

## DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

**Minutes from the Board Meeting on Thursday, August 7, 2014  
Mill City Museum, 7th Floor, Cargill Room  
710 South 2nd Street, Minneapolis, MN**

### **I. Call to Order and Introductions**

Board Chair Nick Cichowicz called the board meeting to order at 6:00 pm.

Other board members in attendance were:

Chad DiDonato, Vice Chair  
Gerry Ewald, Treasurer  
Laurie Jones  
Claudia Kittock  
Carletta Sweet  
Jesse Winkler  
Peter Zenner, Secretary

Staff member Christie Rock Hantge was unable to attend.

Guests in attendance were:

Lisa Austin, MnDOT ABC Ramps  
Mark Baum, ESG Architects  
Jeremy Jacobs, Ryan Companies  
Sue Jahn, National Night Out organizer and North Loop resident  
Ben Johnson, *Downtown Journal*  
Mic Johnson, Architecture Field Office  
Tony Kuechle, Sherman Associates  
Bob Lind, Minneapolis CPED  
Bob Loken, ESG Architects  
Charles Orton, BWBR Architects  
Tim Thompson, downtown golf and youth center advocate  
David Tinjum, Mill District Neighborhood Association  
El Tinklenberg, The Tinklenberg Group  
Doug Verdier, RiverWest resident  
Jon Wolff, Ryan Companies

### **II. Consideration of the Agenda**

Winkler asked that a discussion regarding the "Yard" be added under new business and to place Sue Jahn's presentation under public comment since she was not on the agenda.

*Kittock moved and DiDonato seconded a motion to approve the August 7, 2014 board meeting agenda as amended. Cichowicz called for discussion. The motion passed.*

### **III. Public Comment**

Sue Jahn explained she is seeking a contribution from the DMNA of between \$500 to \$1,000 to offset the shortfall experienced due to the loss of support from Target for the August 5, 2014 NNO event. Last year Target donated \$6,000 and provided 60 volunteers but this year it held its own event at the store on Nicollet Mall and although the NLNA raised about \$5,000, they would appreciate a donation from the DMNA since many of the attendees are from its neighborhood.

Winkler explained that he had no knowledge regarding Target's NNO event, but that it was intentional of the City to move the event from 9 Flags Riverfront Park to 7th Street and Nicollet Mall where the Mayor, Police Chief and the 3rd Ward City Council Member participated; it had nothing to do with Target. Winkler has received several emails stating that the NNO event on the riverfront has been a disaster and believes the DMNA has not been participating.

Sweet clarified that the DMNA had contributed in the past but chose not to do so the last couple years because of untimely requests for a contribution, issues related to the fiscal agent, and lack of documentation. Jahn explained the issues related to the former fiscal agent and believes those issues have now been resolved since the current fiscal agent is U.S. Bank.

Ewald, after checking DMNA's minutes online from August 2013, noted that Mike Faulk from the NLNA requested \$500 post the event after which the request was denied and Faulk was encouraged to return the following June and make the request in advance of the event.

Jones, who worked on the Mill District's NNO and thought of approaching the DMNA for funding but decided against it due to the untimeliness request, advised that she spoke with Cichowicz about putting this on the agenda for next year to address all NNO events in DMNA's region as equitably as possible and recommended that we hold off until next year.

Cichowicz thanked Jahn for coming to the meeting, for all her efforts in organizing NNO, and advised that the DMNA looks forward to hearing from her next year in advance of the event.

### **IV. Consideration of Consent Agenda**

*Winkler moved and Sweet seconded a motion to approve the consent agenda that included the June 5, 2014 board meeting minutes; July and August 2014 Financial Reports; July Staff Report; ratification of approval of the 2013 CPP Annual Report; and ratification of approval of using \$13,000 in DMNA Hennepin County NRP funds to support the St. Stephen's Street Outreach Worker. Cichowicz called for discussion. The motion passed.*

### **V. Action Items**

**Consideration of a letter of support to the MPD regarding a substation in the Ryan Companies development project**

DiDonato explained that he and Earnest Morgan have been working on obtaining a police substation in the to-be-built apartment building in the new Ryan Companies development in Downtown East (reference their letter requesting support dated June 26, 2014). This request was also sent to the East Downtown Council and the Mill District Neighborhood Association.

Over the past year he has gotten to know our friends across the river in northeast, Michael Rainville and the 2nd Precinct substation. What he likes about it is there is one dedicated beat officer, Elliot Wong who everyone knows and trusts. This allows him to build a sense of community between the Minneapolis Police Department and local residents and businesses as well as help deter and reduce crime.

Having spoken with Inspector Medaria Arradondo and Sergeant Richard Jackson, the recommendation ultimately would be for four beat officers, two per shift, with between 750 to 1,000 square feet of space to serve as their home base. The Traffic Enforcement and Accident Investigation specialty unit located in the Jerry Haaf Municipal Parking Ramp, 300 South 5th Avenue, is not a beat patrol substation thus the desire for a separate facility within Downtown East. The MPD will pay for these beat officers but support for the actual substation would be accomplished through donation of the space by the developer, and private contributions as in the case with the Northeast Business Association's annual "Keep the Beat" fundraiser to support the 2nd Precinct's equipment and supplies.

*Sweet moved and Kittock seconded a motion to provide a letter of support. Cichowicz called for discussion. The motion passed with DiDonato abstaining from the vote.*

### **Appointment of DMNA Board Member to serve on the new Downtown 2025 Plan East Downtown Development Committee**

Cichowicz explained that this is a new committee facilitated by Dan Collison of the East Downtown Council and that he received a request for a DMNA representative to serve on the committee. This is a great opportunity for the DMNA to have a voice with this task force.

As background, Sweet explained that the Minneapolis Downtown Council sought a grant from the McKnight Foundation to hire an executive director to implement its 2025 goals in the east downtown area. Now that the funds have been granted, Collison, who was the president of EDC, was hired by the MDC to be the ED for both the MDC and EDC for a 1-year pilot project and to head up the East Downtown Development Committee Task Force. Sweet was unable to specify the total time commitment for this task force but advised that the first of two summer listening sessions was held at the Valspar Development Building on July 17th at 7:30 a.m. The Cuningham Group is working with Collison to facilitate the process and move things forward.

*Winkler moved and Sweet second a motion to nominate Nick Cichowicz to represent the DMNA on Downtown 2025 Plan East Downtown Development Committee Task Force. Cichowicz called for discussion. The motion passed.*

### **Consideration of renewing membership with the East Downtown Council**

Sweet requested that the DMNA renew its membership with the East Downtown Council and upgrade its membership to a Platinum level for \$1,000. Instead of upgrading the DMNA

membership, Winkler suggested providing an additional membership for the Mill District Neighborhood Association. Sweet explained that the cost for the two memberships at the same level as before would be \$550 each (i.e., \$350 for the Gold level plus \$200 for 10 business forum coupons) for a total of \$1,100.

*DiDonato moved and Jones seconded a motion to purchase two memberships to the East Downtown Council, one for the DMNA and one for the MDNA, totaling \$1,100. Cichowicz called for discussion. The motion passed.*

## **VI. Third Ward Update by City Council Member Jacob Frey**

Frey began with an update on the new park under consideration next to the Vikings Stadium. The Minneapolis Park and Recreation Board (MPRB) has declined ownership as well as the operation and maintenance of it as it would take staff away from their core responsibilities, so the City is forming a conservancy to own, operate and maintain it. Steve Cramer is leading the effort to form the 501(c)(3) and it would probably have a board comprised of City and MPRB members, community members and business leaders and run through the Minneapolis Downtown Council and Downtown Improvement District. Benefits of a conservancy include being able to raise more funds than would be possible by the MPRB or the City, and having someone who can negotiate well with the Vikings, the City, Ryan Companies and Wells Fargo to ensure a maximum number of days are available for public use.

Frey stated that this would not be like a public park. Although likely owned by the City, days of the year will be devoted to the Minnesota Sports Facilities Authority, the Vikings, and a huge number of days open to public use. Because you have a public day does not mean you'll have private use, e.g., a flea market where anybody can come and go but it's now open to someone throwing a Frisbee or kicking a soccer ball. He is not thrilled with the underlining contract made last year and thinks it is far and away the best result going forward, e.g., Bryant Park in New York City ([www.bryantpark.org](http://www.bryantpark.org)), a successful privately-owned and operated park.

Frey also updated the group on other City initiatives:

- In the process of submitting comments to the Department of Natural Resources' revised draft rules that will govern the Mississippi River Corridor Critical Area (MRCCA);
- Believes the proposed Conrad Hotel planned for the Plymouth Building will add a missing link to the downtown experience;
- Trying to gobble together some property and money (probably with United Properties, Jim Pohlada, Schafer Richardson, MPRB and the NLNA) to obtain green space in the North Loop area;
- There's a proposed 40-story multi-family tower under consideration by Alatus Partners at the corner of Central Avenue and 2nd Street SE on the site of the Washburn-McReavy Funeral Chapel and the St. Anthony Athletic Club;
- Still speaking with several developers for the 5.4 acre Superior Plating site at 315 1st Avenue NE;
- There's a new principal at Webster School, Ginger Kranz, who has a ton of experience in getting new schools up and running in diverse communities;
- In support of proposed skyway connection from the parking ramp adjacent to the Vikings Stadium over to Thresher Square;

- Wants to see a grocery store in the area for the U of M which is a food desert in many respects (just got a Target Express in Dinkytown); and
- Continuing to explore other “sharing economy” initiatives such as Nice Ride and Airbnb. Minneapolis is setting the trend nationwide for this initiative.

## VII. Community Development Committee Update

### The Encore

Tony Kuechle, Sherman Associates, and Bob Loken, ESG Architects, presented the design for the new luxury apartment building under consideration on South 2nd Street and 10th Avenue South (reference The Encore site plan and renderings) and stated that they are seeking a letter of support. This 12-story building (aka Zenith Phase 2) is on the same block as the Aloft Hotel and Zenith Condominiums and will include 121 apartment units with 150 parking spots in a below-grade parking facility. The perimeter of the building will include 2-story townhomes on the ground level.

*Ewald moved and Jones seconded a motion to provide a letter of support for the Encore. Winkler called for discussion. The motion passed.*

### Thresher Square

Kuechle presented another proposed project by Sherman Associates on the Thresher Square block at the corners of Washington and Chicago Avenues (reference the Grainger renderings). It will include:

- Adaptive reusing the current Thresher buildings into a hotel and office space;
- Constructing a new 175 unit market-rate apartment building with two below grade parking levels containing 306 parking stalls and 20,000 square feet of retail space; and
- Creating a skyway extension to the new MSFA ramp next to the new Vikings Stadium.

Construction will probably commence in the spring of 2015 and continue for about 18 months. A letter of support for all three components of this project was requested.

*DiDonato moved and Sweet seconded a motion to provide a letter of support for the Thresher Square adaptive reuse project, the construction of a new apartment building with commercial space, and creating a skyway connection. Winkler called for discussion. The motion passed.*

### Plymouth Building Redevelopment

Jeremy Jacobs and Jon Wolff from Ryan Companies and Mark Baum from ESG presented a proposal to convert the existing Plymouth Building on the corner of South 6th Street and Hennepin Avenue into a Conrad Hotel (reference the Conrad brand video dated August 7th). This 264-room hotel will include a restaurant and bar on the first level along with valet parking using the existing parking facility. Jacobs continued to share how the Conrad Hotel will be a near 5-star experience for downtown Minneapolis and rooms will be priced at approximately \$275 per night.

No action was taken on this project.

## **Hawthorne Garage/Ramp A Project**

Charles Orton, BWBR Architects, updated the group on the progress made on the Hawthorne Garage/Ramp A Project (reference the 2-page project description of June 2014). This project includes a Downtown Entertainment Center and Youth Center that will be constructed above two existing parking structures, Ramp A and Hawthorne Ramp, on the western edge of the Minneapolis Central Business District.

The focal point of the Entertainment Center will be a state-of-the-art indoor golf driving range, 200 yards in length and nearly 100 yards in width, while the Youth Center will be a 62,000-square-foot facility including a gymnasium, performing arts auditorium, dance studio, library, computer lab and science lab as well as educational and meeting spaces. The Youth Center's primary goal is to create relationships with the downtown Minneapolis business community and the University of Minnesota and provide one-on-one mentoring for youth participating in the Center's programs.

Bob Lind, CPED, wrapped up the presentation by saying that there's a lot of work to be done on this project and that the group would be happy to come back in future DMNA meetings to provide further updates. At this point, the board had no further questions.

## **VIII. Other Committee Updates**

Cichowicz shared that the DMNA received 800 complimentary Twins tickets for distribution throughout the DMNA area and asked for recommendations for where to distribute the tickets. Zenner explained that 100 tickets were already distributed to National Night Out events since the tickets were scheduled for August 6. For the remaining 700 tickets, Zenner recommended that the DMNA consider distributing the tickets to People Serving People, Emanuel House, senior centers and other nonprofit organizations within the downtown area. Other board members supported this idea and Cichowicz will develop a final list of organizations. Winkler suggested that we make sure that the DMNA is recognized for this donation, potentially through an article in *The Journal*. Kittock will pursue putting it on the Twins scoreboard.

## **IX. Strategic Thinking / Planning Discussion**

To continue to strategize on how the DMNA engages with the community, Cichowicz recommended that the Outreach and Engagement Task Force schedule an upcoming meeting open to the public. Cichowicz will schedule the meeting in the coming month.

## **X. Old Business / New Business / Other Business**

### **Discussion on The Yard**

Since the new park under consideration next to the Vikings Stadium, also known as The Yard, is such an important development for downtown, Winkler felt that the DMNA needed to have a bigger role in planning for it (reference the *Star Tribune* article he distributed dated August 7th). Kittock reminded the board that Eric Laska represents the DMNA on the Park Committee that is spearheading this project and that she and Sweet have been attending the meetings. Both she and Sweet believe the process is moving along well. Cichowicz advised that Laska was unable to attend

the instant meeting but will be invited to future DMNA meetings to provide updates and collect any feedback.

### **Discussion on Annual Meeting**

Cichowicz reported that there are two locations under consideration for the next annual meeting tentatively set for Tuesday, October 21, 2014:

- City Center's New Century Theater
- The Depot Minneapolis

Winkler advised that Tom Hoch is donating the New Century Theater at no cost to the DMNA and that he would have the artistic director or actor from the play that'll be in town for a Q&A. Winkler recommended it be held there to be closer to all of DMNA's constituents (i.e., residents, workers and business owners) and create more variety in where the DMNA holds its annual meeting.

Zenner reported that The Depot Minneapolis has offered to host the event in the Great Hall, the main train lobby, at no cost to the DMNA. Primary benefit for hosting the event there is that it's centrally located and in walking distance for the core riverfront residential area of the DMNA which, in turn, would help increase attendance, and it would also help expose the facility and its amenities to the neighborhood.

The board members had a healthy discussion on the pros and cons of the two locations.

*Ultimately, DiDonato moved and Jones seconded a motion to select The Depot Minneapolis for the October annual meeting. Cichowicz called for discussion. The motion passed with Ewald, Sweet and Winkler opposing.*

Thereafter, discussion ensued around programming options for the annual meeting. Zenner proposed taking an idea from Winkler for a bus tour of the DMNA area and looking at all of the development. Since it's not practical to do so in an evening, he is willing to put together a virtual tour of all the development in downtown, some kind of multimedia piece (e.g., Round the DMNA in 30 minutes) facilitated by Frey who loves the idea. Jones would use that as a keynote opening then move into a small panel of community experts and leaders talking about issues and opportunities associated with growth and use it as an education opportunity for people who may not be connecting the dots.

Cichowicz concluded that the key to programming the annual meeting is getting the right speaker for whatever topic is decided upon. The DMNA will continue to brainstorm over programming ideas.

### **Upcoming Event at the Webster School**

Kittock reported that the new Webster School in northeast Minneapolis is having its third annual Back 2 School Jam on Saturday, August 16th from 10 a.m. to 2 p.m. in the Davis Center parking lot, 1250 West Broadway Avenue. It will include entertainment, games, live music, free food and more. Kittock further explained how this is a great opportunity to meet Minneapolis Public School (MPS) principals and staff.

**XI. Adjournment**

*Kittock moved and Jones seconded a motion to adjourn. The motion passed and the meeting adjourned at 8:19 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary