

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, March 13, 2012 *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
Erik Laska
Wallace Swan
Carletta Sweet
Jesse Winkler *via phone*

DMNA staff member Christie Rock was also present.

Guests in attendance included:

Gretchen Camp, BKV Group
Don Colberg, Colberg | Tews Landscape Architecture
Kim Eslinger, *Mill City Times*
Michael Krych, BKV Group
Brenda Langton, Mill City Farmers Market
Miles Mercer, Minneapolis CPED
Jesi Mosny, The After Midnight Group
Barb O'Neil, Downtown resident
David Salmela, Salmela Architect
Jeff Sommers, Izzy's Ice Cream
David Tinjum, *Mill City Times*
Doug Verdier, Downtown resident
Kim Weuvar, Downtown resident
Mark Zimmerman, Downtown resident
Shawn Zimny, Village Green Companies
Jeremy Zoss, *Downtown Journal*

II. Consideration of the Agenda

Hauer moved and Swan seconded a motion to approve the March agenda. Ewald asked for discussion. The motion passed.

III. 2012 Downtown Residents Night Presentation by Barb O'Neil

Barb O'Neil, The Towers resident, introduced herself to the DMNA Board and thanked them for the opportunity to talk about her idea for an event to coalesce and celebrate the downtown neighborhoods, i.e., a Downtown Residents Night at a 2012 baseball game hosted by the Minnesota Twins at Target Field. She indicated that she has done some background work, but admitted that at this point she is the only person working on the effort. O'Neil has spoken with the Twins' president, Dave St. Peter, who suggested two potential dates: Saturday, September 8 (an evening game) and Saturday, September 29 (an afternoon game). She has also spoken to Mayor Rybak about declaring it Downtown Residents Night at whichever game is selected. O'Neil is hoping the DMNA will designate someone from the board to participate in the planning process and is also seeking volunteer support from other downtown organizations to help spread the word. There should be no cost to the DMNA to participate in the event. Laska volunteered to serve as the DMNA volunteer.

Hauer moved and Sweet seconded a motion to appoint Erik Laska as the DMNA representative to the committee working to create a Downtown Residents Night at a 2012 Twins game. Ewald called for discussion. The motion passed.

IV. Land Use Report

Land Use Chair Hauer introduced the following projects:

- ***Izzy's Ice Cream (1100 South 2nd Street).*** CPED Project Coordinator Miles Mercer advised that the City had indeed approved the land sale to Izzy's Ice Cream. The next step will be to seek site plan review approval at the City's Planning Committee on April 9th as well as a re-platting of the outlet to the parcel. Izzy's owner Jeff Sommers distributed architectural drawings and updated the board on the changes to the project since they were last before the board. The 5,125 square foot building has a new design, as a subtle counterpoint to the Guthrie, with clear stories to bring light into the interior; a solar panel to the south to help grow the herbs for the ice cream; and a retail area where waffles cones and ice cream will be made and served. There will also be exterior seating with movable tables and chairs, freestanding benches, and bike racks. Hours of operation for ice cream manufacturing will be 6:00 a.m. to 10:30 p.m.

Sommers entertained questions from the board regarding the solar panels, landscaping, street lighting and parking. He stated that they will preserve the existing trees but there are no plans for additional or new lighting and there are no parking requirements because the property is in the Downtown Parking Overlay District. Duluth-based architect David Salmela, who reviewed the design of the site in great detail, noted that since code requires a material change every 24 feet, the exterior would be in varying shades of stucco. The construction company is McGough. In response to Christenson's inquiry about potential reuses for the building if Izzy's were to vacate, Salmela suggested it would be a desirable building for many different uses including a restaurant and/or an architectural firm.

Laska moved and Sweet seconded a motion to approve the site plan and re-plat for Izzy's Ice Cream. Ewald called for discussion. The motion passed with Christenson abstaining.

- ***Washington Avenue Reconstruction (between Hennepin Avenue and 5th Avenue South).*** Lisa Bender from the Minneapolis Bicycle Advisory Committee (BAC) gave a brief presentation on the Washington Avenue Reconstruction Project scheduled for 2013 and its impact on cyclists. She suggested that the DMNA invite someone from Hennepin County Public Works to come

and give a presentation on the construction project itself. For more information on the project visit http://www.minneapolismn.gov/cip/all/cip_wash-hennto5th_index, and for more information on the BAC visit <http://www.ci.minneapolis.mn.us/bicycles/bac>.

- **Soo Line Building (101 South 5th Street).** Representatives from BKV Group and Village Green Companies presented on their adaptive reuse plans for the 19-story Soo Line Building. Gretchen Camp from BKV Group stated that Village Green is seeking approval for the site plan review and a Certificate of Appropriateness from the Heritage Preservation Commission for this mixed-use project. Village Green intends to contribute to the housing goals outlined in the Downtown Council's 2025 Plan. They plan to introduce 200 new luxury units to downtown with a mix of Studio, 1- and 2-Bedroom units. There will also be commercial/retail on the first floor and skyway levels. Construction is expected to begin in late summer 2012. The building is on the U.S. National Register of Historic Places. Village Green hopes to bring back the historic glory of the building. Façade restoration has already started. Unfortunately, very little historic elements remain inside.

Ewald moved and Swan seconded a motion to approve the site plan and Certificate of Appropriateness for the Soo Line Building. Ewald called for discussion. The motion passed with Christenson abstaining.

- **Cowboy Jacks (126 North 5th Street).** Jesi Mosney gave a brief presentation on Cowboy Jack's (a new country and western themed restaurant and bar with a rooftop patio) liquor license request; they are seeking a Class A liquor license. She stated that Cowboy Jack's ownership, The After Midnight Group, currently has locations in Bloomington, Plymouth and St. Cloud. For more information reference the March 8, 2012 email from Lacey Schumacher or visit <http://www.theaftermidnightgroup.com/locations-venues/cowboy-jacks>.

Ewald moved and Sweet seconded a motion to approve the Class A liquor license request for Cowboy Jack's. Ewald called for discussion. The motion passed with Christenson abstaining.

V. Neighborhood and Community Engagement Update

- **Mill City Farmers Market.** Brenda Langton thanked the DMNA Board for inviting her to the meeting to discuss sponsorship opportunities for the 2012 market season. She expressed gratitude for the DMNA's 2011 contribution, which supported musical performances for about half of the 2011 season. She expressed interest in having the DMNA support musical performances again in 2012, but for the entire season that would include 26 Saturdays. The total cost to the DMNA would be \$4,500. She mentioned that they have already secured several other supporters for 2012, including the Mill City Times, Prairie Vodka, General Mills, Allina and UCare.

Christenson moved and Sweet seconded a motion to support the Mill City Farmers Market musical performances for the 2012 season in the amount of \$4,500. Ewald called for discussion. The motion passed.

- **Introduction of the City's NCR Department Neighborhood Specialist.** Rock introduced Lance Knuckles, the new Neighborhood Specialist assigned to the DMNA. Knuckles thanked the board for inviting him to the meeting then gave a little background on his experience working with neighborhood organizations and the City. He stated that he is looking forward to

working with the DMNA to help the organization implement its NRP Phase II Plan, as well as administering the organization's Community Participation Program funds. Lance can be reached at 612-673-2919 or at Lance.Knuckles@minneapolismn.gov.

VI. NRP Implementation Update

Rock asked NCR Neighborhood Specialist Knuckles to advise the DMNA Board on the process for accessing the organization's Phase II NRP Housing Opportunities Fund monies. The DMNA Board has an interest in possibly providing NRP housing dollars to Artspace's proposed headquarters project at Chicago and Washington Avenues. However, the organization's Phase II plan currently requires the DMNA to follow an RFP process to distribute the dollars. Knuckles suggested that the board approve a language modification to the Phase II Housing Opportunities Fund strategy that would allow the organization to consider requests for NRP funds on a case-by-case basis. There was a question regarding the timeframe for implementing the Housing Opportunities Fund strategy, as well as a question regarding whether the organization will develop specific criteria for grants and loans. Rock noted that there is no specific timeframe for having to spend down the NRP Housing Opportunities Fund dollars and that she would work with CPED staff to determine the best method for evaluating whether projects should receive a grant or a loan.

Christenson moved and Hauer seconded a motion to approve having Rock work with Knuckles on the language modification to the Phase II NRP Housing Opportunities Fund strategy to allow the DMNA to consider housing projects on a case-by-case basis as opposed to through an RFP process.

Rock will work with Knuckles on the language modification for consideration at the April 10, board meeting.

VII. Consideration of Board Meeting Minutes from February 14, 2012

Hauer moved and Swan seconded a motion to approve the board minutes from February 14, 2012. Ewald called for discussion. The motion passed.

VIII. Consideration of March 2012 Financial Report

Hauer moved and Swan seconded a motion to receive and file the March 2012 financial report. Ewald called for discussion. The motion passed.

IX. Staff Report

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

Hauer and Swan requested that Rock provide a report to the board regarding the number of phone calls and emails received per month.

X. Old business / new business / other business

- *Web site project update.* Rock gave a quick update on the Web site project. Vivid Image is having a hard time identifying WordPress plug-ins that would accommodate a forum page, as well as a page for board members to post documents, have internal discussions, electronic voting, etc. Rock will continue to talk with Vivid Image about options.
- *Update on Candidates Forum.* Hauer noted that at this point there does not seem to be a need for a candidates' forum.
- *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.
 - *Court Watch.* No report or board member assignments to future meetings.

XII. Adjournment

Being no further business, the meeting adjourned at 7:55 p.m.

Signed this _____ day of _____, 2012.

Chair

Secretary