

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

November 29, 2022

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

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

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

1. Pedicab ordinance ([2022-00561](#))

Passage of Ordinance amending Title 13, Chapter 305 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Pedicabs, amending the definition of pedicab to include electric-assisted vehicles.

Staff presentation by Amy Lingo, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following persons spoke:

1. Steve McCarty, Twin Town Pedicabs
2. Richard White, Twin Town Pedicabs

The hearing was closed.

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

2. Midori's Floating World Cafe, 3425 E. Lake St., (Ward 2) for an On Sale Wine with Strong Beer, No Live Entertainment license ([2022-01087](#))

Considering an application for Midori's Floating World Café, 3425 LAKE ST E Minneapolis, MN, submitted by Floating World Cafe LLC, BLWine, LIC396279 for an On Sale Wine with Strong Beer, No Live Entertainment license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Amy Lingo, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

John Flomer, Midori's Floating World Cafe

The hearing was closed.

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

3. The Camden Social, 4601 Lyndale Ave N, (Ward 4) for a permanent expansion of premises, adding an outdoor patio for 51 people ([2022-01088](#))

Considering an application for The Camden Social, 4601 LYNDAL AVE N Minneapolis, MN, (Ward 4) submitted by Mayfield Family Legacy LLC, BLAmend, LIC405263 for a permanent expansion of premises, adding an outdoor patio for 51 people, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Amy Lingo, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following persons spoke:

1. Latishann Cook, Camden Social
2. Kimberly Caprini
3. Alfonso Mayfield, Camden Social
4. Tamiko Edwards

The hearing was closed.

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

4. Boludo, 1519 Como Ave SE, (Ward 1) for an On Sale Liquor, Limited Entertainment with Sunday Sales license ([2022-01092](#))

Considering an application for Boludo, 1519 COMO AVE SE Minneapolis, MN, (Ward 1) submitted by Boludo-Como, LLC, BLLiquor, LIC402752 for an On Sale Liquor, Limited Entertainment with Sunday Sales license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Kristina Stichter, Community Planning & Economic Development/Licenses & Consumer Services Division.

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.

5. Butcher and The Boar, 901 3rd St N, (Ward 3) for an On Sale Liquor, No Live Entertainment with Sunday Sales license ([2022-01093](#))

Considering an application for Butcher & The Boar, 901 3RD ST N Minneapolis, MN, (Ward 3) submitted by 901 Third Street LLC, BLLiquor, LIC403930 for an On Sale Liquor, No Live Entertainment with Sunday Sales license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Max Cervantes, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

Brent Frederick, Butcher and The Boar

The hearing was closed.

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

6. Dutch Bar, 2512 Central Ave NE, (Ward 1) for an On Sale Liquor, No Live Entertainment with Sunday Sales license ([2022-01095](#))

Considering an application for Dutch Bar, 2512 CENTRAL AVE NE Minneapolis, MN, (Ward 1) submitted by Dutch Bar NE Mpls LLC, BLLiquor, LIC402284 for an On Sale Liquor, No Live Entertainment with Sunday Sales license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Kristina Stichter, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

1. Patricia Grell, Dutch Bar

2. Lee Morgan

The hearing was closed.

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

7. Elusive, 1620 Central Ave NE, (Ward 1) for an On Sale Liquor Cocktail Room, No Live Entertainment with Sunday Sales and Off Sale Spirits License ([2022-01098](#))
  1. Considering an application for Elusive, 1620 CENTRAL AVE NE Minneapolis, MN, submitted by Dashfire LLC, BLDistill, LIC404138 for an On Sale Liquor Cocktail Room, No Live Entertainment with Sunday sales, subject to final inspection and compliance with all provisions of applicable codes and ordinances.
  2. Considering an application for Elusive, 1620 CENTRAL AVE NE Minneapolis, MN, submitted by Dashfire LLC, BLDistill, LIC404749 for an Off Sale Spirits license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Kristina Stichter, Community Planning & Economic Development/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

Lee Egbert

The hearing was closed.

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

8. The Bazemnt, 501 Washington Ave S, (Ward 3) for an On Sale Liquor license ([2022-01117](#))

Adopting the administrative hearing officer's findings and conclusions recommending denial of an On Sale Liquor license for The Bazemnt, 501 WASHINGTON AVE S Minneapolis, MN, (Ward 3) submitted by The Agora LLC, BLLiquor, LIC402234.

Staff presentation by Joel Fussy, City Attorney's Office, and Michele Harvet, Community Planning & Economic Development/Licenses & Consumer Services Division.

The hearing was opened.

The following person spoke:

Henry Onger, The Agora LLC representative

The hearing was closed.

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

9. Variance and site plan review appeal: Stephanie Untiedt, Sharon Kennedy, and Ari and Rebecca Olson, 4352 Zenith Ave S ([2022-01134](#))

Considering an appeal submitted by Stephanie Untiedt, Sharon Kennedy, and Ari and Rebecca Olson regarding the decision of the City Planning Commission (PLAN15213) to construct a new, four-unit residential building located at 4352 Zenith Ave S:

1. Approving the variance to reduce the established front yard setback from 32.4 feet to 27.4 feet for the integrated awning.
2. Approving the site plan review for a four-unit residential building.

Staff presentation by Kimberly Holien, Community Planning & Economic Development.

The hearing was opened.

The following persons spoke:

1. Schaan Barth, appellant representative
2. Stephanie Untiedt, appellant
3. Ryan Hanson, applicant
4. Constance Pepin
5. Tom Neiman

The hearing was closed.

Ellison moved to deny. On voice vote, the motion passed.

10. Liquor license approvals for November 29, 2022 ([2022-01097](#))

1. Mintahoe Catering + Events, 711 15TH AVE NE Minneapolis, MN, (Ward 1) submitted by Mintahoe Inc, BLLiquor, LIC402502
2. Palmers Bar, 500 CEDAR AVE S Minneapolis, MN, (Ward 6) submitted by Tap & Pony LLC, BLAmend, LIC404867

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

11. Chloe by Vincent/Chloe's, 700 3rd St S, (Ward 3) for an On Sale Liquor, No Live Entertainment with Sunday Sales license ([2022-01137](#))

Chloe by Vincent/Chloe's, 700 3RD ST S Minneapolis, MN, (Ward 3) submitted by Chloe's LLC, BLLiquor, LIC404720

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

12. Liquor License Renewals for November 29, 2022 ([2022-01135](#))

1. Cooks of Crocus Hill, 208 1ST ST N Minneapolis, MN, (Ward 3) submitted by Cooks of Crocus Hill LLC, BLLiquor, LIC77492
2. Downtown Residence Inn, 45 8TH ST S Minneapolis, MN, (Ward 7) submitted by Graves Hospitality Corporation, BLLiquor, LIC78277
3. Hazel's Northeast, 2859 JOHNSON ST NE Minneapolis, MN, submitted by Good Cheer Hospitality LLC, BLWine, LIC65190
4. Jewel of India, 1427 WASHINGTON AVE S Minneapolis, MN, (Ward 6) submitted by SB Food Services Inc, BLLiquor, LIC76519
5. Lynlake Brewery, 2934 LYNDAL AVE S Minneapolis, MN, submitted by Lynlake Brewery LLC, BLBrewery, LIC337782
6. NE Social Club, 359 13TH AVE NE Minneapolis, MN, (Ward 3) submitted by Wagner Brothers LLC, BLLiquor, LIC80490
7. O'Donovan's Irish Pub, 700 1ST AVE N Minneapolis, MN, (Ward 7) submitted by O'Donovan's Irish Pub LLC, BLLiquor, LIC79235
8. Peppers & Fries, 3900 LAKE ST E Minneapolis, MN, (Ward 2) submitted by Peppers and Fries LLC, BLLiquor, LIC80280

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

13. Gambling license approvals for November 29, 2022 [\(2022-01096\)](#)

Firefighters for Healing, 420 4TH ST S Minneapolis, MN, submitted by Firefighters for Healing, BLGeneral, LIC405471

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

14. Parkland Dedication Fee Waiver: 310 North 2nd Street [\(2022-01090\)](#)

1. Passage of Resolution granting a waiver of park dedication fee requirements associated with the development project at 310 2nd St N in exchange for private land maintained for public use.
2. Authorizing staff to execute a Parkland Development and Easement Agreement between the City of Minneapolis, Minneapolis Park and Recreation Board, and RPM 2, LLC.

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

15. Decertification of the Ninth Street & Hennepin (#68), Housing Replacement District I (#75+), Magnum Loft Apartments (#105), Many Rivers West (#134), Nokomis Senior (#155), Lyndale Green (#162), 800 West Broadway (#173) Tax Increment Financing Districts [\(2022-01099\)](#)

1. Passage of Resolution approving the decertification of the 9th Street & Hennepin Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's

Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.

2. Passage of Resolution approving the decertification of the Housing Replacement District I Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.
3. Passage of Resolution approving the decertification of the Magnum Lofts Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.
4. Passage of Resolution approving the decertification of the Many Rivers West Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.
5. Passage of Resolution approving the decertification of the Nokomis Senior Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.
6. Passage of Resolution approving the decertification of the Lyndale Green Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.
7. Passage of Resolution approving the decertification of the 800 West Broadway Tax Increment Financing (TIF) District as of December 31, 2022, and directing the City's Finance Officer to establish any appropriations necessary to return surplus tax increment from the TIF district funds to Hennepin County for redistribution.

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

16. Environmental Assessment Worksheet: Youngblood Apartments, 1335 and 1345 Central Ave NE and 1200 and 1300 Tyler St NE ([2022-01100](#))

1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Youngblood Apartments located at 1335 and 1345 Central Ave NE and 1200 and 1300 Tyler St NE.
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 voice vote, the motion passed.

17. Direct Applications to Hennepin County's Environmental Response Fund (ERF): Fall Brownfield Grant Round [\(2022-01115\)](#)

1. Passage of Resolution approving applications to Hennepin County's Environmental Response Fund (ERF) Grant Program for environmental investigation and/or remediation funding for the following projects: Como Student Community Cooperative Parking Lots B & C (1024 27th Ave SE) and Northstar East (608 2nd Ave S).
2. Approving a pre-application fee increase from \$750 to \$1500 for any project that requests, after the City's pre-application deadline, a City Council resolution of support for a "direct" Environmental Response Fund (ERF) application to Hennepin County.

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

18. Heritage Preservation Commission appointments [\(2022-01116\)](#)

1. Approving the following Council appointment for a three-year term beginning January 1, 2023, and ending December 31, 2025: Nan Dreher, Seat 1, Ward 7.
2. Approving the following Council reappointments for three-year terms beginning January 1, 2023, and ending December 31, 2025: Kelly Mastin, Seat 6, Ward 2, and Marais Bjornberg, Seat 10, Ward 1.
3. Approving the following Council appointment for an unexpired term beginning January 1, 2022, and ending December 31, 2024: Paul Mellblom, Seat 4, Ward 11.

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

19. Forgivable loan for the Sabathani Community Center building improvements: 310 38th St E [\(2022-01118\)](#)

Authorizing a \$547,978.26 forgivable loan to Sabathani Community Center or a related entity for mechanical and building improvements at 310 38th St E.

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

20. Commercial Property Development Fund (CPDF) loan to SAWA Properties LLC: 2743 Lyndale Ave S [\(2022-01124\)](#)

Authorizing a \$200,000 Commercial Property Development Fund Loan to SAWA Properties LLC or its assigns to assist in the acquisition of the property at 2743 Lyndale Ave S.

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

21. City purchase of 3744 Chicago Ave [\(2022-01133\)](#)

1. Authorizing the purchase of 3744 Chicago Ave for \$200,000, pursuant to terms.



2. Passage of Resolution accepting a donation of \$420,000 worth of real estate value in the property at 3744 Chicago Ave.

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

22. Minneapolis NOAH Preservation Fund program guidelines revision and modifications to the delegated form Loan Agreement [\(2022-01129\)](#)

1. Approving revisions to the guidelines for the Minneapolis NOAH Preservation Fund program.
2. Approving modifications to the delegated form Loan Agreement consistent with the terms of this action as approved by the City Attorney's Office.

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

23. City Planning Commission Appointments [\(2022-01051\)](#)

Setting a public hearing for Jan 3, 2023, to consider the following Mayoral appointments to the City Planning Commission: Bill Baxley, Seat 5, Ward 13; Christopher Meyer, Seat 6, Ward 3.

Goodman moved to set public hearing for Jan 3, 2023. On voice vote, the motion passed.

24. Rezoning: Ryan Hanson, 4352 Zenith Ave S [\(2022-01091\)](#)

1. Approving an application submitted by Ryan Hanson to rezone (PLAN15213) the property located at 4352 Zenith Ave S from the R2B Multiple-Family District to the R3 Multiple-Family District, retaining the BFC3 Corridor 3 Built Form Overlay District.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

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

25. 2022 Affordable Housing Trust Fund Award Recommendations [\(2022-01123\)](#)

1. Approving a total of \$15,880,000 from the Affordable Housing Trust Fund (AHTF), subject to the availability of funding at project closing for the following 10 projects: Olson Court – Park Plaza, Passage Community, Minnesota Indian Women's Resource Center (MIWRC), 901 Cedar Avenue Apartments, Little Earth, Snelling Yards Family Housing, 1301 Lake Street, Bottineau Commons & Lofts, UHT Parcel 6A, and Agra.
2. Authorizing the execution of necessary loan documents for a loan of up to \$3,780,000 from the Affordable Housing Trust Fund (AHTF) for the Olson Court – Park Plaza project located at 525 N Humboldt Ave by Trellis Company, or an affiliated entity.
3. Authorizing the execution of necessary loan documents for a loan of up to \$650,000 from the Affordable Housing Trust Fund (AHTF) for the Passage Community project located at 17 E 24th St by Simpson Housing Services or an affiliated entity.

4. Authorizing the execution of necessary loan documents for a loan of up to \$720,000 from the Affordable Housing Trust Fund (AHTF) for the Minnesota Indian Women's Resource Center (MIWRC) project located at 2300 15th Ave S by Minnesota Indian Women's Resource Center (MIWRC) or an affiliated entity.
5. Authorizing the execution of necessary loan documents for a loan of up to \$2,990,000 from the Affordable Housing Trust Fund (AHTF) for the 901 Cedar Avenue Apartments project located at 901 Cedar Ave S by Reuter Walton Development or an affiliated entity.
6. Authorizing the execution of necessary loan documents for a loan of up to \$1,500,000 from the Affordable Housing Trust Fund (AHTF) for the Little Earth project located at 2501 Cedar Ave S by Little Earth Tribes with LaSalle Development or an affiliated entity.
7. Authorizing the execution of necessary loan documents for an additional loan of up to \$1,070,000 from the Affordable Housing Trust Fund (AHTF) for the Snelling Yards Family Housing project for a total of \$2,070,000 located at 3601 E 44th St by Lupe Development Partners, or an affiliated entity.
8. Authorizing the execution of necessary loan documents for a loan of up to \$1,000,000 from the Affordable Housing Trust Fund (AHTF) for the 1301 Lake Street project located at 1301 W Lake St by CommonBond Communities or an affiliated entity.
9. Authorizing the execution of necessary loan documents for a loan of up to \$1,400,000 from the Affordable Housing Trust Fund (AHTF) for the Bottineau Commons & Lofts project located at 1808 University Ave NE by Sherman Associates or an affiliated entity.
10. Authorizing the execution of necessary loan documents for a loan of up to \$1,500,000 from the Affordable Housing Trust Fund (AHTF) for the UHT Parcel 6A project located at 3700 Washington Ave N by United Properties and Building Blocks, or an affiliated entity.
11. Authorizing the execution of necessary loan documents for an additional loan of up to \$1,270,000 from the Affordable Housing Trust Fund (AHTF) for the Agra project for a total of \$3,270,000 located at 901 27th Ave E by Wellington Development, or an affiliated entity.

Staff presentation by Amy Geisler and Carrie Goldberg, Community Planning & Economic Development.

The Chair afforded the courtesy of the floor to Doug Strandness, who spoke in support of the Little Earth project.

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

26. Preliminary Reservation of Year 2023 9% Low Income Housing Tax Credits (HTC) ([2022-01128](#))

1. Approving a total of \$638,481 in Year 2023 9% HTC for the Shelby Commons project located at 188 1/2 Glenwood Ave.
2. Approving a total of \$903,913 in Year 2023 9% HTC for the Agate Housing project located at 2800 27th Ave S.

Staff presentation by Emily Carr, Community Planning & Economic Development.

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

27. Alternate interest rate formula replacing LIBOR for outstanding revenue bond obligations ([2022-01126](#))

Passage of Resolution authorizing the Finance Officer of the City of Minneapolis to approve alternate interest rate formulas to replace LIBOR based interest rate formulas for revenue obligations issued by the Minneapolis Community Development Agency and the City of Minneapolis.

Staff presentation by Becky Shaw, Community Planning & Economic Development.

The Business, Inspections, Housing & Zoning Committee and the Minneapolis Community Development Agency (MCDA) Operating Committee, whose memberships are identical, convened to consider item 27.

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

With no further business to transact, the meeting adjourned at 3:31 pm.

Reported by Lisa Brock, Clerk