

## DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, February 12, 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 6:00 p.m.

Other board members in attendance were:

Andrea Christenson  
Nick Cichowicz  
Andy Hauer  
Eric Laska, Treasurer  
Wallace Swan, Secretary  
Carletta Sweet  
Jesse Winkler, Vice Chair

Staff member Christie Rock was also present.

Guests in attendance included:

Bill Boldenow, The Venue  
Felicity Britton, People for Parks  
Gretchen Camp, BKV Group  
Raymond Dehn, Minnesota House of Representatives  
Jerry Dustrud, Friends of Triangle Park  
Lisa Goodman, City of Minneapolis 7th Ward Council Member  
Dean Jacobson, Friends of Triangle Park  
David Kelly, The Venue  
Michael Krych, BKV Group  
Matt McNeill, RiverWest board president  
Tom Melchior, LarsonAllen  
Steve Minn, Lupe Development  
Doug Verdier, RiverWest board secretary  
John Wall, Wall Companies  
Dale White, RiverWest board treasurer  
Shane Zahn, Minneapolis DID

### II. 7th Ward Update

Council Member Lisa Goodman reported on the following:

- It was a big day in the City's Community Development Committee; they reached an agreement with Life Time Fitness to extend its lease for 12 years and invest somewhere between \$4 million to 6 million of their own money to completely upgrade its facility at the Target Center. The St. Louis Park (or other newer suburban facilities) will serve as their model for the renovation. It is a huge victory because it's a 100% private investment and a great thing for downtown residents and workers who use the facility.
- Last Friday the Minneapolis City Council approved the Plan-It Hennepin and discussions are taking place about next steps for implementation. Some of the low hanging fruit will begin to emerge, e.g., the Witt's Meat Market building is now a pop-up art gallery and Block E will be next.

- The City's Regulatory Services Committee implemented a small but significant change in how they handle business licenses in the wake of the disaster at Karma last summer where the City didn't have enough tools to place significant conditions on liquor license holders who fail to abide by the rules. These changes strengthen the City's ability to revoke licenses from chronic rule breakers.
- Lunch with Lisa is scheduled for February 20th, 12:00-1:00 p.m. at the University of St. Thomas, Opus Hall Room 201. Topic is "How do they do that?" Speakers include representatives from the City's Water Department who will discuss how water gets from the Mississippi River to your tap (via the \$65 million water filtration plant); and the new head of Solid Waste & Recycling who will discuss what happens when the blue bin leaves your house, how the materials are separated and what the City gets in return for selling the materials.
- The Neighborhoods USA Conference will be held on May 22-25, 2013 in Minneapolis. Staff members from the Neighborhood and Community Relations Department are heavily involved in the planning of the conference. For more information visit <http://www.nusa.org/>.
- The City has had a successful resolution to the safety and code violation issues with Spiros Zorbalas and his properties. It is worth noting because there were a significant number of his properties in Ward 7 – Loring Park, Loring Heights and Elliot Park. Zorbalas and his company, UPI apartments, owned 38 buildings with 752 rental units and had 2,131 housing code violations in a 5-year period. The problem is when the City goes in to shut down the building, the mostly low-income tenants are evicted and there is no place for them to live. Responding to pressure from the City (his license was revoked for three of the properties), Zorbalas sold his properties to Steve Frenz who is in the process of bringing the properties up to code.

Upon completion of her update, Council Member Goodman responded to questions from DMNA Board members.

### III. Consideration of the Agenda

*Hauer then moved and Sweet seconded a motion to approve the February 12, 2013 board meeting agenda. Ewald called for discussion. The motion passed.*

### IV. People for Parks Presentation

Felicity Britton from People for Parks (PFP) thanked the DMNA for their time and explained what the PFP does (reference handouts distributed). They were established in 1977 and last year was their 35th anniversary. It is a grassroots organization created to stimulate financial and community support for Minneapolis Parks from citizens, businesses and organizations. PFP currently has more than 2,000 members and they love to partner with neighborhood organizations. Membership dues range from \$40 for an individual, \$60 for a household with increasing amounts for Steward (\$100) and Patron (\$500-\$1,000). They carry out special projects in cooperation with donors and the Minneapolis Park and Recreation Board. Their purpose is to sponsor programs and projects that enhance and promote the City's park services and facilities. Since 1977, PFP has identified and funded over \$2 million dollars of special projects and events that improve Minneapolis and its parks, and they will match dollar for dollar toward an organization's special project.

Britton highlighted some of the projects PFP has contributed to or are planning under the following categories: recreation and community (e.g., \$400,000 raised for the Universal Access Playground at Wabun Picnic Area); music and entertainment (e.g., benches, pavers, sound system, maintenance and landscaping at Lake Harriet); and horticulture (e.g., over \$40,000 worth of trees planted and Dutch Elm inoculation).

Thereafter, Britton responded to several questions from the DMNA Board. She explained the difference between PFP and the Minneapolis Parks Foundation by stating that the foundation seeks larger gifts, i.e., million dollar \$10,000 gifts from wealthy individuals and large corporations for larger projects (e.g., RiverFirst). For more information regarding People for Parks, please visit: <http://www.peopleforparks.net/>.

## V. Land Use Report

Hauer reported on the following land use items:

- **Mill City Quarter (300 South 2nd Street).** Gretchen Camp from BKV Group gave a quick summary of the project. Hauer asked Matt McNeill from RiverWest to give an update on the outcome of meetings with RiverWest residents. McNeill indicated that residents were grateful that Eagle Iron Partners met with them on several occasions and that they were responsive to residents' concerns. McNeill indicated that there is a comfort level with the project now, and the majority of RiverWest residents are looking forward to the new neighbor.

DMNA Board members asked a few questions, including one related to the Woonerf concept. John Wall stated that they are still negotiating with Craig Kupritz from Mill Place, but that an agreement is likely. Steve Minn stated that they hope to start construction on Phase I of the project by the end of the year. It would likely be a 14-month construction process. Phase II would start 16-18 months after the completion of Phase I.

*Christenson moved and Sweet seconded a motion to provide a letter of support for the site plan, certificate of appropriateness and variance for the Mill City Quarter project. Hauer called for discussion. The motion passed.*

- **The Venue (300 1st Avenue North and 123 North 3rd Street).** Architect David Kelly gave a description of the project: a four-story infill addition proposed between the buildings located at 300 1st Avenue North and 123 North 3rd Street. A nightclub is proposed with a 1,500-1,700 seating capacity. Standing room occupancy is 3500, with maximum capacity at 4200.

The proposed use will also occupy areas of the 123 North 3rd Street building. The flat-roofed building addition would be 62.5 feet tall at the top of the parapet wall and as viewed from North 3rd Street. The proposed exterior materials include brick of two different sizes and colors, architectural precast stone, aluminum windows with clear and tinted glass, and steel hanger doors.

Three new loading dock doors facing the alley are proposed on the 123 3rd Street North building. One of the doors would infill an existing opening. The loading dock would be extended 8.5 feet for a second opening. Adjacent to the loading dock extension, ground-level double entry doors would be added.

Kelly stated that the property owner is seeking a letter of support for the site plan and certificate of appropriateness.

DMNA Board members asked many questions about this project. There were concerns about the impact of the rooftop deck on adjacent properties. The business owner stated that there would be no live shows outside, but likely piped in music. There were concerns about the addition of another nightclub in the Warehouse District. At this point, the property owner and business owner have not talked with the Minneapolis Licensing Department, the Minneapolis Police Department or the SafeZone.

*Winkler moved and Ewald seconded a motion to deny support for the site plan and certificate of appropriateness application for The Venue. Hauer called for discussion. The motion passed.*

- **Update on Warehouse District Lighting Project.** Shane Zahn from the Minneapolis DID / SafeZone gave an update on the North 4th Street lighting project. He explained that back in July 2012 the Minneapolis Police Department came to them because of the high crime rate in the Warehouse District particularly along North 4th Street between 1st Avenue North to 2nd Avenue North (reference the Downtown Violent Crime Report and Lighting Condition Report distributed) and, as a result, they partnered with Public Works to install lights poles on the north side of the street to bring lighting to standard conditions. The overall project cost was \$50,000.

Once they undertook the project, the DID discovered that light poles could not be installed on the south side of the street. As a result, they have changed tactics and are negotiating with Swervo Development, the property owner of the buildings on the south side of the street, to install wall pack light fixtures on its buildings. Swervo countered that because of the historic nature of its property, they want more cosmetic friendly lighting and additional lighting on 1st and 2nd Avenues to complement what has already been installed. This is not a fix all, but spring is coming and there are a lot of improvements to be made.

According to Zahn, the three light poles that were installed on the north side of North 4th Street have made a significant difference in perception of safety and incidents are down in that area of the Warehouse District. The total cost of the project to date is \$26,786.56 and DMNA's share of the project is \$13,393.29.

*Swan moved and Sweet seconded a motion to commit \$13,393.29 in DMNA NRP Phase II Crime and Safety monies to the North 4th Street Lighting Project. Ewald called for discussion. The motion passed.*

*Laska then moved and Ewald seconded a motion to commit to the remaining balance from the original commitment of \$25,000 toward this project. Andy called for discussion. The motion passed.*

- **Minneapolis Downtown Improvement District Update.** Shane Zahn gave an update to the board on the Minneapolis DID. It is merging with the Minneapolis Downtown Council for efficiencies and for partnership on the strategies of the 2025 Plan. The DID must go before the City Council by March 1st to renew the ordinance that created the special service district to allow them to operate for the next 5 years. Unless the majority of the property owners in the district sign the petition to renew, it will expire at the end of 2013. The DID is seeking a letter of support from the DMNA for the renewal.

Zahn responded to numerous questions from the board and advised that the DID must go before the City every year for its operating budget to run its various program and their current budget is at about \$6.5 million. As part of the equation of the overall budget, businesses are assessed by two methods: by the zone in which they operate (there are seven zones), and by their gross building area and linear footage. For more information, visit <http://www.minneapolisdid.com/>.

*Swan moved and Sweet seconded a motion to provide a letter of support for the renewal of the Minneapolis DID Special Services District. Hauer called for discussion. The motion passed.*

## **VI. Neighborhood and Community Engagement Update**

Rock reported that she has received an executed contract for the 2012-2013 Community Participation Program Grant. She is waiting for the \$10,000 advance.

## **VII. NRP Implementation Update**

- **Friends of Triangle Park.** Jerry Dustrud and Dean Jacobson introduced themselves and explained that Friends of Triangle Park (Friends) a 501(c)(3) nonprofit that was organized in the summer of 2006 to revitalizing Triangle Park located at South 10th Street and the I-35W freeway ramps. The park is less than two acres in size and is owned by MNDOT, not by the City.

Friends' primary source of funding has been donations from residents of the Grant Park condominiums and individuals within the Elliot Park neighborhood. Since its inception, they have raised \$25,000, of which the DMNA contributed \$6,000 in 2008.

Dustrud presented a long-term project that Friends is working on in partnership with MNDOT. It is a two-phase, \$35,000 project. MNDOT has committed \$14,000 to the project for the purchase of plant materials. Friends is seeking \$21,000 for labor costs, and another \$6,000 contribution from the DMNA in 2013 for operating expenses, including the purchase of tools, perennials and annuals. The DMNA Board did not take action on this item but encouraged Dustrud and Jacobson to reach out to People for Parks and the Elliot Park Neighborhood Inc., for monies to match what the DMNA had contributed and invited them back to the March 12th meeting with an update.

*Hauer moved and Laska seconded a motion to table the discussion for 30 days and revisit it at the next board meeting. Ewald called for discussion. The motion passed.*

*Laska then moved and Ewald seconded a motion to commit*

- **HCMC Children's Literacy Program.**

Rock explained that the board needs to approve a language modification to the NRP Phase II Plan in order to provide funds for the Children's Literacy Program. The proposed language change is to the Arts, Culture and Education section of the plan and is as follows:

#### **SECTION 1: Arts, Culture and Education**

**Goal 1:** The DMNA will work to ensure there are arts, cultural and educational opportunities easily accessible to people of all ages and diverse backgrounds.

**Objective 1:** Support efforts to increase or expand the availability of arts, cultural and educational resources and activities to people living, working or visiting the Downtown community.

**Strategy 1:** Assist with, support, and contribute to the creation of the Minnesota Planetarium and Space Discovery Center at the Hennepin County Central Library.

**Proposed revised language for Strategy 1:** *Assist with, support, and contribute to the creation of the Minnesota Planetarium and Space Discovery Center, and other arts, cultural and educational programs, activities and initiatives that benefit people living, working or visiting the Downtown community.*

**NRP Phase II Resources:** \$15,000

**PARTNERS:** Hennepin County Central Library, the Minnesota Planetarium, *and other organizations that provide arts, cultural and education programs, activities and initiatives to people who live, work or visit the downtown community.*

*Swan moved and Laska seconded a motion to approve the language modification to the Phase II NRP Plan. Ewald called for discussion. The motion passed.*

**VIII. Consideration of Board Meeting Minutes from January 8, 2013**

*Winkler moved and Laska seconded a motion to approve the January 8, 2013 board meeting minutes. Ewald called for discussion. The motion passed.*

**IX. Consideration of January and February 2013 Financial Reports**

*Winkler moved and Cichowicz seconded a motion to receive and file the January 2013 financial report. Ewald called for discussion. The motion passed.*

**X. Consideration of February Staff Reports**

*Hauer moved and Laska seconded a motion to receive and file Rock's staff report for the period 01-05-13 to 02-08-13. Ewald called for discussion. The motion passed.*

**XI. Old business / new business / other business**

- ***Consideration of marriage resolution prepared by Dr. Wallace Swan.***

*Swan moved and Ewald seconded a motion to approve the marriage resolution as prepared by Dr. Wallace Swan. 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.
  - ***Update on Minneapolis Downtown Council connection.*** Ewald indicated that he has spoken with Kathleen Motzenbecker from the Downtown Council. Both agreed to look for opportunities for the DMNA and the Downtown Council to work collaboratively for the betterment of the downtown community. The relationship will be an ongoing effort.
  - ***Identifying DMNA representative for upcoming Court Watch.*** Christenson will attend the April meeting. Cichowicz will attend the May meeting.
  - ***Homeless shelter tour update.*** Laska reminded the board that the Minneapolis Shelter Tour with Monica Nilsson from St. Stephen's Human Services is scheduled for Monday, February 18, at 5:00 p.m.
  - ***Downtown Minneapolis School Initiative.*** Laska advised that the next meeting will be on Monday, February 25th at 7 p.m. Location TBD.

**XII. Adjournment**

Being no further business, the meeting adjourned at 7:35 p.m.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary