

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, October 17, 2016  
*Mill City Museum*  
710 South 2nd Street, 6th Floor ADM Conference Room  
Minneapolis, MN 55415

## I. Call to Order and Introductions

Board Chair Nick Cichowicz called the Board meeting to order at 5:50 p.m.

Other Board members in attendance were:

Kevin Frazell  
Laurie Jones  
Pamela McCrea, Treasurer  
Travis Nordgaard  
Carletta Sweet, Secretary  
Joe Tamburino, Vice Chair

Board member Dan Collison was absent.

Staff member Christie Rock Hantge was present but staff member Joan Bennett was absent.

Guests in attendance included:

Randy Manthey, The Carlyle  
Tom Novak, American Trio Lofts  
Tomasz Rajtar, The Atrium  
Thomas Schmidt, Washburn Lofts  
Tyler Schow, Minneapolis Bicycle Coalition  
Beth Shogren, The Commons  
Doug Verdier, RiverWest Condominium  
Dale White, RiverWest Condominium  
Amanda Wigen, The Commons

## II. Public Comment

No public comments were made at this meeting.

## III. Consideration of the Agenda

Rock Hantge noted that the Skyway Senior Center would not be presenting. Jones asked to have a conversation regarding Council Member Jacob Frey's 3rd Ward Website and the listing of the Mill District Neighborhood Association on it under Neighborhood Associations.

*Sweet moved and Jones seconded a motion to approve the October 17, Board meeting agenda as amended removing the Skyway Senior Center and adding 3rd Ward website discussion to Other Business. Cichowicz called for discussion. The motion passed.*

#### **IV. Consideration of the Consent Agenda**

Frazell pulled the minutes from the consent agenda and advised his intent was to approve the Land Use Committee's four-bullet themes/goals within the Executive Summary of the 205 Park Avenue Project Status & Neighborhood Priorities Checklist, not the entire document. Thereafter,

*Frazell moved and Jones seconded a motion to approve the September 19, Board meeting minutes as amended. Cichowicz called for discussion. The motion passed.*

*Sweet moved and Jones seconded a motion to approve the remaining Consent Agenda items that included the Neighborhood / Finance Coordinator's staff report for September 2016 (Invoice 021); and the Outreach and Programming Coordinator's staff report for September 2016 (Invoice 021). Cichowicz called for discussion. The motion passed.*

#### **V. Financial Update**

##### **A. Approval of the September Financials**

McCrea advised there were no unusual items.

*McCrea moved and Sweet seconded a motion to approve the September Financials. Cichowicz called for discussion. The motion passed.*

##### **B. Neighborhood Priorities Plan Update**

Rock Hantge advised that after the September 19, Board meeting she had a follow up conversation with Bob Cooper to get clarification for the process for moving monies between strategies in the recently approved Neighborhood Priorities Plan. Cooper says the process to move the money is much simpler and less cumbersome than it is when we need to move money between the NRP strategies. The Board doesn't have to go through a plan modification process like it does with NRP monies. Once the Board knows what it wants to spend the money on, i.e., police buyback, more SafeZone cameras, police substation, Rock Hantge creates a scope of service that fits within the approved Neighborhood Priority Plan and outlines the details of the project and provides a budget. Then she communicates this information with Bob Cooper and Robert Thompson.

#### **VI. The Commons**

Park Manager Beth Shogren and Park Coordinator Amanda Wigen introduced themselves and provided background on their previous public realm work experience.

Shogren was one of the founding staff for the Minneapolis Downtown Improvement District (<http://www.minneapolisdid.com/>) and has been working in project management and real estate for the past 20 years. Wigen worked for 4 years in New York City on Bryant Park (<http://www.bryantpark.org/>). They have been contracted by the DID to oversee operations of The Commons until the City finalizes a longer-term contract with Green Minneapolis, the public/private nonprofit conservancy formed in early 2015 to spearhead fundraising, construct and eventually manage and operate the park.

Shogren briefly explained how this public green space came to be. The land itself is owned by the Minneapolis Park and Recreation Board and leased back to the City for 50 years. The maintenance and programming is an active coordination between the DID, the Minnesota Sports Facilities Authority and the Minnesota Vikings, based on the shared use agreement.

Using a PowerPoint presentation, Shogren reviewed photos from the grand opening celebration and events that have taken place in the space since its opening. For more information about events and programming, visit <http://www.commonsmpls.com/>.

Then they requested feedback from the Board regarding future programming; they are collecting responses from the community via a SurveyMonkey tool (<https://www.surveymonkey.com/r/9LV5BH8>).

## VII. Land Use Committee Report

### A. Washington Avenue (County Road 152) Restriping Project

On behalf of the Downtown Work Group of the Minneapolis Bicycle Coalition (<http://www.mplsbike.org/>) which is expanding its scope to include pedestrian enhancements as well, DMNA Land Use Committee Member Tyler Schow gave a presentation / request to the Board to consider co-sponsoring a public forum on the Washington Avenue reconstruction project and the restriping of the protected bike lane between 5th Avenue South and I-35W (<http://www.hennepin.us/residents/transportation/design-cr-152-washington-avenue-restriping-project>). When the reconstruction of Washington Avenue from Hennepin to 5th Avenues ends this fall, they are going to restripe 5th Avenue South to I-35W, reduce lanes in each direction from 3 to 2 and put in traditional bike lanes and full-time parking on both sides. The LUC drafted a letter to Hennepin County that the Board approved to look at moving things around to put in protected bike lanes. HC came back to the LUC and advised that would not be a feasible option. The Bicycle and Pedestrian Coalition is looking to increase pressure on HC to pursue protected bike lanes and, as a result is planning a happy hour event in November or December with residents and employees who live near Washington Avenue to discuss the best possible solutions for bikes on Washington Avenue.

McCrea expressed concern about the bike lane on 11th Avenue South. The MBC has similar concerns and is fearful of a similar outcome on Washington Avenue. Discussion ensued to consider Schow's request.

*Tamburino moved and Nordgaard seconded a motion to co-sponsor a public meeting with the Minneapolis Bicycle Coalition to discuss bike lane options on Washington Avenue between 5th Avenue South and I-35W. Cichowicz called for discussion. The motion passed.*

### B. 5th Street Reconnection / Samatar Crossing Project

Sweet provided a brief update regarding the joint DMNA/EPNI public meeting on September 29th at the Normandy Inn where there was a significant turnout from the 6th Ward, specifically from the Cedar-Riverside neighborhood and West Bank Community Coalition (<http://www.westbankcc.org/>). Sentiment was expressed that the project would have a greater impact on the West Bank rather than the Downtown communities; however, Sweet requested the DMNA be kept in the loop on all proceedings. For more information about the project, visit <http://www.ci.minneapolis.mn.us/cip/2016/WCMSP-173830>.

The Board took no action on this item.

**C. Bobby & Steve's Auto World Expansion Project**

Frazell advised this was an informational presentation at the October 4th meeting. B&S have purchased the former Scandia Furniture brick building at 1203 Washington Avenue South and the surface parking lot to the east at 1205 Washington Avenue South. Current plans call for possibly renting out the building (they would love to have a restaurant if their finances would allow it) and to turn the lot into a landscaped plaza. B&S was strongly encouraged to provide site views through the landscaping and provide good lighting. Everything proposed is allowed under City Codes. Frazell believes they want the land for the long term to be able to expand operations. Construction is anticipated to begin next spring.

The Board took no action on this item.

**D. Ryan Companies Block 1 Liner Parcel Project**

Frazell advised Tony Barranco, VP of Development at Ryan Companies, provided an update on their proposed 17-story office tower above the Mills Fleet Farm (the name of which is to their chagrin) parking ramp at 728 South 4th Street (Phase IV of their PUD). There was nothing new except increasing the number of stories from 19 to 20 and no one on the LUC had objections to the increase. Construction on the 450,000 square foot building will not begin until they obtain a major lease holder in place for 150,000 square feet. Currently, there is space under the stairwell for a police substation.

The Board took no action on this item.

**E. 205 Park Avenue South Project**

Tamburino advised after the City granted exclusive negotiating rights to Sherman Associates in August, it was published in Finance & Commerce on September 3, 2016, after which SA has a 6-month period, i.e., until March 3, 2017, to negotiate the terms and conditions of the sale and development of the property. City staff would return with a Term Sheet for City Council consideration within this 6-month period, unless the City Council approves an extension of the exclusive negotiating rights period (<http://www.ci.minneapolis.mn.us/www/groups/public/@clerk/documents/webcontent/wcmsp-184749.pdf>).

Tamburino would like the DMNA to give input on the 205 Park Avenue Term Sheet and referenced the one between the City and Mortenson for the 800 Washington Avenue project Rock Hantge provided (<http://www.thedmna.org/wpcontent/uploads/2016/10/Term-Sheet.pdf>) as an example and proposed the Board send a letter their 3rd Ward City Council Member and CPED requiring the Term Sheet:

- Address the four bullet points contained on page 1 of the LUC's 205 Park Avenue South Priorities Checklist (<http://www.thedmna.org/wp-content/uploads/2016/10/205-Park-Project-Status-Checklist-10.13.16-2.pdf>);
- Address financing/underwriting of the project rather a simple letter of credit; and
- Address how the project with the affordability component will be financed without city subsidy.

After a brief discussion,

*Tamburino moved and Jones seconded a motion to send a letter to the 3rd Ward City Council Member and CPED requesting the Term Sheet for the 205 Park Avenue South project address the three aforementioned issues. Cichowicz called for discussion. The motion passed.*

## **VIII. DMNA Funding Requests**

Tamburino advised that until the Term Sheet is established for 205 Park Avenue, he is tabling discussion regarding future funding for a police substation.

Then he proposed having a public Crime & Safety meeting in Downtown West with representatives from the 1st Precinct and Council Members between January and March of 2017.

## **IX. Old, New or Other Business**

### **A. Revised DMNA Bylaws**

Sweet questioned the definition of a quorum in Article VI, Section 4, i.e., at least “one” member being present. Discussion then ensued regarding Article V, after which

*Frazell moved and McCrea seconded a motion to change quorum from one to fifteen under Article VI, Section 4 in the DMNA Bylaws. Cichowicz called for discussion. The motion passed.*

### **B. Islamophobia Town Hall Meeting**

Tamburino emphasized the importance of having discussion and making decisions about requests to sponsor events at Board meetings rather than via email and to have, at a minimum, someone come and present. After additional discussion, the Board decided it would not co-sponsor the event; however, Rock Hantge will promote the event via the DMNA Website and Facebook page.

### **C. Annual Meeting Task Force Update**

McCrea and Tamburino provided an update on the planning surrounding the annual meeting on Thursday, October 27th at The Depot Renaissance. McCrea reviewed the agenda and noted that former DMNA Board member Peter Zenner is working on a video production that highlights significant land use projects that were approved in 2016. There will be no information tables from other downtown organizations this year. Time will be allocated for a brief 3rd Ward update by CM Frey. Rock Hantge will continue to promote the annual meeting via the Website and Facebook page, and Bennett will do one more e-blast to the email list. There is one final ad scheduled to run in *The Journal* the week before the event.

### **D. 3rd Ward Website**

As a follow up to her email, Jones has reached out to CM Frey to remove the Mill District Neighborhood Association from the 3rd Ward Website’s list of neighborhood organizations since the DMNA is the officially recognized neighborhood organization for Downtown East and Downtown West. She is concerned about people living in the Mill District reaching out to the MDNA with neighborhood concerns (e.g., 205 Park Avenue South) and not getting redirected to the DMNA, or the DMNA may not hear from a segment of its constituents if the MDNA does not share the information. The Board agreed and asked Jones to follow-up

with CM Frey's office.

*Jones moved and Tamburino seconded a motion to send a letter to CM Frey requesting he remove the Mill District Neighborhood Association from the 3rd Ward website since it is not the officially recognized neighborhood organization for Downtown East and Downtown West. Cichowicz called for discussion. The motion passed.*

#### **X. Discussion regarding Outreach and Engagement Coordinator Position**

In her absence, the Board recognized the work and contributions that Joan Bennett has made to the DMNA over the past 20 months. They acknowledged she has been instrumental in getting the Land Use Committee up and running. LUC member Randy Manthey also praised Bennett's work and encouraged the DMNA to find a solution to the imminent loss of the Outreach and Engagement Coordinator position à la more of an Executive Director model where that person is embedded in the community, actively participating, representing the neighborhood and transcending any individual or structure. The Board concluded it would schedule an executive session to discuss next steps after the new Board is in place. Rock Hantge assured the Board and the LUC members that she will fill in the gaps until the Board determines a resolution.

#### **XI. Downtown Partnerships Update**

For a complete listing of the organizations and committees in which the DMNA is engaged, please reference the Outreach and Collaboration Chart prepared by Sweet included in the October 2016 Board materials on the DMNA's Website under Board Members Only.

Because of his imminent departure from the Board, Cichowicz encouraged others to participate on the Minneapolis Downtown Improvement District Tactical Urbanism Advisory Committee (<http://www.minneapolisdid.com/tui>) on which he as well as Collison who is also departing has served. He believes the DMNA should continue being involved on this dynamic committee; the only drawback is meetings occur only during the day at the MDC headquarters in the Young Quinlan Building, 81 South 9th Street. For those interested, he'll share more information.

Then Cichowicz shared what is happening at the Neighborhood & Community Engagement Commission (<http://www.ci.minneapolis.mn.us/ncr/boards/ncec/index.htm>) and the Neighborhoods 2020 Committee (<http://www.minneapolismn.gov/ncr/boards/ncec/WCMS1P-152025>) and advised their proceeding can be seen on Minneapolis Government Television (<http://www.minneapolismn.gov/tv/>).

Lastly, Cichowicz thanked everyone for their support, friendship and service to the community.

Thereafter, Jones extended thanks to Rock Hantge for her patience and support during her tenure on the Board.

#### **XII. Adjournment**

There being no further business,

*Jones moved and Cichowicz seconded a motion to adjourn the meeting. Cichowicz called for discussion. The meeting adjourned at 8:15 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary