

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, November 8, 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:

Andrea Christenson

Andy Hauer

Paula Klimek

Eric Laska

Wally Swan

Carletta Sweet

Jesse Winkler

Guests in attendance included:

Ian Wilden Bora, Bridgewater resident

Laura Boyd, Alcohol Compliance Services

Derek Camford, Howl at the Moon

Erik Forsberg, Ugly Mug

David Graham, ESG Architects

Jonathan Greene, Oceanaire Seafood Room

David Hunt, Design-Build Construction

Carol Kornak, Bridgewater resident

Lynn Leegard, Shamrock Development

Holly Lewis, Bridgewater resident

Tom Lund, Opus Development Corporation

Miles Mercer, CPED

Cindy Owen, Bridgewater resident

Cathy Polasky, CPED

Richard Pratt, Mill City Market

Jeff Nelson, Bridgewater resident

Barbara Ritchie, Bridgewater resident

Wallace Ritchie, Shamrock Development, Bridgewater resident

Tim Rooney, Butcher & the Boar

Jeff Sommers, Izzy's Ice Cream

Jim Stanton, Bridgewater resident

Gavin Steele, Howl at the Moon

David Tinjum, Bridgewater resident

Andrew Twito

Doug Verdier, RiverWest resident

Robert Walsh, Bridgewater resident

Peter Zenner, Bridgewater resident

DMNA staff member Christie Rock was also present.

## II. Consideration of the Agenda

Ewald suggested moving election of officers to after the land use items, however Hauer expressed concern over changing the order of the agenda that was promoted on the DMNA and *Mill City Times* web sites.

*Hauer then moved and Winkler seconded a motion to approve the November agenda. Ewald called for discussion. The motion passed.*

## III. Election of Officers

Ewald facilitated the elections to the DMNA Executive Committee.

- **Chair:** *Christenson moved and Sweet seconded a motion to re-elect Gerry Ewald as Chair. Ewald accepted the nomination and the motion passed with Klimek abstaining.*
- **Vice Chair:** *Hauer moved and Christenson seconded a motion to nominate Jesse Winkler as Vice Chair. The motion passed with Klimek abstaining.*
- **Secretary:** *Winkler moved and Christenson seconded a motion to nominate Wally Swan as Secretary. The motion passed unanimously.*
- **Treasurer:** *Laska moved and Christenson seconded a motion to nominate himself as Treasurer. The motion passed unanimously.*

## IV. Land Use

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

- **Update on 5th and Nicollet Redevelopment Project (former Power's Department Store site).** David Graham from ESG Architects introduced David Hunt from Design – Build Construction and Tom Lund from Opus Development Corporation. The trio gave a brief update on Opus' proposed redevelopment project for the former Power's Department Store site. They reviewed the slightly revised site plan, which requires a setback variance. They also provided an update on the construction timeline and answered questions from the board and audience.

*Christenson moved and Winkler seconded a motion to support Opus' site plan and variance request for the 5th and Nicollet redevelopment project. Ewald called for discussion. The motion passed.*

- ***Howl at the Moon.*** Laura Body from Alcohol Compliance Services introduced Derek Camford and Gavin Steele from Howl at the Moon. The two described the bar / restaurant concept, interior design and menu. They are seeking a Class B liquor license from the City of Minneapolis.

*Christenson moved and Sweet seconded a motion to support a Class B liquor license application for Howl at the Moon. Ewald called for discussion. The motion passed.*

- ***Oceanaire Seafood Room (relocation to 50 South 6th Street).*** Jonathan Greene from Oceanaire Seafood Room introduced himself and explained that the restaurant is relocating from the Hyatt Hotel to 50 South 6th Street. The restaurant concept and menu will remain the same. Greene indicated they are seeking a Class E liquor license from the City of Minneapolis.

*Winkler moved and Klimek seconded a motion to support a Class E liquor license application for Oceanaire Seafood Room. Ewald called for discussion. The motion passed.*

- ***Butcher and the Boar (1121-1127 Hennepin Avenue).*** Tim Rooney from the Butcher and the Boar introduced himself and quickly described the bar / restaurant concept, interior design and menu. He explained that the City required some changes to the previous plan presented to the DMNA. He is seeking a Class B liquor license application from the City of Minneapolis and a Certificate of Appropriateness from the Heritage Preservation Commission.

*Christenson moved and Klimek seconded a motion to support a Class B liquor license application and Certificate of Appropriateness for Butcher and the Boar. Ewald called for discussion. The motion passed.*

- ***CPED Update on 1100 South 2nd Street (Izzy's Ice Cream).*** Miles Mercer from the City of Minneapolis CPED Department introduced himself, as well as fellow CPED employee Cathy Polasky who is the director of economic policy and development. He explained that they are at the meeting to provide an update on and get feedback for a preliminary business plan for 1100 South 2nd Street in the Mill District. The City offered a RFP for this site in 2010 and received two responses, including one from Jeff Sommers, the owner of Izzy's Ice Cream.

Sommers thanked Mercer and the DMNA Board for giving him the opportunity to vet his project to the neighborhood. He explained that he would like to relocate the ice cream manufacturing aspect of his business from his store in the Merriam Park neighborhood in St. Paul to a new facility at this site in Minneapolis.

Sommers described the manufacturing portion of his business, noting that he would employ up to 40 people, mostly college age. He explained that he hopes to sell pints and other various sizes of containers from some type of storefront / outlet. At this point, he has no plans to sell scoops. He indicated that the size of the new facility would be approximately 5,000 square feet. Sommers talked about the type of traffic his business might generate, including the number of delivery trucks per day and

week. He estimated nine or 10 deliveries per day using a Ford transit van. Sommers stated that he thought it would have a very minimal impact on the adjacent residential properties. He also presented a very preliminary site plan prepared by his architect David Salmela.

Mercer, Polasky and Sommers responded to questions from Board members and Bridgewater residents who live adjacent to the site. The questions primarily related to noise, traffic and design of the facility. Jim Stanton, who is the developer of the Bridgewater Lofts project as well as the owner of 1102 South 2nd Street, expressed dissatisfaction with the RFP process stating that he too had submitted a response to the City which never received any follow up.

The DMNA Board took no action on this item. For more information on the City's RFP for this site visit:

[http://www.ci.minneapolis.mn.us/cped/RFP\\_1100\\_2nd\\_St\\_S.asp](http://www.ci.minneapolis.mn.us/cped/RFP_1100_2nd_St_S.asp)

- ***The Ugly Mug (former Inn location).*** Erik Forsberg from the Ugly Mug introduced himself and explained that he is seeking a Class B liquor license from the City of Minneapolis for a bar / restaurant to be located in the former Inn location at 89 South 10th Street. He is considering relocating the Ugly Mug to 106 North 3rd Street depending on how lease negotiations go at his current location.

*Ewald moved and Swan seconded a motion to support a Class B liquor license application for the Ugly Mug. Ewald called for discussion. The motion passed with Christenson abstaining.*

## **V. Neighborhood and Community Engagement**

Rock introduced Neighborhood and Community Relations Department staff person Robert Thompson to the DMNA Board. Thompson gave a presentation on the proposed revised guidelines for the 2012 Community Participation Program (CPP). He noted that there will be more flexibility with the 2012 program, specifically that neighborhoods will be able to dedicate funds to capital improvement projects. However, food is not an allowable expense in 2012. Thompson explained the CPP application process and deadline, which will be late spring. He indicated that the City is in the process of amending existing neighborhood CPP contracts to add advance funds from the 2012 program to cover expenses until the application process is complete. Thompson also responded to questions regarding the sunset of the Neighborhood Revitalization Program and the future management of existing Phase I and Phase II contracts.

For more information on the proposed revised guidelines to the 2012 CPP go to:

<http://www.ci.minneapolis.mn.us/ncr/>.

## **VI. Consideration of Board Meeting Minutes from October 11, 2011**

*Winkler moved and Swan seconded a motion to approve the board minutes from October 11, 2011. Ewald called for discussion. The motion passed.*

## **Consideration of Annual Meeting Minutes from October 11, 2011**

*Hauer moved and Swan seconded a motion to amend the annual meeting minutes from October 11, 2011 under paragraph VII, second bullet to read "Representative Bobby Joe Champion". Ewald called for discussion. The motion passed.*

## **VII. Consideration of November 2011 Financial Report**

*Hauer moved and Christenson seconded a motion to receive and file the November 2011 financial report. Ewald called for discussion. The motion passed.*

### **Consideration of FY 2012 Budget**

*Christenson moved and Laska seconded a motion to table discussion the FY 2012 budget until the December 13, board meeting. Ewald called for discussion. The motion passed.*

## **VIII. Staff Report**

Rock summarized her activities for the period 10-08-11 to 11-4-11 from the report she previously submitted via email.

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

## **IX. Board Governance**

Postponed to the next monthly board meeting.

## **X. Old business / new business / other business**

- **Vikings stadium resolution.** *Hauer moved and Winkler seconded a motion to approve their resolution supporting the Metrodome site as the best location for a new Vikings stadium. Ewald called for discussion. The motion failed as it was just introduced in the instant meeting and members had no opportunity to review it.*
- **Meeting with Alatus Partners to review Block E.** Ewald indicated that Alatus Partners is interested in meeting with the DMNA Board members to provide an update on their plans for Block E. He polled the board to see if there was any interest in meeting with Alatus prior to the next board meeting. Since the general consensus was yes, Ewald advised that he would coordinate a meeting date.

- *Update on outreach and collaboration with other downtown organizations.*  
Reference the Outreach and Collaboration chart emailed from Sweet in advance of the meeting for updates.

**XI. Adjournment**

Being no further business, the meeting adjourned at 7:58 p.m.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary