

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, May 18, 2015 *Mill City Museum, 6th Floor ADM Room* 710 South 2nd Street, Minneapolis, MN 55415

I. Call to Order and Introductions

Board Chair Chad DiDonato called the board meeting to order at 5:46 p.m.

Other board members in attendance were:

Laurie Jones, Vice Chair
Claudia Kittock
Ken Searl
Carletta Sweet, Secretary
David Tinjum
Peter Zenner, Treasurer

DMNA Board Member Nick Cichowicz was absent.

Staff members Joan Bennett and Christie Rock Hantge were also present.

Guests in attendance included:

Kathleen Anderson, North Star Lofts
Dan Collison, East Downtown Council
Rick Crispino, Bridgewater Lofts
Max Erickson, Bridgewater Lofts
Colette Gross, RiverWest Condominiums
Denise Holt, Park Avenue Lofts
Liz Kane, Bridgewater Lofts
Mike Kilbury, Zenith Condominiums
Dana Kirkeno, Stone Arch Lofts
Nick Klebs, Bridgewater Lofts
Ginger Kranz, Webster Elementary School
Cynthia Kria, Humboldt Lofts
Bob Loken, ESG Architects
Randy Manthie, Carlyle Condominiums
Matt McNeill, Ecumen
Mary Jo Nissen, Phoenix on The River
Don Ofstedal, Bridgewater Lofts
Sarah Peters, Northern Spark
Lynn Regnier, Elliot Park Neighborhood, Inc.
Chris Sherman, Sherman Associates
Amy Sweasy, Metropolitan Lofts
Doug Verdier, RiverWest Condominiums
Dianne Walsh, Bridgewater Lofts
Brent Webb, Sherman Associates
Conrad Zbikowski, Stonebridge Lofts
Mary Zbikowski, Stonebridge Lofts

II. Consideration of the Agenda

Sweet moved and Tinjum seconded a motion to approve the May 18, 2015 board meeting agenda. DiDonato called for discussion. The motion passed.

III. Consent Agenda

Sweet asked that the April 20, 2015 minutes be amended to add Bob Stableski from the Marcy-Holmes Neighborhood Association under guests, and correct Goodman's Ward from 5th to 7th. She caught the omission and error after the minutes had already been distributed to the board. Thereafter,

Sweet moved and Kittock seconded a motion to approve the consent agenda that included the April 20, 2015 board meeting minutes as amended; the Neighborhood Coordinator / Finance and Contract Coordinator Work Report for April 2015; and the Outreach and Engagement Coordinator's Report for the period April 2015. DiDonato called for discussion. The motion passed.

IV. Financial Report

Zenner advised not much has changed since the last executive committee on May 4th but based on feedback received therein, Hantge made some enhancements: an additional column called "Budget Remaining" was added to give a better snapshot of the financial report; and under expenses, her wages were separated into Neighborhood Coordinator and Finance Coordinator under "Professional Services" to show that for the first quarter she was transitioning from her role as the Neighborhood Coordinator into her new position as Finance Coordinator.

Kittock moved and Jones seconded a motion to receive and file the April financial report. DiDonato called for discussion. The motion passed.

V. Community Development

- **Webster Elementary School Sponsorship.** Webster Principal Ginger Kranz gave a presentation on opportunities to fund special spaces at the school. She is seeking a contribution from the DMNA in the amount of \$10,340 for the following items:
 - School t-shirts for a total cost of \$2,400
 - Legos for a "Lego Makerspace" for a total cost of \$2,590
 - Instruments for a "Music Makerspace" for a total cost of \$5,350

The t-shirts would be given to teachers, volunteers, parents and students, and would help bring more awareness to the community about the new school as well as promote school spirit.

The Makerspaces are the extra spaces within the school they would like to turn into learning centers where materials are available to kids to explore their passion and interests. Providing space, time and materials to be creative is important and Lego and Music Makerspaces are options for doing so.

Hantge has spoken with Bob Cooper at CPED Finance regarding Webster's financial request and was advised the DMNA cannot use NRP or CPP funds to help pay for t-shirts, but that

Makerspaces is an eligible expense for NRP funds. Cooper suggested the contribution could come out of the DMNA's NRP Phase II Arts, Culture and Education strategy; however, at this point there is no money remaining in that strategy, but the board could do a plan modification and move monies from the NRP Phase II Housing strategy into the NRP Phase II Arts, Culture and Education strategy. This requires notification to the neighborhood and a board vote. She suggested putting this action on the June 15, board meeting agenda. After responding to questions,

Jones moved and Kittock seconded a motion to contribute \$7,940 to Webster School for the purpose of creating a Lego Makerspace and a Music Makerspace. DiDonato called for discussion. The motion passed.

