

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, April 12, 2011
Hennepin County Central Library
300 Nicollet Mall
Room N-202, Minneapolis, MN

I. Call to Order and Introductions

Board Chair Gerry Ewald called the board meeting to order at 6:02 p.m.

Other board members in attendance were:

Andrea Christenson
Andy Hauer, Land Use Committee Chair
Paula Klimek, Treasurer
George Rosenquist, Crime and Safety Liaison
Wally Swan, Secretary
Carletta Sweet, Vice Chair
Jesse Winkler

Guests in attendance included:

Susan and James Beamon, Envy Nightclub
Joe Bernard, City of Minneapolis CPED
Laura Boyd, Alcohol Compliance Services
Niece Nardini, CRAVE Restaurant
Dave Sincebaugh, CRAVE Restaurant
Karin Smith, Pearl Nightclub and Ultra Lounge
Anita Tabb, District 4 Commissioner, Minneapolis Park and Recreation Board
Beecher Vaillancourt, Pearl Nightclub and Ultra Lounge
James Vos, CresaPartners, representing Lunds Grocery Store

DMNA staff member Christie Rock was also present.

II. Consideration of the Agenda

Hauer moved and Swan seconded a motion to approve the agenda. Ewald called for discussion. The motion passed.

III. District 4 Minneapolis Park and Recreation Board Update

Park Board Commissioner Anita Tabb updated the board on the following items:

- *Minneapolis Riverfront Development Initiative (MRDI), successor to the Minneapolis Riverfront Design Competition (MRDC).* Tabb advised that the Minneapolis Park and Recreation Board and the Minneapolis Parks Foundation

named TLS/KVA as the winning team of the MRDC. MPRB has established a 6-month design strategy phase that will result in a framework for development along the Upper Riverfront, as well as a selected site for the first parks-based development project of the MRDI. MPRB will offer multiple avenues for public participation in the development initiative. Several times throughout the next 6 months, the Park Board will host public meetings, beginning with three in April: Thursday, April 28, 7:00 p.m. to 9:00 p.m., Friday, April 29, 11:30 a.m. to 1:30 p.m., and Saturday, April 30, from 10:00 a.m. to 12:00 p.m.

For more information, please visit the initiative's new Web site:
<http://minneapolisriverfrontdevelopmentinitiative.com/>.

- ***Crown Hydro Update.*** Tabb indicated that representatives from Crown Hydro are taking action at the State Legislature to try and revive the project. Crown Hydro plans to make a presentation to the Park Board on April 20. There is a possible new investor in the project. Objections to the project include the fact that the falls would need to be eliminated (historic flow data suggests there is not enough water to support the plant), Crown Hydro could not access the power grid from the east side of the river, water-generated power is not cheap, and the Central Riverfront is a popular destination for people from Minneapolis and throughout Minnesota. It is believed that Crown Hydro is pushing the project because turbine equipment has already been purchased. Tabb encouraged DMNA Board members to write letters of opposition to local legislators and Park Board members.

IV. Land Use Committee Report

Land Use Chair Andy Hauer gave the following land use report:

- ***Envy Nightclub (400 1st Avenue N, Suite 120).*** Laura Boyd presented a Class A liquor license application on behalf of Envy Nightclub. She introduced the club's owners, Susan and James Beamon who talked about the club's concept, food options, and hours of operation.

Swan moved and Klimek seconded a motion to support a Class A liquor license application for Envy Nightclub. Ewald called for discussion. The motion passed.

- ***Pearl Nightclub and Ultra Lounge (former Spin location).*** Beecher Vaillancourt introduced himself as the general manager of Pearl Nightclub and presented a Class A liquor license application. He reviewed the club's concept, food options and hours of operation. He indicated a tentative club opening date of Labor Day weekend in 2011. The club plans to implement a new security system called ID Detect.

Sweet moved and Swan seconded a motion to support a Class A liquor license application for Pearl Nightclub. Ewald called for discussion. The motion passed.

- ***CRAVE Restaurant (former Palomino location).*** Dave Sincebaugh introduced himself as the chief operating officer for Crave and Niece Nardini as general

manager. Sincebaugh indicated that CRAVE is seeking a Class B liquor license application. He reviewed the restaurant's concept, menu, and hours of operation. He noted a tentative opening date of June 4, 2011, and indicated that there might be a roof top deck in the future.

Christenson moved and Klimek seconded a motion to support a Class B liquor license application for CRAVE Restaurant. Ewald called for discussion. The motion passed.

- **Lunds Grocery Store.** Jim Vos from CresaPartners presented the Lunds Grocery Store redevelopment project being proposed for South 12th Street and Hennepin Avenue. He indicated that Lund Food Holdings Inc., controls most of the site except for Buca di Beppo, 1204 Harmon Place, and the Espresso Royale building, 1227 Hennepin Ave. S. He noted that the site is in the Loring Park neighborhood, and that he presented the plan to LPNA on March 22, 2011.

Vos displayed the site plan and discussed the building size and design, parking requirements, and the impact the project would have on surrounding buildings. He also talked about hours of operation, and indicated that Lunds would try to accept deliveries in the afternoon as opposed to the early morning so as to have less impact on the surrounding residential properties. Vos also provided information on the type of product the store would carry and noted that the urban-style store would put a heavy emphasis on perishables and premium prepared foods.

Vos projected an opening date of March or April of 2012. He concluded by requesting a letter of support for the concept plan he presented and responded to questions from board members.

Christenson moved and Swan seconded a motion to support the concept plan for Lunds Grocery Store being proposed for 12th Street and Hennepin Avenue in the Loring Park neighborhood as presented by Jim Vos from CresaPartners. Ewald called for discussion. The motion passed.

- **Downtown Rezoning Study.** Joe Bernard from Minneapolis CPED gave a presentation on the draft recommendations from the Downtown Rezoning Study. He stated that the Downtown Rezoning Study is a follow-up analysis to implement policies found in the North Loop Small Area Plan, the Minneapolis Plan for Sustainable Growth, and the Downtown East/North Loop Master Plan.

Bernard provided the board with a handout that included a map depicting the proposed zoning changes, along with text changes to the Zoning Ordinance. He stated that the map denotes a new zoning district, preliminarily titled "B4N - Downtown Neighborhood District." Bernard indicated that the purpose of the new zoning district is to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living.

The proposed B4N zoning district allows for existing mix of uses, including light industrial. Uses not consistent with neighborhood living such as nightclubs and

sexually oriented uses will not be allowed. Height will be limited to ten stories with the ability to apply for a Conditional Use Permit for additional height similar to all zoning districts. The bulk of buildings will be regulated through a minimum floor area ratio of two. There will be no minimum parking standards for all uses, which is similar to other Downtown Zoning Districts.

Bernard indicated that there is a public meeting regarding the Downtown Rezoning Study on May 4, 2011 at North Central University's Centennial Hall. The 45-day public review period ends on June 1, 2011. The City Council is expected to review the Study on July 22.

The board raised many questions and had concerns regarding limiting the height of buildings. The board took no action on this item at this time. For more information about the Downtown Rezoning Study, go to http://www.ci.minneapolis.mn.us/cped/downtown_rezoning.asp.

V. Neighborhood and Community Engagement Commission (NCEC) Update

- *Discussion regarding possible festivals and events to support in 2011.* There was significant discussion regarding possible Downtown festival and events to support in 2011. Ideas included the Summer Spark Festival, Holidazzle, Twin Cities Marathon, National Night Out, and the Mill District Farmers Market. Board members were asked to bring one or two ideas to the May board meeting for consideration.
- *Discussion regarding 2012 Community Participation Program.* Rock indicated that the DMNA has quite a bit of Community Engagement Program dollars to spend in 2011. It would be better to spend them in 2011, as opposed to rolling them into 2012, because if the organization has a lot of money remaining at the end of the year, its future year allocation will likely be reduced. She also talked about the importance of finding new ways to reach out and engage the community in planning for 2012.

VI. Consideration of minutes from the March 8, 2011 board meeting

Swan moved and Sweet seconded a motion to approve the March 8, 2011, board meeting minutes. Ewald called for discussion. The motion passed.

VII. Consideration of April 2011 Financial Report

Rock presented the April 2011 Financial Report.

Hauer moved and Sweet seconded a motion to receive and file the April 2011 financial report. Ewald called for discussion. The motion passed.

VIII. Staff Report

Rock summarized her activities for the period 03-05-2011 to 04-08-2011 from the report she previously submitted via email.

Sweet moved and Swan seconded a motion to receive and file Rock's staff report. Ewald called for discussion. The motion passed.

IX. Board Governance

Continued discussion regarding Bylaws and voting via email was postponed.

X. Old Business / new business / other business

- **Update on outreach and collaboration with other downtown organizations.** Ewald asked Board members to give updates on the respective organizations and groups in which they are involved and/or meetings they attend on a regular basis. (Please also reference the Outreach and Collaboration chart previously sent via email from Sweet for updates not specifically mentioned in the meeting.)

- **East Downtown Council.** Sweet advised that the organization's annual meeting is coming up on April 28th and requested support from the board members to seek re-election as the DMNA representative on the board of directors.

Klimek moved and Swan seconded a motion to support Sweet's re-election to serve as the DMNA representative on the East Downtown Council Board of Directors. Ewald called for discussion. The motion passed.

- **Minneapolis Downtown Council.** Rosenquist gave a brief update on the status of the Downtown 2025 Plan. He asked board members to consider whether 5,000 housing units are a reasonable number for the Downtown community to add between now and 2025. After some discussion, the board concluded this number was reasonable.

Rosenquist also asked the board to reimburse him for his MDC luncheon fees he is incurring.

Christenson moved and Swan seconded a motion to reimburse Rosenquist for the MDC monthly board luncheon fees he will incur henceforth. Ewald called for discussion and the motion passed.

- **Discussion regarding scheduling meeting with the Minnesota Vikings.** Noting that the Vikings had visited other downtown groups (i.e., the EDC, EPNI) and were scheduled to go before the 2020 Partners, Ewald suggested that the DMNA Board schedule a presentation with their representatives as well since the Metrodome is located in the Downtown East neighborhood. Sweet advised that she would contact Jeff Anderson from the Minnesota Vikings, who also sits on the East Downtown

Council, to try and arrange a presentation in time for the next DMNA Board meeting in May.

- *Discussion regarding scheduling a meeting with members of other Downtown neighborhood association boards of directors.* Winkler suggested that it might be a good idea for the DMNA Board to schedule a meeting with other Downtown neighborhood association boards of directors to talk about shared interests and common concerns, e.g.: Redistricting, Downtown Rezoning Study, East-West Transit Spine Study, the Minnesota Vikings/Metrodome site redevelopment, crime and safety. Winkler said he's willing to work on organizing such a meeting, which could take place on a Saturday morning, with breakfast catered in. Rock said she would work with Winkler on planning and logistics.

Christenson moved and Swan seconded a motion to have Winkler explore the idea of scheduling a meeting with other Downtown neighborhood association boards of directors, including who to invite, agenda, location, and meeting facilitator. Ewald called for discussion. The motion passed.

XI. Adjournment

Being no further business, the meeting adjourned at 8:00 p.m.

Signed this _____ day of _____, 2011.

Chair

Secretary