

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, June 15, 2015 *Mill City Museum, 6th Floor ADM Room* 710 South 2nd Street, Minneapolis, MN 55415

I. Call to Order and Introductions

Board Chair Chad DiDonato called the board meeting to order at 5:45 p.m.

Other board members in attendance were:

Nick Cichowicz
Laurie Jones, Vice Chair
Claudia Kittock
Carletta Sweet, Secretary
David Tinjum
Peter Zenner, Treasurer

DMNA Board Member Ken Searl was absent.

Staff members Joan Bennett and Christie Rock Hantge were also present.

Guests in attendance included:

Kathleen Anderson, North Star Lofts
Gwen Campbell, People Serving People
Jacob Frey, Third Ward City Council Member
Denise Holt, Park Avenue Lofts
Tina Hoye, NTH (formerly Nelson, Tietz & Hoye)
Rick Kittock, Bridgewater Lofts
Cynthia Kria, Humboldt Lofts
Tom Lander, M.A. Mortenson Company
Brad Lis, M.A. Mortenson Company
Monica Nilsson, St. Stephen's Human Services
Carl Runck, Ryan Companies
Doug Verdier, RiverWest Condominiums
Conrad Zbikowski, Stonebridge Lofts
Mary Zbikowski, Stonebridge Lofts

For the purpose of consistency and to keep things moving, DiDonato explained the process for taking action on motions, i.e.: after the board moves and seconds a motion, he will call for discussion and give each board member 1 to 2 minutes to either stay on topic or open it up to the audience then concluding with an additional 1 or more minutes as follow up.

II. Consideration of the Agenda

Tinjum requested amending the agenda to include consideration of a new resolution clarifying the motion made at the May 18th board meeting to divide the DMNA into two new neighborhood associations. After reading his resolution, the item was placed under the Financial Update section of the agenda.

Tinjum moved and Kittock seconded a motion to approve the June 15, 2015 board meeting agenda as amended. DiDonato called for discussion. The motion passed with Jones abstaining.

III. Consent Agenda

Sweet moved and Kittock seconded a motion to approve the consent agenda that included the May 18, 2015 board meeting minutes; the Neighborhood Coordinator / Finance and Contract Coordinator Work Report for May 1-31, 2015; and the Outreach and Engagement Coordinator's Report for the period May 1-29, 2015. DiDonato called for discussion. The motion passed.

IV. Financial Report

- A. *May Financial Update.*** Zenner advised he and DiDonato have been keeping track of the staff hours attributable to the Outreach & Engagement Coordinator and Finance Coordinator roles and found that Rock-Hantge is pretty much dead on for her contract and Bennett is \$11,000 under budget. As a result, they are proposing that a discussion be held regarding staff hours and roles at the July 13th executive board meeting.

Zenner noted that \$14,551 remains in the Meetings/Community Building Events line item and then described the NRP Phase II budget.

Sweet moved and Cichowicz seconded a motion to receive and file the May financial report. DiDonato called for discussion. The motion passed.

- B. *2014 DMNA Community Participation Program Annual Report.*** Zenner presented the 2014 CPP Annual Report and stated that Rock-Hantge did a very nice job encapsulating last year's accomplishments. NCR requires board approval as part of the submission process.

Sweet moved and Jones seconded a motion to approve the 2014 Community Participation Annual Report. DiDonato called for discussion. The motion passed.

- C. *NRP Phase II Plan Modification.*** Zenner presented the NRP Phase II Plan Modification to move \$8,000 from the Affordable Housing Fund strategy to the Arts, Culture and Education strategy to support the DMNA's contribution to the Makerspaces at Webster Elementary School approved at the May 18th board meeting.

Sweet moved and Tinjum seconded a motion to approve the plan modification. DiDonato called for discussion. The motion passed.

