

# **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Tuesday, January 16, 2018  
*Mill City Museum*  
710 South 2nd Street, 6th Floor ADM Room  
Minneapolis, MN 55415

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

Chair Joe Tamburino called the Board meeting to order at 5:48 p.m.

Other Board members in attendance were:

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

Staff member Christie Rock Hantge was also in attendance.

Guests in attendance included:

Dan Collison, East Town Business Partnership, Minneapolis Downtown Council  
Steve Fletcher, Ward 3 City Council Member  
Vanessa Haight, Elliot Park Neighborhood, Inc.  
Tom Novak, American Trio Lofts  
Lynn Regnier, Elliot Park Neighborhood, Inc.  
Bert Winkel, House of Charity  
David Zaffran, City of Minneapolis Ward 3 Office

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

*Tamburino moved and McCrea seconded a motion to amend the Board meeting agenda by moving board business or consent agenda immediately after consideration of the agenda. Tamburino called for discussion. The motion passed.*

## **III. Consideration of the Consent Agenda**

Treasurer Dianne Walsh advised she reviewed in detail the bank statement and other financial documents and found them to be in order.

*McCrea moved and Sweet seconded a motion to approve the consent agenda which included the Board meeting minutes dated November 20, 2017; the F2017 Budget vs. Actual for the period ending December 31, 2017; and the Neighborhood Coordinator / Finance Coordinator staff report for December 2017*

(Invoice #036), all of which was made available online for advance review. Tamburino called for discussion. The motion passed.

#### IV. Ward 3 Update

Tamburino welcomed newly elected Ward 3 Council Member Steve Fletcher (<http://www.minneapolismn.gov/ward3/index.htm>) and noted he has already been helpful on a major issue within the neighborhood, i.e., the proposed Zoning Code Text Amendment for Off-Premise Signs and Billboards. Fletcher then thanked the DMNA membership for its civic work, and for those who attended and brought a lot of positive energy and hopes for the next 4 years to the inaugural festivities held at City Hall and First Avenue. Then he advised in the first 2 weeks they accomplished a few momentous things:

- Voted on their organizational structure, i.e., officers, committee memberships, rules of order (<https://lims.minneapolismn.gov/Agenda/Council/352>).

As the Ward 3 representative, he thought hard about the committees he could serve on and have a real impact. Although he didn't get everything he wanted, he was appointed vice chair of Budget/Ways & Means (<http://www.ci.minneapolis.mn.us/council/committees/budget>), Public Safety & Emergency Management (<http://www.ci.minneapolis.mn.us/council/committees/PSEM>) which had its first agenda setting meeting today; a member of Economic Development & Regulatory Services (<http://www.ci.minneapolis.mn.us/council/committees/EDRS>) and Enterprise (<http://www.ci.minneapolis.mn.us/council/committees/ENT>); and an alternate on the Clean Energy Partnership (<https://mplscleanenergypartnership.org/>). There are a lot of other boards and commissions he has been asked to serve on, e.g., 2020 Partners, so there are a lot of ways in which his office will be able to interact with the community on a broad range of issues.

- Recruited two excellent staff members:
  - David Zaffran, Senior Policy Aide (<https://www.linkedin.com/in/davidzaffran>), who accompanied Fletcher this evening; and
  - Laura Dorle, Policy Associate (<https://www.linkedin.com/in/lauradorle>).

Fletcher advised his Ward has more neighborhood associations (i.e., 10) than any other and because of this he will not be unable to always attend all of their monthly Board meetings. Consequently, he and his staff have divided responsibility, e.g., Zaffran is covering all neighborhoods west of the river plus Nicollet Island East Bank, and they will do their best to attend when they can, especially if there is an item of particular importance for the DMNA.

Other matters he's been involved with include:

- Grain Belt Redevelopment RFP (<http://northeastdevelopment.com/>). He's working with Transportation & Public Works, the Sheridan Neighborhood Organization, and developers to preserve a parking lane and access to the businesses on the north side of Marshall Street NE to ensure no negative impact occurs during construction.

- As mentioned earlier, the proposed Zoning Code Text Amendment for Off-Premise Signs and Billboards that went before the DMNA LUC. Once he got into it (they learned a lot about this Downtown Billboard Opportunity Zone), heard the feedback and took it back to the City Council, he discovered no one wanted to own it so it is dead at this time. In his statement to the City Council he reminded everyone of the values in the Comp Plan is to reduce visual pollution rather than create it. They may go back and revisit the DBOZ to see if it makes sense, but on their timeline in a way that the community initiates versus as was done at the end of the last term.

Thereafter he entertained questions from the audience.

## **V. Pop Up Businesses in Vacant Ground/Skyway Levels in Downtown Minneapolis**

While distributing a two-sided information sheet which posed the issue, problem to tackle, work expected of the consulting team and deliverables, Dan Collison advised he's presenting this collaborative initiative on behalf of the East Town Business Partnership on which he serves as the Executive Director, and the Minneapolis Downtown Council on which he serves as the Director of Downtown Partnership. The big picture for why the McKnight Foundation is funding consulting services from the Carlson Consulting Enterprise (<https://carlsonschool.umn.edu/enterprise-programs/consulting-enterprise/carlson-consulting-enterprise-leadership>) and why he's personally interested in this pilot is the idea of stimulating economic development in the Downtown Sector.

As the underlying basis for this initiative, Collison then displayed a report given by Senior City Planner Aaron Hanauer in August 2017 before the Tactical Urbanism Advisory Committee (<http://www.minneapolisidid.com/tui>) on which Collison serves along with many downtown stakeholders who are focused on design solutions to improve downtown safety. Hanauer's report provided the study area and the rationale for improving the built environment and public spaces that people experience – i.e., space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafés, active and attractive commercial spaces, and other elements of active green and outdoor space – all of which would improve and enhance economic development activity in the downtown community.

Displaying the unattractive imagery of dead space, blank walls, surface parking and vehicle access points in downtown, Collison noted there are transformations taking place to improve the public spaces people experience, e.g., the Kraus-Anderson block, Ryan Companies new HQ at the Millwright Building, but because of the history and narrative of leasing and vacant storefronts in downtown, particularly in Elliot Park, the goal is to activate these vacant spaces with emerging, small and minority-owned businesses seeking long-term space. He is hoping to bring together nonprofits with resources (he has a crowd funding group that raises capital for emerging minority businesses), property owners and brokers to find the spaces where they can incubate businesses. The challenge is working with the property owners to reduce the cost of rent or figure out ways to subsidize rent. This is an inclusive process for those interested in participating. There will be an initial orientation session on Thursday, February 1st.

Thereafter, Collison entertained questions and received comments from the audience during which CM Fletcher commented this is something we have to do because when people talk about downtown safety it about eyes on the street, what it feels like to be down there and figuring out how to revitalize our streets is going to be critical and figuring out how to realign property owners' expectations in an open

economy with what's coming next. What's happening now is really creative people who are trying to start businesses are choosing pop up shops, food trucks and detaching their creativity from placemaking which is a real loss to the City. If we can get some nonprofit money to bridge the gap between expectations and reality until we can show what the new model looks like, it can be very promising and whatever he can do to support it is something he'll talk to people about.

## **VI. House of Charity Expansion Project NRP Funding Request**

After distributing a 3-document-package, Bert Winkel, Executive Director of the House of Charity, began by describing the plight of 84-year-old Terry (<http://www.houseofcharity.org/stories/rebuilding-life-humor-wit>) who is now striving at Ebenezer.

Then he relayed their mission, history, who they serve, the services they provide and the accessibility to services beyond those they provide that are within walking distance, the need for more affordable housing and the cost effectiveness of supportive housing.

Using the HOC Committee of the Whole Submittal dated October 2017, Winkel then described the site and floor plan of their T-shaped expansion project designed by MSR Architecture (<http://www.houseofcharity.org/expandinghope>). The new development will be erected on its current Food Centre site at 714 Park Avenue South, and the Finance and Commerce building site it purchased at 615 South 7th Street. The existing housing and services facility at 510 South 8th Street will remain as is. This project helps to fulfill the affordable housing and supportive services needs of the City.

Winkel advised for the housing portion of the project, they were awarded Low-Income Housing Tax Credits (LIHTC) from the city, state and county just around Halloween; however, for the 3-story service support building they are seeking additional funds through a capital campaign, and New Markets Tax Credit (NMTC) which have not been allocated yet from the federal government. To date, HOC has secured \$246,000 and is requesting \$50,000 in NRP funds from the DMNA for the service support building. Their goal is to have all funds in place by the fall in order to begin construction. The service support building will take approximately 12 months to complete and once everything is moved over, the apartment building will take another 12 months to complete.

Winkel then entertained questions and received comments from the audience, during which outgoing EPNI Executive Director Lynn Regnier advised they supported this project but were unable to provide any funding. Thrivent Financial awarded a grant and they have grant requests in to Ryan Companies, U.S. Bank, Wells Fargo and others who were waiting for HOC to receive its public funding. Thereafter,

*Hill moved and Bernhardt seconded a motion to take the project under advisement. Tamburino called for discussion. The motion passed.*

This project will be invited back at a date to be determined over the summer.

## **VII. Land Use Committee Report**

Frazell reported on the following projects presented at the December 5th and January 2nd LUC meetings:

- A. **800 Washington Avenue RFP.** Emily Stern, Senior Project Coordinator at Minneapolis CPED, advised Mortenson did not receive financing for their project and, as a result, the City has let the preferred developer rights expire for this site. Currently, they're updating the new Ward 3 CM on the site's history. The City intends to release a revamped RFP in early 2018, expect to receive proposals into the late spring, and expect to make a decision by the mid year. They will accept any proposal consistent with the zoning for the site. They are not planning to specify a requirement for owner-occupied housing.
- B. **New City of Minneapolis Consolidated Office Building.** The project team, comprised of Peter Brown, Consultant to the City, Mark Ruff, CFO and Director of the Finance and Property Services Department at the City of Minneapolis, and Alan Hillesland, Architect from MSR Design, gave an overview of the public engagement process, project background, design team, and project (<http://www.minneapolismn.gov/cped/officebuilding>).
- C. **Thrivent Financial Corporate Campus.** Kirsten Spreck, Vice President of Real Estate Development at TF, Kelly Stenzel, Real Estate Manager at TF, and Bill Blanski, Architect at HGA, gave an overview of the plans for their new corporate campus to be erected on their East Lot located immediately to the east of their current headquarters at 625 4th Avenue South (<http://www.startribune.com/thrivent-reveals-new-hq-other-development-on-downtown-minneapolis-block/476096793/>).
- D. **Proposal to Amend Regulation of Off-Premise Signs and Billboards.** Much time was spent on this matter at the January 2nd meeting, but it has since been resolved.
- E. **Randle's Restaurant and Bar Class B Liquor License Application.** Operations Director Jason Merritt presented an application to upgrade their interior premises liquor license from Class E to Class B. The sidewalk café and rooftop areas will remain Class E. Entertainment offered with the Class B license will include: DJ assisted music, and perhaps an occasional small musical ensemble/band consisting of no more than 4 or 5 members; they will also allow for customer dancing on the mezzanine level and in an area on the main level near the front windows. Randle's target market/demographic for live entertainment are the 24 to 55 year old patron.

The LUC recommended support for this application.

- F. **Land Use Committee Charter and Vision.** The January 5th meeting ended with a roundtable discussion regarding the purpose and responsibilities of the committee and, as a consequence, Frazell is working on a draft Charter for presentation and further discussion at the next LUC meeting. It was noted there are a lot of livability issues that impact the quality of life in downtown Minneapolis, only some of which are land use and, therefore, at some point may need to reenergize the livability committee.

The next LUC meeting has been scheduled for Tuesday, February 12, 2018.

- VIII. **Ryan Companies Next Downtown East Development.** Carl Runck, Director of Real Estate Development at Ryan Companies (<https://www.ryancompanies.com/person/carl-runck>), introduced himself, the history of their involvement in the district, and a concept plan for a 100% owner-occupied residential project they are working on to be erected on a surface parking lot between River Parkway Place at 1101 West River Parkway (<http://www.riverparkwayplace.com/>

[Home.axis](#)) and the American Red Cross at 1201 West River Parkway, both of which will remain as is (<https://www.ryancompanies.com/news/timeless-new-high-rise-riverfront-condominium-planned-minneapolis-0>). It will be considered a landmark project for the Downtown East neighborhood and the city. Runck will return in the next couple months with an actual concept for the site.

Runck then entertained questions and received comments from the audience, during which Tamburino advised Runck had reached out to him last fall regarding this project and he in turn involved Frazell. Although they don't know all the details, from what was described both believe it would be a really nice quality project.

## **IX. Chair's Report**

Tamburino thanked everyone who worked diligently on the billboard issue and advised working in partnership with CM Fletcher and other downtown neighborhood groups helped successfully stop the proposal from moving forward.

Regarding the Ryan Companies project just presented, he thinks it's great that developers are coming to the DMNA early on; it's a credit to the LUC and all the work it does.

## **X. DMNA Board Work Session Follow-up**

After McCrea gave an overview of the Community Engagement Plan for 2018-2019 developed from the Board work session held on Tuesday, December 12th (in lieu of the monthly Board meeting scheduled on Monday December 18th), members provided an update on the following prioritized Outreach and Engagement strategies:

- A. Community Survey.** Walsh presented her plans for a community survey. She has received examples of other neighborhood surveys from Rock Hantge. Although Walsh will be out of town for the next 2 months, she will work on the survey questions in the meantime. The plan is to get the survey out to the public within 60 to 90 days. Bernhardt volunteered to work with Walsh on the survey.
- B. Residential Building Forums.** Frazell presented his plans for community forums in targeted residential buildings in Downtown East and Downtown West. He is hoping to conduct four over the next 12 months. Nordgaard volunteered to work with Frazell on this project.
- C. Topic-Specific Forums.** Tamburino presented his ideas for topic-specific community forums, i.e., property taxes, affordable housing and crime and safety. He will provide an update and outline at the next Board meeting and will then seek volunteers to help.
- D. Meeting with Homeowners Associations.** McCrea provided an update on her plans to host a meeting with representatives from each of the Homeowners Associations in Downtown East and Downtown West. Walsh and Tamburino volunteered to work with McCrea on this meeting.

**XI. DMNA Outreach and Collaboration**

Tamburino reminded the Board about the Washington Avenue Cleanup joint event with the North Loop Neighborhood Association on Saturday, January 27th, 10:00 a.m.-12:00 p.m. They are to meet at Whole Foods at 222 Hennepin to pick up gloves and garbage bags. He encouraged members to help spread the word to neighbors.

Sweet then sought support for Board members to be able to attend the Minneapolis Downtown Council's 62nd annual meeting on Monday, February 12th at the Hilton Minneapolis. Those interested in attending included Hill, McCrea, Rajtar and Sweet. Rock Hantge will make their reservations.

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 January 2018 Board materials on the DMNA's Website.

**XII. Adjournment**

*Frazell moved and Sweet seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 7:25 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary