

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Thursday, January 16, 2014

Central Public Library

Room N-202

300 Nicollet Mall, Minneapolis, MN

I. Call to Order and Introductions

Board Chair Nick Cichowicz called the board meeting to order at 5:15 p.m.

Other board members in attendance were:

Chad DiDonato, Vice Chair

Gerry Ewald, Treasurer

Laurie Jones

Claudia Kittock

Carletta Sweet

Jesse Winkler

Peter Zenner, Secretary

Staff member Christie Rock was also present.

Guests in attendance were:

Jackie Cherryhomes, Cherryhomes-Tyler, Inc.

Dan Collison, East Downtown Council

Jay Dworsky, Ceresota Building

Eric Laska, RiverWest resident

Ken Piper, Tanek

II. Consideration of the Agenda

Ewald moved and DiDonato seconded a motion to approve the January 16, 2014 board meeting agenda. Cichowicz called for discussion. The motion passed.

III. Land Use Update

- ***Ceresota Building Update.*** Ken Piper from Tanek Architects provided the board with an update on the status of the Ceresota Building residential conversion project. He used display boards to present the revised site plan, which now includes a rooftop solarium and deck. He explained that a Conditional Use Permit or CUP is necessary to increase the height in the Downtown Height Overlay District from six stories to nine stories to accommodate the new features. Piper also noted that the project has gone from market rate housing to assisted living. He stated that a CUP is necessary to allow for an assisted living facility in this part of the downtown community.

After reviewing the revised plans, the board members asked a number of questions, including the reason for the reduction in the number of housing units from 117 to 57, as well as the reason for the change in the target rental market to seniors. There will be roughly 8 units per floor, a huge atrium with its own lounge and library, an exercise facility, and a

fireplace and lounge area on all other floors. Piper explained that the owner of the property, Ross Dworsky, plans to live on site and would like to age in place.

After additional questions related to the reflective qualities of the solar panels, parking accommodations (i.e., it has not changed, as necessary the Depot will contract with the Ceresota), and whether Eddington's Soup and Salad Restaurant would remain (the kitchen facility itself will, however, remain):

Sweet moved and Kittock seconded a motion to recommend approval of the revised site plan, as well as the CUP to increase the height of an addition in the Downtown Height Overlay District to accommodate the rooftop solarium and deck, and the CUP to allow for an assisted living facility in the C3A Zoning District.

- ***Ceresota Building Update Heritage Preservation Commission Certificate of Appropriateness Application***

Sweet moved and Ewald seconded a motion to ratify the letter of support for the Heritage Preservation Commission's Certificate of Appropriateness application for the Ceresota Building. Cichowicz called for discussion. The motion passed.

IV. Community Participation Program Update

Rock reminded the board that she had reviewed the 2014-2016 Community Participation Program application at the December board meeting and asked if there were any additional questions. Jones questioned whether Ewald or Cichowicz should be the board contact. Rock stated she would change the contact to the current board chair. Cichowicz stressed the importance of the CPP application serving as a guide to engaging residents in the work of the board. Rock stated that the document should serve as a guide when the board moves forward with the development of the Neighborhood Priorities Plan, which is the equivalent of the NRP Phase I and Phase II Plans. She explained that the board has set aside money in each of the three CPP applications specifically for the NPP. Cichowicz suggested that it might be a good idea to establish a strategic planning and/or implementation committee to oversee the development of the NPP plan and the continued implementation of the NRP Phase II Plan.

Jones moved and DiDonato seconded a motion to approve the 2014-2016 Community Participation Program grant application and budget. Cichowicz called for discussion. The motion passed.

V. Neighborhood Revitalization Program Update

- ***Consideration of providing NRP Phase II monies to the Humboldt Lofts Tree Planting Project.*** Rock, who had supplied the additional information the board requested since the last board meeting, advised that within the last couple days she received an email from Lorrie Stromme of MWMO, who is willing to be a financial partner on the project, indicating that they had approved a grant up to \$28,000 to help fill the gap in the funding. A caveat with this funding is that it must be administered by a 501(c)(3), not the HOA, and will look to the DMNA to serve as fiscal agent. She is willing to do so but believes the DMNA should request some administrative compensation from the HOA to cover this cost.

Kittock moved and Jones seconded a motion to provide \$10,000 in NPR Phase II Downtown Development funds to the Humboldt Lofts Tree Planting project. Cichowicz called for discussion. The motion passed with Winkler abstaining.

- ***Consideration of transferring Crime and Safety monies in the NRP Phase I Implementation contract to the NRP Phase II Crime and Safety Strategy.***

Sweet moved and DiDonato seconded a motion to recommend approval of transferring \$25,000 in Crime and Safety monies in the NRP Phase I Implementation contract to the NRP Phase II Crime and Safety Strategy. Cichowicz called for discussion. The motion passed.

VI. Consideration of December 10, 2013 Board Meeting Minutes

Ewald moved and DiDonato seconded a motion to approve the December 10, 2013, board meeting minutes. Cichowicz called for discussion. The motion passed.

VII. Consideration of Financial Report as of January 2014

Sweet moved and Jones seconded a motion to receive and file the January 2014 Financial Report. Cichowicz called for discussion. The motion passed.

VIII. Consideration of January 2014 Staff Report

Ewald moved and Sweet seconded a motion to receive and file Rock's staff report for the period 12-07-13 to 01-10-14. Cichowicz called for discussion. The motion passed.

IX. DMNA Committee Discussion

- ***Consideration of Renaming the Land Use Committee***

Sweet moved and Jones seconded a motion to change the name of the Land Use Committee to the Community Development Committee. Cichowicz called for discussion. The motion passed.

- ***Continued Discussion Regarding Committee Chairs for NRP Strategies.*** After a brief discussion, the board agreed to select committee chairs for the following NRP strategies as long as someone is willing to step up to the task:

- Arts and Culture. Zenner nominated himself
- Crime and Safety. Kittock nominated herself
- Housing. Recommended that this be subsumed under Community Development
- Strategy and Implementation Committee. Jones nominated herself

DiDonato moved and Sweet seconded a motion to approve the above-named board members as committee chairs for the respective NRP strategies. Cichowicz called for discussion. The motion passed.

X. Old business / new business / other business

- ***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.
- ***Consideration of new appointment to the MPRB Central Mississippi Riverfront Regional Park Master Plan Community Advisory Committee.*** Cichowicz indicated that he no longer has the time available to commit to attending these meetings and recommended appointing a new representative. Jones indicated an interest, then

DiDonato moved and Sweet seconded a motion to designate Laurie Jones as the new Downtown East representative on the MPRB Central Riverfront Community Advisory Committee. Cichowicz called for discussion. The motion passed.

- ***Consideration of board representatives attending the Downtown Council Annual Meeting on February 5, 2014, at the Minneapolis Hilton.*** Cichowicz, Kittock, Sweet and Winkler expressed an interest in attending the Downtown Council's Annual Meeting. Rock stated that the cost to attend the event is \$50 each.

Winkler moved and Cichowicz seconded a motion to purchase four tickets for the Downtown Council Annual Meeting on February 5, 2014. Cichowicz called for discussion. The motion passed.

- ***Update on the Park Committee.*** Eric Laska provided the group with an update on the work of the Park Committee, which is related to the Ryan Companies redevelopment project and Vikings stadium construction. He reminded the board that he was appointed to serve as the DMNA representative by former Mayor R.T. Rybak in the fall of 2013. Dan Collison of the EDC and Ward 3 Councilmember Jacob Frey also serve on this committee. There have been four meetings thus far: October, November, December and early January. He has sent a more detailed report via email to Rock earlier in the day and asked her forward it on to the board. This committee is tasked with two things: (1) creating a mission, vision and defining principles for what the park will look like; and (2) helping with a small area plan that will deal with the whole development that surrounds it which they will hear more about following the instant meeting.

Cichowicz thanked Laska for the 2 years he has served on the DMNA as well as the time he has served on the Park Committee. He also thanked him for his continued enthusiasm and committee to building a downtown community and for keeping the lines of communication open with the DMNA.

- ***Downtown Minneapolis School Initiative Update.*** Laska then gave a brief highlight of the responses to the 10 questions posed on the survey. Of 263 responses:

48% said yes, 35% were unsure, and 16% said no to continuing to live downtown with their children if they had a good school option;

36% preferred a downtown community school, 22% preferred a private school, 19% preferred an existing public school, and 16% preferred a charter school; and

55% of the respondents were from the North Loop, and 25% of the respondents were from Downtown East/West.

Laska reminded the board that the Minneapolis Public Schools went through a 5-year planning process because of significant enrollment increases and, as a result, his committee discovered that children in the North Loop were being sent to a different enrollment area than those in the rest of downtown. So his committee asked MPS to send all kids in downtown to the same enrollment area, to which they agreed then they set up the 1G enrollment area that comprises all of downtown except Loring Park plus the neighborhoods immediately adjacent across the river. The MPS is planning to re-open Webster Elementary School in the St. Anthony neighborhood in 2015 to accommodate families living in downtown neighborhoods. Laska advised that his committee was given a tour of the facility earlier in the day and MPS responded favorably to them. The initial plan would be to serve children pre-kindergarten through second grade and to add grades as the children progress through grade 5. From Webster, students will follow a pathway to Northeast Middle School and then Edison High School.

- ***Update on the Crown Hydro Public Meeting.*** No update was given or action taken on this item.

XI. Adjournment

Being no further business, the meeting adjourned at 6:20 p.m.

Signed this _____ day of _____, 2014.

Chair

Secretary