

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, November 28, 2016
St. Olaf Catholic Church
215 South 8th Street
Minneapolis, MN 55402

I. Call to Order and Introductions

Vice Chair Joe Tamburino called the Board meeting to order at 5:46 p.m.

Other Board members in attendance were:

Jennifer Bernhardt
Kevin Frazell
Stephanie Hill
Pamela McCrea, Treasurer
Travis Nordgaard
Tomek Rajtar
Carletta Sweet, Secretary
Dianne Walsh

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Jacob Frey, 3rd Ward Council Member
Chuck Levin, Chuck Levin Architects
Randy Manthey, The Carlyle
Deepak Nath, Lumber Exchange Building
Thomas Schmidt, Washburn Lofts
Ben Shardlow, Minneapolis Downtown Council/Downtown Improvement District
Amy Sweasy, Metropolitan Lofts

II. Consideration of the Agenda

Sweet moved and Tamburino seconded a motion to approve the agenda. Tamburino called for discussion. The motion passed.

III. Election of DMNA Officers

Chair – *Sweet moved and McCrea seconded a motion to nominate Joe Tamburino for the position of Chair. Tamburino accepted the nomination. Sweet called for discussion. The motion passed.*

Vice Chair – *Sweet moved and Tamburino seconded a motion to nominate Pam McCrea for the position of Vice Chair. McCrea accepted the nomination. Tamburino called for discussion. The motion passed.*

Secretary – *McCrea moved and Tamburino seconded a motion to nominate Carletta Sweet for the position of Secretary. Sweet accepted the nomination. Tamburino called for discussion. The motion passed.*

Treasurer – Sweet moved and Tamburino seconded a motion to nominated Dianne Walsh for the position of Treasurer. Walsh accepted the nomination. Tamburino called for discussion. The motion passed.

IV. Tactical Urbanism Advisory Committee

Ben Shardlow, Director of Public Realm Initiatives at the MDC / DID (<https://www.linkedin.com/in/benshardlow>), explained he has come before the Board to introduce those unfamiliar with the Tactical Urbanism (https://en.wikipedia.org/wiki/Tactical_urbanism) program he has led since 2013 (<http://www.minneapolisdid.com/tui>) and to solicit a DMNA replacement for former Board member Nick Cichowicz who has been a great advocate for the downtown residents. The two major paths they are operating on are safety hotspots and using TU tools to learn before they make infrastructure investments.

Shardlow then gave a couple examples of how TU has been successfully employed downtown:

- *Sidewalk café placement* (<http://www.minneapolisdid.com/sidewalkcafe>). When the Nicollet Mall was being redesigned, restaurant/bar owners/operators and service providers expressed panhandling concerns due to the pinched walkway that would be created by moving their outdoor dining area away from the building to curbside. However, during the 2014 pilot project, by keeping a 10' path for passersby this configuration received favorable review.
- *First Avenue walkway* (<http://www.minneapolisdid.com/firstavewalkway>). Due to the numerous complaints expressed by local businesses and stakeholders regarding the configuration of the cycle track next to the curb with on-street parking to the left, in 2015 a pilot project was conducted between 5th and 6th Streets with more pedestrian space where a bike lane had been, and shifted that bike lane out in place of a secondary travel lane. Since this pilot was successful, in 2016 the City restriped 1st Avenue from Washington Avenue to North 8th Street, switching the bike lanes with the on-street parking area so drivers will park along the curb.

At the beginning of each year, the DID takes stock of crime statistics, its Annual Perception Survey, and anecdotal information about where the real points of concern for safety are located. The role of the TU Advisory Committee is to approve projects addressing these concerns and is comprised of community stakeholders. It also partners with stakeholders and community organizations where there is a match between the need and the opportunity.

Over the past year they have been focusing on the safety concerns related to Hennepin Avenue, and will continue to do so since it will be redesigned between Washington Avenue and 12th Street in 2020 (<http://www.minneapolismn.gov/cip/future/WCMSP-172270>).

Shardlow then entertained questions from the audience during which he advised the AC meets approximately once a month; however in 2016 it hasn't been that regular. Usually they meet more in the spring when setting programs for the year and then bimonthly thereafter. The schedule for 2017 has not yet been set and the timing is flexible to accommodate volunteers' schedules.

McCrea volunteered to serve as the DMNA's representative and Rajtar said he would be willing to serve as the alternate. Land Use Committee members Manthey, Schmidt and Sweasy also expressed interest and said they could serve as back-up.

Lastly, McCrea advised they are resurrecting a homeowners association with approximately 2

members from 16 condominium complexes which will be a huge body of taxpayers with whom to engage.

V. Third Ward Update by Council Member Jacob Frey

After soliciting questions from the audience, CM Frey reported on the following:

- The tax scenario has somewhat leveled off in our area due to the dramatic increases in the previous few years. Areas seeing the most substantial percentage increase are North Minneapolis and Southeast, especially multifamily owner-occupied and rental. One of the arguments is as you build on these surface parking lots, eventually you'll have more people that are contributing to the tax base and then, at the very least, taxes can level off.
- After the first two preseason games and first regular season game, he was getting calls and emails about minor tailgating problems related to clean up but he hasn't received any feedback recently.
- Regarding the injunction against Alatus' proposed 40-story tower at Central Avenue and 2nd Street SE (<http://www.citypages.com/news/proposed-40-story-alatus-tower-in-st-anthony-falls-hit-with-citizen-injunction/402657565>), he is limited to what he can discuss; however, the City unanimously approved it and is now being sued to prevent it from proceeding.
- An area the DMNA can have input on in 2017 is crime and safety. Frey noted that Deepak Nath, who was in the audience, owns businesses in the Warehouse Business District and is at the forefront of that effort. It would be helpful if the DMNA would collaborate with him.

Tamburino noted the DMNA is considering having a public safety meeting in Downtown West in early 2017 at the Central Library. Frey recommended having it even further southwest to tie in with the businesses that are most affected. Nath offered space at The Lumber Exchange to conduct this meeting.

- The markup session for the FY 2017 Budget is on Friday, and then a final adoption a week later (<http://www.ci.minneapolis.mn.us/news/WCMSP-191087>). It will include a slight increase in police officers citywide not just in downtown. A lot of questions remain about what type of funding Minneapolis will continue to receive in terms of law enforcement; no one knows for certain. Will there be federal funding in terms of infrastructure, LRT? One program he believes is lying in the ditch and bruised is streetcars. Through a value capture model, the City has reallocated approximately \$2 million annually which could go towards 20 police officers or affordable housing or the purchase of a parcel of parkland.
- Frey indicated it would be helpful to him if the DMNA would assist in disseminating neighborhood information to the key contact person(s) at the condominiums and rental properties. McCrea assured him that she and Sweet would be coordinating this effort and to figure out a way to partner with *Mill City Times*.
- Mortenson Construction has been granted a 30-day extension to the term sheet for its 800 Washington Avenue South project (<http://www.minneapolis.mn.gov/www/groups/public/@clerk/documents/agenda/wcmssp-191744.pdf>).
- The 5th Street Reconnection/Samatar Crossing Project (<http://www.ci.minneapolis.mn.us/www/groups/public/@publicworks/documents/webcontent/wcmssp-189537.pdf>) was originally envisioned by former Mayor R.T. Rybak with the goal of reconnecting the Cedar-

Riverside neighborhood between 11th and 15th Avenues South as a local multimodal connection to downtown.

There are differing opinions as to whether it should be a pedestrian only promenade, pedestrian and bicycle lanes, or pedestrian, bicycle and motor vehicular roadway. The majority of the Cedar-Riverside neighborhood is against having motor vehicle traffic as it will bring downtown congestion through the area. Others have expressed no need to include bicycle lanes as the Hiawatha Bike Trial already serves the area.

Frey is of the opinion that it should be an extended well-lit pedestrian plaza with no motorized vehicles or bicycle traffic that could be used for events and fairs and connect with what's happening at The Commons and U.S. Bank Stadium à la the High Line (<http://www.thehighline.org/>) in NYC (just as it is inspirational for Washington Avenue to become our Champs-Élysées). He is very interested in seeing public art on it and encouraged the DMNA to get involved in that aspect of the project; perhaps even facilitating a joint committee with Elliot Park and Cedar-Riverside to work on it. However, he expressed frustration over the City's burdensome regulatory framework for public art (http://www.minneapolismn.gov/dca/dca_publicartpolicies) and cited as an example the protracted effort of Goldberg Bail Bonds at 444 South 4th Street to install a mural (<http://www.goldbergbonding.com/wpcontent/uploads/2014/05/GoldbergHomePageImage.jpg>) on a swath of unused space on the City-owned building in which it occupies and pay for its maintenance; he can only imagine how long it would take to approve art for Samatar Crossing. Schmidt suggested artist Allen Christian of House of Balls (<http://houseofballs.com/>) as a potential contributor.

- Frey noted that with the departure of Brent Webb from Sherman Associates to Mortenson Construction, he had asked George Sherman to provide the DMNA with another liaison for the 205 Park Avenue project.

Manthey advised there is a new contact, i.e., Shane LeFave, Director of Multifamily Development, and while SA is negotiating the Term Sheet with the City, the DMNA would like to stay in step with the team and have them come before it to acknowledge receipt and understanding of the DMNA's LUC Position Statement which encourages them from a design perspective to do something more bold and modern.

- The past improvements made at The Lumber Exchange by Deepak Nath were good and useful and he has no reason to expect it to be any different with the improvements he's asking for this evening.

Lastly, Sweasy thanked Frey and his staff, Heidi Ritchie, who responded to the blackout that occurred on all four sides of Metropolitan Lofts as a result of the construction on Washington Avenue South.

VI. Land Use Committee Report

A. Update from the November 1st meeting

Randy Manthey reported on the following projects:

1. *Samatar Crossing*. Steven Hay, Transportation Planner from the City's Department of Public Works, presented the results from their extensive public outreach efforts that included several Open Houses, a Public Forum, and numerous meetings with neighborhood

associations. The project layout includes a non-motorized bridge segment between 11th and 15th Avenues, and a motorized segment on 13th Avenue between 5th and 6th Streets (<http://www.minneapolismn.gov/www/groups/public/@clerk/documents/agenda/wcms-p-190265.pdf>).

2. *Ryan Companies Block 1 Office Tower.* Tony Barranco, VP of Development, presented on this 17-story project to be erected above the Mills Fleet Farm parking ramp at 700 South 4th Street (<http://www.mplsbuild.com/projects/block-one-office-tower/>). They would like to add more floors than they need so they don't have to come back again and they are still looking for a seeking tenant.
3. *Bobby & Steve's Auto World Expansion Project.* Although this was not an item at the November 1st meeting, when asked about it Manthey gave an update on what was presented at the October 4th LUC meeting (see CPED Staff Report at <http://www.ci.minneapolis.mn.us/www/groups/public/@clerk/documents/agenda/wcms-p-191812.pdf>).

B. Lumber Exchange Building (Exchange Nightclub)

Deepak Nath, owner of the Lumber Exchange Event Center (<http://lxmpls.com/>) and Chuck Levin of Chuck Levin Architects (<http://www.charleslevinarchitects.com/>) came to present the Certificate of Appropriateness application for the Lumber Exchange Building. Nath explained when they came before the Board in October it was for an on-sale Class A liquor license to transform the Fountain Room (<http://www.thefountainroommpls.com/>) into a full blown event center with a full catering kitchen onsite. Because the Heritage Preservation Commission meeting is being held tomorrow to consider their application, they are here to answer any questions and to seek support in the form of a letter. After distributing renderings of the project, Nath advised there are three components to the application:

1. New exterior lighting fixtures on the Hennepin Avenue elevation;
2. New non-permanent or seasonal vestibule at the Hennepin Avenue entry to the Exchange Nightclub; and
3. New equipment platform on the back of the building facing the parking ramp.

HPC staff (1) approved the lighting fixtures with certain stipulations; (2) did not recommend approval for the seasonal vestibule because they feel it does not complement the historic attributes of the building; and (3) recommended approval of the equipment platform (<http://www.minneapolismn.gov/meetings/hpc/WCMSP-190428>). Nath stated that the vestibule is necessary in the winter to keep cold air from entering the building when patrons enter and exit.

Tamburino disclosed his office is in the building and saw the event space get built and thinks everything is looking great, and can understand why the vestibule is necessary. Then after entertaining questions,

Rajtar moved and McCrea seconded a motion to provide a letter of support for the Certificate of Appropriateness application for the lighting and equipment platform at the Exchange Night Club. Tamburino called for discussion.

Discussion ensued regarding the vestibule. Tamburino then amended the motion to state that the DMNA recommends the applicant work with the City to create a solution to the vestibule that keeps with the historic character of the building. Tamburino called for discussion. The motion passed.

Rock Hantge stated that she will prepare the letter of support and submit it to Lisa Steiner at the City.

VII. Consideration of the Consent Agenda

Sweet moved and McCrea seconded a motion to approve the Consent Agenda items that included the October 13th Board Meeting Minutes; the October 27th Board Meeting Minutes; and the Neighborhood / Finance Coordinator's staff report for October 2016 (Invoice 022). Tamburino called for discussion during which McCrea commented she created a form to receive feedback from the grant recipients that was to be sent out by the Outreach and Program Coordinator which never happened. Rock Hantge will follow up. Thereafter, the motion passed.

VIII. Financial Update

A. Consideration of the October Financials

McCrea advised there were no unusual items.

McCrea moved and Tamburino seconded a motion to approve the October Financials. Tamburino called for discussion. The motion passed.

B. Consideration of the 2016 Annual Meeting Budget / Expenses

McCrea moved and Tamburino seconded a motion to approve the 2016 Annual Meeting expenses. Tamburino called for discussion. The motion passed.

C. Consideration of the 2016 CPP Contract Budget Modification

Sweet moved and McCrea seconded a motion to approve the 2016 Annual Meeting expenses. Tamburino called for discussion. The motion passed.

D. Consideration of the 2017-2019 Community Participation Program Application and Budget

Tamburino moved and McCrea seconded a motion to approve the 2016 Annual Meeting expenses. Tamburino called for discussion. The motion passed.

IX. Old, New or Other Business

A. Strategic Planning Retreat. The Board discussed whether it wanted to have a strategic planning retreat in December. Rock Hantge provided information regarding Brigid Riley's costs for facilitating a session similar to what she did for the Board in December of 2015. The Board concluded that it would not have a strategic planning retreat in December, instead they will conduct a get-to-know-you meeting on the regularly scheduled Board meeting date of December 19th at Pam McCrea's residence. Prior to that meeting, Board members should send Tamburino a list of three to four items they feel should be priorities for the DMNA in 2017.

B. Land Use Committee. Manthey requested guidance from the Board regarding how it operates in 2017.

X. Downtown Partnerships Update

For a complete listing of the organizations and committees in which the DMNA is engaged, please reference the Outreach and Collaboration Chart prepared by Sweet included in the November 2016 Board materials on the DMNA's Website under Board Members Only.

XI. Adjournment

There being no further business,

Rajtar moved and Bernhardt seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 7:24 p.m.

Signed this _____ day of _____, 2017.

Chair

Secretary