

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, April 18, 2016  
*Mill City Museum, 6th Floor ADM Conference Room*  
710 South 2nd Street, Minneapolis, MN 55415

## **I. Call to Order**

Board Chair Nick Cichowicz called the Board meeting to order at 5:47 p.m.

## **II. Introductions**

Other Board Members in attendance were:

Dan Collison  
Kevin Frazell  
Laurie Jones  
Pamela McCrea  
Carletta Sweet, Secretary  
Joe Tamburino, Vice Chair

Staff member Joan Bennett was also present; staff member Christie Rock-Hantge was absent.

Guests in attendance included:

Louisa Abdi, Emanuel Housing  
Lisa Goodman, 7th Ward Council Member  
Varun Kharbanda, Timeshare Properties  
Brenda Langton, Mill City Farmers Market, Spoonriver Restaurant  
Randy Manthey, The Carlyle Condominiums  
Tom Novak, American Trio Lofts  
Lynn Regnier, Elliot Park Neighborhood, Inc.  
Tom Schmidt, Washburn Lofts  
Amy Sweasy, Metropolitan Lofts  
Conrad Zbikowski, The Towers Condominiums  
Mary Zbikowski, Stonebridge Lofts

## **III. Public Comment**

After Cichowicz opened the floor for public comment Conrad Zbikowski congratulated Randy Manthey for his new role on The Carlyle Condominiums' Homeowners Association and expressed gratitude for his having taken the LUC to its current level of professionalism.

## **IV. Consideration of the Agenda**

Cichowicz proposed amending the agenda by switching the Contract Partner Update and Funding Request with the Community Development Presentation; and then Jones proposed adding appointment of a treasurer to follow the Land Use Committee update.

*Sweet moved and Jones seconded a motion to approve the April 18, 2016 Board meeting agenda as amended. Cichowicz called for discussion. The motion passed.*

## V. Consideration of the Consent Agenda

*Frazell moved and Collison seconded a motion to approve the Consent Agenda that included the Board meeting minutes from March 21, 2016; the Finance Coordinator's staff report for March 2016 (Invoice 015); and the Outreach and Programming Coordinator's staff report for March 2016 (Invoice 015). Cichowicz called for discussion. The motion passed.*

## VI. Seventh Ward Update

Council Member Lisa Goodman reported on the following:

- **DMNA Land Use Committee Meeting.** She had the opportunity to meet with the LUC a couple weeks ago and thought it went well. They discussed how to work together better going forward. Goodman, one of three CMs who represent the DMNA's area, covers its southwestern border (<http://www.minneapolismn.gov/www/groups/public/@clerk/documents/webcontent/wcms1p-120702.pdf>).
- **Lunch with Lisa.** These are her constituent meetings that are typically held on the fourth Wednesday of the month at St. Thomas University, 1000 LaSalle Avenue South. The April 27th meeting will feature Joan Vorderbruggen, Cultural District Arts Coordinator for Hennepin Theatre Trust, who will discuss the Made Here initiative (<http://www.madeheremn.org/>).

The May 25th meeting will be a focus group to discuss Meet Minneapolis' 15-year Tourism Master Plan (<http://www.minneapolis.org/partners-and-community/meet-minneapolis/destination-transformation-2030/>)

- **Lunch with Lisa Field Trip.** Goodman usually does not meet over the summer, but for the past 4 years she has been conducting field trips as an opportunity to see unique and cool places in the city. Thus far, they have visited the Minneapolis Water Works facility (<http://www.minneapolismn.gov/publicworks/water/>), and the Solid Waste & Recycling drop-off site ([http://www.ci.minneapolis.mn.us/solid-waste/recycling/solid-waste\\_recycling-dropoffs](http://www.ci.minneapolis.mn.us/solid-waste/recycling/solid-waste_recycling-dropoffs)).

This summer they will tour Givens Violin (<http://www.givensviolins.com/>). Goodman became acquainted with the owners, Claire Givens and Andrew Dipper who live in Lowry Hills, and began working with them when they needed to relocate out of the Handicraft Guild Building as a result of a development proposal at that site (<http://www.journalmpls.com/features/2015/05/if-these-walls-could-talk/>). The Givens have successfully soft-landed in the BC&H Building at 1201 Marquette Avenue on the Convention Center Plaza.

