

After a Fire: Minneapolis Commercial Rebuilding Guide



City of Minneapolis

Dear Business Owner,

The City of Minneapolis regrets hearing about the fire at your business. We understand this is a difficult time. The information in this packet has been developed by the City to assist business and commercial property owners to recover from the fire damage and begin to rebuild. If you have questions after going through the enclosed information, please call 311 (or 612-673-3000 if you are outside of Minneapolis) and our operators will put you in touch with a Development Coordinator to answer your questions promptly. If there is anything else we can do, please let us know as you recover from this event.

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Items Covered in this Document

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9. Boulevard Tree Removal and Planting
10. City Council Contacts



City Contacts Needed for Rebuilding

- Contact 311 (or 612-673-3000 if you are outside of Minneapolis) for the assignment of a Development Coordinator and/or City Planner to guide you through the Rebuilding Process.
- Community Planning and Economic Development (CPED) may be able to help with Financial Assistance: 612-673-5068 and/or Alternative Financing 612-673-5072
- Business Licensing 612-673-2080
<http://www.ci.minneapolis.mn.us/licensing/index.htm>
- Fire Inspection Services 311 (or 612-673-3000 if you are outside of Minneapolis)
http://www.minneapolismn.gov/inspections/rental/inspections_rentlicenseapp
- Lane Closure and Obstruction Permits 612-673-2383 or 612-673-5319
http://www.ci.minneapolis.mn.us/publicworks/permits/public-works_laneuse



The Roles of Development Service Staff

A **Development Coordinator** will guide you through the development review and permitting process when you are demolishing or constructing a new building.

A **City Planner** provides planning and zoning tools and assistance, supports the Minneapolis Planning Commission and Zoning Board of Adjustment, and reviews proposed development activity, in cooperation with other City departments.

Call 311 (or 612-673-3000 if you are outside of Minneapolis) to contact Development Service staff and begin your building process.



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Reconnecting Utilities

The Fire Department may have disconnected your gas and electric service. Contact your utility service providers to avoid disruptions or to temporarily stop service.

- CenterPoint Energy, 612-321-4939, to have all gas appliances checked.
- Xcel Energy, 1-800-895-4999, to have electrical appliances reconnected.
- Emergency Water Shut Off: Water Department 612-673-5600
- Permanent or Temporary Water Shut Off: Utility Connections 612-673-1114
- Call an electrician to have all affected electrical equipment checked for safety.
- Check with your waste removal service provider regarding these services.



Time Sensitive Property Information

1) Non Conforming Rights

- Any legal nonconformity that your building had prior to the fire, may be continued as long as it is not altered, enlarged, relocated, used or intensified in character.
- Nonconforming rights are forfeited if the nonconformity or occupancy is discontinued for a period of more than one year; or the nonconforming use is destroyed and no building permit has been applied for *within 180 days* of when the property is damaged.

2) Lane Closures and Right of Way

- **Closure due to Safety Concerns** - City Staff (Public Works and/or CPED Construction Code Services) will determine if lane or sidewalk closure is required due to safety concerns. The City will charge the property owner for the closure.
- **Closure due to Construction** – Contractors will apply for lane closure and obstruction permit during the construction process
- Lane Closure and Obstruction Permits 612-673-2383 or 612-673-5319
http://www.ci.minneapolis.mn.us/publicworks/permits/public-works_laneuse

3) Encroachment Permits

- An Encroachment Permit is required when existing or proposed site features (such as steps, signs, railings, fences, landscaping, etc.) are located on, under or over the public right-of-way. There is no expiration on encroachment permits. www.minneapolismn.gov/mdr/docs/encroach-permit-appl.pdf



Financial Assistance

Please check with your insurance provider to see what is covered prior to requesting the following assistance.

- [Alternative Financing Program](#) is a profit-based financing tool where no interest is paid or collected.
- [Two-Percent Loans](#) support small Minneapolis businesses with equipment and building improvements.
- [Working Capital Program](#) helps small businesses secure working capital financing through private banking institutions.
- [Legal aid for tenant-landlord and insurance disputes.](#)
- [Relocation Assistance](#) if you are a tenant and rebuilding is uncertain. Contact Miles Mercer (612)-673-5043 or miles.mercer@minneapolismn.gov.
- [Tax Increment Financing](#) is a tool used to overcome extraordinary redevelopment costs. Projects must demonstrate that the project cannot proceed without the TIF assistance along with other critical points for decision.
- [Affordable Housing Trust Fund](#) provides gap financing for affordable housing projects. To qualify, each assisted unit must meet affordability standards at or below 50% of the Area Median Income and agree to restrict these units affordability for the term of the financial assistance, usually 30 years.

NOTE:

Fire Escrow Program - Minneapolis participates in the State of Minnesota 65A.50 Trust or Escrow Accounts; Insured Real Property Fire or Explosion Loss Proceeds. Commercial and residential properties are subject to this statute. If your property has been declared more than 49% damaged or destroyed, 25% of your final settlement may be held in escrow by the City of Minneapolis for demolition or debris removal costs. Contact Al Olson (612) 673-5880 or allan.olson@minneapolismn.gov.

Reminder: Typically financial lenders do not allow the inclusion of Service Availability Charges (SAC) charges to be included in the amount of loan.



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Wrecking/Demolition Information



You are required to hire a Minneapolis licensed wrecking contractor.

A list is available online here:

www.minneapolismn.gov/mdr/mdr_fin_dliccont_index



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Understanding Service Availability Charges (SAC)

What is SAC?

- SAC is a one-time fee imposed by Metropolitan Council Environmental Services (MCES) to Local Government Units for their portion of reserve capacity costs of the Metropolitan Wastewater System.

Who needs to get a SAC determination?

- Any commercial, institutional, or industrial property connecting to the Metropolitan Wastewater System for the first time or modifying the use of an existing property.

At the time of rebuilding, your general contractor will be required to have a determination of your SAC charges completed. Your Development Coordinator will assist you with this. For more information on SAC visit:

www.metrocouncil.org/environment/RatesBilling/SAC_Program.htm



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Fees for Boulevard Tree Removal and Planting

Removal

For an assessment of boulevard tree condition, please contact the Minneapolis Park Board's Forestry Division at 612-313-7710.

Permitted removals or transplants must be done contractually by a company that is licensed by the City of Minneapolis to do tree work. The cost of removal of a tree that is healthy shall be the responsibility of the permit applicant. After these requirements are met, Forestry may issue a permit for the requested removal.

Planting

Requests may only be made by an individual property owner or someone representing the property owner to the Minneapolis Park Board's Forestry Division.

- Typically involves one to five trees at a specific address.
- If a permit is issued, Forestry may provide the applicant with written instructions on proper preparation, conditions and planting techniques.
- Please contact Minneapolis Park Board's Forestry Division at 612-313-7710.



Ward #	Council Member Council Member Aide Council Member Associate	612-673-ext.	Ward #	Council Member Council Member Aid Council Member Associate	612-673-ext.
1	Kevin Reich Shannon McDonough Lisa Brock	612-673-2201 612-673-2003 612-673-7920	8	Elizabeth Glidden Andrea Jenkins Deebaa Sirdar	612-673-2208 612-673-3569 612-673-7114
2	Cam Gordon Robin Garwood Nancy Olsen	612-673-2202 612-673-3654 612-673-7142	9	Alondra Cano Aisha Gomez Kelly Geistler	612-673-2209 612-673-3196 612-673-7145
3	Jacob Frey Heidi Ritchie Zach Farley	612-673-2203 612-673-3011 612-673-3126	10	Lisa Bender Ben Somogyi Matthew Crockett	612-673-2210 612-673-3197 612-673-7169
4	Barbara Johnson Jennifer White Dawn Snow	612-673-2204 612-673-3142 612-673-7930	11	John Quincy John Dybvig Mary Petersen	612-673-2211 612-673-3314 612-673-7143
5	Blong Yang Sean Broom Ger Yang	612-673-2205 612-673-3198 612-763-7140	12	Andrew Johnson Ilhan Omar Suzanne Murphy	612-673-2212 612-673-2378 612-673-7138
6	Abdi Warsame Abdi. N. Salah Marcela Sotela Odor	612-673-2206 612-673-3315 612-673-7139	13	Linea Palmisano Emily Ziring Ken Dahler	612-673-2213 612-673-3199 612-673-7147
7	Lisa Goodman Patrick Sadler Ruth Hamann Weakly	612-673-2207 612-673-3195 612-673-7144			

Minneapolis City Council

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