

## **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Monday, October 15, 2018

*Open Book*

1011 Washington Avenue South, 2nd Floor Performance Hall

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

Chair Joe Tamburino called the Board meeting to order at 5:05 p.m.

Other Board members in attendance were:

Jennifer Bernhardt  
Kevin Frazell  
Stephan Hill  
Pam McCrea, Vice Chair  
Tomek Rajtar  
Joey Senkyr  
Carletta Sweet, Secretary  
Dianne Walsh, Treasurer

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Max Erickson, Bridgewater Lofts  
Dale White, RiverWest Condominium

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

*Frazell moved and McCrea seconded a motion to approve the Board meeting agenda as submitted. Tamburino called for discussion. The motion passed.*

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

Dianne Walsh reviewed the financial documents and found no issues.

*Sweet moved and McCrea seconded a motion to approve the consent agenda which included the Board meeting minutes dated September 17, 2018; the F2018 Budget vs. Actual for the period ending September 30, 2018; the Neighborhood Coordinator / Finance Coordinator staff report for September 2018 (Invoice #045), all of which was made available online for advance review. Tamburino called for discussion. The motion passed.*

### **IV. Land Use Committee Report**

Frazell reported on the following projects presented at the October 2nd LUC meeting and, stemming therefrom, the recommended letters of support:

- A. 501 11th Avenue South.** Robert Dew, president of LS Black Contractors and Varun Kharbanda, owner of Timeshare Systems, Inc., presented the Conditional Use Permit (CUP) and Variance to convert the former right of way located at the southeast corner of South 5th Street and 11th Avenue South to accessory surface parking for the 511 Building. This currently vacant small parcel

of land resulted from the rerouting of South 5th Street to accommodate the construction of U.S. Bank Stadium. Timeshare Systems purchased it from the City of Minneapolis in 2017 with the intent to provide additional parking – 2 ADA (Americans with Disabilities Act) and 28 standard stalls – for its tenants. Because of its size and “infestation” of underground utilities, it has no opportunity for development of any other type. The CUP is required for the parking lot and the variance is required because it would exceed the 20-stall surface parking limit.

The LUC recommended providing a letter of support for the CUP and the Variance applications with the understanding Timeshare Systems would update its landscaping plan to reflect the current plan and be willing to plant canopy trees along the perimeter of both the existing and new parking areas. This would greatly enhance the visual field presented to pedestrians and cyclists using the recently opened Samatar Crossing, which connects the Cedar-Riverside neighborhood to downtown Minneapolis. The downtown end of the crossing terminates at 11th Avenue South with the back of U.S. Bank Stadium straight ahead and the blank wall of the Elliot Park Substation to the north; a lush tree canopy and landscape area to the south would soften the visual field and provide a more welcoming approach to downtown. The committee thus believes this project presents an important greening opportunity, as promoted in Policies 13 and 14 of the Minneapolis 2040 Comprehensive Plan.

Frazell noted that both LUC members Randy Manthey and Tom Schmid are at the Planning Commission meeting (<http://www.minneapolismn.gov/meetings/planning/WCMSP-214630>) championing the LUC’s position.

- B. 820 Marquette Avenue South.** Ying Alvarez, co-owner of Hibachi Daruma Food Truck specializing in Japanese cuisine, presented the application for a Sidewalk Café license. Alvarez currently operates a food truck business and, due to the strong customer base she has built in downtown Minneapolis, after 6 years of operation is ready to open a bricks and mortar restaurant in the former Bombay Bistro location (<http://hibachidarumamn.com/truck-location/>). The café menu will replicate the current menu from the food truck and will target the lunch and weekend crowds who wish to stop in and get food quickly.

The interior space is around 2,000 square feet, and would seat 48 people and the sidewalk café would be set-up similarly to how Bombay Bistro used it, with four small tables that would seat eight.

The LUC recommended providing a letter of support for the Sidewalk Café application.

- C. 240- 258 Hennepin Avenue (aka 240 Hennepin Tower).** Rick Filler, President and COO for The Harlem Irving Companies, along with Dan Pellinen and Evan Jacobson from Tushie Montgomery Architects, have met with the LUC on three occasions: August 6th, September 4th, and again on October 2nd. The LUC provided a letter of support for HIC’s preliminary concept plan at their September 4th meeting. The developer came back on October 2nd to review feedback it received from the Committee of the Whole and present an updated design.

The plan continues to call for a 20-story residential building with 355 residential units and nearly 21,000 square feet of commercial space. The developer has revised their parking ramp design to

include only two levels of underground parking, because soil borings revealed contamination. The LUC very much appreciates how the building design respects the historical qualities of the Warehouse District, but embraces the modern character of the Central Business District.

The LUC recommended providing an updated letter of support for the 240 Hennepin Avenue Tower project, but requested the public realm improvements meet or exceed the guidelines established by the City's *Pathways to Places* plan, meet or exceed the requirements for both the Hennepin Avenue and Washington Avenue Reconstruction projects, and to provide an onsite dog relief area.

**D. Environmental Response Fund (ERF) Grant Application.** Frazell advised this request for a letter of support for the City's application on Sherman Associates' behalf to Hennepin County's Environmental Response Fund (<https://www.hennepin.us/business/property/environmental-response-fund>) came in today from Sherman Associates related to their mixed-use project at Portland and Washington Avenues (<https://www.sherman-associates.com/uncategorized/see-shermans-125-million-plan-for-washington-ave-site/>) which was presented to the LUC twice and at each no letter of support was sought.

Frazell followed up with SA today asking whether the DMNA could provide a letter of support for just the ERF grant application to which SA agreed.

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

Lastly, Tamburino encouraged Board members to attend the public hearing on the Minneapolis 2040 Comprehensive Plan before the Planning Commission on October 29th, 4:30 p.m., at City Hall (<http://www.minneapolismn.gov/meetings/planning/WCMSP-214880>).

## V. Chair's Report

Summarizing 2018, Tamburino listed the following activities in which he was engaged on behalf of the DMNA:

- **Minneapolis 2040 Comprehensive Plan**  
He's attended a meeting with the MDC, one in Northeast and one in Phillips neighborhood
- **Neighborhood Alliance with the 1st Precinct**  
They meet monthly to discuss safety concerns within downtown
- **Hennepin Avenue Safety Committee**
- **Hennepin Avenue Stakeholders Committee**  
This takes up a lot of time and they receive community input and make recommendations on how HA is going to look. His big concern is lighting and greening, while others are focused on transit stops and curb cutouts.

**VI. DMNA Outreach and Collaboration**

- **Outreach and Engagement.** McCrea expressed pride over this group’s accomplishments stemming from the strategic planning session’s goal to conduct community outreach via meetings in buildings, with building managers and board presidents, and through surveys. It required a lot of work and she believes they accomplished it well. She will provide notes she’s taken from these outreach meetings and the issues that were raised.

Walsh advised the survey results will be recorded that evening and made available online for the Board including outreach volunteers. Then she gave a summary of the survey results which she will cover in greater detail at the annual meeting immediately following.

- **Other Updates.** 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 October 2018 Board materials on the DMNA’s website.

**VII. Adjournment**

There being no further business,

*McCrea moved and Bernhardt seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 5:45 p.m.*

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary