

REPORT TO THE CITY COUNCIL FROM  
**BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE**

November 2, 2020

A regular meeting of the committee was convened at 1:32 p.m. on this date.

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Kevin Reich, Cam Gordon, Jeremiah Ellison, and Jamal Osman (Quorum - 4)

Pursuant to Minnesota Statutes Section 13D.021, the meeting was held by electronic means and Council Members and staff participated remotely due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020.

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

1. Benadir Hall, 309 Lake St E, (Ward 9) for a Rental Hall License and an Extended Hours of Operation License ([2020-01108](#))
  1. Considering application for Benadir Hall, 309 LAKE ST E Minneapolis, MN, (Ward 9) submitted by Benadir Hall, BLEnter, LIC386446, for a Rental Hall License, subject to final inspection and compliance with all provisions of applicable codes and ordinances.
  2. Considering application for Benadir Hall, 309 LAKE ST E Minneapolis, MN, submitted by Benadir Hall, BLGeneral, LIC386559, for an Extended Hours of Operation License, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Enrique Velazquez, Department of Community Planning & Economic Development (CPED)/Licenses & Consumer Services.

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

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

2. Conditional use permit and site plan review appeal: Natalia Madryga, 2025 W River Rd N ([2020-01092](#))

Considering an appeal submitted by Natalia Madryga regarding the following decisions of the City Planning Commission (PLAN11277) for a new seven-story building with 163 dwelling units located 2025 W River Rd N, subject to conditions:

1. Approving a conditional use permit to increase the maximum height of a principal structure in the SH Shoreland Overlay District and MR Mississippi River Critical Area Overlay District above 2.5 stories or 35 feet, whichever is less.
2. Approving the site plan review.

Staff presentation by Mei-Ling Smith, CPED.

The public hearing was opened.

The following persons spoke:

1. Natalia Madryga, with Hylden Advocacy & Law, representing appellants: Above the Falls Community Advisory Committee, Advocacy Committee of the Audubon Chapter of Minneapolis, and the Riverview Townhomes Association
2. Katie Anthony, with Schaefer Richardson, on behalf of SRPB Strategic Housing
3. David Miller, with UrbanWorks Architecture, on behalf of SRPB Strategic Housing
4. Susan Vikse
5. Stephen Greenfield, representing the Advocacy Committee of the Audubon Chapter of Minneapolis
6. Mary McGuire, representing Above the Falls Community Advisory Committee
7. Ryan Streff
8. Dorothy Bridges
9. Adam Muilenburg, with Mississippi National River and Recreation Area

The public hearing was closed.

Ellison moved to deny the appeal, adopt Findings of Fact contained in the CPED staff report, and approve the applications with the following additional condition imposed on the site plan (new condition #6), to read as follows: "6. The 2,025 sf multi-purpose space on the ground floor shall be occupied by a publicly accessible commercial use, consistent with the comprehensive plan policies for Goods and Services Corridors." On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

3. Variance appeal: Chad Dipman, on behalf of Twin Cities Habitat for Humanity, 164 Cedar Lake Rd N; 217 James Ave N; 213 James Ave N; 205 James Ave N; and 203 James Ave N ([2020-01128](#))

Considering an appeal submitted by Chad Dipman, on behalf of Twin Cities Habitat for Humanity, regarding the decision of the City Planning Commission denying a variance (PLAN11579) to reduce the interior side yard setback along the south property line for a new 17-unit Cluster Development on the property at 164 Cedar Lake Rd N, 217 James Ave N, 213 James Ave N, 205 James Ave N, and 203 James Ave N.

Staff presentation by Peter Crandall, CPED.

The public hearing was opened.

The following persons spoke:

1. Chad Dipman, appellant, with Twin Cities Habitat for Humanity

2. Jeff Washburne, Executive Director of City of Lakes Community Land Trust

The public hearing was closed.

Schroeder moved to grant the appeal and direct the City Attorney's Office to draft Findings to support the Committee's decision. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

4. Variance and site plan review appeal: Michael Radel, 1219 W 31st St ([2020-01129](#))

Considering an appeal submitted by Michael Radel regarding the following decisions of the City Planning Commission (PLAN11394) to add 34 dwelling units into an existing structure located at 1219 W 31st St, subject to conditions:

1. Approving a variance to reduce the south interior side yard setback from 8 feet to 5.5 feet to allow a second story patio.
2. Approving a variance to reduce the west front yard setback from 20 feet to 14.24 feet to allow for a second story patio.
3. Approving a variance to reduce the east interior side yard setback from 8 feet to .97' to allow for a trash enclosure.
4. Approving a variance to increase the maximum impervious surface coverage from 60 percent to 84.6 percent.
5. Approving a site plan review to add 34 dwelling units to the existing structure.

Staff presentation by Andrew Liska, CPED.

The public hearing was opened.

The following persons spoke:

1. Michael Radel, appellant
2. Michael Soddard, with DRJ Architecture, project architect
3. Michael Margulies, project applicant

The public hearing was closed.

Schroeder moved to deny the appeal. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

5. Conditional use permit and site plan review appeal: Jennifer Young and John Kremer, on behalf of the California Building Company; Mariam Slayhi, on behalf of the Bottineau Neighborhood Association; and Josh Blanc, on behalf of the Northeast Minneapolis Arts District, 2301 California St NE and 78 23rd Ave NE ([2020-01130](#))

Considering appeals submitted by Jennifer Young and John Kremer, on behalf of the California Building Company; Mariam Slayhi, on behalf of the Bottineau Neighborhood Association; and Josh Blanc, on behalf of the Northeast Minneapolis Arts District regarding the following decisions of the City Planning Commission (PLAN11552) to construct a new, six-story mixed-use building with 164 dwelling units and approximately 13,400 square feet of production space located at 2301 California St NE and 78 23rd Ave NE:

1. Approving a conditional use permit to allow dwelling units in the IL Industrial Living Overlay District.
2. Approving a conditional use permit to increase the maximum height of a principal structure.
3. Approving the site plan review for a new, six-story mixed-use building with 164 dwelling units and approximately 13,400 square feet of production space.

Staff presentation by Mei-Ling Smith, CPED.

The public hearing was opened.

The following persons spoke:

1. John Kremer, appellant, with the California Building Company
2. Jennifer Young, appellant, President of the California Building Company
3. Mariam Slayhi, appellant, with the Bottineau Neighborhood Association
4. Josh Blanc, appellant, President of the Northeast Minneapolis Arts District

*Schroeder assumed the Chair for duration of item 5, and item 24. Public speakers continued as follows:*

5. Willie Boulay, applicant
6. Jennifer Schweitzer, 2218 California St NE
7. Michael Rainville, member of the Northeast Arts District Board of Directors
8. Joey Senkyr, 1811 3rd St NE
9. Carin Peterso, 215 Broadway St NE, President of the Sheridan Neighborhood Association
10. Anton Schieffer, Bottineau neighborhood resident
11. Candy Kuehn
12. Edward Landenberger, representing Land Bank Twin Cities
13. Timothy Kremer, 229 22nd Ave NE, member of Bottineau Neighborhood Association

The public hearing was closed.

Ellison moved to deny the appeal. On roll call, the motion passed.

Aye: Schroeder, Gordon, and Ellison (3)

Nay: Reich and Osman (2)

Absent: Goodman (1)

Abstain: (0)

6. Liquor license approvals for November 2, 2020 ([2020-01106](#))

1. One Fermentary & Taproom, 618 5TH ST N Minneapolis, MN, (Ward 5) submitted by One Minneapolis Brewing Co LLC, BLAmend, LIC391332
2. Graze Provisions & Libations, 520 4TH ST N Minneapolis, MN, (Ward 3) submitted by Derived Hospitality LLC, BLLiquor, LIC391632

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

7. Gambling license approvals for November 2, 2020 ([2020-01105](#))

MN Youth Athletic Services, 700 WASHINGTON AVE SE Minneapolis, MN, submitted by MN YOUTH ATHLETIC SERVICES, BLGeneral, LIC391615

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

8. Land sale closing date extension: Mikwanedun Audisookon Art and Wellness Center Project, 2313 13th Ave S ([2020-01133](#))

Passage of Resolution amending Resolution 2019R-120 entitled, "Authorizing sale of Land Disposition Parcels NH-681, NH-682, and a portion of MC-83 4-5, which are 2313 13th Ave S, under the Model City Urban Renewal Plan" passed May 3, 2019, to extend the closing deadline to November 11, 2022.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

9. Metropolitan Council's D Line Bus Rapid Transit Project easements: 726 E Franklin Ave ([2020-01080](#))

1. Authorizing a temporary construction easement and a permanent easement at 726 Franklin Ave E to facilitate the Metropolitan Council's D Line Bus Rapid Transit Project.
2. Passage of Resolution authorizing the sale of an easement and temporary construction easement at 726 Franklin Ave E (Disposition Parcel No. MC 21-9,10B-1), to Hennepin County for \$1.00, subject to conditions.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

10. Commercial Property Development Fund loan to HWJ Property Limited Liability Company, 1500 44th Ave N ([2020-01124](#))

Approving a Commercial Property Development Fund (CPDF) loan, of up to \$400,000, to HWJ Property Limited Liability Company, 1500 44th Ave N

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

11. Decertification of the Grain Belt Brew House (No. 99) and Parcel C (No. 121) Tax Increment Financing Districts ([2020-01111](#))

1. Passage of Resolution approving the decertification of the Grain Belt Brew House Tax Increment Financing (TIF) District as of November 30, 2020, and directing the City Finance Officer to establish any appropriations needed to return surplus tax increment revenue from this TIF district to Hennepin County for redistribution.
2. Passage of Resolution approving the decertification of the Parcel C Tax Increment Financing (TIF) District as of November 30, 2020, and directing the City Finance Officer to establish any appropriations needed to return surplus tax increment revenue from this TIF district to Hennepin County for redistribution.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

12. Grant application to U.S. Department of Labor for employment and training services ([2020-01109](#))

Authorizing the submittal of a grant application to U.S. Department of Labor, in an amount up to \$7,000,000 over 4 years, to train and place jobseekers in high-demand information technology careers.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

13. Contract with Hennepin County for Minnesota Family Investment Program for employment and training services ([2020-01110](#))

Authorizing a contract with Hennepin County, in the amount of \$90,000, for employment and training services (Minnesota Family Investment Program) for the duration January 1, 2021 through December 31, 2021.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

14. Contracts with Build Wealth Minnesota, Inc. and City of Lakes Community Land Trust relating to the Perpetually Affordable Housing (PAH) Ownership Land Trust Program ([2020-01132](#))

1. Authorizing the establishment of a panel of Qualified Administrators for a period of three years and authorizing a contract with Build Wealth Minnesota, Inc. in the amount of \$0, for qualified administration services related to the Perpetually Affordable Housing Ownership Land Trust program for a period of three years.
2. Authorizing a contract with City of Lakes Community Land Trust, in the amount of \$0, for qualified administration services related to the Perpetually Affordable Housing Ownership Land Trust program for a period of three years.
3. Authorizing a contract with City of Lakes Community Land Trust in the amount of \$25,000, for curriculum development of the education component of the Perpetually Affordable Housing Ownership Land Trust Program for a period of three years.
4. Delegating authority to the Department of Community Planning & Economic Development Director to approve contracts for additional qualified administrators to be added to the panel based on the criteria established in the Request for Proposals, with such contracts to be executed per standard City contracting processes.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

15. Contracts with Build Wealth MN, Inc. and NeighborWorks Home Partners (Community Neighborhood Housing) for Homeownership Opportunity Minneapolis lending administration services ([2020-01136](#))

1. Authorizing a contract with Build Wealth MN, Inc. in an amount of up to a combined total of \$500,000, for Homeownership Opportunity Minneapolis lending administration services, for a term of one year with the option to extend the contract on an annual basis, at the sole option of the City, for two additional years.
2. Authorizing a contract with NeighborWorks Home Partners (Community Neighborhood Housing), in the amount of up to a combined total of \$500,000, for Homeownership Opportunity Minneapolis lending administration services, for a term of one year with the option to extend the contracts on an annual basis, at the sole option of the City, for two additional years.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

16. Minneapolis Workforce Development Board appointments ([2020-01065](#))

1. Confirming the following Mayoral appointments for 3-year terms, beginning July 1, 2020, and ending June 30, 2023: John Pacheco, Seat 2, Ward 13; Jordan Brusberg, Seat 9, Ward 10; Kirk Keeney, Seat 10; Aaron Hill, Seat 13, Ward 5; Tanessa Greene, Seat 15, Ward 5; and Thant Pearson, Seat 20.
2. Confirming the following Mayoral appointment to fill an unexpired 3-year term, beginning July 1, 2018, and ending June 30, 2021: Clarence Hightower, Seat 18.
3. Confirming the following Mayoral reappointments for 3-year terms, beginning July 1, 2020, and ending June 30, 2023: Jashan Eison, Seat 4; Tara Watson, Seat 5; Jonathan Weinhagen, Seat 11; Dan McConnell, Seat 12, Ward 2; Sharon Pierce, Seat 16; and Anthony Williams, Seat 17.
4. Waiving the residency requirement (Minneapolis Code of Ordinance 14.180) for Jashan Eison, Clarence Hightower, Kirk Keeney, Thant Pearson, Sharon Pierce, Tara Watson, Jonathan Weinhagen, and Anthony Williams.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

17. Minneapolis Public Housing Authority (MPHA) appointments ([2020-01114](#))

1. Approving the following Council reappointments for three year terms, beginning Jan 1, 2021, and ending Dec 31, 2023: James Rosenbaum, Seat 7; Faith Xiong, Seat 8, Ward 5.
2. Waiving the residency requirement (Minneapolis Code of Ordinances 14.180) for James Rosenbaum and Faith Xiong.
3. Approving the following Council reappointment for a three year term beginning Jan 1, 2021, and ending Dec 31, 2023: Abdullahi Isse, Seat 6, Ward 13.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

18. National Trust for Historic Preservation African American Cultural Heritage Action Fund grant for citywide community engagement ([2020-01131](#))

1. Accepting a grant from the National Trust for Historic Preservation, in the amount of \$50,000, to conduct citywide community engagement for a Minneapolis African American Historic Context Study.

2. Authorizing a grant agreement with the National Trust for Historic Preservation for the grant.
3. Passage of Resolution approving appropriation of funds to the Community Planning and Economic Development Department.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

19. Environmental Assessment Worksheet: Duffey 2.0 Development, 300 6th Ave N, 608 3rd St N and 246 7th Ave N ([2020-01125](#))

1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Duffey 2.0 Development located at 300 6th Ave N, 608 3rd St N and 246 7th Ave N.
2. Approving the determination that an Environmental Impact Statement (EIS) is not required.
3. Adopting the Findings of Fact as prepared by the Department of Community Planning & Economic Development.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

20. Rezoning: Ben Post, on behalf of Twin Cities Habitat for Humanity, 203 James Ave N ([2020-01127](#))

1. Approving an application submitted by Ben Post, on behalf of Twin Cities Habitat for Humanity, to rezone (PLAN11579) the property located at 203 James Ave N from the R5 Multiple-family District to the R2B Multiple-family District to construct a new 17-unit Cluster Development.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

21. DeLaSalle High School bond issuance: 1 DeLaSalle Dr ([2020-01091](#))

Setting a public hearing for November 17, 2020, to consider the issuance of Bank Qualified Bank Direct revenue bonds for DeLaSalle High School, 1 DeLaSalle Dr; and referring the matter to the Minneapolis Community Development Agency.

Goodman moved to set a public hearing for November 17, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

22. Short-term rentals ordinance ([2019-00707](#))

1. Setting a public hearing for Nov 17, 2020, to consider an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to short-term rental dwelling units.
2. Setting a public hearing for Nov 17, 2020, to consider an ordinance amending Title 13, Chapter 351 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Short-Term Rental Hosting Platforms, amending provisions related to short-term rental hosting platforms.

Goodman moved to set a public hearing for November 17, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

23. 2019 Annual Tax Increment Financing Disclosure Statement ([2020-01103](#))

Receiving and filing the 2019 Annual Disclosure Statement on the City's use of tax increment financing, submitted in accordance with Minnesota Statutes, Sections 469.175, Subdivisions 5 and 6.

Goodman moved to receive and file. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

24. Rezoning: William Boulay, on behalf of LSB D Minneapolis California, LLC, 2301 California St NE and 78 23rd Ave NE ([2020-01126](#))

1. Approving an application submitted by William Boulay, on behalf of LSB D Minneapolis California, LLC, to rezone (PLAN11552) the properties located at 2301 California St NE and 78 23rd Ave NE to add the IL Industrial Living Overlay District to the existing I1 Light Industrial District to construct a new, six-story mixed-use building with 164 dwelling units and approximately 13,400 square feet of production space.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Reich moved to deny. On roll call, the motion passed.

Aye: Goodman, Reich, Gordon, and Osman (4)

Nay: Schroeder and Ellison (2)

Abstain: (0)

Absent: (0)

25. Commercial Property Sale ordinance ([2020-00638](#))

Considering an ordinance amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations, adding a new Chapter 353 entitled "Commercial Property Sale" to require the advanced notice of sale of commercial property.

Goodman moved to refer to staff. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 3:45 p.m.

Reported by Irene Kasper, Clerk