

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

**Minutes from the Board Meeting on Tuesday, August 14, 2012**

*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 6:00 p.m.

Other board members in attendance were:

Andrea Christenson

Andy Hauer

Paula Klimek

Eric Laska

Wallace Swan

Carletta Sweet

Jesse Winkler

Staff member Christie Rock was also present.

Guests in attendance included:

Doug Anderson, The Belmore

Tom Borrup, Plan-It Hennepin

Laura Boyd, Alcohol Compliance Services

John (Jack) Cann, Housing Preservation Project

Jackie Cherryhomes, Cherryhomes-Tyler, Inc. on behalf Westminster Presbyterian Church

Doug Cousins, Mill District resident

John Errigo, Aeon

Anna Flintoft, Minneapolis Dept of Public Works

Eddie Frizell, MPD First Precinct Inspector

Dana Kirkemo, Mill District resident

Lynn Leegard, Shamrock Development, Inc.

Rufino Magno

Tim Mahoney, The Loon Café and WDBA

Tom Melchior, Clifton Larson Allen

Doug Mitchell, Westminster Presbyterian Church

Derek Nivens, Insert Coin(s)

George Rosenquist, Downtown West resident

Stefano Sinicropi, Insert Coin(s)

Jim Stanton, Shamrock Development, Inc.

Jeremy Zoss, *Downtown Journal*

## **II. Consideration of the Agenda**

Christenson requested that the agenda be amended to include one additional land use item, a liquor license application presentation by Doug Anderson from The Belmore.

Hauer moved and Swan seconded a motion to approve the August agenda as amended. Ewald asked for discussion. The motion passed.

### III. Downtown Council Update by George Rosenquist

Rosenquist gave a report on the status of the organization's relationship with the Minneapolis Downtown Council (MDC). He explained that he had a conversation with the former MDC president and CEO Sam Grabarski who told him that he was leaving any future relationship/membership between the MDC and the DMNA up to the new MDC president and CEO Mark Stenglein. Rosenquist stated that the MDC's Executive Committee is likely to make the decision and emphasized the importance of appointing a representative who has some connection or strong relationship with the MDC Board or Executive Committee. Ewald advised that the DMNA has been talking with MDC's Director of Membership Kathleen Motzenbecker about how we could work together; however she is on maternity leave right now, but the conversation will continue when she returns to work.

### IV. Land Use Report

Ewald handed the meeting over to Land Use Chair Andy Hauer who introduced the following projects:

- ***Plan-It Hennepin Draft Plan Review.*** Tom Borrup, consultant for the year-long Hennepin Avenue planning process, presented and distributed a handout entitled "Hennepin Cultural District: Where Connections Are Made" and explained that the plan envisions a future for the downtown portion of Hennepin Avenue, and emerges from and dovetails directly with the Downtown 2025 Plan that was released in 2011 by the Minneapolis Downtown Council.

Plan-It Hennepin advances a vision, short-term actions, and long-term outcomes designed to build upon a downtown district focused on culture and education centered on Hennepin Avenue. The district includes parallel and intersecting streets surrounding Hennepin Avenue's two-mile run from the Mississippi River to the Walker Art Center. Borrup stated that nearly 1,500 people participated in Plan-It Hennepin through talks, workshops, presentations, focus group meetings, youth projects, social media and classes.

He highlighted the guiding values developed by stakeholders, including the following: connections; curiosity and possibility; cosmopolitanism; compassion; celebration; safety and mobility; flexibility; and aesthetic integrity. Borrup also reviewed key short-term and long-term actions.

#### Short-Term Actions:

1. Recognized the Hennepin Cultural District.
2. Formalize a Hennepin District Alliance.
3. Animate vacant storefronts and other under-used real estate through a No Vacancy Project.
4. Provide opportunities for temporary and ongoing spaces on Hennepin for people, events and tours through Open Street Project.
5. Coordinate and expand activities for young people in the District.
6. Participate in planning and redesign of public works projects that impact the area.

7. Measure progress using key indicators of change in the District through Track-It Hennepin.

Long-Term Actions:

1. Regional extended stay destination.
2. Gathering place for growing downtown population.
3. Green, creative, safe and walkable public realm.
4. New cultural and residential development.
5. Galvanized arts, culture, education and sports organizations.
6. Leadership and policies encourage a creative public realm.

Borrup stated that they just discovered that the City has received \$10 million in federal funds to reconstruct the Lyndale and Hennepin stretch (between the Basilica and Walker Art Center). Simultaneously, the Minneapolis Park and Recreation Board and the Walker are looking at reconstructing the Sculpture Garden so Plan-It has put them together to think about ways to maximize these plans.

Borrup is currently seeking feedback on the plan and noted that he will present it to the City Council in October.

- ***Insert Coin(s) Video Gaming Lounge (315 1st Avenue North)***. Laura Boyd from Alcohol Compliance Services introduced Stefano Sinicropi, co-founder and CEO of Insert Coin(s), and stated that he has applied for a Class B liquor license with Sunday sales, 2 a.m. sales and outdoor patio. They are seeking a letter of support from the DMNA. Opening is planned for early October. For more information reference the News Release distributed by Boyd or visit <http://www.prweb.com/releases/2012/8/prweb9787389.htm>.

Sinicropi explained that the business concept is a state-of-the-art video lounge game bar with a video wall, dance floor with vibrant video content, a raised stage to accommodate vocal/ musical performances from local and nationally recognized artists, and a motion sensor/3D gaming hallway with two 70" HDTVs. Patrons will be able to select from a large library of video game titles.

This will be the second Insert Coin(s) location, the first being in Las Vegas. Insert Coin(s) caters to a 21 plus crowd, primarily working professionals. There will be no 18 plus nights. There may be family game nights, for which minors will be accompanied by an adult/parent.

Significant discussion ensued regarding allowing minors in the establishment and several board members stressed the importance of not having 18 plus nights due to the increase in criminal activity that has taken place on Sunday nights in the downtown community.

*Ewald moved and Sweet seconded a motion to support the Class B liquor license application for Insert Coin(s) with Sunday sales, 2:00 a.m. close and outdoor dining on the condition that NO minors are allowed in the establishment without a parent. Hauer called for discussion. The motion passed.*

Winkler then asked Boyd to briefly touch upon the process for an establishment when the City revokes its liquor license. Boyd advised that the City will conduct a License Settlement Conference and will enumerate in advance the alleged violations. At the LSC they will

discuss the violations with the establishment and work out a resolution. They can send it off to an administrative law judge for review that the City retains, or request a separate review from the State. When he/she hears the matter, draws findings of facts, conclusions and recommendations, it then goes to the Regulatory, Energy & Environment Committee which can either adopt the conclusions and recommendations or not.

- **Park Vista (110 and 124 12th Avenue South and 1102 South 2nd Street).** Lynn Leegard and Jim Stanton from Shamrock Development, Inc., introduced themselves and stated that they are seeking a letter of support from the DMNA for the Park Vista condominium project.

Stanton explained that they are proposing 169 residential units with 319 parking spaces. The units are primarily 1 Bedroom + Den. There is no retail on the first floor. Stanton presented the architectural renderings for the project from several different street level perspectives.

*Swan moved and Ewald seconded a motion to approve the site plan for Park Vista as presented by Shamrock Development, Inc. Hauer called for discussion. The motion passed.*

- **The Lamoreaux (706 1st Avenue North) and the Continental (66 South 12th Street).** John Errigo, Aeon's Director of Housing Development, introduced himself and stated that he was seeking a letter of support from the DMNA for the renovation and rehabilitation projects planned at the Lamoreaux and the Continental. The letter will help with Aeon's request for Minnesota Housing Finance Agency funding and others.

Errigo advised that both historic buildings were rehabilitated in the early 1990s and are due for a facelift. They will continue to serve very low-income residents. Renovations for the Lamoreaux include adding bathrooms to the units on the lower three levels. The common areas will remain including the common kitchen.

Aeon currently has approximately 2,000 units of affordable/supportive housing in Minneapolis with roughly 97 percent occupancy.

*Sweet moved and Ewald seconded a motion to provide a letter of support to Aeon for the renovation projects proposed at the Lamoreaux and the Continental. Hauer called for discussion. The motion passed.*

- **Marimark Apartments (1226 Marquette Avenue South).** Doug Mitchell, associate pastor at Westminster Presbyterian Church, updated the board on the Church's plans for the Marimark Apartments. They are not seeking anything from the DMNA at this time; they just wanted to give an informational presentation about the concept for the property.

He explained that Mark Orfield, owner of Marimark Apartments, approached the Church to determine their interest in buying the property. Due to a generous donation from a Church member, they were able to purchase the property and are in the process of relocating residents. Currently they have 19 contracts and there are 58 occupied units so they have relocated approximately one-third of the residents through Wilson Development Services. Once all residents have been relocated they plan to tear down the building. They have a planning group to determine what kind of building will replace it; however they will build something that will allow them to expand their ministerial services for the next 100 years

with some parking involved. They have started conversations with neighbors, Downtown Council, Orchestra Hall, YWCA, and the City to determine what type of services should be included in the building. Presbyterian Homes owns the other half of that block, so they are in conversation with them about long-term planning. The Church has pledged \$3 million as private seed money to combine with public funds to create 150 units of affordable housing primarily in the downtown district or immediately adjacent to it. They are moving toward identifying properties where they will either renovate non-housing space into housing or build new housing.

When asked why tear down the Marimark now before a firm redevelopment plan is in place, Mitchell explained because of the poor condition of the building and to allow residents to take advantage of the relocation support; they have approximately \$400,000 set aside for relocation expenses. Another issue is that when occupancy shrinks it becomes less and less safe for those remaining residents if relocation is drawn out. The Church will pay the difference between their current rent and the rent for an equivalent unit for: 24 months if they have resided there for 5 years or less, 36 month for 5-10 years, and 42 months for 10 years or more.

Winkler, who has exchanged emails with Mitchell, expressed his disappointment in the Church's direction on this property and noted that the City advised him that when they walked through the property it was not in poor condition (they've seen worse) and furthermore, there is a public housing crisis in Minneapolis and this will shrink the available stock even more.

Lastly, Hauer noted that the property is actually located in Loring Park. The board was not required to take action on this item.

For Jack Cann's (staff attorney for the Housing Preservation Project) and other's perspective visit <http://www.startribune.com/local/minneapolis/162303736.html?refer=y>.

- ***Nicollet-Central Avenue Transit Alternatives Project.*** City of Minneapolis Transportation Planner Anna Flintoft introduced herself to the board and explained the purpose for the project (<http://www.minneapolismn.gov/nicollet-central>): to identify a preferred transit enhancement in the corridor that could serve as a first phase of a longer-range vision for transit service throughout the 9.2 mile corridor. The corridor extends from the 46th Street/I-35W Transit Station and Nicollet Avenue on the south, through Nicollet Mall in downtown Minneapolis, to the Columbia Heights Transit Center on the north via Central Avenue.

The project will evaluate the benefits, costs and impacts of implementing a variety of transit modes and service types, including streetcar and enhanced bus options, to identify the locally preferred alternative for inclusion in the Metropolitan Council's 2030 Transportation Policy Plan.

The project includes an extensive public engagement process that involves meeting with neighborhood groups within the project area, a survey instrument and interviews with individual corridor stakeholders. Rock explained that Flintoft contacted her about an interview to get her perspective on the transportation needs of the corridor. She explained

that since she does not live downtown, it would be more appropriate for Flintoft to talk with DMNA Board members or other downtown residents. Rock thought the best place to kick-off this conversation was for Flintoft to attend the August board meeting.

Flintoft concluded her presentation by indicating that she would provide the survey link to Rock once it is ready. Rock stated that she will share the link with the DMNA Board members, the DMNA email list, and put it on the Facebook page and Web site. Flintoft also invited board members to contact her by phone at 612-673-3885, if they would be willing to participate in a one-on-one interview.

- *The Belmore (25 North 4th Street)*. Doug Anderson introduced himself and stated that he is seeking a letter of support from the DMNA for his liquor license application for the former City Billiards site. He is not certain of the new bar/restaurant's name, but is thinking it will be the Belmore. He explained that the bar/restaurant will serve breakfast, lunch and dinner and have a laid back theme. There will be live music three or four days a week. There will be no 18 plus nights. He is not certain of the class of liquor license that he is applying for, but would like it to allow for Sunday and 2 a.m. sales. Laura Boyd from Alcohol Compliance Services stated that it was likely a Class C1 license.

*Winkler moved and Sweet seconded a motion to support a Class C1 liquor license application for The Belmore. Ewald called for discussion. The motion passed with Christenson abstaining.*

## V. Downtown Crime and Safety Discussion

Ewald asked Christenson to introduce the C&S discussion and guests. She first introduced Tim Mahoney, owner of the Loon Café and president of the Warehouse Business District Association. Mahoney explained that he is appealing to the residents of downtown to help work with the City and the business community to address the criminal activity taking place in the Warehouse District on the weekends. The support could include a letter to the Mayor and the City Council asking them to make changes to the liquor license laws, and/or increasing the police department's budget to provide expanded services in the Warehouse District. Mahoney explained that the problem primarily relates to poorly managed night clubs and night clubs that host 18 plus Sunday nights. He also suggested that the City could implement a stronger loitering ordinance similar to what the City of Denver has done. Mahoney concluded by stating that the problem is easily fixable given a few changes in City policy.

Christenson then introduced the Minneapolis Police Department's First Precinct Inspector Eddie Frizell who reviewed the problem and explained that it is mostly a nighttime problem, due in part to substandard lighting, dark and narrow alleyways, and the fact that the City's largest transportation center is at 7th and Nicollet. He also agreed with Mahoney that part of the problem is related to poorly managed night clubs, and that it is easily solvable if addressed quickly. Next, Frizell identified what can help solve the problem. He stated the best thing that can be done is decentralizing the transit stop. He expressed concern about the Minneapolis Public Schools using Metro Transit to transport school-aged children. He encouraged downtown residents to contact Metro Transit with feedback about the idea. He also noted that there are no homeless shelters that remain open during the day that results in people loitering downtown, particularly on Nicollet Mall and in Peavey Plaza. He suggested the City consider establishing an entertainment district similar to the Kansas City Power & Light District. He also mentioned the possibility of making changes to the curfew law. Subsequently, Frizell

highlighted what the City is currently doing to address crime in the Warehouse District. He distributed a handout entitled "2012 Safety Best Practices" that describes the work of the Minneapolis SafeZone and the DID. Unfortunately, due to limitations on time, Frizell was not able to talk about what the MPD needs to help address criminal activity in the downtown area. He will communicate with Rock to understand the NRP funds that the DMNA has available for crime and safety and hopefully will have a proposal ready for the board to consider in September.

**VI. Consideration of Constitutional Amendments**

Tabled until September board meeting to give Board members time to consider.

**VII. Neighborhood and Community Engagement Update**

Rock indicated that she has almost completed the 2011 CPP grant annual report. This must be submitted prior to submitting the application for 2012 funding. She anticipates submitting the report by the end of the month.

**VIII. NRP Implementation Update**

No report submitted.

**IX. Consideration of Board Meeting Minutes from July 10, 2012**

*Sweet moved and Hauer seconded a motion to approve the July 10, board meeting minutes. Ewald called for discussion. The motion passed.*

**X. Consideration of August 2012 Financial Report**

*Sweet moved and Swan seconded a motion to receive and file the August 2012 financial report. Ewald called for discussion. The motion passed.*

**XI. Staff Report**

Rock stated that she had nothing additional to add to the written report. Sweet requested that Rock change the date of the August board meeting, which is noted in the report several times, from August 13 to August 14. She also requested that Rock change the bullet point regarding corresponding with Sweet regarding the Outreach and Collaboration Chart to Board minutes. Rock will make the changes.

*Winkler moved and Sweet seconded a motion to receive and file Rock's staff report with corrections noted for the period 07-07-12 to 08-10-12. Ewald called for discussion. The motion passed.*

**XII. Old business / new business / other business**

- **Annual Meeting Discussion.** Rock stated that the annual meeting will take place at the Central Public Library in Pohl Hall. The Guthrie Theatre is not available on October 9. She asked the board to settle on a start time for the meeting, so she can include that information in the upcoming advertising. The board settled on a start time of 6:00 p.m.

Board members up for re-election are Ewald, Klimek, Sweet and Winkler and that they should let her know if they plan to run again by October 1st to be included on the preprinted ballots. Rock also advised that she has received interests from two nonboard members who wish to join.

- ***Update on outreach and collaboration with other downtown organizations.*** Reference the Outreach and Collaboration chart emailed from Sweet in advance of the meeting for updates.
  - ***Court Watch.*** Andrea Christenson will attend the September meeting.

**XIII. Adjournment**

Being no further business, the meeting adjourned at 7:57 p.m.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary