of \$25,000 (current maximum loan amount under the Home Repair Program).
 2. Maximum income of 80% of the area median, adjusted by family size (current maximum income under the Home Repair Program).
 3. Removal of the asset limitation (currently only required under the Code Abatement Program).
 4. Removal of the loan to value requirement.
2. Authorizing execution of a program agreement with Greater Metropolitan Housing Corporation in the amount of \$800,000 for program loans and administrative costs.
3. Authorizing an extension of the existing master lending agreement with Greater Metropolitan Housing Corporation to July 1, 2017 (**Refer to WM**).

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

15. Changes to the Rehab Support Program ([16-00466](#))

1. Accepting a Minnesota Housing Finance Agency (MHFA) Single Family Fall 2015 Impact Funds award totaling \$280,000.
2. Approving the use of the funds as an interest rate subsidy for the Community Fix Up loans.
3. Passage of Resolution approving appropriation to CPED.
4. Authorizing execution of grant, sub-recipient and/or disbursement and related agreements for these funds.
5. Approving a contract with Greater Metropolitan Housing Corporation in the amount of \$330,000, of which \$280,000 is for program loans and \$50,000 is for administrative costs.
6. Approving an extension of current agreement with Greater Metropolitan Housing Corporation to August 1, 2017, to allow the time needed to expend these funds (**Refer to WM**).

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

16. Deletion of parcels from Minneapolis Housing Replacement Tax Increment Financing Districts II and III ([16-00467](#))

Passage of Resolution deleting 147 parcels from Minneapolis Housing Replacement Tax Increment Financing Districts II and III for the purpose of increasing future capacity to add qualified parcels to a to-be-created housing replacement tax increment financing district.

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

17. Increase in funds to pay for correction of sewer encroachment costs related to City-owned property at 3901 22nd Ave S ([16-00468](#))

Authorizing an increase in the reimbursement by \$1,709 for sewer encroachment costs to Accent Homes from the land sales proceeds related to the sale of 3901 22nd Ave S.

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

18. Rental Dwelling License operating conditions: 2548 Central Ave NE, owner Manzoor Moghul ([16-00469](#))

Adopting the Rental Dwelling License Conditions and Stipulated Agreement negotiated between the City of Minneapolis and the licensee for the Rental Dwelling License held by Manzoor Moghul for property at 2548 Central Ave NE, allowing the licensee to retain the Rental Dwelling License, subject to adherence with the conditions contained therein.

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

With no further business to transact, the meeting adjourned at 2:00 p.m.

Reported by Irene Kasper, Committee Coordinator