- D. *Consideration of Resolution Clarifying the Motion Made at the May 18th Board Meeting to Divide the DMNA into Two New Neighborhood Associations.*** Tinjum reread his resolution to the board for consideration:

"To begin implementing the process chair DiDonato laid out via email to the board with the full support and agreement from our NCR neighborhood specialist in determining whether or not to form a new association to represent Downtown East. This process will result in the neighborhood members voting to decide whether or not to form two neighborhood associations."

Tinjum moved and Kittock seconded a motion to approve the resolution. DiDonato called for discussion.

Board member comments to the resolution included the following:

- Cichowicz, who had not attended the May 18th board meeting, prefers that the motion state we're moving forward with determining next steps, reaching out and getting feedback from the neighborhoods about how best they can be represented and making sure there is equality between both neighborhoods and their representatives. If it did not reference dividing the neighborhoods up (the only proposal we have at this point), but allow within the motion the openness to have community engagement and feedback he could be supportive of the overall language.
- Jones agreed with Cichowicz and stated that since we haven't seen a plan from the City or know its perspective, she's not comfortable with language that confirms or approves what the board hasn't seen yet and the representation that the City endorses it. She would rather have just a motion that we'll move forward with engagement to determine neighborhood preferences for shaping what the neighborhood representation should be that would culminate in a neighborhood vote.
- Sweet also agreed with Cichowicz and Jones comments adding that the amended resolution's wording is still to determine whether to divide the neighborhoods by proposing a new association to represent Downtown East. She would like a process in place to engage the entire downtown community to determine what type of neighborhood association structure they believe can best represent them.
- Tinjum stated that the intent of the resolution is to have community engagement to determine the best representative structure, but it may need to be reworded.
- Kittock thinks we're all on the same page; it seems that changing a few words is still the same process that DiDonato laid out.

DiDonato, for the sake of the audience, read his email dated June 4th entitled "DMNA: Steps to provide each neighborhood its own Board." As the title suggests, this email detailed the plan that DiDonato and NCR Neighborhood Specialist Carrie Day-Aspinwall developed to provide each neighborhood its own board and he believes this encompasses what Cichowicz talked about with respect to getting feedback, assessing the pros and cons, and moving forward.

Subsequent comments included:

- Zenner's position is that we need to find out from the neighborhoods what they want to do with the DMNA and hopes we're not leading off in a proscribed way and then have them evaluate it. We need to fine-tune the language so that the neighborhood has the opportunity to tell us what they want.
- Cichowicz wants the motion to lay out engagement as key and for the neighborhood to vote on what is put before it based on feedback from the engagement process, not to go

to the next stage with the end goal being to separate.

- Jones concurred and stated that she wants us to explore a multitude of ideas with a robust dialogue, including DiDonato's proposal, fleshing out the pros and cons, what it means in terms of funding and the ability to have broad reach and impact in the community leveraging those funds. NCR will have some great input and she'd like to see the plan they've developed and would like a high degree of transparency between them and the entire board versus a single point of contact.
- Sweet also concurred with Cichowicz and Jones and added that inherent in the plan is for each neighborhood to have its own board as the end goal as opposed to providing the neighborhoods the opportunity to determine alternative options.

Following further discussion, DiDonato called the question. The motion failed.

The board will have further discussion regarding this item at the July 13th executive board meeting and will decide next steps based upon the conditions within the NCR proposal.

V. Third Ward Update

Council Member Jacob Frey reported on the following projects:

- A. ***Downtown East Commons.*** The final design for the new downtown park, presented to the public on May 27th at the Minneapolis Central Library, has been approved (<http://www.startribune.com/design-unveiled-for-downtown-east-commons-park/305257791/>). Frey believes it's absolutely extraordinary and now the massive fundraising endeavor is underway to raise between \$15 million and \$22 million. They are working with the primary interested parties, i.e., entities, companies and jurisdictions surrounding the DEC, to hopefully get a chunk of that set aside and then they will move out to the larger corporate community for the rest and it's unclear what public funds would go into it.

Visit <http://www.downtowneastcommonsmpls.com/> for complete project details and past presentations.

- B. ***Nicollet Mall Redesign.*** The special property assessments for this \$50 million project have now gone through (<http://www.startribune.com/nicollet-mall-plans-and-funding-finalize-construction-starts-next-month/304332721/>). Of the \$50 million, the State of Minnesota awarded \$21.5 million and the City is contributing \$3.5 million. Construction has begun (<http://nicollet.wpengine.com/construction>) and will continue for the next 1-1/2 years during which the street itself will be closed necessitating rerouting of bus traffic to Hennepin and/or Marquette Avenues.

If this works well and doesn't cause undue congestion, he questioned whether there are areas on Nicollet Mall where traffic could be shut down completely. He's been doing a lot of research on this and having a full-on pedestrian mall may not necessarily be a good idea, but having chunks of it cut off so people can wander without fear of getting hit by vehicles is a possibility. As downtown residents he's interested in obtaining DMNA membership feedback.

- C. **Restaurant Alma Expansion.** Chef and owner Alex Roberts is planning a 6-room European-style boutique hotel above his restaurant at 528 University Avenue SE in the Marcy-Holmes neighborhood of Minneapolis. This is all part of an expansion project that included the acquisition of the space next door that housed Dunn Brothers at 530 University Avenue to be used as a casual café serving breakfast, lunch and dinner, and roasting its own coffee.

Because the City's current zoning ordinance doesn't allow for hotels with fewer than 50 rooms outside of downtown, Frey is sponsoring an amendment to the ordinance that would allow hotels of this size (<http://www.bizjournals.com/twincities/news/2015/06/22/alma-minneapolis-boutique-hotel-ordinance-change.html>). It just passed through the Planning Commission and will soon go before the full City Council for consideration.

- D. **Major League Soccer.** The proposal by Minnesota United (<http://www.mnitedfc.com/>), a local private group led by Bill McGuire, was pitched to the legislator but was not taken up (http://www.twincities.com/sports/ci_28148953/local-soccer-legislative-session-closes-no-tax-relief). There is a July 1, 2015 deadline for MU to signal they have a plan in place to move forward, otherwise the project will be in jeopardy to move elsewhere. Frey is unsure what kind of progress MLS needs to show to continue to be considered but he believes there is a route forward.
- E. **Armory Redevelopment.** There have been a couple different visions for what should happen to this property at 500-530 South 6th Street, but no firm concept has been presented to the City. Stay tuned.
- F. **Streetcar/Trolley.** Frey believes no additional monies were given for any form of transportation during this past legislative session. Given the focus on getting the Southwest LRT line built and operational, streetcars are a long way off. In terms of economic development, downtown won't be dramatically impacted, especially along Nicollet Mall, and you won't see major investment in this area. Where you might see major investment is just outside the 3rd Ward on Central Avenue going further northeast.
- G. **Block 1 Liner Parcel and Air Rights Development.** Currently, Ryan Companies is trying to move forward with an owner-occupied condominium deal for this site at 728 South 4th Street.

VI. Land Use

- A. **800 Washington Avenue South Project (Liner Parcel to Riverfront Municipal Parking Ramp).** Brad Lis, Director of Real Estate Development for M.A. Mortenson Company introduced himself and members of his team who accompanied him: Tom Lander, VP for MAMC; and Tina Hoye, Principal, Real Estate Services for NTH. Then using a video, he introduced the proposal MAMC submitted in response to the City's RFP for 800 Washington Avenue South.

Lis explained their initial interest in this RFP stemmed from having built the American Academy of Neurology building to the northwest on this block. Over the years, they kept in touch with AAN and knew that they ultimately needed some additional space and wanted to take the opportunity to partner with them again. They are also interested in this location

because they think the time is right to bring similar activity to the area as has occurred at the other end of Washington Avenue over the last few years.

Using a slide presentation, Lis explained they are trying to accomplish a number of things through this proposal: that the structure itself have an active streetscape with an outside operated restaurant at the southwest end of the site; retail to the southeast end of the site; additional activity on other floors with balconies; 15,000 square feet of office and conference space for AAN with provisions for expansion space on the top if needed. There will be a 5th floor skyway link from AAN's existing building to its space in the new structure that will remain within the City's height restrictions. Parking will be available via the Riverfront Municipal Parking Ramp directly behind the site. Of the 420 spaces, they are projecting they would only need approximately 125.

MAMC proposes to build a 9-story mixed-use project with a 188-room Hyatt Centric Hotel, a new lifestyle brand seen in the hospitality industry that focuses on becoming part of the neighborhood and using local vendors to reflect the culture of the neighborhood. This brand debuted in Chicago in January (<http://theloopchicago.centric.hyatt.com/en/hotel/home.html>) and several more will open in big cities this summer, including San Francisco, Miami, Paris and New York. The 257-room Centric that opened in downtown Chicago in January has a French restaurant, rooftop bar, fitness center, a lounge and 2,500 square feet of meeting space. It's also pet-friendly. The price point for the rooms will be higher than the Aloft Hotel.

Lander stressed that the MAMC proposal is designed to reflect the character and complement the success of the surrounding neighborhood and to meet the long-term needs of the American Academy of Neurology.

After the team entertained questions, no action was taken by the board on this item. The City received three responses to its RFP for this site. The DMNA heard a presentation from Sherman Associates regarding this property in May. The third developer who submitted a response, Saturday Properties, has not approached the DMNA to give a presentation at this point in time.

- B. Radisson Red Hotel Project.** Carl Runck, Director of Development at Ryan Companies, presented their proposal for a 5-story, 164-room hotel located on one of the two liner parcels behind the new Wells Fargo towers Ryan is currently building. The site, which faces South 3rd Street between Portland and Park Avenues, will connect to the Wells Fargo towers through an underground tunnel linking pedestrians to the skyway system. Of the two developable liner parcels behind the office towers, the hotel will be on the block closer to the stadium adjacent to the Minnesota Sports Facilities Authority's 1,500-stall parking ramp Ryan is also building (<http://www.journalmpls.com/news-feed/ryan-proposes-radisson-red-hotel-for-downtown-east>).

Using architectural renderings, Runck described the design and site plan for the project. Graven Images of Scotland, UK (<http://www.e-architect.co.uk/architects/graven-images>) designed it with local architects Elness Swenson Graham (<http://www.esgarch.com/>). Radisson Red is very tight on its branding image and wanted something urban and sophisticated, one step down from its Radisson BLU brand as seen at the Mall of America. RR will be launched throughout the world and this will be the first one in North American.

Unique to this hospitality group, it will have a third party, street-level restaurant, *Oui Restaurant and Bar*, as well as additional commercial space that will not be associated with the hotel. Design renderings suggest an additional restaurant with an outdoor patio could occupy the leasable space that fronts Park Avenue. The site itself includes 11 parking spaces and a loading dock and they are proposing a tunnel from the driveway that connects to 19 additional underground parking stalls for hotel guests. The plan is to start construction in late 2015 and to be operational by Thanksgiving of 2016.

Thereafter, he entertained questions from the audience.

VII. Community Development

A. *Mill District National Night Out.* Cynthia Kria, neighborhood resident and one of over 30 planners for the Mill District's NNO, along with Denise Holt, neighborhood resident and representative from Downtown Families Minneapolis, presented a request to the DMNA board to support this year's NNO block party on Tuesday, August 4th on the Chicago Avenue Mall at South 2nd Street. Close to 600 people are expected to participate and because there has been a significant influx of young families into the area, this year they will be promoting family-related activities. Therefore, they are seeking support to rent the sPARKit mobile trailer (<https://www.facebook.com/SPARKitmobbieunit>), a pop up park trailer full of amenities to activate public spaces for youth. It encourages creative exchange through games, art making, music and include the following amenities:

- Lightweight colorful teardrop trailer office
- Battery powered sound and PA system
- 12 red chairs and 6 red bistro tables
- 25 camp stools
- Games
- EZ Up tent
- Dry erase board
- Colorful pennant style flags
- Globe lights (for night time events)
- Arts or movement activity created for your group (e.g., Zumba, tai chi, dance classes, yoga, make and take art activity)

The sPARKit mobile trailer costs \$400 to rent; they've allocated \$100 of their NNO budget and are seeking the remaining \$300 from the DMNA.

Sweet moved and Jones seconded a motion to donate \$300 to the Mill District National Night Out planning group for rental of the sPARKit mobile trailer to be used at their NNO celebration on Tuesday, August 4, 2015. DiDonato called for discussion. The motion passed.

B. *People Serving People National Night Out.* Gwen Campbell, Associate Development Director for People Serving People, introduced herself and briefly described the organization's role in providing shelter and supportive programs for families transitioning out of homelessness. Then she presented a request to the DMNA board to support their National Night Out celebration on Tuesday, August 4th. Theirs is an all-day event that includes a BBQ, carnival games, and a visit from the Minneapolis Fire Department. She is seeking \$2,612 to help cover the costs for the tents, tables and chairs for the over 200 people

they'll be serving.

Sweet moved and Cichowicz seconded a motion to donate \$2,612 to People Serving People to support its National Night Out celebration on Tuesday, August 4, 2015. DiDonato called for discussion. The motion passed.

Kria and Holt then announced that their group will have a diaper drive at its National Night Out event to support People Serving People. Campbell advised they use about 16,000 diapers per month.

- C. ***zAmya Theater Project.*** Monica Nilsson, Director of Community Engagement for St. Stephen's Human Services, described their services: community engagement educational opportunities; emergency services, shelter, outreach; and housing programs. The zAmya (Sanskrit for being at peace) Theater Project (<http://ststephensmpls.org/programs/zamya>) is one of the programs under community engagement that began about 10 years ago when a woman in the community was interested in connecting people who never have been around the issues of homelessness with those who are homeless. This theater company is comprised primarily of people who have experienced homelessness and during its last budget year performed about 22 shows almost every other week at a variety of local venues, e.g., New Century Theater, Thrivent Financial, Westminster Church.

In 2014, they interviewed people who live, work, play or pray in downtown about how homelessness affected them, the culmination of which was their theatrical production called "Home Street Home Minneapolis." This was funded in part by the California Institute of the Arts (<https://calarts.edu/>) that paid for script development and initial rehearsals, and a \$5,000 grant from Metropolitan Regional Arts Council (<http://www.mrac.org/>).

Nilsson then announced that on Sunday, July 19th their theater company would be performing at the Guthrie Theater. Maren Ward (<http://bedlamtheatre.org/maren-ward/>), their part-time artistic director and co-founder of Bedlam Theatre, is leading the production. Nilsson is seeking \$7,000 from the community to match the MRAC grant to reach their budget for five performances, and \$5,000 from the DMNA board for this effort.

This 1-hour performance followed by a moderated discussion led or sponsored by the DMNA will be open to the public but targeted to downtown residents. It will address local social and economic issues that impact people who experience homelessness.

Nilsson then took a straw poll of the board and audience as to whether they preferred a 1 p.m. or 7 p.m. performance as it will influence their scheduling decision. Related to that, she also asked whether there should be a reception before or after for an opportunity to interact with the community.

Following feedback, Rock-Hantge advised that she has discussed this funding request with Bob Cooper and concluded that the best source of money for this initiative is the NRP Phase II Support to End Homelessness strategy.

Kittock moved and Jones seconded a motion to provide \$5,000 from the NRP Phase II Support to End Homelessness strategy to support the zAmya Theater Production at the Guthrie Theater on July 19,

2015. DiDonato called for discussion. The motion passed.

- D. *Open Streets.*** Bennett briefed the audience on Open Streets Minneapolis and its first foray into downtown. It encourages local community organizations and businesses to conduct outreach on the street and a great way to attract and serve downtown families.

She is seeking additional funds to support the kids' zone at the Open Streets Downtown (<http://www.openstreetsmpls.org/downtown>) on Sunday, August 23rd, 11 a.m. to 5 p.m. The DMNA contributed \$5,000 towards the overall sponsorship of the event that also secures space on the street, but she failed to consider the costs for the programming and additional monies for signage, supplies, tables, and tents in case of unfavorable weather. She estimates the cost to be \$600 to \$1,000, and will work on finalizing the cost. Rock-Hantge will talk with Bob Cooper to make sure we can amend the existing scope of service to include the programming costs. Bennett also highlighted the organizations that would be working with the DMNA to provide kids programming at the Open Streets event, i.e.: MacPhail Center for Music; Free Arts Minnesota; Hop21 Table Tennis Club & Bar; and Emanuel House.

No action was taken on this item pending finalization of the cost.

VIII. Committee / Task Force Update

- A. *Land Use Advisory Committee.*** Cichowicz advised that this committee was formed to serve as a filter for some of the development proposals that come before the DMNA and that there will be an opportunity for the membership to volunteer. They are in the early stages of developing a charter and finding new members and encouraged those who may be interested to reach out to Bennett. They plan to roll it out by the end of summer or early fall. Committee meeting dates will be promoted on the DMNA website and Facebook page.
- B. *Livability and Public Realm Committee.*** Kittock noted that this committee is also seeking volunteers. It has met informally to discuss goals and strategies. Currently there are three areas of focus: (1) the public realm and improving overall streetscape/curb appeal within downtown; (2) public safety and crime prevention via a new police substation, expansion of the DID, and a condominium communication system; and (3) homelessness and affordable housing. The committee already has several proposals before it related to shelter issues and they are in need of more ideas and input from the community. Meeting dates will be promoted on the DMNA website and Facebook page.

IX. Old / New / Other Business

- ***Outreach and Collaboration with Other Downtown Organizations.***
 - *Downtown Public Realm Framework and Downtown Service Area Master Plan Steering Committee.* Sweet advised that this joint effort between the Minneapolis Park and Recreation Board and Minneapolis CPED now goes under the name of *Pathways to Places: Shaping Downtown Together* as indicated on her O&C chart distributed to the board.

She then described what took place at the last steering committee meeting held on

Thursday, May 21st: reviewed the draft physical framework; and given a community engagement toolkit to obtain additional input on defining the future of public realm, parks and public spaces. Toolkit materials include: stakeholder interviews; an intercept event; small group discussions; short meeting presentations; and a list of potential outreach events. Sweet encouraged those who would like to have this process presented to their colleagues or civic groups in which they are engaged to fill out an engagement card she brought and return it to her or visit https://www.minneapolisparcs.org/park_care_improvements/park_projects/current_projects/downtown_service_area_master_plan/.

This process will likely continue for the next 4 to 5 months. The group has a new online tool for sharing ideas called Mapita. It's an interactive map that allows you to share ideas about a specific park or place, the path you take to get there and how you would improve your experience (<http://maptionnaire.com/en/478/>).

- o *Downtown Families Minneapolis*. Holt announced that their next big event would be Kids Music and Movie Night on Sunday, June 28th, 3-6 p.m. at Target Field Station's Great Lawn. For more information visit <http://downtownfamiliesmpls.org/kids-music-movie-night/>.

X. Adjournment

Being no further business, Zenner moved and Kittock seconded a motion to adjourn the meeting. DiDonato called for discussion. The meeting adjourned at 7:45 p.m.

Signed this _____ day of _____, 2015.

Chair

Secretary