

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, September 13, 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 6:00 p.m.

Other board members in attendance were:

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

Board members Andrea Christenson and Paula Klimek were unavailable.

Guests in attendance included:

Jim Buscher, Downtown resident
David Graham, ESG Architects
David Hunt, Design-Build Construction
Eric Laska, Downtown resident
Tom Lund, Opus Development Corporation
Nick Magrino, Downtown resident
Tom Melchior, Larson Allen
Robert Rothman, AECOM
Michael Swidorski, Doubletree Minneapolis

DMNA staff member Christie Rock was also present.

II. Consideration of the Agenda

Hauer requested adding the nomination of electors and alternates to the NRP Policy Board under new business.

Hauer moved and Winkler seconded a motion to approve the September agenda as amended by adding the nomination of NRP Policy Board Electors and Alternates under New Business. 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:

- **333 7th Street South (Accenture Tower).** Bob Rothman from AECOM, using display boards and handouts, gave a presentation on the Accenture Tower Gateway Plaza renovation project (reference email from Rothman to Chair Ewald dated Tuesday, August 30, 2011) that will include upgrading the damaged bench seating area and removal of the stone pylons. Three sign variances are being sought: (1) a third freestanding sign to increase visibility of the site and identify the location of the entrance; (2) increase height of sign from the allowable 8 feet to the proposed 15 feet; and increase the sign area from the allowable 32 square feet to the proposed 102 square feet. The property, which has an underground 4-level parking garage, is connected via skyway to the 701 Building and the Campbell Mithun Tower and the owner is also seeking City approvals to develop a skyway that would connect the building to Ameriprise Financial Center across Third Avenue South. CB Richard Ellis handles leasing for the owner.

Swan moved and Sweet seconded a motion to support the Accenture Tower Gateway Plaza renovation and three sign variance requests. Ewald called for discussion. The motion passed.

- **5th and Nicollet Redevelopment (former Powers Department Store site).** David Hunt from Design Build Construction introduced the other presenters, including David Graham from ESG Architects and Tom Lund from Opus Development Corporation. Hunt noted that Opus Development Corporation owns the property, which was once home to the Powers Department Store. He explained that the project design is in its very early stages, but the development team wanted to come to the neighborhood early on to gather input and feedback prior to submitting final applications to the City.

The site includes four parcels: 426 Marquette Avenue South and 415, 423 and 427 Nicollet Mall. Combined, the site totals about 1.2 acres and amounts to half of the city block where it will be built. Opus is proposing a 33-story, mixed-use building with 330 dwelling units and commercial/retail on the first two levels. This transit-oriented project that will connect to the LRT on South 5th Street and skyway access to Nieman Marcus would be LEED certified and would have a green roof on the terrace. The site plan includes four levels of parking plus 26 floors of residential apartments. The apartments would be upscale, or luxury in nature. Lund indicated that the units could possibly be converted to condos in the future. Construction is anticipated to begin in the spring of 2012 and would be subsidy-free. The project is scheduled for discussion at the Planning Commission Committee of the Whole meeting on Thursday, September 22.

Sweet moved and Rosenquist seconded a motion to support Opus Development Corporation's preliminary site plan for the former Powers Department Store site as presented at tonight's meeting. Ewald called for discussion. The motion passed.

Rock asked that the development group come back before the DMNA Board to give a presentation on the finalized plans.

IV. Neighborhood and Community Engagement Commission (NCEC) Update

- ***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 in October. Rock also noted that due to the recently released census numbers the DMNA received an additional \$3,733 in Community Participation Program funds; the CPP allocation is based partially on population. Rock is working with CPED to add the new dollars to the existing CPP contract.

V. Consideration of Minutes from August 9, 2011

Sweet moved and Rosenquist seconded a motion to approve the minutes from August 9, 2011. Ewald called for discussion. The motion passed.

VI. Consideration of September 2011 Financial Report

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

VII. Staff Report

Rock summarized her activities for the period 08-10-2011 to 09-09-2011 from the report she previously submitted via email.

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

VIII. Board Governance

- ***Consideration of amendment to DMNA Bylaws to allow for electronic meetings and email voting.***

Sweet moved and Winkler seconded a motion to approve the amendment to the DMNA Bylaws to allow for electronic meetings and email voting. Ewald called for discussion. The motion passed.

IX. Old Business / New Business / Other Business

- *Nomination of Electors and Alternates for the NRP Policy Board Elections scheduled for November 17.*

Ewald moved and Sweet seconded a motion to nominate Andy Hauer as the elector and Paula Klimek as the alternate for the Downtown West neighborhood, and to nominate Kathleen Anderson the elector and Andrea Christenson the alternate for the Downtown East neighborhood. Ewald called for discussion. The motion passed.

- *Continued discussion regarding DMNA annual meeting scheduled for Tuesday, October 11, 2011.* Hauer proposed presenting an award to the Minneapolis Downtown Improvement District for its work in improving the safety and livability of the Downtown core at the annual meeting. The board enthusiastically agreed to Hauer’s proposal and Rock volunteered to work with Hauer to develop the award itself as well as the presentation at the annual meeting. She will also contact Sarah Harris from the DID about attending the annual meeting.
- *Update on outreach and collaboration with other downtown organizations.*

Fuji Ya. Andy advised that the Minneapolis Parks & Recreation Board passed a resolution approving a visioning and strategy study for the amended study area between Portland Avenue South and the 3rd Avenue Bridge, and between 1st Street South and the Mississippi River (which incorporates the former Fuji Ya restaurant site). A non-appointed Citizens Advisory Committee (CAC) will be formed to seek community input allowing all interested stakeholders to participate and vote on the findings of the study area.

Mill City Farmers Market. Andy advised that when he attended the MCFM a few weeks ago, the DMNA was advertised as requested.

For other updates, please reference the Outreach and Collaboration chart previously sent via email from Sweet.

IX. Adjournment

Being no further business, the meeting adjourned at 7:08 p.m.

Signed this _____ day of _____, 2011.

Chair

Secretary