

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, January 8, 2013 *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 p.m.

Other board members in attendance were:

Nick Cichowicz
Andy Hauer
Eric Laska
Wallace Swan
Carletta Sweet
Jesse Winkler

Board member Andrea Christenson was absent.

Staff member Christie Rock was also present.

Guests in attendance included:

Lynn Burke, HCMC Pediatric Literacy Program
Gretchen Camp, BKV Group
Jacob Frey, candidate for Minneapolis City Council Ward 3
Jenny Jundt, JJ's Coffee + Wine Bistro
Claudia Kittock, HCMC Pediatric Literacy Program and Bridgewater resident
Michael Krych, BKV Group
Matt McNeill, RiverWest board president
Tom Melchior, LarsonAllen
Steve Minn, Lupe Development
Keith Nelson, RiverWest resident
Alexis Pennie, Hofstede Campaign
Doug Verdier, RiverWest board secretary
John Wall, Wall Companies
Dale White, RiverWest board treasurer

II. Consideration of the Agenda

Hauer noted an error on the 2013 DMNA Board Meeting Schedule that Rock had distributed to the board via email. He explained that caucus night is not on April 9th as indicated but is on April 16th for both Minneapolis and St. Paul.

Hauer then moved and Swan seconded a motion to approve the January 8, 2013 board meeting agenda. Ewald called for discussion. The motion passed.

III. Land Use Report

Board Chair Ewald entertained the ratification of the following electronic votes:

- **Valspar Applied Science and Technology Center.** Ewald explained that Valspar came before the DMNA on November 13, 2012 and gave an informational presentation regarding their VAST Center renovation project at 1103 South 3d Street. Subsequent to that presentation they have asked the DMNA for a letter of support which it approved to do so via email.

Hauer moved and Sweet seconded a motion to ratify the electronic vote regarding the Valspar letter of support. Ewald called for discussion. The motion passed.

- **Sustology™.** Ewald explained that subsequent to the Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) presentation given by Craig Wilson to the DMNA board on November 13, 2012, several board members attended a more in-depth presentation with him at his office to gain a better understanding of the certification process. Thereafter a resolution to support the application of such standards for the Vikings stadium was approved by the board via email.

Sweet moved and Hauer seconded a motion to ratify the electronic vote regarding the resolution. Ewald called for discussion. The motion passed.

Then Land Use Chair Hauer introduced the following projects:

- **Mill City Quarter (300 South 2nd Street).** John Wall from Wall Companies introduced the project team – his partner Steve Minn from Lupe Development, and architects Gretchen Camp and Michael Krytch from BKV Group – and explained that they are back to request a letter of support for Phase 1 of the project.

Camp distributed a memorandum outlining the project details and the applications they will submit to the City, as well as a packet depicting the landscape visioning, context plan, master plan, floor plans, etc. She explained that nothing fundamental has changed since their presentation before the DMNA in November 2012 except at that time they presented two site plan options and are now presenting a blend of those two plans. Phase 1 will have up to 15,000 square feet of retail space, 150 affordable rental-housing units targeted towards seniors but not exclusively, and approximately 160 below and above surface parking stalls in a 6-story building. Phase 2 will be a senior campus with 150 units of market rate apartments, a memory care facility, and approximately 130 parking stalls in a 6-story building. The land use applications include a certificate of appropriateness for new construction in an historic district; a variance to increase the maximum floor area of retail use from 8,000 square feet to 15,000 square feet; and a site plan review – all for which they are seeking a letter of support from the DMNA.

Camp also explained the woonerf concept; the pedestrian- and bike-friendly shared street that would essentially occupy the former rail spur swoop hat dissects the two-phase project. It would provide green space and additional parking for the development as well as a connection to the Mississippi River. They are continuing to work with Beryl Miller and Craig Kupritz, co-owners of the Mill Place Office Building at 111 3rd Avenue South, to obtain an operations agreement, the scope of which would include four benchmarks – how costs are split, utilities issues, maintenance/snow removal issues, and ongoing maintenance of the pavement.

Responding to inquiries, Minn explained that if the retail component of the project does not come to fruition the backup plan is to propose an additional 12 first floor walk-up housing units with appropriate façade treatment on both South 2nd Street and 3rd Avenue South. Minn further explained that each phase of the project is not dependent on the completion of the other to become profitable; each property has to be underwritten on its own merits. Phase 1 will be a Section 42 Low Income Housing Tax Credit (LIHTC) type of transaction that will require its own underwriting and HUD will be the likely mortgagor or insurance provider. However, they want

the entire complex to be successful hence the site connections, infrastructure and site plan improvements must make sense in totality and should not be considered in isolation which is why they will get the site plan improvements for both phases in Phase 1 and essentially present a launching pad for Phase 2. Minn also reiterated that they have a letter of intent with Ecumen® to brand and operate the senior facility for Phase 2.

Michael Krych provided a brief historical context of the site (its prior use as a railroad corridor) and explained the architectural precedents in the area from which they drew inspiration. The two proposed buildings become a yin yang concept, two complementary reversed L-shaped buildings split by the open space that leads to the Mississippi River. The design also complements other elements within the district, i.e., newer buildings like the Zenith with its metal façade, the Stone Arch Bridge and other historical buildings.

Matt McNeill, president of the RiverWest Condominium Association, advised that he represents 115 owners who back up to this site. Then he thanked Steve Minn and his team for collaborating and coming before the RCA, as they too want to be good neighbors. Since this project came to them pretty quick, Matt requested the DMNA wait until its February 12th board meeting to allow them the opportunity to perform due diligence as they have a great deal of concern about the traffic in the neighborhood. Not having a traffic study done and not being able to engage in that conversation is troubling because the MCQ project will have a lot of thoroughfare traffic between two buildings and a pretty tight alleyway. Matt noted that senior assisted living brings 56-foot semis to drop off food, medical equipment and supplies, will add Dart Transit and Metro Mobility traffic, and that there's already traffic and congestion from MacPhail. Furthermore, the Washington Avenue design charrette revealed that the two most congested intersections are at 3rd and 5th Avenues South and directly impact this neighborhood. The MCQ project will also add more traffic onto South 2nd Street plus the Minneapolis Park and Recreation Board will be developing its site in front of RiverWest on South 1st Street. And to give further context to the situation, the RCA has 566 fully occupied parking stalls within its building plus 30 overflow parking stalls that are rented offsite. All of this will have an impact on traffic, noise and changes in the general neighborhood makeup. That is a lot to consider in a short amount of time in a very large context. Therefore, the RCA requests an additional month to engage in conversations with and receive feedback from more RCA owners and adjoining stakeholders, e.g., the Carlyle, Ceresota, CSM, MacPhail and Whitney. Matt explained that they are not opposed to the project and recognize that this parcel of land will be developed, and also recognize that Eagle Iron Partners is probably the best for this project. This type of project is an asset to the community; senior housing is really what is needed in downtown and he doesn't think it will be a problem marketing it and keeping it full. However, the RCA is concerned about the property values of those who it will most directly affect and the increased traffic and noise it will bring to the neighborhood.

Minn advised that they have engaged an engineer to conduct a Travel Demand Management Plan as required by Public Works; a draft is available for circulation. There will be no signalization changes.

Sweet moved and Swan seconded a motion to table a decision on whether to provide a letter of support for this project until the February 12th board meeting. Hauer called for discussion. The motion passed.

- **JJ's Coffee + Wine Bistro (1101 Washington Avenue South).** Jenny Jundt introduced herself to give a face to the name (she's JJ) of the newest coffee shop she and her husband Mark own and opened in Open Book. They also own a JJ's in Eden Prairie and in Uptown. At this location they offer breakfast and lunch and wish to add beer and wine to the menu, thus she is requesting a letter of support for a Class E liquor license.

Ewald moved and Sweet seconded a motion to recommend approval of the Class E liquor license application for JJ's Coffee and Wine Bistro. Hauer called for discussion. The motion passed.

IV. Neighborhood and Community Engagement Update

- **Status of the 2012-2013 Community Participation Program Application.** Rock indicated that she is waiting for contracts for signatures from the Neighborhood and Community Relations Department. She anticipates seeing them any day now.

V. NRP Implementation Update

- **Request for NRP funding for the Hennepin County Medical Center Children's Literacy Program.** Claudia Kittock introduced herself and advised that she's a resident at the Bridgewater. She is a Book Buddy volunteer for the Children's Literacy Program at HCMC. She provided a quick story highlighting why she volunteers for the program and the value it brings to children. One of the major things they do as a board is raise funds to give books to kids who come there for appointments because for many of the kids this is the only book they own. The cost per book is minimal, but the impact is huge. Kittock then distributed informational folders and introduced Lynn Burke, the Children's Literacy Liaison at HCMC.

Burke explained that the program distributes 30,000 books annually, 22,000 of which are distributed at their downtown campus and that most go the Pediatric Clinic (reference the Book Totals All Departments document). Burke advised that HCMC also houses the Reach Out and Read evidence-based program for which she is the Minnesota Coordinator. They have 15 peer review studies that show when doctors give out books, it's perceived differently than when you pick up a book from the library, school or someplace else. The program leverages the status of their providers to show families that books are important and they know from the studies that have been done, kids that succeed in school are healthier long term. The whole reason for developing the program, when they began brain development studies and coming up with these results about 10 years ago, they started noticing that the young adults who were the healthiest were the ones who succeeded in school so you need to start helping kids at birth to succeed in school. Books go home from the newborn nursery in English and Spanish and for other languages they don't have (e.g., Somali, Oromo), they make. Burke described her previous experience she brought to this position: a former children's book reviewer and syndicated columnist for 20 years for parent publications nationwide, and has worked directly with publishers. Their biggest hurdle is getting money for books and the average cost for each book is \$3. They buy books directly from publishers, work directly with vendors and with First Book where the books are free but they have to pay the shipping at 45¢ each. She explained that she came before the DMNA to raise the visibility of the program, help them figure out ways to raise funds, and recruit volunteers to sit on their advisory board.

Burke then entertained questions from the board, including the ages of the children served (birth to 18 years), the number of children served annually (15,000 unique patients at the Downtown Campus), the number of languages spoken (over 30), and whether they conduct book drives (the Bridgewater is currently conducting one). The board also asked whether the DMNA could have some recognition for providing support to the program either through a logo sticker in the book or on the program's Web site.

Rock explained that having spoken to Bob Cooper, the Senior NRP/Community Participation Specialist at CPED, the DMNA has two options to fund this project: (a) use the \$15,000 funds allocated for the Minnesota Planetarium under Arts, Culture and Education in NRP Phase 2 which would require a plan modification and take approximately 6 weeks; or (b) allocate some of the funds in the Community Participation Program (CPP) which would potentially require an

amendment to the November 13, 2012 neighborhood approved application and thus take an even longer period of time. Thereafter,

Hauer moved and Swan seconded a motion to fund the HCMC Children's Literacy Program in the amount \$10,000 from the Minnesota Planetarium strategy under the Arts, Culture and Education goal in its NRP Phase 2 through a plan modification. Ewald called for discussion. The motion passed.

For more information on the HCMC Children's Literacy Program, please visit:
<http://www.hcmc.org/read/>

VI. Consideration of Board Meeting Minutes from November 13, 2012

Sweet moved and Swan seconded a motion to approve the November 13, 2012 board meeting minutes. Ewald called for discussion. The motion passed.

VII. Consideration of December 2012 Financial Report

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

Consideration of the FY 2013 Budget

Cichowicz moved and Sweet seconded a motion to approve the FY 2013 Budget. Ewald called for discussion. The motion passed.

VIII. Consideration of December January Staff Reports

Laska moved and Cichowicz seconded a motion to receive and file Rock's staff report for the period 11-10-12 to 12-07-12 and 12-08-12 to 01-04-13. Ewald called for discussion. The motion passed.

IX. Old business / new business / other business

- ***Review, discuss and vote on the Vikings Stadium Implementation Committee's Vision and Principles document***

Hauer moved and Cichowicz seconded a motion to approve the Vikings Stadium Implementation Committee's Vision and Principles document. Ewald called for discussion. The motion passed.

- ***Update on outreach and collaboration with other downtown organizations.*** Reference the Outreach and Collaboration chart and attachments emailed from Sweet in advance of the meeting.
 - ***Identifying DMNA representative for upcoming Court Watch.*** Cichowicz will attend the January meeting, Ewald will attend the February meeting, and Laska will attend the March meeting.
 - ***Homeless shelter tour update.*** Laska advised that after conferring with Monica Nilsson, Director of Community Engagement at St. Stephens Human Services, he is offering Monday February 18th from 5 p.m. to 8 p.m. convening at People Serving People. Nilsson will be driving and has room for 3 more and Laska will be driving as well. They are limited to 9 people.
 - ***Downtown Minneapolis school initiative.*** Laska advised that the initiative is going well. Becky Boland, who represents the North Loop Neighborhood Association, was interviewed the previous evening by KSTP, and he and his wife and child made it into *The Journal*. They

have also met with the Minneapolis Public Schools who is receptive to the idea and have a division dedicated to this initiative, and the Minneapolis Downtown Council has sought their opinion on this matter. Laska will be making an announcement at the NLNA's annual meeting on January 30th at the Twins Stadium. Henceforth they will be meeting the last Monday of each month at 7 p.m. at RiverWest. Anyone who is interested should contact him directly.

- *City souvenirs and gift shop.* Winkler advised that a City Clerk he spoke with wants to sell souvenirs out of a City gift shop but could not use tax funds to sell items sold for profit. Winkler wondered if the DMNA could loan the Clerk funds to get the shop up and running then reimburse the DMNA or give the DMNA a percentage. Meet Minneapolis was approached but has no funds to do so. Rock suggested pursuing this through CPED as a business grant or she could inquire as to whether funds could be used from the CPP.
- *Minneapolis Downtown Council's annual meeting.* Rock reminded the board that since the MDC's annual meeting on Wednesday, February 6th occurs prior to the next DMNA board meeting, she needed to know if anyone wanted to attend. After a brief discussion,

Wally moved and Sweet seconded a motion to approve purchasing tickets to the MDC annual meeting for board members interested in attending. The motion passed with Hauer abstaining.

X. Adjournment

Being no further business, the meeting adjourned at 7:15 p.m.

Signed this _____ day of _____, 2013.

Chair

Secretary