

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

October 10, 2023

A regular meeting of the committee was convened at 1:31 pm on this date.

Members Present: Council Members Michael Rainville, Jeremiah Ellison, Lisa Goodman (Chair), Jason Chavez, and Aisha Chughtai (Quorum - 4)

Members Absent: Council Member Jamal Osman (Vice-Chair)

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

1. Pillar Forum, 2300 Central Ave NE, (Ward 1) for an On Sale Liquor, Sunday Sales with Limited Entertainment ([2023-00960](#))

Considering a license application for Pillar Forum, 2300 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by Pillar LLC, BLLiquor, LIC410326 for an On Sale Liquor, Sunday Sales with Limited Entertainment license, subject to final inspection and compliance with all provisions of applicable code and ordinances.

Staff presentation by Akbar Muhammed, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

1. Corey Bracken, Pillar Forum

The hearing was closed.

Rainville moved to approve. On voice vote, the motion passed. [Osman absent]

2. Agra Affordable Housing Project Financing: 901 27th Ave S ([2023-00930](#))
 1. Passage of Resolution approving the Agra Tax Increment Financing (TIF) Plan.
 2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF Note to Franklin LP in a principal amount not to exceed \$1,088,600.
 3. Authorizing a tax increment financing assistance contract with Franklin LP and other necessary documents related to the recommended actions.
 4. Approving additional funding of \$1,395,000 from the Affordable Housing Trust Fund contingency pool for the Agra project located at 901 27th Ave S and authorizing loan documents with Franklin LP or an affiliated entity.

Staff presentation by Linea Graffunder-Bartels, Community Planning & Economic Development.

The public hearing was opened.

The following persons spoke:

1. Casey Dzieweczynski, Wellington Management
2. Christopher Butchee

The hearing was closed.

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

3. Tax Exempt Multifamily Housing Revenue Bond (HRB) Issuance: Wadaag Commons Affordable Housing Project, 1900 22nd St E ([2023-00917](#))

Considering the issuance of Housing Revenue Bonds for the Wadaag Commons Affordable Housing Project located at 1900 22nd St E.

The public hearing was opened.

Goodman moved to continue the hearing to meeting of Oct 24, 2023. On voice vote, the motion passed. [Osman absent]

4. Liquor license approvals for October 10, 2023 ([2023-00959](#))

1. 801 Fish, 800 NICOLLET MALL Minneapolis, MN, (Ward 7) submitted by 801 Fish MSP LLC, BLLiquor, LIC407986
2. Clay Oven, 1027 WASHINGTON AVE S Minneapolis, MN, submitted by INDIAN CLAY OVEN INC, BLWine, LIC407864
3. Public Domain/ Neon Tiger at Public Domain, 119 WASHINGTON AVE N Minneapolis, MN, (Ward 3) submitted by The Good Neighbor LLC, BLLiquor, LIC406870
4. Top Ten Liquors, 1440 5TH ST SE Minneapolis, MN, (Ward 3) submitted by Yayin Gadol LLC, BLAmend, LIC411095
5. The Breakfast Club, 1300 LAGOON AVE Minneapolis, MN, (Ward 10) submitted by TBC MPLS LLC, BLLiquor, LIC410175

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

5. Liquor License Renewals for October 10, 2023 ([2023-00962](#))

1. Arbeiter Brewing Company, 3038 MINNEHAHA AVE Minneapolis, MN, submitted by Arbeiter Brewing Company LLC, BLBrewery, LIC391326

2. Arbeiter Brewing Company, 3038 MINNEHAHA AVE Minneapolis, MN, submitted by Arbeiter Brewing Company LLC, BLBrewery, LIC391328
3. Brother Justus Whiskey Co., 3300 5TH ST NE Minneapolis, MN, submitted by Brother Justus Whiskey Co., BLDistill, LIC390976
4. Brother Justus Whiskey Co., 3300 5TH ST NE Minneapolis, MN, submitted by Brother Justus Whiskey Co., BLDistill, LIC390978
5. Cafe Target, 1000 NICOLLET MALL Minneapolis, MN, (Ward 7) submitted by Bon Appetit Management Co, BLLiquor, LIC79908
6. Chambers Hotel Downtown Minneapolis, 901 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by MCR Opportunity Fund Property Management LLC, BLLiquor, LIC396479
7. France 44 Events, 4351 FRANCE AVE S Minneapolis, MN, (Ward 13) submitted by France 44 Foods Inc, BLLiquor, LIC402857
8. France 44 Wine/Spirits, 4351 FRANCE AVE S Minneapolis, MN, (Ward 13) submitted by France 44 Liquors Inc, BLLiqOff, LIC54043
9. Gay 90'S, 400 HENNEPIN AVE Minneapolis, MN, (Ward 3) submitted by 90's Minneapolis LLC, BLLiquor, LIC80520
10. Grumpy's Bar, 2200 4TH ST NE Minneapolis, MN, (Ward 1) submitted by Haze 2 Corp., BLLiquor, LIC77425
11. Hai Hai, 2121 UNIVERSITY AVE NE Minneapolis, MN, (Ward 1) submitted by Hai Hai LLC, BLLiquor, LIC354557
12. Half Fancy, 1851 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by The Mill Central NE Inc, BLLiquor, LIC77593
13. Hilton Garden Inn Minneapolis - University Area, 511 HURON BLVD SE Minneapolis, MN, (Ward 2) submitted by MCR Fund II Property Management LLC, BLLiquor, LIC395950
14. Hum's Liquor, 2126 LYNDALE AVE S Minneapolis, MN, (Ward 10) submitted by Lan Wine LLC, BLLiqOff, LIC53974
15. Lumber Exchange Event Center, 10 5TH ST S Minneapolis, MN, (Ward 3) submitted by Lumber Exchange Event Center LLC, BLLiquor, LIC75880
16. Martina & Rosalia, 4312 UPTON AVE S Minneapolis, MN, (Ward 13) submitted by 4312 Argentina, LLC, BLLiquor, LIC360714
17. Maruso, 715 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by Chetokab LLC, BLLiquor, LIC77737
18. Minnesota Sports Facilities Authority, 425 PORTLAND AVE Minneapolis, MN, (Ward 3) submitted by Minnesota Sports Facilities Authority, BLLiquor, LIC395085
19. Patisserie 46, 4552 GRAND AVE S Minneapolis, MN, (Ward 8) submitted by Big River Baking Co LLC, BLLiquor, LIC382296

20. Standish Cafe, 2403 38TH ST E Minneapolis, MN, submitted by CAL LLC, BLWine, LIC372805
21. Tailgate Sports Cafe/ Patty Wagon, 6042 NICOLLET AVE Minneapolis, MN, (Ward 11) submitted by TPW Hospitality LLC, BLLiquor, LIC396433
22. Minnesota Sports Facilities Authority, 401 CHICAGO AVE Minneapolis, MN, (Ward 3) submitted by Minnesota Sports Facilities Authority, BLLiquor, LIC77742

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

6. Gambling license approval for October 10, 2023 ([2023-00958](#))

Firefighters for Healing, 3055 COLUMBIA AVE Minneapolis, MN, submitted by Firefighters for Healing, BLGeneral, LIC411215

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

7. Multijurisdictional Agreements for the Cleveland Commons, the Food Incubator, and the Equity Matters projects ([2023-00954](#))

Authorizing two multijurisdictional agreements with Hennepin County to facilitate three grants: two Penn Ave Works Community grants to the Cleveland Commons and the Food Incubator projects; and a Transit-Oriented Development (TOD) grant to the Equity Matters project.

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

8. Revised development terms with Minneapolis Park and Recreation Board for Upper Harbor redevelopment ([2023-00961](#))

Approving revised development terms for a redevelopment contract between the City and Minneapolis Park and Recreation Board (MPRB) for Development Parcel 2.

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

9. Structure demolition and extension of redevelopment contract for 3605 Snelling Avenue ([2023-00963](#))

1. Authorizing a temporary construction easement for demolition of a blighted structure on City-owned land at 3605 Snelling Avenue (fka 3601 East 44th Street).
2. Authorizing an extension of the redevelopment contract to December 31, 2025, with Snelling Yards Apartments LP for the sale of 3605 Snelling Avenue for \$1,000,000.
3. Authorizing an amendment to the temporary construction and drainage agreement with Ecumen Minneapolis Snelling Yards LLLP.

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

10. Affordable Housing Trust Fund (AHTF) Loan for the ZOOM House Affordable Housing Project [\(2023-00965\)](#)

Consenting to the Assignment and Assumption of an Affordable Housing Trust Fund loan in the amount of \$255,502 from Zion Originated Outreach Ministry (ZOOM) to Global HealthLink or an affiliated entity.

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

11. ASPCA Northern Tier Initiative grant for part-time animal foster coordinator position [\(2023-00964\)](#)

1. Accepting a grant from the ASPCA, in the amount of \$75,000, to hire a part-time animal foster care coordinator to manage and grow the community-centric animal foster program at Animal Care and Control.
2. Authorizing an agreement with ASPCA for the grant.
3. Passage of Resolution approving appropriation of funds to the Regulatory Services Department.

Goodman moved to approve. On voice vote, the motion passed. [Osman absent]

12. Transportation ride share worker protections ordinance [\(2023-00044\)](#)

1. Referring to staff the subject matter of an ordinance amending Title 13, Chapter 343 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Transportation Network Companies, amending provisions to establish minimum driver compensation.
2. Referring to staff the subject matter of an ordinance amending Title 13, Chapter 343 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Transportation Network Companies, amending provisions related to transparency, safety, and worker protections.

Goodman moved to refer to staff. On voice vote, the motion passed. [Osman absent]

13. Open air motor vehicle parking lots ordinance [\(2023-00925\)](#)

Setting a public hearing for October 24, 2023, to consider passage of Ordinance amending Title 13, Chapter 319 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Open Air Motor Vehicle Parking Lots, amending provisions related to security, operations, and management.

Goodman moved to set public hearing for Oct 24, 2023. On voice vote, the motion passed. [Osman absent]

14. Agra Affordable Housing Project Financing: 901 27th Ave S [\(2023-00930\)](#)

Setting a public hearing for October 24, 2023, to consider authorizing host approval for the issuance of housing revenue bonds by the City of Lauderdale, Minnesota for financing the construction of the Agra project at 901 27th Ave S.

Goodman moved to set public hearing for Oct 24, 2023. On voice vote, the motion passed. [Osman absent]

15. North Market bond issuance: 4414 Humboldt Ave N ([2023-00969](#))

Setting a public hearing for October 24, 2023, to consider issuance up to \$3 million in Bank Qualified Bank Direct revenue bonds for refinancing of outstanding debt and issuance costs for North Market LLC for the North Market project located at 4414 Humboldt Ave N.

Goodman moved to set public hearing for Oct 24, 2023. On voice vote, the motion passed. [Osman absent]

With no further business to transact, the meeting adjourned at 1:47 pm.

Reported by Lisa Brock, Clerk