

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, August 9, 2011
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 6:02 p.m.

Other board members in attendance were:

Andy Hauer, Land Use Committee Chair
Paula Klimek, Treasurer
George Rosenquist, Crime and Safety Liaison
Wally Swan, Secretary
Carletta Sweet, Vice Chair
Jesse Winkler

Board member Andrea Christenson was unavailable.

Guests in attendance included:

George S. Barr, Barr-Nelson, Inc.
Tony Barranco, Ryan Companies
Chris Culp, Excelsior Group
Felicia Dismer, Laurel Village resident
Lisa Goodman, 7th Ward Council Member
Cori Kuechenmeister, Shea, Inc.
Tom Melchior, Larson Allen
Karen Nelson, Hennepin Theatre Trust
Tim Rooney, Metropolitan Development
Jim Ruckle, Shea Inc.
Mike Ryan, Ryan Companies
Wayne Senior, Liquid 1 Night Club and Lounge
Doug Van Winkle, Metropolitan Development
Doug Verdier, RiverWest Condominiums

DMNA staff member Christie Rock was also present.

II. Consideration of the Agenda

Hauer moved and Winkler seconded a motion to approve the July agenda as amended by moving Council Member Goodman's update to 6:30 p.m. Ewald called for discussion. The motion passed.

III. Land Use Committee Report

After briefly instructing the developers on presentation protocol, Land Use Chair Andy Hauer introduced the following:

- **1121 and 1127 Hennepin Avenue.** Tim Rooney from Metropolitan Development distributed a design packet and gave a presentation on his proposed redevelopment of an existing 1-story office building at 1121 and 1127 Hennepin Avenue into a bar/restaurant with an exterior courtyard garden in the rear. He indicated he is seeking a Certificate of Appropriateness from the Heritage Preservation Commission, as well as an encroachment permit. Rooney, who is a long-time resident of the area, provided some background on his experience as a restaurateur which includes partnership in the Barrio Tequila Bar in Minneapolis and Cocina Del Barrio in Edina. Rooney and his partner Doug Van Winkle acquired this property in May 2008. The menu will be chef-driven featuring locally grown sustainable food served in a pub-like atmosphere. Rooney introduced Cori Kuechenmeister from Shea, Inc., who provided details on the site elements. She noted that Rooney would be increasing the amount of green space on the site and redoing the asphalt paving on the property. An art mural is planned for one of the building facades. Construction should start in mid- September.

Klimek moved and Sweet seconded a motion to support Metro Development's Certificate of Appropriateness and encroachment permit for 1121 and 1127 Hennepin Avenue. Ewald called for discussion. The motion passed.

- **222 Hennepin Avenue (Jaguar Redevelopment Project).** Tony Barranco from Ryan Companies introduced Mike Ryan from Ryan Companies and Chris Culp from the Excelsior Group. All three contributed to the presentation on this redevelopment project. Barranco noted that this site is actually in the North Loop neighborhood and that Ryan Companies received a letter of support for the project from the North Loop Neighborhood Association. There are no variances, CUPs or rezonings required for this project. Barranco expects construction to start in November with a completion date in the spring of 2013. The project will be a 6-story, mixed-use development that will include a ground-level grocery store with 280 residential units including some with separate stoop-level entrances. There will be 491 parking spaces, 151 of which are reserved for the grocery store. Trash will be picked up inside. The building will be pet-friendly. Rents are similar to the Mill District City Apartments. Bike storage will be available to residents.

Winkler moved and Sweet seconded a motion to support Ryan Companies proposed redevelopment project located at 222 Hennepin Avenue. Ewald called for discussion. The motion passed.

IV. 7th Ward Update by Council Member Lisa Goodman

Council Member Goodman reported on the following items:

- Downtown street resurfacing update
<http://www.ci.minneapolis.us/cip/resurfacing2011-downtown/>

- Parking meter changeover (pros/cons) http://www.mplsparking.com/resources/parking_meters.aspx
- Hennepin County-led proposed project to construct a new ramp from southbound 4th Street to northbound I-35W and a new northbound I-35W auxiliary lane in Minneapolis. <http://www.dot.state.mn.us/metro/news/11/08/12i35wopenhouse.html>
- Public hearing regarding Pizza LaVista's application for extended hours
- Bike lane striping projects continue
- Liquor license application for Hotel Ivy
- Lunds Grocery ground breaking scheduled for September 1, 2011, from 11:30 a.m. to 1:00 p.m., at 1201 South Hennepin
- RS Eden supportive housing project located at 822 South 3rd Street is fully funded and moving through City planning and development process
- Supportive of the 1121 and 1127 Hennepin Avenue project proposed by Metropolitan Development
- Marquette Plaza achieves LEED Platinum status (<http://finance-commerce.com/2011/08/marquette-plaza-celebrates-going-leed-platinum/>)

V. Land Use Report *continued*

- **428 Hennepin Avenue (Liquid 1 Night Club).** Wayne Senior from Barr-Nelson, Inc. described the proposed plans to redevelop 428 Hennepin Avenue into a new 3-level plus rooftop nightclub and bar. They are seeking a Class B liquor license and the project also requires site plan approval by the City due to new stairway configuration.

Winkler moved and Sweet seconded a motion to approve the Class B liquor license application and site plan for Liquid 1 Night Club. Ewald called for discussion. The motion passed.

- **615 Hennepin Avenue (New Century Theatre in City Center).** Karen Nelson from Hennepin Theatre Trust introduced herself to the group, and brought greetings from former DMNA Board member Tom Hoch. She stated that Hennepin Theatre Trust is seeking a Class A liquor license for its New Century Theatre, a 300-seat flexible performance space that will feature long-run comedies and host educational programs.

Ewald moved and Sweet seconded a motion to approve the Class A liquor license application for Hennepin Theatre Trust for the New Century Theatre located in City Center. Ewald called for discussion. The motion passed.

- **EPNI letter to DMNA Chair regarding the future of the Metrodome site, prospects for the Vikings Stadium, and future development in the Downtown East and Elliot Park neighborhoods.** Discussion ensued regarding how to respond to a letter Ewald received from David Fields of the Elliot Park Neighborhood, Inc. regarding the future of the Metrodome site in the Downtown East neighborhood. Winkler expressed frustration over another neighborhood group proposing a plan for the site without conferring with the DMNA whose neighborhood in which it is situated. Sweet advised that the letter is an EPNI Board-approved position statement not a development proposal although it enumerates certain urban planning and design principles if future development were to occur, and it essentially describes what is outlined in the Downtown East/North Loop

Master Plan adopted by the City in October of 2003, and updated in 2010. Sweet noted that Fields has over 15 years of experience with Elliot Park and, as such, is very familiar with this site and the impact it has had on this part of downtown Minneapolis. The board concluded that Ewald should engage with Fields and to dig deeper into the intentions of the letter. Ewald agreed he will reach out to schedule a face-to-face meeting to talk about the letter.

For more information about the Downtown East/North Loop Master Plan, please go to <http://www.ci.minneapolis.mn.us/master-plans/downtown-east-north-loop/>.

VI. Neighborhood and Community Engagement Commission (NCEC) Update

- ***Update on Mill City Farmers Market Sponsorship.*** Sweet questioned whether the DMNA should have had a properly prepared, legally-binding agreement with the Mill City Farmers Market delineating the terms of its \$2,500 sponsorship. After a brief discussion, it was agreed that since the board did not specify this in its communications with the MCFM and the funds were already tendered, Rock's self-styled Sponsorship Agreement would stand in this instance. However, going forward, a more formal procedure should be established for these types of arrangements.
- ***Continued discussion regarding the 2012 Community Participation Program.*** Rock noted that the City should be sending out the application materials for the 2012 Community Participation Program sometime over the next several months.

VII. Consideration of Minutes from June 14, 2011 and July 12, 2011

Hauer moved and Sweet seconded a motion to approve the minutes from June 14, 2011. Ewald called for discussion. The motion passed.

Winkler moved and Hauer seconded a motion to approve the minutes from July 21, 2011. Ewald called for discussion. The motion passed.

VIII. Consideration of August 2011 Financial Report

Sweet moved and Hauer seconded a motion to receive and file the August 2011 financial report as amended. Ewald called for discussion. The motion passed.

IX. Staff Report

Rock summarized her activities for the period 07-9-2011 to 08-9-2011 from the report she previously submitted via email.

Sweet moved and Hauer seconded a motion to receive and file Rock's staff report. Ewald called for discussion. The motion passed.

X. Board Governance

- *Continued discussion regarding Bylaws and electronic board meetings and voting.*
Sweet requested that prior to the annual meeting at which general membership voting will occur on this matter, Rock distinguish the new and/or changed text of the DMNA Bylaws document either by strikethroughs, italics or in a different color.

XI. Old Business / New Business / Other Business

- *Continued discussion regarding DMNA Annual Meeting scheduled for Tuesday, October 11, 2011.* Rock indicated that in addition to David Frank, she has confirmed representatives from the Minneapolis Police Department's First Precinct as guest speakers and both 7th Ward Council Member Lisa Goodman and 4th District Park Board Commissioner Anita Tabb have confirmed they will be attending and giving updates. A staff person from Congressman Ellison's office also contacted Rock about attending. As is customary, Rock will contact the Minneapolis League of Women Voters about facilitating the election portion of the meeting and helping with sign-in/registration.

- *Update on outreach and collaboration with other downtown organizations.*
 - *East Downtown Council.* Sweet asked the board to consider renewing the organization's membership with the EDC for the 2011/2012 year. The cost remains at the same level as last year at \$270.

Hauer moved and Winkler seconded a motion to approve membership in the East Downtown Council for 2011/2012. Ewald called for discussion. The motion passed.

- *Minnesota Council of Nonprofits.* Swan asked the board to consider renewing the organization's membership with the MNCN. The cost remains at the same level as last year at \$50.

Hauer moved and Winkler seconded a motion to approve renewing the DMNA membership with the Minnesota Council of Nonprofits. Ewald called for discussion. The motion passed.

IX. Adjournment

Being no further business, the meeting adjourned at 7:54 p.m.

Signed this _____ day of _____, 2011.

Chair

Secretary