

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

February 4, 2025

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

Members Present: Council Members Jamal Osman (Chair), Jeremiah Ellison (Vice-Chair), Michael Rainville, Katie Cashman, Andrea Jenkins, and Aurin Chowdhury (Quorum - 4)

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

1. Bar Harmony, 501 1ST AVE NE (Ward 3), Minneapolis, MN, submitted by Harmony Coffee LLC, for an On Sale Wine, Limited Entertainment with Strong Beer license ([2025-00148](#))

Bar Harmony, 501 1ST AVE NE Minneapolis, MN, submitted by Harmony Coffee LLC, BLWine, LIC420936, subject to final inspections and compliance with all provisions of applicable code and ordinances.

Staff Presentation by Phil Cotterill, Lead Inspector Licensing & Consumer Services, Community Planning & Economic Development.

The public hearing was opened.

The following person spoke:

1. Erik Hamline, Business Owner.

The public hearing was closed.

Rainville moved to send forward without recommendation. On voice vote, the motion passed.

2. The 1893 at the Historic Grain Belt Office, 1215 MARSHALL ST NE Minneapolis, MN, (Ward 3) submitted by Entourage Events Group Inc, for a Rental Hall and Extended Hours of Operation license ([2025-00147](#))

1. The 1893 at the Historic Grain Belt Office, 1215 MARSHALL ST NE Minneapolis, MN, (Ward 3) submitted by Entourage Events Group Inc, BLEnter, LIC410591, subject to final inspections and compliance with all provisions of applicable code and ordinances.
2. The 1893 at the Historic Grain Belt Office, 1215 MARSHALL ST NE Minneapolis, MN, submitted by Entourage Events Group Inc, BLGeneral, LIC421042, subject to final inspections and compliance with all provisions of applicable code and ordinances.

Staff Presentation by Akbar Muhammad, Inspector Licensing & Consumer Services, CPED.

The public hearing was opened.

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

Rainville moved to approve. On voice vote, the motion passed.

3. Demolition of Historic Resource appeal: Richard Hutsell, 3120 Washburn Ave N ([2025-00086](#))

Considering an appeal submitted by Richard Hutsell regarding the decision of the Heritage Preservation Commission denying a Demolition of Historic Resource application (PLAN18529) for the property located at 3120 Washburn Ave N.

Staff Presentation by Rob Skalecki, Senior City Planner, CPED. Additional commentary provided by Enrique Velazquez, Director of Regulatory Services.

The hearing was opened.

The following persons spoke:

1. Shawn Huckleby, Board President, Preservation Housing Trust.
2. Kris Brogan, President, Farfalla LLC.
3. Sarah Larson, Principal, Landon Group LLC.
4. David Witt, Architect, Mobilize Design & Architecture, LLC.
5. Amy Lucas, Principal, Landscape Research LLC.
6. Catherine Hage, Vice President, Premier Housing Management & Development.

The hearing was closed.

The Chair afforded the courtesy of the floor to Council Member Vetaw, who expressed concerns about the appeal.

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

Aye: Osman, Ellison, Cashman, and Chowdhury (4)

Nay: Rainville and Jenkins (2)

Abstain: (0)

Absent: (0)

4. Certificate of Appropriateness appeal: Craig Harris, 204 5th Ave SE ([2025-00149](#))

Considering an appeal submitted by Craig Harris regarding condition #3 of the decision of the Heritage Preservation Commission approving a Certificate of Appropriateness application (PLAN18812) to make exterior alterations, including window and door replacement, replacement of a side staircase with a balcony, and modifications to the front stoop and rear deck for the property located at 204 5th Ave SE in the St. Anthony Falls Historic District.

Staff Presentation by Erin Que, Senior City Planner, CPED.

The hearing was opened.

The following persons spoke:

1. Craig Harris, Appellant/Applicant.

The hearing was closed.

Rainville moved to grant the appeal. On voice vote, the motion passed.

5. Liquor license approvals for February 4, 2025 ([2025-00145](#))

1. Lagniappe/Du Nord Cocktail Room, 2700 LAKE ST E Minneapolis, MN, (Ward 9) submitted by 2700 Lake Restaurant LLC, BLAmend, LIC421337
2. Kelber Catering, 1301 2ND AVE S Minneapolis, MN, (Ward 7) submitted by Kelber Catering Inc, BLAmend, LIC420982
3. Lunds & Byerlys Wines & Spirits, 1208 HARMON PL Minneapolis, MN, (Ward 7) submitted by Lund Beverages LLC, BLAmend, LIC421294

Osman moved to approve. On voice vote, the motion passed.

6. Liquor license renewals for February 4, 2025 ([2025-00146](#))

1. D'Amico Catering at the Walker Art Center, 1750 HENNEPIN AVE Minneapolis, MN, (Ward 7) submitted by D'Amico Catering LLC, BLLiquor, LIC395761
2. Guavas Cuban Cafe, 5607 CHICAGO AVE Minneapolis, MN, submitted by Machado Food Concepts LLC, BLWine, LIC373605
3. Quincy Hall, 1325 QUINCY ST NE Minneapolis, MN, (Ward 1) submitted by Crave Catering Event Center LLC, BLLiquor, LIC382152

Osman moved to approve. On voice vote, the motion passed.

7. Rental dwelling license reinstatement: 2008 21st Ave N, owner Eric Miklein ([2025-00131](#))

Approving the reinstatement of the rental dwelling license for the property at 2008 21st Avenue N, formerly held by Mahmood Khan, to be held by new owner Eric Miklein, based on verification that the property is now in compliance with rental licensing standards.

Osman moved to approve. On voice vote, the motion passed.

8. Great Streets 2025 Business District Support Grant Agreements ([2025-00150](#))

Authorizing grant agreements funding business district revitalization activities with: Comunidades Latinas Unidas En Servicio (CLUES) for \$20,000; Corcoran Neighborhood Organization for \$25,000; East Isles Neighborhood Association for \$7,845; East Phillips Improvement Coalition for \$14,622; Friends of Global Market for \$20,000; Jungle Theater for \$20,000; Lake Street Council for \$50,000; Latino Economic Development Center for

\$20,000; LynLake Business Association for \$26,000; Native American Community Development Institute for \$30,000; Redesign, Inc for \$40,100; Seward Civic & Commerce Association for \$11,400; The Mixtape Strategy- Camdentown for \$10,000; Uptown Association for \$30,000; Webber Camden Neighborhood Organization for \$33,400; West Bank Business Association for \$40,000; and West Broadway Business and Area Coalition for \$50,000.

Osman moved to approve. On voice vote, the motion passed.

9. Administrative enforcement procedures ordinance ([2024-01379](#))

Setting a public hearing for February 18, 2025, to consider an ordinance amending Title 1, Chapter 2 of the Minneapolis Code of Ordinances relating to General Provisions: Administrative Enforcement and Hearing Process, clarifying that Title 22, Land Subdivision, and Title 23, Heritage Preservation, are provisions that are subject to administrative enforcement.

Osman moved to set the public hearing for February 18, 2025. On voice vote, the motion passed.

10. Neighborhood Revitalization Program loan forgiveness for Cooperativa Mercado Central, Inc.: 3016 Bloomington Ave ([2025-00163](#))

Authorizing forgiveness of a Neighborhood Revitalization Program (NRP) loan to Cooperativa Mercado Central LLC in the approximate amount of \$276,500.

Osman moved to approve. On voice vote, the motion passed.

11. Preliminary Reservation of Additional Year 2025 9% Low Income Housing Tax Credits ([2025-00166](#))

Approving an additional \$51,869 in Year 2025 9% Housing Tax Credits (HTC) for the 2116 Nicollet Housing project located at 2116 Nicollet Ave S.

Osman moved to approve. On voice vote, the motion passed.

12. Hate Crimes Prevention Technical Assistance Program ([2025-00153](#))

1. Approving guidelines for the Hate Crimes Prevention Technical Assistance Program.
2. Passage of Resolution authorizing form documents and delegating authority to the Community Planning & Economic Development Department Director to make and execute grant agreements with eligible applicants consistent with the Hate Crimes Prevention Technical Assistance Program Guidelines.

Osman moved to approve. On voice vote, the motion passed.

13. Lowry Handy Stop, 700 Lowry AVE NE Minneapolis, MN, (Ward 1) submitted by A and R Fuel Inc, for an Extended Hours of Operation license ([2025-00009](#))

Considering an application for LOWRY HANDY STOP, 700 LOWRY AVE NE Minneapolis, MN, submitted by A and R Fuel Inc, BLGeneral, LIC420786 for an Extended Hours of Operation license, subject to final inspections and compliance with all provisions of applicable code and ordinances.

Staff Commentary from Amy Lingo, Manager of Business Licensing, CPED.

Cashman moved to amend the item by adding the following condition: a requirement that the applicant provide licensed security to be present at the establishment between the hours of 12:00 AM and 5:00 AM when open and operating.

The Chair afforded the courtesy of the floor to Council President Payne, who expressed support for Cashman's motion and concerns about the property.

On roll call, Cashman's motion failed.

Aye: Rainville, Cashman, and Chowdhury (3)

Nay: Osman, Ellison, and Jenkins (3)

Abstain: (0)

Absent: (0)

Ellison moved to approve the business license. On roll call, the motion failed.

Aye: Osman and Ellison (2)

Nay: Rainville, Cashman, Jenkins, and Chowdhury (4)

Abstain: (0)

Absent: (0)

Ellison moved to send forward without recommendation. On roll call, the motion passed.

Aye: Osman, Ellison, Rainville, Cashman, Jenkins, and Chowdhury (6)

Nay: (0)

Abstain: (0)

Absent: (0)

14. Inclusionary Zoning Updates in the Unified Housing Policy ([2025-00171](#))

1. Updating the Inclusionary Zoning requirements in the Unified Housing Policy per the comprehensive evaluation conducted by Street Level Advisors.
2. Ratifying the findings in the attached Study of Need and Proportionality of Inclusionary Zoning Requirements in Minneapolis.

Staff Presentation by Haley McSparron, Senior Project Coordinator, CPED. Additional presentation commentary by Rick Jacobus, Street Level Advisors. Additional commentary by Elfric Porte, Director of Housing and Policy, CPED.

The Chair afforded the courtesy of the floor to Council Member Wonsley, who expressed support for the presentation.

Cashman moved to continue to meeting of Feb 18, 2025. On voice vote, the motion passed.

15. Use of algorithms in rental rates: Attorney General presentation ([2025-00174](#))

Receiving and filing a presentation from the Minnesota Attorney General's office on softwares that use algorithms in rental rates.

Presentation by Sarah Doktori, Minnesota Attorney General's Office.

The report was received and filed.

16. Food Vendor Location Options and Regulations ([2024-01117](#))

Receiving and filing a presentation in response to a legislative directive related to food vendor regulations and information on options for expanding the number of locations for permitted food vendors.

Osman moved to postpone to BHZ meeting of Feb 18, 2025. On voice vote, the motion passed.

17. Food Vendors in the City of Minneapolis Presentation ([2025-00165](#))

Receiving and filing a presentation by Minnesota Immigrant Movement to provide a summary of city staff interactions with street and food vendors.

Presentation by Kay Joanne and Jovita Morales, Minnesota Immigrant Movement.

The Chair afforded the courtesy of the floor to Council Member Chavez, who expressed support for the presentation.

The report was received and filed.

With no further business to transact, the meeting adjourned at 4:09 pm.

Reported by Amber Sinatra, Clerk