- **Weekly Updates.** Every Friday at 3:00 p.m., her office sends out updates on construction, road, and event updates to prepare for the coming week. To be added to her mailing list, contact at [Ruth.Hamann@minneapolismn.gov](mailto:Ruth.Hamann@minneapolismn.gov).
- **Hennepin and Lyndale Avenues Reconstruction Project.** Construction has begun and has a completion date of December of this year

(<http://www.ci.minneapolis.mn.us/cip/all/WCMS1P-120989>). This means there will be a lot of closures and delays and Goodman recommends avoid driving to the area as there is a full closure of Hennepin Avenue going south and other closures throughout the summer. This project was funded primarily by an \$8 million federal grant and some assessments to adjoining property owners.

- **Hennepin Avenue Reconstruction Project.** Although this project will not occur for a number of years, a condition of the federal grant application they are pursuing requires that an alignment be in place, i.e., indicating how many traffic and bike lanes there will be, how wide the lanes will be, and what's happening in the pedestrian realm (<http://www.minneapolismn.gov/cip/future/WCMSP-172270>). Two public meetings are coming up on Monday, April 25th in the Doty Board Room at the Central Library: 4:00 p.m., followed by a repeat session at 5:00 p.m.
- **Kraus-Anderson Block Development Project.** After a lot of work with a lot of players, including the EPNI, this is a very ambitious and positive plan to build out its block close to the highest and best use that will include housing, a hotel, a brewery, and KA's headquarters (<http://www.startribune.com/kraus-anderson-begins-work-on-new-headquarters-and-block-redevelopment/374819401/>).
- **HCMC's Ambulatory Outpatient Specialty Center.** Construction has begun on this new \$220 million outpatient clinic (<https://www.youtube.com/watch?v=a9u9I0zPvQc>). Goodman's only regret is that there isn't going to be a restaurant or community space within the project that is open to the public; downtown could use more of those types of spaces. People can come to the restaurant, but only during business hours. The City has no power within its code to require it be open to the public.
- **Portland Tower Condominium Project.** Jim Stanton's 17-story condominium project has reached its topping off and begun advertising for summer 2016 occupancy (<https://www.facebook.com/ThePortlandTowerMinneapolis>).
- **Westminster Presbyterian Church Expansion.** This project is moving forward; they are in the process of razing the 1221 building to build a 2-story expansion to the campus that will include a large open public space on Nicollet Mall and underground parking to the south (<http://www.startribune.com/photos-westminster-church-s-minneapolis-expansion/371791532/#7>).
- **Handicraft Guild Building Project.** Construction was to begin in the fourth quarter of 2015, but it has been delayed due to construction pricing while the U.S. Bank Stadium was happening. Now anticipate a third quarter of 2016 construction start, but Goodman will be surprised if they move forward (<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-142108.pdf>).
- **Minnesota AIDS Block Project.** They have obtained all approvals for this 6-story, 245-unit, full-block, market-rate project at 1400 Park Avenue South in Elliot Park (<http://finance-commerce.com/2016/04/weidners-first-minneapolis-project-clears-city-hurdle/>). Goodman believes this major entrance to downtown will be a fairly positive addition to the neighborhood especially as it will bring more market rate options.

Thereafter, Goodman entertained questions from the audience that included topics ranging from affordable scattered housing versus affordable concentrated housing; what happens to Portland and Park Avenues after construction ends in Downtown East; what's the status of the Minneapolis parks funding referendum; and the Nicollet Mall construction process and timing.

## **VII. Contract Partners Update: Mill City Farmers Market**

MCFM Founder, Brenda Langton, thanked the DMNA for allowing her to present again this year and then gave an update on some of their programming efforts.

At the opening of the 2016-2017 season on Saturday, May 7th, MCFM will institute the Power of Produce Club (PoP), a nationally recognized kids program that started at the Oregon City Farmers Market in May 2011 to empower kids to make healthy food choices and introduce them to where their food comes from (<http://millcityfarmersmarket.org/learn/power-of-produce-pop/>). The program works by having kids ages 5 to 12 come to the information booth to obtain a PoP veggie passport and try a vegetable of the day. They are also given a \$2 market token to purchase a vegetable of their choosing. They have found when kids buy their own vegetables they tend to like them.

In 2015, in collaboration with Campus Kitchen, MCFM donated over 5,000 pounds of produce to the Cedar Riverside Neighborhood via Greens for Goods Gleaming Program (<http://millcityfarmersmarket.org/learn/greens-for-good/>). They've done this since 2013, but it is getting better.

The MCFM tries to be a big educator to the neighborhood and broader community and has important and committed sponsors who contribute to their educational programming (<http://millcityfarmersmarket.org/our-sponsors/>). Surveys show that people come from all over with many arriving via LRT.

In the past, as part of Blue Cross Blue Shield's project to encourage Supplemental Nutrition Assistance Program (SNAP) recipients to purchase fresh and healthy foods, it would match up to \$5 when the Electronic Benefit Transfer (EBT) card was used. This year, the Food and Nutrition Service (FNS) of the U.S. Department of Agriculture, is matching \$10, making it a bit more affordable to purchase healthy foods.

Langton then described the activities the DMNA's investment of \$10,000 (reference the Sponsorship Agreement distributed to the Board) would provide for the year-round community entertainment tent, i.e.: 26 outdoor market weekly musical performances (attended by 5,000 people); now over 12 indoor market monthly musical performances (attended by 2,500 people); and a monthly storytelling by Guthrie actor H. Adam prior to the musical performances. She also described the social media, marketing and promotion the DMNA would receive.

After entertaining questions from the Board,

*Jones moved and McCrea seconded a motion granting \$10,000 to the MCFM for the 2016-2017 season. Cichowicz called for discussion. The motion passed.*

## **VIII. Community Development: Green Minneapolis**

Winthrop “Win” Rockwell introduced himself and explained he’s the original Executive Director of Green Minneapolis, the new downtown parks and greening conservancy founded this past year pursuant to the 2025 Plan goal to create and sustain a green infrastructure throughout downtown Minneapolis. When GM was launched, it had two principle projects in mind: the new 4.2-acre Commons Park (<http://www.downtowneastcommonsmpls.com/>); and restoration of Peavey Plaza (<http://www.minneapolismn.gov/publicworks/PeaveyPlaza/index.htm>).

The \$3 million seed funding for this \$22 million campaign was provided by the City, Wells Fargo, Vikings, Ryan Companies, and the Minneapolis Downtown Council as the principal fundraising agent. Subsequent corporate support brought the total to \$10.5 million, and GM is close to announcing additional campaign results (<http://www.journalmpls.com/news/parks/2016/04/commons-fundraising-surpasses-halfway-mark/>). To respond to those who wonder why this nonprofit capital campaign is taking so long, he used the Walker Art Center’s campus renovation campaign as a current example, and explained these types of nonprofit campaigns are not announced until they have reached 60 percent of its goal. If GM had announced when it reached that level, it would have taken place 8 weeks ago; less than a year in having made significant progress toward its goal. New Partners (<http://www.newpartners.com/>) was hired to conduct the principle portion of the fundraising effort and work with the campaign co-chairs Minneapolis Mayor Betsy Hodges; Ryan Companies President/ CEO Pat Ryan; and MN Vikings Owner/President Mark Wilf. As a consequence, they are confident they will reach the \$22 million goal.

The park itself is under construction and everything will be built as originally designed ([http://www.downtowneastcommonsmpls.com/wp-content/uploads/2015/10/2015-10-14\\_DTEC.pdf](http://www.downtowneastcommonsmpls.com/wp-content/uploads/2015/10/2015-10-14_DTEC.pdf)) with the exception of the two buildings (see Buildings on page 27 of the referenced document) which will be deferred because it was unclear whether funds would be available due to the timing of the fundraising, and because the designs do not meet the needs of the community nor enable them to be economically sustainable. The GM will be involved in discussions concerning what gets built and when and whether it serves the needs of the park.

Construction is ahead of schedule; the eastern block near the U.S. Bank Stadium looks as if it will be complete by early July 2016, and the western block near the Edition Apartments looks as it will be complete by the first half of August 2016.

Discussions concerning operation of the park continue; the expectation is that GM will operate it and likely a restaurant-term, soft opening in 2016 because of the complexity of the number of players involved, funding, etc. The goal is to have a well maintained, safe and clean community gathering space with programming.

Rockwell then entertained questions from the audience during which he discussed the broader vision of Green Minneapolis, and the practical and realistic considerations under which the conservancy must operate.

Lastly, he shared some of his education and professional background ([http://www.downtownmpls.com/news\\_article/show/514351-winthrop-a-rockwell-announced-today-as-first-executive-director-of-greening-downtown-minneapolis](http://www.downtownmpls.com/news_article/show/514351-winthrop-a-rockwell-announced-today-as-first-executive-director-of-greening-downtown-minneapolis)).

For a more in-depth perspective of Rockwell’s thoughts regarding the park and his role, read the July 18, 2015 *Star Tribune* interview with him at <http://www.startribune.com/building-on-the-strength-of-parks-in-city-of-minneapolis/316035271/>.

## IX. DMNA Funding Process and Priorities Update

Laurie Jones advised that at the beginning of 2016, she and former Board member Matt McNeill had taken a broad look at establishing guidelines with a longer-term point of view. Subsequent to his departure, she and Pamela McCrea took a step back and decided to take a short-term view on how to manage our funding approach for the remainder of this fiscal year, and then continue with the next year's board to formalize longer-term plans for the organization.

With that in mind, they are recommending to continue to accept applications for Board review and decision, but hold off for the balance of this fiscal year on direct outreach to solicit new program partners due to the extensive funding that occurred in 2015.

Furthermore, priority for funding will be for:

- New programs;
- Downtown West membership;
- Previous programs having received less than \$1,000 that fit DMNA strategic priorities in both Downtown East and Downtown West; and
- Previous programs having received funding for multiple (sequential) years, e.g., MCFM.

Funding requests will be initiated by completion of an application and submitted to Finance Staff to review and present to the Board. Contracts will include:

- Defined measurable results (population served/impact achieved);
- Agreement for DMNA recognition;
- Expectations to provide progress/status updates to Board; and
- Other (may want to elaborate over time on a case-by-case basis).

The process recommendation is typical for how we're doing it now with Finance Staff being the point of contact, i.e.:

- For current partners, ensure programs meet contract guidelines and provide status updates to Board; and
- For new funding requests, provide application and confirm eligibility for funding based on NPP/CPP requirements and Board guidelines, i.e.:
  - Coordinate Board application, confirm eligibility and program representative "ask" at Board meeting;
  - Facilitate follow up based on Board decision; and
  - If DMNA decides to conduct outreach, identify potential program partners.

If this process is adopted for the balance of the year, the DMNA should communicate it to both current and former partners so they understand why this process was pursued and perhaps provide an opportunity for them to participate on a task force and further input for future years.

Jones' open item is "DMNA plans to allocate up to X% of NPP/CPP funds the balance of the fiscal year." Her recommendation is 20%, or approximately \$15,000.

Her next steps include continuing to work with McCrea; develop an application leveraging what the Livability Committee started last year; and then get an informal task force together to look at

how to get a plan in place for the next several years based on the remaining funding; it's too premature to launch a multi-year approach.

Discussion ensued during which the financial stability of an organization should be assessed (e.g., a 1-page financial statement of the prior year), and the need to discuss Board and community priorities (Cichowicz noted a lot of outreach will be part of the NPP Plan process).

*Tamburino moved and Sweet seconded a motion to adopt the recommendations for a funding process and priorities, and to allocate no more than 20% of NPP/PPP funds (minus what was just allocated for the MCFM) for the balance of the fiscal year. Cichowicz called for discussion. The motion passed.*

## **X. Land Use Committee Report**

Randy Manthey noted he had advised the Board via email this would be his last Board meeting as a result of his new position on The Carlyle HOA; he'll still participate on the LUC as he is able as that is where his passion lies.

He would like to continue to work with Program Coordinator Joan Bennett to come up with a standard template that gives metric information about what they're doing, who they're talking to, and what the outcomes are that can be filled out and handed to whoever wants to make the presentation to the Board. Then he reported on the following:

### **A. Summary of Past Month's Activities**

- To extend outreach to community and build relationships, met with member of Citizens for a Loring Park Community (<http://www.loringpark.org/>) Land Use Committee to learn how they run their committee and the projects they are reviewing. Since the DMNA has an incredible volume of projects, it has drawn the line on reviewing signage or liquor license issues; but can talk about it if need be.
- Getting the Development Tracker (a tool created to keep abreast of and have an effective impact on the tremendous amount of development activity in the DMNA area) up to speed. They are tracking +/-25 new projects going through the City review process.
- Attended the 3rd Avenue Redesign hearing before the City Council (full meeting can be viewed on <https://www.youtube.com/user/cityofminneapolis>). After much debate, the Council voted 7 to 6 to scrap the original 3-lane staff recommendation and replace it with a 4-lane layout. The big win out of all of this, whether it's 3 or 4 lanes, is the adoption of redesign on a street that is in much need of a north-south bike lane

### **B. Recap of LUC Meetings held on:**

- Tuesday, April 5th at the New Century Theatre:
  - United Properties proposed new 35-story, hotel and apartment mixed-used development on Nicollet Mall between South 3rd and 4th Streets ([http://www.bizjournals.com/twincities/blog/real\\_estate/2016/04/united-properties-four-seasons-minneapolis-tower.html](http://www.bizjournals.com/twincities/blog/real_estate/2016/04/united-properties-four-seasons-minneapolis-tower.html)), a significant expansion from what it proposed a year ago;

- The future Hennepin Avenue reconstruction project (<http://www.minneapolismn.gov/cip/future/WCMSP-172270>);
  - 11th Avenue South protected bike lanes (<http://www.minneapolismn.gov/bicycles/projects/WCMSP-171549>); and
  - 3rd Avenue redesign (<http://www.minneapolismn.gov/www/groups/public/@publicworks/documents/images/wcmSP-179558.pdf>).
- Wednesday, April 13th at the Mill City Museum:
- 205 Park Avenue South survey (prepared with the guidance of LUC member Tom Schmidt) results discussion by Bennett;
  - 205 Park Avenue South RFP information presentation by CPED Senior Project Coordinator Emily Stern; and
  - Shamrock Development's Legacy Condominium development at South 2nd Street and 13th Avenue South.

Information on all of the above projects can be found on the DMNA website under Land Use Committee.

Thereafter, Manthey entertained questions from the audience and announced the projects that will be covered at the Tuesday, May 3rd LUC meeting. Cichowicz thanked him for his professionalism and the concise, detailed updates which have been beneficial to the Board.

Bennett reminded the Board, the LUC is seeking a letter of support for the 11th Avenue protected bike lane. Thereafter,

*Sweet moved and McCrea seconded a motion to approve the letter of support for the 11th Avenue protected bike lane. Cichowicz called for discussion. The motion passed.*

Lastly, Tamburino asked to discuss the 205 Park Avenue South RFP. He thinks it's a slap in the face because of the LUC man hours put into the survey indicating a preference for low-rise, owner-occupied units. Given the City's presentation to the LUC on April 13th, followed by the release of the RFP 2 days later, it is clear to him the City could care less about the DMNA's survey.

Detailed discussion ensued regarding the number of affordable rental units coming within a 4-block radius of the 205 Park Avenue South site, citywide housing inventory and priorities, updating of the Minneapolis Plan for Sustainable Growth process, and the mindset of CPED for developing such an RFP. Collison noted that the City has specific goals and thinks those were funneled to this site.

Thereafter, it was decided that Tamburino and Jones will work on crafting a letter in response to the RFP expressing objections to be followed by a community forum at the May Board meeting with policymakers and invite HOAs within a 4-block radius. Frazell and Bennett will work on scheduling a community forum to discuss objections and more appropriate uses for the site.

## **XI. Appointment of Treasurer**

Due to the vacancy of the treasurer position as a result of Matt McNeill' relocation,

*Jones moved and Sweet seconded a motion to appoint Pamela McCrea as treasurer for the remainder of this*



*term that ends at the October annual meeting.*

**XII. Livability Committee Report**

Tamburino announced that at the next meeting on May 2nd, they will tour the 2nd Precinct police substation at 22 University Avenue NE with Michael Rainville and Officer Elliot Wong as part of the DMNA’s campaign to put a police substation in the Downtown East neighborhood.

**XIII. DMNA Media/Outreach/Events Partnerships Protocol**

Jones advised the DMNA hasn’t had a methodical way of prioritizing partnerships on special event; we need to be more strategic in how we’re pairing up with partners within the different areas of the DMNA on special events.

**XIV. Downtown Partnerships Update**

Sweet announced the East Downtown Council’s annual meeting is this coming Thursday, April 21st at the Normandy Inn and will feature Tom Evers, Executive Director of the Minneapolis Parks Foundation, who will present on Water Works.

Cichowicz shared that the Community Connections Conference held on Saturday, April 2nd was a great success. It had over 550 participants that included several DMNA Board and LUC members. The CCC is a great opportunity to learn about ways to engage in your community. The number one issues the NCEC and NCR had is that they did not receive enough feedback about the event; continue to provide feedback to him so they can bring it forward to the 2017 event.

One of the things Cichowicz is most passionate about is bringing best practices between neighborhoods; he’s committed to helping neighborhoods work together and sharing data easier than what’s available on the City’s website. He plans to develop an NCEC task force to dive in and update the policies and guidelines on the website. There are also best practices on fundraising and this is another area of focus and getting feedback from the 70+ neighborhoods. This is an exciting time for NCEC in terms of being the voice for neighborhood associations and the ancillary groups that serve them.

For a complete listing of the organizations and committees the DMNA is engaged with, reference the Outreach and Collaboration Chart prepared by Sweet included in the April 18th Board materials on the DMNA’s website under Board Members Only.

**XV. Adjournment**

*Being no further business, Frazell moved and Tamburino seconded a motion to adjourn the meeting for a closed Board session. Cichowicz called for discussion. The meeting adjourned at 8:13 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary