

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, September 19, 2016  
*Mill City Museum*  
704 South 2nd Street, 6th Floor ADM Conference Room  
Minneapolis, MN 55415

## I. Call to Order and Introductions

Board Chair Nick Cichowicz called the Board meeting to order at 5:48 p.m.

Other Board members in attendance were:

Dan Collison  
Kevin Frazell  
Pamela McCrea, Treasurer  
Travis Nordgaard  
Carletta Sweet, Secretary  
Joe Tamburino, Vice Chair

Board member Laurie Jones attended via telephone.

Staff members Joan Bennett and Christie Rock Hantge were present at the meeting.

Guests in attendance included:

Kathleen Anderson, North Star Lofts  
Kathleen Boe, Minneapolis Riverfront Partnership  
Rick Crispino, Bridgewater Lofts  
Noah Eisenberg, Stone Arch Lofts  
Jacob Frey, 3rd Ward Council Member  
Stephen Imholte  
Ramji Kamakoti, The Atrium Apartments  
Tom Novak, American Trio Lofts  
Tomasz Rajtar, Minneapolis Highrise Representative Council  
Rachael Scherer  
Thomas Schmidt, Washburn Lofts  
Doug Verdier, RiverWest Condominium  
Dale White, RiverWest Condominium  
Gaochen Xiong

## II. Public Comment

Cichowicz opened the floor to public comment but none was given.

## III. Consideration of the Agenda

*Frazell moved and Sweet seconded a motion to approve the September 19, 2016 Board meeting agenda. Cichowicz called for discussion. The motion passed.*

#### IV. Consideration of the Consent Agenda

*McCrea moved and Sweet seconded a motion to approve the Consent Agenda that included the Board meeting minutes from August 8, 2016; the Neighborhood / Finance Coordinator's staff report for August 2016 (Invoice 020); and the Outreach and Programming Coordinator's staff report for August 2016 (Invoice 020). Cichowicz called for discussion. The motion passed.*

#### V. Land Use Committee Report

**A. Samatar Crossing.** Bennett reminded the Board of the joint meeting the DMNA is co-hosting with Elliot Park Neighborhood, Inc., on Thursday, September 29th, 7:00 p.m., at the Normandy Inn to hear plans regarding the proposed 5th Street Reconnection / Samatar Crossing project (<http://www.ci.minneapolis.mn.us/cip/2016/WCMSP-173830>). Some opposition to the project design has been expressed by the Cedar-Riverside neighborhood because it includes vehicular traffic along with the pedestrian and cycling traffic. Steven Hay, Transportation Planner from the City's Department of Public Works, will present design scenarios and answer questions.

Both 6th Ward Council Abdi Warsame and 3rd Ward Council Member Jacob Frey will also be in attendance to share their perspectives. For more information, please visit <http://www.thedmna.org/public-forum-samatar-crossing-5th-street-reconnection-929/>.

The remainder of this section was deferred until the arrival of CM Frey.

#### VI. Financial Update

##### A. Consideration of F2016 Budget vs. Actual as of August 2016

*McCrea moved and Sweet seconded a motion to receive and file the Financial Report that included F2016 Budget vs. Actual as of August 2016. Cichowicz called for discussion. The motion passed.*

**B. Neighborhood Priorities Plan.** Rock Hantge noted the draft Neighborhood Priorities Plan was posted to the Board Members Only page. She developed it to provide an extension of the NRP Phase II funding based on the discussion that took place at the August 8th Board meeting. The total dollar amount available for the NPP plan at this point is slightly more than \$235,000 and is allocated across the four strategic priorities: Arts, Culture and Education; Crime and Safety; Downtown Development; and Housing.

Discussion ensued regarding the differences between the DMNA's funding sources and uses. Rock Hantge explained the DMNA has three primary funding sources from the City's Neighborhood and Community Relations Department:

- 1) Neighborhood Revitalization Program or NRP (<http://www.minneapolismn.gov/ncr/programs/nrp/index.htm>);
- 2) Community Participation Program or CPP (<http://www.minneapolismn.gov/ncr/programs/cpp/index.htm>); and

3) NPP (<http://www.minneapolismn.gov/ncr/programs/cpp/npp>).

CPP functions as the DMNA's general operating or administrative funding, and NPP funds are similar to NRP funds which are for capital improvement or programming kinds of activities. There was also discussion regarding the process for moving the funds between the strategies. Rock Hantge explained that the process is very similar to moving the NRP monies; moving anything greater than \$25,000 requires a community vote.

Rock Hantge advised since the DMNA's NCR Specialist Robert Thompson is planning to be at the meeting later on the agenda, to direct very technical questions to him.

*Tamburino moved and Sweet seconded a motion to approve the draft Neighborhood Priorities Plan as presented. Cichowicz called for discussion. The motion passed.*

- C. **2017-2019 Community Participation Funding.** Rock Hantge referenced the email she sent on August 22nd and noted the City recently opened up the application process for the 2017-2019 CPP funding. Applications are due on November 18th. The DMNA's funding allocation for the 3-year cycle is \$312,830, or just over \$104,000 per year. This is an \$18,000 per year increase over the DMNA's allocation for the 2014-2016 funding cycle. The DMNA Board could choose to allocate a portion of these dollars to the NPP, but the City does not require them to do so. Rock Hantge stated that she would do her best to present a draft application at the October 17th Board meeting.

## VII. 3rd Ward Update by Council Member Jacob Frey

CM Frey reported on the following items:

- *205 Park Avenue.* He described the history of this City-owned parcel which has remained a surface parking lot for decades; the issuance of the Request for Proposal which had a preference for retail activation on both Washington Avenue and South 2nd Street, and if residential was chosen, a preference for approximately 20% devoted to affordable (60% of Area Median Income) whether owner-occupied or rental; and the City's selection process.

He then described the two projects submitted in response to the RFP, i.e., Sherman Associates, and Grand Real Estate Advisors (<http://www.journalmpls.com/news/development/2016/06/two-developers-offer-proposals-for-mill-district-site/>).

Through the DMNA's community engagement process via its survey and public meetings (a process he believes went well), the neighborhood expressed strong support for the owner-occupied proposal or GREA's. Frey noted that there was a wide swath of interest in the project, both for and against the GREA proposal; however, given the neighborhood's strong preference, he pitched the value of it to his colleagues.

Nonetheless, apart from the lack of retail on both sides and affordable units, the biggest insurmountable roadblock was the price tag for the site; GREA was asking for \$1.5 to \$1.8 million subsidy to construct high-end condos in a non-impacted area of the City.

Frey noted that the City has the right to withdraw support if promises are not kept in the negotiation process that will take place over the next several months. And there is still a lot of room to shape how this development will be; he encourages the Land Use

Committee to continue to voice and share its opinion and he'll continue to do his work in communicating those opinions to the City Council.

- *Road and Street Construction/Disruption in Downtown.* Frey acknowledged that there are several road and street projects underway that are causing disruption and inconvenience, e.g.: Washington Avenue/County Road 152 Reconstruction Project (<http://www.hennepin.us/residents/transportation/washington-ave-mpls>); and the Nicollet Mall Project (<http://www.nicolletmallproject.com/>) to name a few, but they are being done to ultimately improve pedestrian and vehicle ingress and egress throughout the district. He recommended keeping informed with the City's Traffic Services (<http://www.minneapolismn.gov/traffic/index.htm>) to avoid the more congested routes.
- *Petitions to Amend the City Charter.* Frey advised two citizen petitions were submitted proposing amendments to the Minneapolis City Charter, i.e.: Police Liability Insurance and Municipal Minimum Wage (<http://www.ci.minneapolis.mn.us/charter/2016citizenpetitions>).

For a host of reasons, which has nothing to do with the underlying policies, he does not like legislation via referendum because: (1) proponents have to set the language as much as 8 to 9 months in advance which includes collecting signatures, obtaining charter approval, moving through the City Council, then forwarding to the ballot; (2) you cannot do any engagement; and (3) the precedence it sets that will allow almost anything to get on the ballot.

Both were voted down, simultaneously taking up the question of minimum wage as an ordinance. A study will come forward on October 5th which will be supplemented by an engagement boilerplate followed by a recommended staff policy.

Tamburino, who led the Tailgating Task Force, responded to queries about tailgating and explained the process the group went through to have the boundary redrawn to exclude two lots in Downtown East. He suggested that if more information is required, to leave their name with staff. If unauthorized tailgating is occurring, Frey advised calling 311 and emailing his office; Tamburino went further and advised calling the police.

Responding to Laurie Jones' inquiry about the Mayor's proposed tax increase, Frey clarified it's a 5.5% increase in the property tax levy (<http://www.ci.minneapolis.mn.us/finance/budget/index.htm>). She then asked Frey to remove the Mill District Neighborhood Association from his 3rd Ward Website since it is not the City's officially recognized neighborhood organization for Downtown East. Frey agreed to do so.

Lastly, Frey introduced his summer intern, Artis Curiskis (<https://www.linkedin.com/in/artis-curiskis-21039bbb>).

## VIII. Financial Update (continued)

**D. Fiscal Agent to the Skyway Commons Pocket Park.** Rock Hantge advised she has been in communication with Brenda Hoppe, a representative for Skyway Commons Pocket Park (<http://friendsoftheskywaycommons.weebly.com/>), regarding the possibility of the

DMNA serving as the fiscal agent for the group's fundraising efforts. After Hoppe's presentation at the August Board meeting, she emailed her and asked her to respond to a number of questions; responses are posted on the Board Members Only page. Based on Hoppe's responses, Rock Hantge suggests the DMNA approve the fiscal agent sponsorship, but recommends charging an administrative fee to cover her time managing the funds. She is going to reach out to the DMNA's accountant, Mike Wilson, and NCR Specialist Robert Thompson to develop a fiscal agent agreement. She will have something to present at the October 17th Board meeting. There was general consensus to support Rock Hantge's recommendation to provide fiscal agent sponsorship to the Skyway Commons Pocket Park group.

## IX. DMNA Funding Requests

- A. Minneapolis Riverfront Partnership.** MRP Executive Director Kathleen Boe advised she presented to the DMNA earlier in the year then gave a brief overview of the organization's operations that are critical to riverfront revitalization, and distributed copies of the 2015 Riverfront Vitality Project. She has returned to request a contribution of \$2,500 to support the Riverfront Vitality Project. Boe then responded to questions about funding sources and how they are being used.

McCrea recommended that going forward when these requests come forward that staff transpose the Board approved funding policies over them to ensure continuity in decision making. McCrea then read some of the criteria for distribution of funds in 2016, e.g., community impact, replicability, sustainability, and recognition of DMNA as a funder. Having determined that MRP has met those criteria by the responses Boe elicited, and clarifying that they are a working policy to guide the DMNA through 2016,

*Tamburino moved and Frazell seconded a motion to approve a \$2,500 contribution to the Minneapolis Riverfront Partnership to support the Riverfront Vitality Indicators Report. Cichowicz called for discussion. The motion passed.*

## X. Land Use Committee Report (continued)

- B. 205 Park Avenue Project Status & Neighborhood Priorities Checklist.** Kevin Frazell summarized what transpired at the LUC meeting held on September 6th in the same room as the instant meeting. It was well attended and CM Frey remained for most of it. Both Randy Manthey and Thomas Schmidt did an excellent job in preparing a checklist for it and he felt the development team was open and seemed to appreciate the input.

Schmidt then explained the LUC is committed to dream what can be for the neighborhood and think the best way to move forward is to reemphasize public realm issues. Frey underscored that by saying the details are open, and Sherman has said they will work with us. We need to dig down and don't let these things ride which is the reason behind the checklist that was developed with questions to ask mostly centered around what's different now than when Sherman first proposed. The set of questions were designed to do two things: (1) ascertain what decisions have been made; and (2) to bring focus to those issues that should be discussed.

Since that September LUC meeting, he and Joan took that same list of questions and expanded it into a larger document and is what he distributed today

<http://www.thedmna.org/wp-content/uploads/2015/02/205-Park-Project-Status-Checklist-Draft-09-19.pdf>). Schmidt then highlighted three elements of the document: (1) the Executive Summary; (2) the LUC Position Statement; and (3) Next steps at the end of the Priorities Checklist.

After Schmidt responded to questions,

*Frazell moved and McCrea seconded a motion to approve the Land Use Committee's four-bullet themes/goals within the Executive Summary of the 205 Park Avenue Project Status & Neighborhood Priorities Checklist. Cichowicz called for discussion. The motion passed.*

## **XI. Consultation with NCR Policy Specialist Robert Thompson**

Thompson introduced himself to the DMNA Board and explained he replaced Carrie Aspinwall as the DMNA's NCR Specialist. He was asked to attend to answer questions related to:

- A. Neighborhood Priorities Plan.** Continuing the discussion held under the Financial Update section of this meeting, Cichowicz referenced the draft NPP dated August 8th which was based upon goals and objectives approved by the community in December 2010. If the Board is comfortable with the framework of this NPP, then the best process for moving forward quickly is to approve it, then work on making any reallocation of funds thereafter.

After a brief discussion,

*Tamburino moved and Sweet seconded a motion to approve the Neighborhood Priorities Plan dated August 8, 2016. Cichowicz called for discussion. The motion passed.*

- B. Board Diversity Survey.** Thompson explained NCR did a similar survey 2 years ago but changed some of the questions. They supports 70 neighborhood organizations around the city, some are smaller and some are larger than the DMNA, with between 900 and 1,100 volunteers board members. Since they also have a lot of money flowing out the door, the City would like to know the makeup of the boards and whether they reflect the communities they are serving. Thompson then distributed the noncompulsory survey and asked the Board to complete and return them to him in the instant meeting.
- C. DMNA Bylaws Update.** Tamburino explained the proposed changes to the Bylaws he worked on: (1) increasing the number of members from 8 to 9; (2) increasing terms from 2 to 3 years; and (3) staggering terms to so that only one-third of the Board is turned over in any year. The DMNA received email comments from both Thompson and Robert Cooper regarding these proposed changes.

Discussion ensued regarding how to handle the staggering of terms during which Thompson recommended having the top 3 vote getters out of the 5 seats get 3-year terms, and the 2 remaining seats get 2-year terms. He also recommended removing the length of time a general member shall be considered a general member.

Tamburino will incorporate all of the input received from Cooper and Thompson and provide a final draft at the October 17th meeting.

Returning to NPP, Tamburino explained his position on reallocation of the funds, i.e.: he's fine with Arts, Culture and Entertainment; Downtown Development should be cut in half; reduce Housing by \$20,000; and build up Crime and Safety to \$100,000 out of which he would fund a new police substation and put some in reserve to hire extra officers during Viking games, and host a C&S meeting in Downtown West. Cichowicz noted that this amount of specificity would need to be taken back to the community but a more in-depth discussion needs to be had at the next Board meeting in October.

During further discussion where more information was requested, Thompson recommended using broader language in the strategies and to incorporate flexible terms like 'such as' a police substation to give greater latitude for discussion and implementation.

**XII. DMNA Funding Requests (continued)**

**B. East Town Business Partnership Membership Renewal.** Board member Carletta Sweet explained the importance of continuing the DMNA's membership on the ETBP (formerly the East Downtown Council), displayed the new brochure developed by Neka Creative, and requested a renewal membership for the 2016-2017 season at the Gold level of \$500, plus 10 luncheon coupons at \$20 each. Thereafter,

*McCrea moved and Frazell seconded a motion to approve renewing the DMNA's membership with the East Town Business Partnership at the Gold level and purchasing 10 lunch coupons for the business forums for a total cost of \$700. Cichowicz called for discussion. The motion passed.*

**XIII. Downtown Partnerships Update**

For a complete listing of the organizations and committees the DMNA is engaged with, please reference the Outreach and Collaboration Chart prepared by Sweet included in the September 19th Board materials on the DMNA's Website under Board Members Only.

**XIV. Adjournment**

*Being no further business, Frazell moved and Sweet seconded a motion to adjourn the meeting. Cichowicz called for discussion. The meeting adjourned at 8:55 p.m.*

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary