

## DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, March 12, 2013  
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  
Nick Cichowicz  
Andy Hauer  
Eric Laska, Treasurer  
Wallace Swan, Secretary  
Carletta Sweet

Vice Chair Jesse Winkler was absent.

Staff member Christie Rock was also present.

Guests in attendance included:

Scott Beckman, Urbanworks Architecture  
Don Cate, Multi-vista  
Michael Joseph, Plymouth Building tenant  
Michael Joseph, Jr., Plymouth Building tenant  
Timothy Kane, Mill City Farmers Market  
Brenda Langton, Mill City Farmers Market  
Dan Lessor, Mortenson Development  
Nick Magrino, Loring Park neighborhood resident  
Todd Phillips, Plymouth Building  
Dale White, RiverWest resident

### II. Consideration of the Agenda

Hauer requested that consideration of Mason's Restaurant liquor license application be added under the Land Use Update.

*Sweet moved and Swan seconded a motion to approve the March 12, 2013 board meeting agenda as amended. Ewald called for discussion. The motion passed.*

### III. Land Use Report

Hauer reported on the following land use items:

- **400 Marquette Avenue.**

Scott Beckman from Urbanworks Architecture and Dan Lessor from Mortenson Development introduced themselves to the DMNA Board and provided an overview of their project proposed for a surface parking lot at 400 Marquette Avenue. They are seeking a letter of support from the DMNA Board for the site plan. There are no variances or CUP's required for the project. Beckman and Lessor used visual aides to explain the project. The new building will be 30 stories.

Levels one through eight will be parking. Housing will start on level nine. They are proposing 260 rental units; a mixture of studio, one and two bedroom units, possibly a few three bedroom units. There will be 2,000 to 3,000 square feet of retail on the ground floor along 4<sup>th</sup> Street and on the corner of Marquette Avenue. All housing amenities will be on the 30<sup>th</sup> floor. There will be a skyway connection. The design will be complementary of the new Xcel Energy headquarters, as well as the Opus Nic on 5<sup>th</sup> project. Construction is anticipated to start in mid-June. Christenson suggested a possible restaurant tenant for the retail space, Bistro 13.

*Christenson moved and Cichowicz seconded a motion to approve the site plan for 400 Marquette Avenue as presented by Mortenson Development and Urbanworks Architecture. Hauer called for discussion. The motion passed. Ewald abstained from voting.*

- ***Plymouth Building redevelopment (6<sup>th</sup> and Hennepin).***

Developer and managing director of Minneapolis-based TruCore Realty Todd Phillips introduced himself to the DMNA Board. He stated that he is seeking a letter of support for the redevelopment project he is proposing for the Plymouth Building located at 6<sup>th</sup> and Hennepin.

Phillips noted that the building has only had two owners over the course of its lifetime. He said that he hopes to buy the 260,000 square-foot building and convert it into 252 market-rate apartments aimed at serving people who work in city's central business district. He indicated that he is seeking financial assistance for asbestos and lead-paint abatement, and expects to receive up to \$12 million in state and federal historic tax credits.

Phillips noted that he was involved with the recent conversion of the 430 Oak Grove building in the Loring Park neighborhood into upscale apartments. That project was led by Kraus-Anderson, which will serve as a contractor on the Plymouth Building. He said that he is planning to make 75 percent of the 252 units into one-bedroom apartments, approximately 500 square feet in size. Rents will range from about \$1,200 to \$1,400, with occupancy anticipated in late 2014.

Upon conclusion of Phillips presentation, Michael Joseph and Michael Joseph Junior, owners of Thomas Joseph & Sons Jewelers, a tenant in the Plymouth Building, asked Ewald if they could address Phillips with a few questions. Their store is on the 7<sup>th</sup> floor, which is slated to become housing. They have been in business for 63 years, and would like to continue in the same building if at all possible, but they need to know sooner rather than later if they should be looking for new space. Phillips stated that there will be retail space on the Skyway level and he would love to see them stay in the building.

*Ewald moved and Sweet seconded a motion to approve the redevelopment plan for the Plymouth Building as presented by Todd Phillips. Hauer called for discussion. The motion passed.*

- ***Chambers Hotel.***

*Ewald moved and Sweet seconded a motion to support the Class B liquor license application for the Chambers Hotel. Hauer called for discussion. The motion passed.*

- ***Mason's Restaurant.***

*Christenson moved and Ewald seconded a motion to support the Class B liquor license application for Mason's Restaurant. Hauer called for discussion. The motion passed.*

#### **IV. Neighborhood and Community Engagement Update**

- *Mill City Farmers Market.*

Ewald introduced Brenda Langton from Mill City Farmers Market. Langton began her presentation by thanking the DMNA Board for the \$4,500 contribution it made to the market's 2012 season. She explained that the MCFM used the DMNA funds to support the musical performances. Langton stated that the 2013 season will run for 26 Saturdays from May to October. She also mentioned the new winter market. In addition, Langton highlighted the MCFM's fundraising efforts over the past year. She noted that they raised \$65,000 at a recent benefit, which only cost \$1,000 to organize. She concluded her presentation by requesting that the DMNA Board support the MCFM again in 2013 with a \$6,000 contribution. The funds will be used to support musical performances. She reminded the board that the DMNA is recognized for supporting the market via a very nice sign that was created for the 2011 season. The DMNA is also listed as a sponsor on the MCFM Web site and via email blasts to market supporters.

*Christenson moved and Sweet seconded a motion to contribute \$6,000 to the Mill City Farmers Market for the 2013 season. Ewald called for discussion. The motion passed.*

For more information on the Mill City Farmers Market, please visit <http://millcityfarmersmarket.org/>

#### **V. NRP Implementation Update**

- *Friends of Triangle Park.*

The board continued discussion on this item from the February meeting. Hauer stated that he thought the DMNA should support this project, as the park serves as a highly visible gateway to the Downtown community. There was significant discussion regarding how the Friends of Triangle Park should use the funds. Board members agreed that the monies should not be used for annuals, but rather perennials that are more permanent, plus shrubs, bushes, and Hostas. The funds could also be used to purchase a bench(es). The board also agreed that the funds should be divided equally over a three year period, i.e. \$2,000 per year in 2013, 2014 and 2015. The Friends of Triangle Park must provide receipts to the DMNA in order to get reimbursed for expenses. Moreover, the Friends of Triangle Park must install some kind of recognition sign or plaque denoting who the park supporters are, including the DMNA.

*Hauer moved and Ewald seconded a motion to allocated \$6,000 to Friends of Triangle Park over the next three-years on the condition the monies be used for permanent plant materials, i.e. shrubs, bushes, Hostas, perennials, compost or mulch, or benches. Moreover, Friends of Triangle Park must install some kind of a recognition sign or plaque indicating that the DMNA has been a contributor to the park. Ewald called for discussion. The motion passed.*

#### **VI. Consideration of Board Meeting Minutes from February 12, 2013**

*Swan moved and Christenson seconded a motion to approve the February 12, 2013 board meeting minutes. Ewald called for discussion. The motion passed. Hauer abstained from voting.*

#### **VII. Consideration of March 2013 Financial Reports**

*Hauer moved and Sweet seconded a motion to receive and file the January 2013 financial report. Ewald called for discussion. The motion passed.*

**VIII. Consideration of March Staff Report**

*Swan moved and Christenson seconded a motion to receive and file Rock's staff report for the period 02-09-13 to 03-05-13. Ewald called for discussion. The motion passed.*

**IX. Old business / new business / other business**

- ***Shelter Tour Update.*** Laska gave an update on the shelter tour and discussed next steps. He suggested that the board should meet with Monica Nillson outside of a regular board meeting. He will set-up the meeting and let the board know the logistics, date, time and location.
- ***Surface Parking Lot Study.*** Laska also gave an update on the Surface Parking Lot study that CPED Principal Planner Beth Elliot is facilitating. He noted that the City has contracted with a consulting firm from New York to complete the study. They intend to present case studies for two surface parking lots to entice development.
- ***Izzy's Ice Cream project / Stonebridge Lofts.*** Construction is progressing on the new Izzy's Ice Cream facility. Despite early concerns that the project would have a negative impact on the adjacent property owned by Jim Stanton, 35 units have been sold in the new Stonebridge Lofts project.
- ***Downtown Minneapolis School Initiative.*** Laska gave an update on efforts to attract an elementary school to the Downtown community.
- ***Update on outreach and collaboration with other downtown organizations.*** Reference the Outreach and Collaboration chart and attachments emailed from Sweet in advance of the meeting.
  - ***Identifying DMNA representative for upcoming Court Watch.*** Cichowicz will attend the May meeting. Laska will attend June meeting.

**X. Adjournment**

Being no further business, the meeting adjourned at 7:15 p.m.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary