

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Thursday, November 21, 2013

Central Public Library

Room N-304

300 Nicollet Mall, 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:

Nick Cichowicz

Chad DiDonato

Laurie Jones

Claudia Kittock

Carletta Sweet

Jesse Winkler

Peter Zenner

Staff member Christie Rock was also present.

Guests in attendance were:

John Borger, Bridgewater Lofts

Laura Boyd, Alcohol Compliance Services

Ann Calvert, Minneapolis CPED

Maribel Cuadros-Penault, Hen House Eatery

Barb Gardiner, Hen House Eatery

Gregory Houck, Cunningham Group

Mic Johnson, Downtown Center for Community Enhancement (aka Downtown Rooftop Golf)

Rick Kittock, Bridgewater Lofts

Tara Koenig, Hen House Eatery

Peter Levine, Humboldt Lofts

Jason Merritt, Ling and Louie's

Tom Racciatti, Humboldt Lofts

Ben Shardlow, Minneapolis DID

Anita Tabb, MPRB Commissioner District 4

Tim Thompson, Downtown Center for Community Enhancement (aka Downtown Rooftop Golf)

Elwin Tinklenberg, The Tinklenberg Group

II. Consideration of the Agenda

Sweet moved and Cichowicz seconded a motion to approve the November 21, 2013 board meeting agenda. Ewald called for discussion. The motion passed.

III. Minneapolis Park and Recreation Board 4th District Update

Anita Tabb reported on the following items:

- Crown Hydro
 - Announced that the public meeting is scheduled for Tuesday, November 26, at 3:30 p.m. at the Central Public Library. Crown Hydro will provide an update on the project and respond to questions from citizens. Tabb surmised that the project looks as if it will now be all on U.S. Army Corps of Engineers land but that the MPRB may have some easements on some of it and they will continue to follow the process very closely.

Tabb is not a fan of this project because she does not think it will generate energy based upon the Oliver and Edmonds report and the studies on flow she has read. She would like to have a flow over the falls at all times at a minimum of 2,000 CFS (cubic feet per second) and that does not leave a lot left over for energy. If they're not going to generate energy then she doesn't want the project there. Moreover, Xcel has upgraded its turbines and is generating additional power, and Brookfield Renewal Power also has turbines at the Lower Saint Anthony Falls and is generating power at that location.

Tabb explained that CH's purpose for conducting this public meeting is to show that after 14 years of failed negotiations they are finally making progress on its initial Federal Energy Regulatory Commission license for the Crown Roller Mill site and, therefore, it should be valid for the proposed new site. FERC, who had initiated proceedings to revoke CH's license, and the MPRB have questioned whether HC should still have its original license and believe they should apply for another FERC license for this new site.

Ann Calvert advised that the deadline for written comments is December 31 and that the comments will be used as part of scoping for the license amendment process. For more information, visit:

<http://www.minneapolisparcs.org/default.asp?PageID=52&prid=2143>

<http://www.crownhydro.net/about.html>

- Central Mississippi Riverfront Regional Park Master Plan Citizens Advisory Committee
 - Board members serving on this CAC are: Nick Cichowicz for Downtown East, Carletta Sweet for Downtown West, and Peter Zenner for Ward 7. For more information, visit <http://www.minneapolisparcs.org/default.asp?PageID=1396&SearchID=489642>
- RiverFirst and Water Works projects
 - Tabb advised that these projects are still at the 50-foot level and lot of things are going on for each then encouraged board members to let her know how these two projects are working together. For more information, visit <http://riverfirst.com/> and <http://www.minneapolisparcs.org/default.asp?PageID=1305>.
- West River/James I Rice Parkway Trail Improvement Project Citizens Advisory Committee
 - Tabb explained the difference between this narrower baseline CAC versus the CMRRPMP CAC.

- Board members serving on this CAC are Nick Cichowicz and Chad DiDonato. For more information, visit <http://www.minneapolisparcs.org/default.asp?PageID=1456>.
- Above the Falls Master Plan Citizens Advisory Committee
 - Board member Carletta Sweet services on this CAC. For more information, visit <http://www.minneapolisparcs.org/default.asp?PageID=1373>.

After a brief Q&A, Jesse Winkler, on behalf of the entire board, congratulated Tabb on her reelection.

IV. Land Use Update

- ***Ling and Louie's Asian Bar and Grill (Nicollet Mall at 9th Street)***. Laura Boyd from Alcohol Compliance Services stated that the ownership of Ling and Louie's is seeking a letter of support from the DMNA for a Class E liquor license with Sunday sales and sidewalk café. She introduced Architect Greg Houck from the Cunningham Group and owner Jason Merritt. Merritt provided background on his experience operating other bar/restaurants, including Kona Grill and Rojo Mexican Grill. Houck gave a detailed presentation on the exterior site plan and interior perspectives. He noted that the owners are completely restoring the historic building façade with plans to add a rooftop patio in 2014. He also asked for feedback on the possibility of the owners applying for a variance for a projecting sign.

Winkler moved and Jones seconded a motion to support Ling and Louie's Class E liquor license application. Ewald called for discussion. The motion passed.

- ***The Hen House Eatery (formerly Peter's Grill at 730 2nd Avenue South)***. Laura Boyd from Alcohol Compliance Services stated that the ownership of The Hen House Eatery is seeking a Class E liquor license with Sunday sales and sidewalk café. She introduced owners Tara Koenig, Barb Gardiner and Maribel Cuadros-Penault. Boyd highlighted the owners' experience. Koenig then described the restaurant, noting it will have an urban farmhouse theme. She reviewed the hours of operation and shared a menu with the board.

Sweet moved and Cichowicz seconded a motion to support The Hen House Eatery's Class E liquor license application with Sunday sales and sidewalk café. Ewald called for discussion. The motion passed.

- ***Downtown Center for Community Enhancement (aka Downtown Rooftop Golf) - TAD A Ramp and Hawthorne Transportation Center***. Ewald welcomed Ann Calvert from Minneapolis CPED who introduced the project and the development team, including project consultant Elwin Tinklenberg, Mic Johnson and Tim Thompson. The group is seeking feedback on the project concept. The City is currently working with MNDOT to determine whether it can grant exclusive rights to this development group or whether a formal RFP needs to be issued.

Tinklenberg described the project as a golf and youth center that will cover the entire top of the contiguous HTC and TAD A Ramps. The space will include a combination of for-profit athletic facilities for golf and soccer, and a nonprofit program that will be designed and

operated in coordination with the University of Minnesota to support Minneapolis youth through mentoring, coaching, learning, playing and social development. The center will include a:

- Green roof with performance area,
- Club house with training facilities, locker rooms, retail and food service,
- Driving range, playing fields and a walking/running track, and
- Youth center/education facility.

The center is expected to have a total development cost of about \$70 – \$80,000,000. The project is expected to be financed with a combination of private equity and debt financing along with a variety of grants and other sources for the nonprofit youth center aspect of the project. No City funding will be sought.

The proposed location in the airspace above the two ramps will take advantage of the significant amount of space available there and the connections from the ramps to the downtown skyway system, a variety of transportation modes and local facilities (e.g., Target Center, Target Field and Interchange).

The development team described similar facilities in Portland, OR and New York City. Calvert concluded the presentation by stating the group would come back to the DMNA with a formal request for a letter of support for the project once the City knows whether they can negotiate exclusive airspace rights with this particular developer.

- ***DiNoko's / Bar Zia.***

Sweet moved and Jones seconded a motion to ratify the letter of support for DiNoko's / Bar Zia Class E liquor license application. Ewald called for discussion. The motion passed.

- ***North Star Lofts.***

Sweet moved and Kittock seconded a motion to ratify the letter of support for the North Star Loft's HPC Certificate of Appropriateness application. Ewald called for discussion. The motion passed.

- ***Day Block Brewing Company.***

Sweet moved and Jones seconded a motion to ratify the letter of support for Day Block Brewing Company's Class B liquor license application. Ewald called for discussion. The motion passed.

V. Neighborhood Revitalization Program Update

Crime and Safety

- ***North 4th Street Lighting Project.*** Rock introduced Ben Shardlow from the Minneapolis Downtown Improvement District. She explained that the DMNA Board allocated \$25,000 for this project in July of 2012. The first phase of the project was completed in February of 2013. Shardlow noted that phase one included the installation of three light poles on the south side of the street. According to the First Precinct, since the installation of the light

poles, violent crime has decreased in this area of the Warehouse District. Shardlow provided an explanation of the phase two project. He stated that phase two will make funds available to a private property for the installation of light fixtures on the Textile and Wyman buildings. These buildings are owned by Ned Abdul / Swervo Development.

Since the board originally approved the project in July of 2012, no board action was needed.

Downtown Development

- ***Humboldt Lofts Tree Planting Project.*** Peter Levine introduced himself and explained that he is representing the Humboldt Lofts Homeowners Association on this request. He noted that the HOA has been working on this project for a number of years. Originally, Cynthia Kria had met with the DMNA Board regarding the project concept. Levine stated that they are seeking \$15,000 in Phase II NRP funds from the DMNA for the purpose of installing nine trees. The monies would be used to help pay for the cost of creating the vaults in which to install the trees in the sidewalk, plus 300 cubic feet of soil for each tree. Levine indicated that the HOA, Brenda Langton from SpoonRiver, and the Mississippi Watershed Management Organization (MWMO) would also be contributing to the total cost of the project. Levine also stated that the Minneapolis Park and Recreation Board and the City's Public Works Department are supportive of the project. The Heritage Preservation Commission has also given approval for the project. The board did not take any action on this item and will have further discussion regarding the request at the December 10, board meeting. Rock plans to follow-up with City staff to determine whether the project has gone through the proper application and approval processes.

No action was taken on this item. Further discussion will take place at the December 10, board meeting.

VI. Consideration of October 8, 2013, board meeting minutes

Sweet moved and DiDonato seconded a motion to approve the October 8, 2013 board meeting minutes. Ewald called for discussion. The motion passed.

Consideration of the October 8, Annual Meeting minutes

Jones moved and Kittock seconded a motion to approve the October 8, 2013 annual meeting minutes. Ewald called for discussion. The motion passed.

VII. Consideration of Financial Report as of November 2013

Sweet moved and Cichowicz seconded a motion to receive and file the November 2013 Financial Report. Ewald called for discussion. The motion passed.

Consideration of the FY2014 Budget

Discussion tabled until December 10, 2013, Board meeting.

VIII. Consideration of November 2013 staff report

Winkler moved and Sweet seconded a motion to receive and file Rock's staff report for the period 10-05-13 to 11-15-13. Ewald called for discussion. The motion passed.

IX. Election of Board Officers

- **Chair**

DiDonato moved and Jones seconded a motion to nominate Nick Cichowicz to the position of Chair. Cichowicz accepted the nomination. Ewald called for discussion. Ewald noted that Cichowicz advised him this week that his new job will prevent him from being able to attend DMNA Board meetings if they continue to occur on the second Tuesday of the month. There was discussion regarding other possible meeting dates. The board settled on the first Thursday of the month. The motion passed.

- **Vice Chair**

Jones moved and Zenner seconded a motion to nominate Chad DiDonato as Vice Chair. DiDonato accepted the nomination. Ewald called for discussion. The motion passed.

- **Treasurer**

Ewald moved and DiDonato seconded a motion to nominate himself as Treasurer. Ewald called for discussion. The motion passed.

- **Secretary**

Zenner moved and DiDonato seconded a motion to nominate himself as Secretary. Zenner accepted the nomination. Ewald called for discussion. Ewald noted that Rock takes the minutes with backup from Sweet but that the secretary will need to pick up the mail. The secretary also needs to fill in if Rock is absent from the board meeting. The motion passed.

Election of Committee Chairs

Discussion tabled until December 10, 2013 board meeting

X. Old business / new business / other business

- **Former DMNA board member George Rosenquist**

Rock updated the board on what she has done on its behalf in memoriam of Rosenquist and referred them to the DMNA website.

- **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.

- *Letter to Steve Cramer at the Minneapolis Downtown Council.* Ewald noted that he drafted a letter of introduction from the DMNA to Steve Cramer, the new President and CEO of the Minneapolis Downtown Council. He asks Cramer to continue to look to the DMNA to be a partner in making the downtown community a viable place to live and work. He concludes the letter by asking Cramer to attend a DMNA board meeting in 2014. Barring any board member concerns, he intends to send the letter this week. The board agreed he should send the letter.

XI. Adjournment

Being no further business, the meeting adjourned at 7:55 p.m.

Signed this _____ day of _____, 2013.

Chair

Secretary