

## **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Monday, September 17, 2018

*Mill City Museum Mill Ruins Building*

710 South 2nd Street, 6th Floor ADM Room

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

Chair Joe Tamburino called the Board meeting to order at 5:50 p.m.

Other Board members in attendance were:

Jennifer Bernhardt  
Kevin Frazell  
Stephanie Hill  
Tomek Rajtar  
Joey Senkyr  
Carletta Sweet, Secretary

Staff member Christie Rock Hantge was also present.

Board members Pam McCrea, Vice Chair, and Dianne Walsh, Treasurer, were absent.

Guests in attendance included:

Bobby Joe Champion, Minnesota Senate District 59  
Nick Cichowicz, Neighborhood Community Engagement Commission  
Inspector Eddie Frizell, Minneapolis Police Department  
Steve Fletcher, City Council Ward 3  
Steven Gallagher, Neighborhood and Community Relations  
Tom Novak, American Trio Lofts  
Michael Rainville, Saint Anthony West Neighborhood Organization  
Dale White, RiverWest resident

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

*Frazell moved and Sweet seconded a motion to approve the Board meeting agenda as submitted.*

*Tamburino called for discussion. The motion passed.*

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

In the absence of Dianne Walsh, Tamburino reviewed the financial documents and found no issues.

*Rajtar moved and Sweet seconded a motion to approve the consent agenda which included the Board meeting minutes dated August 20, 2018; the F2018 Budget vs. Actual for the periods ending August 31, 2018; the Neighborhood Coordinator / Finance Coordinator staff reports for August 2018 (Invoice #044), all of which was made available online for advance review. Tamburino called for discussion. The motion passed.*

### **IV. Senate District 59 Update**

Senator Bobby Joe Champion explained Ward 3 west of the Mississippi River is included in his district

(<https://www.gis.leg.mn/pdf/leg2012/senate/59.pdf>). To remain in touch with his constituency he attends as many association meetings as possible – he will be heading to the Northside Residents Redevelopment Council (<http://nrrc.org/>) later this evening – and disseminates his 2018 Capitol Reports (copies of which were distributed in the instant meeting). Champion noted not included in his Capital Report was information about the Crown Hydro project (<http://www.startribune.com/regulators-pull-money-from-controversial-downtown-minneapolis-riverfront-power-project/491067881/>), but assured the Board that he and Senator Kari Dziedzic of District 60 (<https://www.gis.leg.mn/pdf/leg2012/senate/60.pdf>) are doing everything in lockstep to put the brakes on this project.

Although this is a nonelection year for him, in order to remain in contact with all who live here, he recently completed door knocking in Downtown East/West, North Loop, and portions of Elliot Park.

While responding to questions from the Board, he advised he helped secure \$1 million for the Stone Arch Bridge (<http://www.mndaily.com/article/2018/05/n-dayton-approves-funding-for-stone-arch-bridge-to-delay-closure>) and \$15 million for the Upper Harbor Terminal (<http://upperharbormpls.com/2018/06/01/state-funding-approved-upper-harbor-terminal/> and <http://www.journalmpls.com/news/parks/2018/06/upper-harbor-terminal-riverfront-parks-get-state-funding/>).

For more information about the Senator, the committees on which he serves, and his legislative history, visit [http://www.senate.mn/members/member\\_bio.php?mem\\_id=1212](http://www.senate.mn/members/member_bio.php?mem_id=1212).

## **V. Police Safety Center at Vicinity**

Tamburino advised when the Board last met there were questions about how the PSC would be funded, the lease agreement, and cost of utilities. Subsequently, he spoke again with Sherman Associates and they reiterated, as reflected in the User Agreement / Lease previously distributed, they would charge an annual lease rate of \$1 and a monthly rate for all utilities of \$50 with SA covering any amount above.

Besides the PSC in Northeast, there is one in Cedar Riverside. As in the case in Northeast, the one at the Vicinity will be manned by one officer for one shift in a 24-hour period; whereas the one in CR is manned by two officers on two separate shifts.

Michael Rainville from the Saint Anthony West Neighborhood (<http://stawno.org/about/board/>), advised when the corners of East Hennepin and University Avenues were developed 18 years ago, he and a couple residents in the neighborhood sat down with developers asking them to entertain the idea of having a “police safety center” because the beat cops had no place out of which to work. Subsequently, a small space was established, the neighborhood association paid to furnish it, worked out the utilities with the developer, and raised funds for beat cops during the day and evenings Thursdays-Saturdays via a buyback.

It has now been 17 years under this model; an incredible transformative way of public safety in which they have formed genuine relationships with the 2nd Precinct officers. Rainville explained when he met Tamburino and his predecessors, he brought them over to look and talk with the merchants to understand how having this old fashioned relationship in a modern setting has made this model so successful; if he were mayor there would be 20 PSCs throughout the city. It’s the personal relationship with public safety that will make this model work and he encouraged the Board to work towards such a relationship.

Inspector Eddie Frizell advised we’re seeing a paradigm shift in the 1st Precinct. He gave a brief overview of his history with the MPD and in the 1st Precinct since he joined in 1993

(<https://www.insidempd.com/command-staff/>) and remembered when he was a young officer patrolling Hennepin Avenue, which was considered the worst shift because there was nothing there. They rolled up the sidewalks and the only thing seen coming down Hennepin Avenue after 10 o'clock were tumbleweeds. Then the area started developing into an entertainment district, such as what you see happening in the Warehouse District and it has become one of the highlights of the downtown area.

Fast forward, in the last 5 years over 47,000 people have moved downtown and it is no longer just the centerpiece for bars and restaurants and different entertainment venues; it is a residential district and thus a paradigm shift toward public safety interests.

And the same paradigm shift is happening in Downtown East where residents have public safety interests. Having a PSC will give residents the ability to know beat officers by their first name, and to file reports by simply walking across the street. Frizell's litmus test for policing throughout downtown is whether residents and businesses know their police officer by name. He relayed how beloved recently retired MPD Officer Elliot Wong was by the residents and businesses in the lower Northeast area for whom he worked over 15 years; he drove a van on which the community placed his photo. It was a back- to-the-future relationship building; in the 30s-50s, almost all the neighborhood kids and adults knew who were the neighborhood cops and this gave them a sense of safety.

Will it be cost prohibitive? They way the PSC was described to him, it will be an outstanding model on which to build others within the 1st Precinct, and he is pledging to ensure the personnel resources are available to walk the beat, get to know the residents and businesses, and build upon that relationship across the 1st Precinct.

Rainville and Frizell then entertained questions from the Board, after which Rainville invited all his neighbors on the west bank of the river, once the ribbon is cut for the PSC at the Vicinity, to walk across the Stone Arch Bridge and meet his neighbors from the east bank of the river in the middle for a celebration of public safety.

Tamburino added Rock Hantge conferred with Robert Cooper from CPED Development Finance to determine whether the DMNA could hold the lease for the \$1 annually and if so to have a separate group to conduct the fundraising. As long as the DMNA could hold the lease, Tamburino would then get all the businesses involved to conduct fundraising because the PSC would cost \$6,000-\$8,000 to fully equip it and he's prepared to give a substantial donation.

Tamburino asked the Board to think over all the information received about the PSC and to forward their comments. Stephanie Hill promptly expressed concerns over being in the middle of insurance and liabilities issues between the property owner and the MPD.

Steven Gallagher, the new Policy Specialist with NCR (<http://www.minneapolismn.gov/ncr/staff>), and former Executive Director for Stevens Square Community Organization (<http://stevenssquare.org/message-from-our-executive-director/>) advised SSCO had a police substation where they dealt with the leases themselves and they chose to have a rider policy on their \$1 million general protection and liability insurance for \$150 annually. The benefits by far outweighed the detriments and at that time Frizell was the Inspector for the 5th Precinct and he helped to facilitate the engagement. Tamburino will connect with Gallagher for a more in-depth discussion about the insurance.

## **VI. Ward 3 Update**

Council Member Steve Fletcher stated a lot of what's going on is an extension of what he discussed previously:

- He is writing an ordinance that expands the role of the Minneapolis Fire Department because in practice its mission has been creeping for a long time. Read *Fire Department Announces Mobile Integrated Healthcare Pilot* at [https://content.govdelivery.com/accounts/MPLS/bulletins/2106aec#link\\_1538088997463](https://content.govdelivery.com/accounts/MPLS/bulletins/2106aec#link_1538088997463).
- The Budget Committee is meeting regularly to work on the proposed changes in Mayor Jacob Frey's proposed 2019 budget.
- The 11th Avenue bikeway reconfiguration has begun. He's excited about the protected intersection that's being built; it is an innovative approach to make that intersection safe. Once it's complete he would like to receive feedback on this new design.

Thereafter, Fletcher entertained questions from the Board.

## **VII. Neighborhood Community Engagement Commission / Neighborhood and Community Relations**

Nick Cichowicz, NCEC Chair and Commissioner for District 5 (<http://www.ci.minneapolis.mn.us/www/groups/public/@ncr/documents/maps/wcmsp-207729.pdf>), reminded the Board at its March 2018 meeting, he provided an overview of the Neighborhoods 2020 Roadmap, a document they had been working on over the past several years to develop a brand new neighborhood system by 2020. Subsequently, the NCEC recommended to the NCR to develop three Work Groups that will play a vital role in shaping the future of neighborhood programming and funding, governance and engagement policies: (1) Program Guidelines, Funding and Implementation; (2) Governance Advisory Structure for Neighborhood and Community Engagement; and (3) Citywide Community Engagement Policy. These Work Groups began meeting in August and will likely continue through the end of the year diving into all the information received from neighborhoods over the past couple years.

Cichowicz serves on Work Group 2 and what he enjoys about being on the NCEC for the past 4 years and as the former Board member and Chair of the DMNA, are the open discussions and connections to those who care about their community. As they move forward, there will be one recommendation from each Work Group with the goal of bringing all three together forming a single recommendation on what neighborhoods will look like beyond 2020 which will ultimately work its way back to the City Council for approval. He encouraged the Board to read any updates on the discussions held at the Work Group level (<http://www.minneapolis.gov/ncr/2020>).

They haven't any idea what's going to happen next with the NCEC. This has been a great experience for Cichowicz and he'll be finishing his term in June 2019. Therefore, he's advocating for individuals to step up and be a part of the NCEC or whatever comes next, especially those who understand neighborhoods and care about transparency. He believes there's a need for an overarching body that helps all the neighborhoods coordinate together and share best practices which this current advisory commission can be, but we can do better to include more voices, one of the goals he's had.

At the end of the term that ended in June 2018, they came up with a recommendation about what future neighborhoods should look like that he shared with Rock Hantge; it's one of the tools the Work Groups can use as a reference and it was important during last year's term they have an end product, based upon community outreach, of what comes next.

Then Steven Gallagher, who had introduced himself earlier in the meeting, announced there will be a Neighborhoods 2020 Citywide Engagement process in mid October, and they anticipate the report from the Work Groups to be presented before the City Council in January 2019.

Then he distributed the NCR's Board Diversity Survey to obtain a snapshot of the level of community engagement within the neighborhoods.

## VIII. Land Use Committee Report

Frazell reported on the following projects presented at the September 4th LUC meeting and, stemming therefrom, the recommended letters of support:

- A. Garden Communities at 240 Park Avenue.** This project was presented to the LUC by the BKV Group on two occasions: August 6th and September 4th. The plan calls for a 17-story tower at the corner of Park and Washington Avenues and includes 201 market-rate apartments with 5,000 square feet of retail on Washington Avenue. There will also be a 6-level parking garage, 5 of which are above ground (<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmssp-214023.pdf>).

This is probably one of the more controversial issues the LUC has dealt with primarily because of its impact on American Trio Lofts and People Serving People. The letter of support provided by the LUC is strictly for the preliminary concept, not the details, as they were agreed with the neighbors that the parking podium needed some work and some other issues need to be addressed. But after a lengthy discussion with the developer, the LUC was comfortable with the idea this development broadly meets the zoning criteria for this part of the city, a taller but more narrow silhouette may serve the neighborhood better in terms of view, and in Minneapolis 2040 the site will be in the Transit 30 zone which calls for buildings up to 30 stories.

During the instant meeting,

*Tamburino moved and Frazell seconded a motion to amend the LOS to oppose the variance to reduce the west interior side yard setback from 10 feet to 0 feet, and ask the Planning Commission to deny the request. Tamburino called for discussion. The motion passed (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-Garden-Communities-240-Park-Avenue-REVISED2.pdf>).*

- B. 8th Street Apartments Mixed-Use Project.** This project was presented to the LUC by Jaci Bell, Director of Development at Kraus-Anderson, and Burt Coffin, Vice President and Partner at ESG Architecture & Design who reviewed the architectural and site plans for the project. This is a two-phase project: Phase 1 will be a slab on grade, 3,500 square foot Wells Fargo Bank at the corner of 8th Street and Portland Avenue, plus 2,000 square feet of retail directly to the south along Portland Avenue; and Phase 2 will involve the razing of the existing bank and construction of a 16-story, approximately 350-unit apartment building east of the bank along 8th Street (<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmssp-214021.pdf>).

Because the LUC thought this was a classy development, has unique Juliet balconies, and the Wells Fargo Bank is integrated well into the first level, a LOS was recommended without qualifications.

In the instant meeting,

*Senkyr moved and Frazell seconded a motion to amend the LOS by adding a sentence requesting they work with Metro Transit to ensure the entrance off 8th Street for the drive-through ATM does not compromise the integrity of the future D Line Bus Rapid Transit project (<https://www.metrotransit.org/d-line-project>). Tamburino called for discussion. The motion passed (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-Garden-Communities-240-Park-Avenue-REVISED2.pdf>).*

[content/uploads/2018/09/DMNA-Board-letter-of-support-Kraus-Anderson-8th-and-Portland-Wells-Fargo-site-REVISED1.pdf](#)).

- C. 240 and 258 Hennepin Avenue.** This 20-story mixed-use project was presented to the LUC by Rick Filler from Harlem Irving, and Dan Pellinen and Evan Jacobson from Tushie Montgomery Architects, on two occasions; August 6th and September 4th.

The preliminary concept plan calls for interlocking twin towers with 350 apartments and up to 20,000 square feet of ground-floor retail. The towers will be 18 to 20 stories high and sit on a podium-style building that will be fully devoted to retail, with frontage on both streets. There will be a 26,000-square-foot amenity deck for apartment residents on top. The developer hopes to attract an anchor retail tenant to occupy about 10,000 to 12,000 square feet, and will have another space of about the same size to divvy up between smaller retail users. Jacobson assured the committee the renderings were preliminary and that they would be back to a future meeting with a more refined and detailed proposal.

The LUC also thought this was a nice development; its design is unique in that it recognizes and respects the historic warehouse district to the west and newer glass and metal structures to the east. Therefore, it recommended a LOS for the preliminary concept plan for 240 and 258 Hennepin Avenue (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-Harlem-Irving-240-and-258-Hennepin-Avenue.pdf>).

*Frazell moved and Sweet seconded a motion to approve the above-mentioned letters of support. Tamburino called for discussion. The motion passed.*

#### **D. Other Projects**

- 1. 240 Portland Avenue.** Received an update on this 22-story market rate and 6-story affordable, mixed-use project from Sherman Associates (<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmssp-214024.pdf>), but due to its preliminary status, they were not seeking a letter of support.
- 2. 501 South 7th Street.** Received a presentation on this 6-story, mixed-use project by DJR Architecture (<http://www.startribune.com/thrivent-plans-to-sell-last-lot-for-development-in-downtown-minneapolis/487924441/>). The LUC provided feedback on the features they considered out of scale and visually unappealing and asked the developer to address their issues.

The LUC is working hard on getting better organized. Randy Manthey and Tom Schmid have provided a checklist of items they should pay attention to on developments, and are helping develop a list of public realm amenities to reference when approached by developers.

Lastly, they will be paying close attention to both the current and next draft of Minneapolis 2040 (<https://minneapolis2040.com/>) to understand its implications.

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

Tamburino thanked the Board for allowing Inspector Frizell and Michael Rainville to brief them on the

Public Safety Center. He'll follow up with Steven Gallagher to learn more about how it was done in Stevens Square. Then he reported on the following.

- A. Litter Be Gone Washington Avenue Cleanup.** This is taking place on Saturday, October 13th, 10 a.m. -12 p.m. and is a joint event with the North Loop Neighborhood Association in conjunction with the Alliance for Sustainability's Litter Be Gone Week. Meet at Whole Foods on Hennepin Avenue at 10 a.m. to pick up gloves and garbage bags
- B. 2018 Annual Meeting.** This is taking place on Monday, October 15th, 6:00-9:00 p.m. at Open Book. Tamburino, McCrea and Walsh met with Peter Zenner about the Land Use Committee's highlights of the year video and Tamburino will meet with him again this Wednesday morning. Zenner's services will cost \$1,500.

Although candidates have been solicited, Rock Hantge has not yet received any applicants. Bernhardt will not seek reelection, but Rajtar and Senkyr will.

**X. DMNA Outreach and Collaboration**

- A. 2018 Community Engagement Survey.** There have been over 250 responses to the survey collected to date. Walsh will work with Rock Hantge to prepare a summary report for the annual meeting.
- B. Outreach Meetings in Residential Buildings.** Frazell and Senkyr have scheduled a meeting at The Crossings tomorrow, September 18th at 6 p.m.; and McCrea and Tamburino have scheduled a meeting at Bridgewater Lofts with HOA members and Residential Building Managers on Wednesday, September 26th. Additional surveys will be made available for distribution.

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 September 2018 Board materials on the DMNA's website.

**XI. Adjournment**

There being no further business,

*Sweet moved and Frazell seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 7:30 p.m.*

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary