

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Thursday, May 1, 2014 Central Public Library 300 Nicollet Mall, Minneapolis, MN

I. Call to Order and Introductions

Board Chair Nick Cichowicz called the board meeting to order at 6:02 p.m.

Other board members in attendance were:

Gerry Ewald, Treasurer
Laurie Jones
Claudia Kittock
Carletta Sweet
Peter Zenner, Secretary

Board members Chad DiDonato and Jesse Winkler were absent.

Staff member Christie Rock was present.

Guests in attendance were:

Carrie Aspinwall, NCR Neighborhood Specialist
Kathleen Boe, Minneapolis Riverfront Partnership
Jacob Frey, 3rd Ward City Council Member
Kate Grutzmacher, FirstService Residential/North Star Lofts
Tom Hoch, Hennepin Theatre Trust
Bob Lind, Minneapolis CPED Business Finance
Al Swintek, CenterPoint Energy
Casey Tollefson, CenterPoint Energy
Doug Verdier, RiverWest resident

II. Consideration of the Agenda

Rock requested moving the presentation by Kate Grutzmacher to the top of the agenda due to her time schedule. Cichowicz advised that he would move her to before the Public Comment period. Council Member Frey also requested to be moved; his update will follow Grutzmacher's.

Jones moved and Kittock seconded a motion to approve the May 1, 2014 board meeting agenda as amended. Cichowicz called for discussion. The motion passed.

III. Consideration of Consent Agenda

Sweet moved and Jones seconded a motion to approve the consent agenda that included the April 3, 2014 board meeting minutes; the May 2014 financial report; the May staff report; the 2013 Minnesota Charitable Organization Annual Report and \$25 filing fee, as well as the 2013 IRS Federal Form 990EZ. Cichowicz called for discussion. The motion passed.

IV. Action Item: Consideration of Partnership Agreement with the North Star Condominium Association (NSCA)

Cichowicz introduced Kate Grutzmacher, property manager at FirstService Residential, Inc., who attended the meeting to respond to any questions related to the Partnership Agreement between the NSCA and the DMNA in connection to the legacy grant NSCA is pursuing for their sign rehabilitation project. Jones asked Rock if she was comfortable with the 5% administrative fee and whether she had the time to perform the services under the agreement. Rock indicated she has the time and that the 5% fee is typical for what organizations charge for this type of service.

Sweet moved and Jones seconded a motion to approve the Partnership Agreement with the North Star Condominium Association. Cichowicz called for discussion. The motion passed.

V. 3rd Ward Update

Council Member Jacob Frey reported on the following:

- The week of activities leading up to the 85th All-Star Game on Tuesday, July 15th at Target Field. After the Home Run Derby on Monday, July 14th, MLB will have a private party in the Mill District along West River Parkway. Initially the neighborhood expressed concerns over the potential noise from the stage and fireworks display as well as the proposed time frame it would be held. Those issues have been resolved and now the stage will be facing down river toward Gold Medal Park, instead of fireworks there will be a Roman candle display, and the event will begin at 10 p.m. Jones recommended that Frey look into reserving the Whitney Lofts plaza to be used for flow or concessions for the one night.
- The city is literally waiting to find out whether they will receive the \$25 million in state bonding requested for the Nicollet Mall renovation project. One of the big pushbacks from some legislators to fund this project has been the fact that the city has not given its firm support for the Southwest Light Rail Transit project that would benefit the region.
- The city will soon be issuing an RFP for the Nicollet Hotel block bounded by 3rd Street South, Washington and Hennepin Avenues, and Nicollet Mall. Frey is arguing for some basic guidelines be a part of the RFP so that only half of the block is developed to generate revenue that would help pay for the operations and maintenance of some green space leading down to the riverfront.
- The former Superior Plating factory at 315 1st Avenue NE has been demolished. This 5.4 acre site was disgustingly contaminated and is now undergoing environmental remediation. The Nicollet Island - East Bank Neighborhood Association's (NIEBNA) Superior Plating Task Force has encouraged the developers, Florida-based DLC Residential, to come up with a 21st Century development commensurate to the standards of its Small Area Plan.
- During his campaign he recognized that the 3rd Ward neighborhood of Beltrami (formerly derogatorily known as Dogtown) was disregarded and overlooked. As such, he gave a shout-out to Delmonico's Italian Foods at 1112 Summer Street NE. Frey stated that it's an awesome Italian grocery store and since you can't shop on the shelves to ask the owner what he has in the back!

Cichowicz then asked Frey to give his perspective of the Southwest Light Rail Transit project since the board would be considering a motion later in the meeting. Frey believes the project will move forward. There is pushback, but for good reason because we're getting the short end of the stick in this deal. The 3rd Ward will not be negatively affected because having people come

downtown from the suburbs and spend money and return home on public transportation is good for the economy. The short end of the stick is that this is not an equity train; if it were it would go through areas where there are people of color. And it was not built for urban design and density; if it were then it would go down Nicollet, Lyndale or Hennepin Avenues, not through forest amongst the palaces. However, even if it is just a highway from the suburbs to downtown, it still helps the city and region. The end result is the city is negotiating and there are a few pieces he and the city would like to have in place, i.e.: the \$25 million for the Nicollet Mall project; a firm guarantee on the street cars; and that the property below the railroad has some alienation of interest so that it is not ultimately given to the railroad.

VI. Public Comment

RiverWest resident Doug Verdier gave a brief update on the Crown Hydro (CH) project:

- In April 2014, CH submitted a letter to the Federal Energy Regulatory Commission (FERC) outlining its schedule of activities directed toward submitting an amendment to its license issued in 1999.
- The location under the current license is the basement of the Crown Roller Mill building, not on U.S. Army Corps of Engineers' (USACE) land as CH has proposed.
- FERC responded to the letter (see under Conclusions and Necessary Actions at <http://mplsparkwatch.org/2014/04/10/letter-from-ferc-to-crown-hydro-april-3-2014/>) that included requesting an interim progress report by September 30th.
- Verdier's sense, having watched this process for the past 7 years, is that FERC is getting a little tired of CH but is giving them enough rope to hang themselves. The jury, however, is still out.

VII. Action Items (continued)

- **Consideration of *Downtown Journal* ad contract**

Ewald moved and Sweet seconded a motion to approve the ad contract with the Downtown Journal to promote the DMNA annual meeting. Cichowicz called for discussion. The motion passed.

Rock explained that this is a slightly reduced ad contract from last year wherein promotion for the annual meeting began in July and the total amount spent on advertising was closer to \$4,000. This current contract is just for two ads in the September 2014 editions of the *Downtown Journal* and asked the board if they would like to do more.

Cichowicz thanked Rock for the explanation and advised that further discussion would be tied into some of the engagement discussions.

- **Consideration of resolution to support Southwest LRT**

Sweet advised the board that a resolution supporting the Southwest LRT line was discussed at the April 22nd Downtown Neighborhood Group (DNG) meeting. Thereafter, the North Loop Neighborhood Association approved a resolution of support that she shared with the board via email prior to the meeting. The NLNA also shared this resolution with the other DNG members (i.e., Elliot Park and Loring Park) towards building downtown consensus.

Ewald moved and Jones seconded a motion to approve the same resolution of support passed by the North Loop Neighborhood Association. Cichowicz called for discussion. The motion failed.

After further discussion, Cichowicz revised the final paragraph of the resolution to read as follows:

“THEREFORE, BE IT RESOLVED that the Downtown Minneapolis Neighborhood Association endorses mass transit projects including the construction of the Southwest LRT line.”

Sweet moved and Jones seconded a motion approving the revised final paragraph of the NLNA resolution in support for the Southwest LRT project. Cichowicz called for discussion. The motion passed.

- **Consideration of letter of support for the Hennepin Theatre Trust’s “Parklot Project”**

Tom Hoch, president and CEO of the Hennepin Theatre Trust, gave a presentation on the proposed “Parklot Project,” a pop-up park in the Orpheum Theatre parking lot (reference the handout as well as his PowerPoint document contained in the board package). As a result of some strategic planning conducted approximately 4 years ago, aided by a grant from the National Endowment for the Arts, dovetailing directly with the Downtown 2025 Plan, and in partnership with the Walker Art Center, Artspace and the City of Minneapolis, they released a plan to develop and define a vision for the Hennepin Cultural District, i.e., Plan-it Hennepin (<http://www.hennepintheatretrust.org/plan-it-hennepin>). Within this plan it called for some near-term outcomes, one of which is to address the surface parking lot issue that prevents a continuous enjoyable pedestrian experience. Hence, the Parklot Project. Their goal is to activate this prototype by July 11th and keep it until Labor Day and then assess whether it will work through the winter. Their goal is to also have two more of these this summer but the plan is not nailed down. They are working with Minneapolis DID for maintenance. After responding to questions from the board regarding materials used, garbage removal, food trucks and programming of the space,

Ewald moved and Kittock seconded a motion to provide a letter of support for the Hennepin Theatre Trust’s “Parklot Project” at the Orpheum Theatre. Cichowicz called for discussion. The motion passed.

Hoch also presented information on the “Made Here” storefront project, a similar pilot project that filled vacant storefronts in Block E with Minnesota-made products during the summer of 2013 (reference the same PowerPoint document contained in the board package). Their goal is to have 40 storefronts/70 windows filled by the end of June. Anderson Windows is the sponsor and they are working with Spyclass Creative for the branding of the windows. A website is also being created and there will be an arts curatorial panel that will review the applications and a stipend paid to those chosen.

Lastly, Hock advised that they are working on a branding initiative for the district they formerly called the “Hennepin Cultural District” which they were encouraged to extend to Nicollet Mall and 1st Avenue North. Now, the city’s name for a similar corridor called the Economic Development District will be used since they are working with the city to relax

permitting and to treat this as an area of experimentation. The results of the questionnaire for this initiative were fed to Target who volunteered to help.

VIII. Guest Presentations

- **Riverfront Vitality Project (RVP).** Kathleen Boe, executive director of the Minneapolis Riverfront Partnership (MRP), led off by explaining what the MRP is – the one organization in the city that brings the diverse interests around riverfront revitalization together at one table. For example, it has city council members (Jacob Frey being one of them), neighborhood representatives (Carletta Sweet representing downtown), Hennepin County and Park Board commissioners, and several leaders from private industry, all who bring diverse opinions but have a compassion about riverfront revitalization. As a state chartered organization, MRP's mission is to facilitate the coordinated revitalization of the riverfront in Minneapolis and as the ED she accomplishes this by: helping the community understand the numerous plans concerning the river; helping the community understand what is and what is not happening related to these plans (i.e., via the Riverfront Vitality Project); and bringing people together to work on important issues related to riverfront revitalization. She is currently working on planning a forum to be held in July that will address what happens when the Upper Harbor Terminal closes at the end of this year. CenterPoint energy has agreed to help sponsor this event.

Boe described how the RVP that was launched in 2012 evolved and distributed several wire bound copies explaining that the area of study covers the distinct features of the upper, central, and lower riverfront and a half-mile inland. In the process of developing this project, the community was surveyed about what they considered important which resulted in the five key indicators and the resulting snapshot of each: economic health; environmental health; cultural resources; riverfront access; and public perception. MRP will monitor the indicators annually to track the results of public and private investments, providing a clear understanding of where progress is occurring – or not occurring – toward achieving the goals of city and park plans and the RVP is an efficient method of getting this data out there and to receive feedback.

For more information on the Minneapolis Riverfront Partnership, please visit:
<http://minneapolisriverfrontpartnership.org/>.

For more information on the Riverfront Vitality Project, please visit:
<http://minneapolisriverfrontpartnership.org/wp-content/uploads/2013/10/MRP-Riverfront-Vitality-Project-02-11-14-Release.pdf>

- **CenterPoint Energy 2014 Pipeline Replacement Projects.** Al Swintek, Manager of Local Government Relations, introduced himself and Casey Tollefson, Gas Engineer, who has been working extensively on the North 3rd and 4th Streets project. He noted that CPE's Minnesota origins was in 1870 as the Minneapolis Gas Light Company (Minnegasco) at 1309 West River Parkway across from American Red Cross and they still use that facility for training. They serve about 260 communities in Minnesota with Minneapolis being the largest.

A map of the over 900 miles of gas lines going up and down Minneapolis streets as well as a map of the approximately 74-mile Minnesota Belt Line, the transmission line that feeds the entire pipeline system was displayed. Because of its aging infrastructure, changes in

technology, improved coatings and corrosion protection, new inspection techniques as well as new federal requirements that dictate how and how often to inspect pipelines, they have been systematically addressing the rehabilitation of the 20- and 24-inch diameter steel pipes to ensure they are safe and reliable.

Swintek then described the pipeline replacement projects taking place this summer in North Minneapolis and parts of downtown (reference the 2014 Natural Gas Transmission and Distribution Pipeline Replacement Projects North Minneapolis document dated May 1, 2014 included in the board package) and reviewed the construction schedule that started in April on the north and south ends of the project working towards the middle since no construction activity can occur during the All-Star break. He also mentioned several others projects that will take place in downtown in 2015, including work on LaSalle Avenue and 9th Street South, and emphasized that CPE will restore all property disturbed by construction (streets, sidewalks, boulevards and lawns) typically within 5 to 7 business days and Public Works will complete final street paving and curb replacement.

For ongoing construction updates call the Construction Hotline at 612-321-5329 or visit <http://www.centerpointenergy.com/community/inthecommunity/constructionzone/MN/>. Other means of communication they use to notify the public is by sending letters to those within the path of construction, and working with cities and counties to share the information. Carrie Aspinwall advised that the CPE came to the Neighborhood and Community Relations department who then pushed the information to the affected neighborhoods in Minneapolis and will now send the current list of projects to all neighborhood organizations.

IX. Community Development Update

In the absence of Community Development Chair Jesse Winkler, Chair Cichowicz facilitated this portion of the agenda:

- ***Ryan Companies Downtown East redevelopment project update.*** Bob Lind, Director of Business Finance at Minneapolis CPED, presented a proposal by the City of Minneapolis to create a Phased Development Plan (PDP) for the purposes of utilizing Sewer Availability Charge (SAC) credits for the Downtown East Project on Blocks 1 through 5 (reference Lind's Memorandum with attachments to the DMNA dated May 1, 2014). It will go before the Community Development and Regulatory Services on May 13th and before the full City Council on May 23rd. This is a seldom used economic development tool; the only other one Lind has done was for the Surly Brewing Company project in Prospect Park.

At one time, there were buildings on Blocks 1 through 5 with SAC credits attributable to them based upon the type of structure (e.g., single family, multi-unit, restaurant) and how much water and waste was being flushed down the sewer. Although these blocks are now vacant, the SAC credits remain with the address so the PDP allows Ryan to pool the SAC credits and shift them to where they will be needed, i.e., on the Downtown East project.

Once the City of Minneapolis approves the SAC credit (now worth about \$2,845), it will then go before the Metropolitan Council for approval. Various cities within the purview of the Met Council have used the SAC credit, but Minneapolis only has done several.

CPED is recommending that the Minneapolis City Council approve the PDP for the Downtown East Project and submit the PDP to the Metropolitan Council Environmental Services (MCES) for its approval. The PDP will facilitate Ryan Companies' development of the office, residential, hotel and retail components to be located on Blocks 1 through 5 of the Downtown East Project.

The DMNA Board took no action on this item.

X. NRP Phase II Update

There was continued discussion regarding the request from the Minneapolis Downtown Council for DMNA NRP Housing funds to help address the issue of homelessness in the downtown community. MDC President Steve Cramer and Mikkel Beckman from the Hennepin County Office to End Homeless presented a request at the March board meeting for \$100,000 in NRP Phase II Housing dollars to implement two strategies:

- \$60,000 to increase the number of St. Stephen's street outreach workers; and
- \$40,000 to hire a PR firm to develop a strategy to raise money and awareness regarding the issue of homelessness.

Kittock updated the board on the April 28, MDC 2025 Plan Homelessness Task Force meeting and passed around the roster of participants. At the last meeting, a timeline was developed to tackle their plan and determined it would cost about \$100 million to implement. As a result, the task force decided to engage a PR firm to help package the message and educate downtown businesses and residents. They have already worked with Clear Channel who has donated five billboards with educational information related to the issue on them placed around the city.

Kittock then passed around a survey conducted on street homelessness and explained that they have found that the partnership between the street outreach team and Minneapolis Police Department have saved the MPD \$74,649 in the last quarter and that there has been a 74% reduction in livability crimes by homeless offenders. In 2013, they worked with a total of 1,031 unduplicated offenders and as a direct result had an estimated savings of \$250,000.

Also compelling to Kittock about the plan is YouthLink's pilot project to work with the 16 to 24 year olds, the critical ages to provide the support to keep them from remaining homeless permanently.

After Kittock responded to questions, ensuing discussion and advice from Aspinwall and Rock,

Ewald moved and Kittock seconded a motion to provide \$60,000 to the MDC for street outreach for year one with the potential to contribute another \$60,000 in year four, pending the MDC's success in raising matching monies in years two and three. Cichowicz called for discussion. The motion passed with Jones opposing.

XI. Strategic Thinking / Planning Discussion

Cichowicz asked the board members to provide feedback by the next board meeting on the strategic planning notes prepared by NCR staff person Carrie Aspinwall.

XII. Committee Updates

- **Community Engagement Task Force.** Kittock gave an update on the task force meeting that took place on Wednesday evening, April 30th wherein they discussed building an expanded email list. Winkler is checking with CM Frey for his list and she is talking with David Tinjum for his list. They also discussed future locations for board meetings. Cichowicz is lining up the Mill City Museum for June, July and August as well as the last four meetings of the year (e.g., Minneapolis Chamber of Commerce, University of St. Thomas).

At the May 15th joint community meeting at Open Book, Cichowicz will introduce the DMNA to the attendees and let them know about the mission and work of the organization. He will also let them know about the strategic planning process and the effort to get input from neighborhood residents on what they believe the needs and priorities should be.

XIII. Old / New / Other Business

- **Outreach and collaboration with other downtown organizations.** Reference the Outreach and Collaboration chart and attachments emailed from Sweet in advance of the meeting.

XIV. Adjournment

Being no further business, Ewald moved and Sweet seconded a motion to adjourn the meeting. Cichowicz called for discussion. The meeting adjourned at 8:30 p.m.

Signed this _____ day of _____, 2014.

Chair

Secretary