Hantge then explained the contracting process to Kranz. She indicated that if the board takes positive action on the plan modification at the June 15, 2015 board meeting, she will prepare a scope of service for the Makerspaces and forward to Cooper to start the contracting process. The contracting process typically takes 6 to 8 weeks, so the earliest the funds would be available is likely late July or early August.

- ***Appointment of Electors for Neighborhood and Community Engagement Commission Elections.*** Bennett explained that the Neighborhood and Community Engagement Commission elections are coming up on June 18, 2015. The DMNA Board needs to appoint an elector and an alternate from each neighborhood to vote on its behalf at the elections. After a brief discussion, the board appointed the following electors and alternates:

Downtown West: Laurie Jones as elector, Carletta Sweet as alternate

Downtown East: Kathleen Clarke Anderson as elector, Conrad Zbikowski as alternate

For more information on the NCEC elections visit

<http://www.ci.minneapolis.mn.us/ncr/boards/ncec/WCMS1P-139319>.

- ***2015 Northern Spark.*** Associate Director Sarah Peters advised that Northern Spark is the only all-night art festival in the region. It begins at 9:00 p.m. on Saturday, June 13th and goes until 5:26 a.m. on Sunday, June 14th. Using a slide presentation, she explained the multiple festivities, art projects and locations around Minneapolis for this year's event that included: a Cloud Cult musical performance at the Minneapolis Convention Center; for the first time activities at Peavey Plaza in partnership with Orchestra Hall; and the Walker Art Center, Minneapolis Institute of Arts, and Minneapolis College of Art and Design all will be hosting events throughout the event. The University of Minnesota hub will have events at the Weisman Art Museum, Northrop Auditorium, and Bell Museum of Natural History.

Along the riverfront the Mill City Museum will be a major hub and the ADM Conference Room in which the board meeting is being held will serve as the volunteer lounge on the night of the festival. The MCM will be open all night and the staff has done a bunch of programming including exhibitions, tours, choirs in various spaces throughout the museum, live accompaniment to historic films, and epic sculptor and participatory art installations.

The MCM is hosting several projects produced by many of NS's partnering organizations, e.g.:

- Art Institutes International Minnesota will perform *Instant Composer: Mad-libbed Music* led by John Keston. It will allow audience members to use an online digital interface to create a composition that live musicians will play.
- For the first time they will be working with Miko Simmons who will transform the Mill Ruins Courtyard into a panoramic video graphic sound speak. All the walls of that space will become screens for his imagery that will change throughout the night and relate to the history of the space.
- Roger Nieboer, a theater maker who NS has worked for a couple years, will take over the train shed with his *Marketopia*, an artist theatrical game market.

The MCM will also be hosting the NS launch party, one of the fundraisers to make it possible for people to attend at no cost. Area restaurants will donate food and drinks. A 20% discounted code has been created for DMNA members: millcityneighbors. West River Parkway will be closed down from the Guthrie Theater's Endless Bridge to Portland Avenue. Food trucks and porta-potties will be installed along the road over the course of the event. Peters advised volunteers are still needed and left cards for those interested in volunteering or have questions. For more information visit: <http://northernspark.org>.

- ***Proposal to Divide DMNA into Two Separate Neighborhood Boards.*** Displaying a neighborhood boundary map, DiDonato began his presentation by explaining that the existing footprint of the DMNA is comprised of two existing neighborhoods with one board, i.e., Downtown East and Downtown West. Then he described its current workload, highlighted development activity taking place in the respective neighborhoods, the growth in population since its inception in the 1990s, and the anticipated future growth by 2025. Based on these factors he believes the DMNA is not doing justice to either neighborhood today and thus proposed splitting the DMNA into two separate neighborhood associations that would focus solely on their respective neighborhoods ([PDF of DMNA Two Board Proposal PowerPoint presentation](#)).

DiDonato explained that next steps, if it is agreed this is something we want to do, is to receive feedback from the board and the DMNA membership; receive approval by the board; and if approved to start working on the transition, i.e., getting members from each neighborhood interested in serving on the respective boards, incorporating as a 501(c)(3), developing bylaws. Then he opened the floor for questions.

A few people in the audience asked about the pros and cons for separating into two neighborhood associations. DiDonato responded that a "pro" might be that each could have a stronger focus on the issues pertinent to their respective neighborhoods. A "con" might be that the DMNA has a big swath of land and territory so maybe you have a larger voice or more bargaining power.

There were also questions about how the current NRP and CPP funding would be divided and costs related to staff. DiDonato commented that as you look long term, the big buckets of money that came in to fund these organizations are drying out and eventually will taper down to where there is no or very limited funds. The reason for doing this is to serve the residents about what's happening in the neighborhood and how to take action versus writing a check.

Someone suggested that the DMNA could continue as is and have two committees that focus on each neighborhood. A question was posed as to whether there were examples of other neighborhood organizations in mid to major cities that have split and the reasons for doing so

that illustrate this type of action. DiDonato mentioned the Phillips neighborhood divided into four separate neighborhood associations back in the 1990s and Sweet advised the North Loop Neighborhood Association had originally been a part of the DMNA and separated sometime in the early 2000s.

Responding to another question, Tinjum advised that the process for forming two associations is within the power of the DMNA board but the process for changing boundaries is not within its power. It rests ultimately with the City Council but it first has to go through the Planning Commission that could or could not happen. Amongst members of this board is a strong commitment to enact the boundary change to whatever is the consensus of the community.

An audience member asked, with the planned expansion to 70,000 resident, whether we are artificially diluting the power of the base to negotiate with the City for delivery of services presumably important to all of us who chose to come downtown? The commonalities that drew us here would be diluted if we start, in essence, to create artificial distinctions between West and East. The future of downtown, not one side of Portland or the other, seems to be the most important question to be answered over the next several year.

After additional input about understanding the pros and cons, the financial impact, and a fleshed out engagement plan to shape a solution that is inclusive of the people we represent, the discussion was then tabled so that Council Member Frey could give his update and DiDonato could give his follow-up presentation regarding adjusting neighborhood boundaries.

- ***Third Ward Update.*** Council Member Jacob Frey reported on the following:
 - Launched the Downtown East Commons Park fundraising program and are hoping to raise \$15 to \$18 million in total. There has been a lot of strategic thought on how to get the most money and the most bang for the buck from all the private interests who have a lot of incentives to make this green space spectacular.
 - Hargreaves Associates will reveal the preferred design for the Downtown East Commons on Wednesday, May 27th. He's had a sneak peak and strongly encourages everyone to attend.
 - A RFP has been issued for [800 Washington Avenue](#), also known as the Liner Parcel to the south of the Mill Quarter Parking Ramp. This is one of what may be several proposals for this location. He and the City want activation at the street, and maximization of retail at the ground floor.
 - The Opus Group has put forward a redevelopment proposal for the Ritz Block. It is a significant improvement over the initial proposal that did not have adequate activation on the street level or adequate eyes on the street from the residential area.
 - The Nicollet Mall redesign team will present an updated view of how the mall will look on Tuesday, May 19th.
 - Minnesota United (<http://www.mls4mn.com/>) has proposed to privately build a \$150 million soccer-specific field, pay a \$100 million franchise fee, and pay a \$30 million land acquisition fee to bring Major League Soccer to just northwest of the Minneapolis Farmers Market site. They initially requested from the City/State/County was a sales tax exemption for all the construction materials, and a property tax exemption. The sales tax exemption is entirely a state issue but what the City negotiated related to the property tax exemption is the present valuation of taxes, i.e., \$340,000 they would continue to pay. No loss, but no gain either because MU is asking for an exemption for the increment between present value and potential value, i.e., the value with the stadium on the property. The

City has also gotten an agreement for the extension of the downtown entertainment and sales tax district to include that area which will bring in more money from ticket sales, beer and food at an amount of approximately \$2.5 million annually. Other items negotiated include minority and community-based hiring.

Thereafter, Frey entertained a few questions from the audience during which the process for splitting the DMNA and proposed boundary change was discussed. Frey believes the split should be determined by the respective neighborhoods and unless there's something ridiculously wrong with the determination, he will generally be supportive.

- ***Proposal to Rename the New Neighborhood Associations and to Adjustment Neighborhood Boundaries.*** As a follow up to his earlier presentation on splitting the DMNA into two separate neighborhood associations, DiDonato presented his proposal to name the new associations and potentially adjust the boundaries of the existing Downtown East and Downtown West neighborhoods. Showing the map of the existing neighborhood boundaries, he proposed renaming the new Downtown East neighborhood association the Mill District Neighborhood Association, and the Downtown West neighborhood would retain the DMNA name ([PDF of Neighborhood Rename and Boundary Change Proposal PowerPoint presentation](#)).

DiDonato then reviewed the City's neighborhood boundary change process and showed the proposed new boundary line. He continued by explaining the reasoning behind the new boundary line and concluded by reviewing next steps and asking for feedback and questions from the DMNA board and audience members.

A few people suggested that the neighborhood boundary should be addressed first before establishing two new neighborhood associations, the theory being that one neighborhood group may not want to give up a portion of its territory to another and could create unnecessary animosity. Many people wanted more time to study the proposal and seek engagement and input from others not at the board meeting. DiDonato stated that he would prefer to vote on the proposal so that a transition plan could be put into place to have two new boards installed at the October annual meeting.

After a lively discussion about the proposal to divide the DMNA into two separate neighborhood organizations,

DiDonato moved and Kittock seconded a motion to vote to divide into two separate neighborhood associations. DiDonato called for discussion. The motion passed as follows:

Yays: DiDonato, Kittock, Searl, Tinjum

Nays: Jones, Sweet, Zenner

Subsequent to the vote, audience members who only recently became aware of this proposal via the May agenda expressed concern over not having time to digest the consequences, the speed at which it happened, advised that it felt forced, and could not understand the urgency.

VI. Land Use Update

- ***RFP for 800 Washington Avenue South.*** Brent Webb and Chris Sherman from Sherman Associates gave a presentation on their proposal for the vacant 800 Washington Avenue parcel

(reference the RFP included in the board package) they'll be presenting to CPED on Wednesday, May 20th. The property is located behind the Mill Quarter Parking Ramp and is bounded by South 2nd Street and Washington Avenue South between Chicago and 9th Avenues. SA is proposing a 9-story, mixed-use project that includes a 140-room upscale hotel and a two-level 25,000 square foot Pinstripes dining and entertainment venue, a growing national bowling, bistro and bocce ball chain. Separate from its restaurant space, Pinstripes would also have approximately 10 bowling alleys and six bocce ball courts. Pinstripes would activate the corner of Chicago and Washington Avenues by blurring the lines between indoor and outdoor spaces. No hotel brand was identified but was advised it would not compete with the Aloft Hotel. This development does not propose any parking on the site but would utilize an underground link to the adjacent 994-stall Mill Quarter Parking Ramp. This is a tricky site and housing wasn't pursued because there would have been a lot of units facing the parking ramp and by elevating the hotel that is minimized.

SA is aware that the American Academy of Neurology is looking to expand in the future and part of their development includes a floor of office for that purpose. A skyway linking AAN to the proposed office level would be built and AAN would use an elevator as a shuttle to the expanded space without accessing the hotel.

After entertaining questions from the board and audience, no action was taken on this item.

VII. Committee / Task Force Update

- A. *Land Use Advisory Committee.* Bennett advised there's an application from Brent Webb to join this committee. Thereafter,

Sweet moved and Tinjum seconded a motion to appoint Brent Webb to the Land Use Advisory Committee. DiDonato called for discussion. The motion passed.

- B. *Livability and Public Realm Committee.* Kittock distributed a document outlining the scope of this committee that included advertising for community members to help determine how it will operate. The board approved the formation of this committee and purpose at the April 20th board meeting. It will meet for the first time in June and information will be posted on the DMNA website.

VIII. Old / New / Other Business

- *Outreach and Collaboration with Other Downtown Organizations.*
 - *Minneapolis Downtown Council Transportation Committee.* Conrad Zbikowski advised that a couple of months ago the DMNA was approached by the Minneapolis Downtown Council about serving its proposed Transportation Committee comprised of neighborhood groups, the City, U of M and other interested stakeholders. Zbikowski is the DMNA representation on a committee of about 15 members. They have approved a charter (reference the Downtown 2025 Transportation Committee charter) whose main objective is to advocate for what is in the 2025 Plan and the ways to get there, e.g., increasing daily transit share from 40% to 60% whether through more light rail or bus lines, secure reliable transit funding, and possibly the need for a Minneapolis or downtown-specific political advocacy on transit. Meetings are held monthly and the next will be on or around June 11th.

- *Downtown Public Realm Framework and Downtown Service Area Steering Committee.* Sweet and Tinjum advised that there's a meeting coming up on Thursday, May 21st and to their knowledge nothing has changed since they last met on March 19th. Bennett advised that Randy Manthie would be attending the meeting this evening on behalf of the DMNA. For more information visit <http://www.ci.minneapolis.mn.us/cped/lrp/WCMS1P-134268>.

IX. Adjournment

Being no further business, Tinjum moved and Zenner seconded a motion to adjourn the meeting. DiDonato called for discussion. The meeting adjourned at 8:20 p.m.

Signed this _____ day of _____, 2015.

Chair

Secretary