

## **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Monday, December 11, 2018  
*Mill City Museum Mill Ruins Building*  
710 South 2nd Street, 6th Floor ADM Conference Room

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

Due to Board Chair Joe Tamburino running a little late, Vice Chair Pam McCrea called the meeting to order at 5:34 p.m.

Other Board members in attendance were:

Max Erickson  
Kevin Frazell  
Tomek Rajtar  
Carletta Sweet, Secretary  
Joe Tamburino, Chair (who arrived later during the meeting)  
Dianne Walsh, Treasurer

Staff member Christie Rock Hantge was also present.

Board members absent Stephanie Hill and Joey Senkyr were absent.

Guests in attendance included:

Dan Collison, NūLoop Partners  
Bob Cooper, CPED Development Finance  
Bob Walsh, Bridgewater Lofts  
Dale White, RiverWest Condominium

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

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

### **III. NūLoop Partners Presentation**

Dan Collison, Executive Director for NūLoop Partners, advised he served for a year on the DMNA Board and that he arrived in downtown a decade ago to serve as the Lead Pastor of First Covenant Church located on the border of Elliot Park and Downtown East. As time went on he served as a civic leader for the business community, first for the East Town Business Partnership, then for the Minneapolis Downtown Council, and most recently for NūLoop Partners. Having lived at the Phoenix on the River for 5 years, his world is downtown centric and he's passionate and an advocate for all things downtown.

McCrea noted, as part of her affordable housing initiative when she talks about people who work downtown that can't afford to live downtown, she tells the story of Collison, his wife and children renting at the Phoenix. She met him one day on the street and was told he was moving out of the city because he couldn't afford on a pastor's salary to buy and live in downtown Minneapolis but hoped to return one day. McCrea added, so whenever we have developers boast about a 500 square foot affordable housing unit, she knows that's for one person not a family. Collison continued by advising his family moved to South Minneapolis and are scheming to return downtown.

While referencing the packet he distributed, Collison described the boundaries of NūLoop Partners, its history, the public-private organizations that comprise its membership, and the rationale for rebranding itself from 2020 Partners. He also discussed how 2 years ago they began to organize the work which is largely land use advocacy. They continue to seek support from the DMNA because they

pay close attention to its priorities, residential experiences, public spaces, and connections to places where a lot of people go and bring economic vitality to downtown.

Each year goals are established and for 2018-2019 they are focusing on the spaces around North 5th Street and adjacencies, Lyndale Farmers Market, Royalston Station-Southwest LRT, and Access-Parking-Safety.

NūLoop Partners has been advocating for 15 years to create a northern edge to the DMNA and the downtown residents are gaining a huge value in the public realm enhancements, additional retail nodes via Washington Avenue, and helping residents and businesses solve public access, parking, and safety.

During Q&A, Collison explained the ABC Ramps Re-envisioning project to reduce single-occupancy vehicle (SOV) travel into downtown Minneapolis and promote high occupancy vehicle (HOV) travel via buses, carpool or transit. Approximately 18 months ago MnDOT hired the University of Minnesota to conduct research to figure out how to turn this trend around, the results for which were shared at a symposium on August 6, 2018 (<https://www.hhh.umn.edu/event/parking-and-mode-shift-minneapolis-abc-ramps>; <http://www.cts.umn.edu/publications/catalyst/2018/september/abc>).

*Tamburino moved and McCrea seconded a motion to approve the DMNA's membership with NūLoop Partners; \$1,000 for 2018 and \$1,000 for 2019. Tamburino called for discussion. The motion passed.*

Sweet then thanked the Board profusely for its continued support of NūLoop Partners and advised for more in-depth information about NūLoop's activities, read the minutes from the membership meetings at <https://www.the2020partners.com/minutes-agendas/>.

#### **IV. DMNA's Contribution to YouthLink**

Staff member Christie Rock Hantge explained YouthLink is seeking to make changes to the City contract for NRP funds that the DMNA contributed to the organization back in 2016. A previous DMNA Board contributed \$85,000 to YouthLink for staffing related to the new Welcome Center; \$55,000 for case management and \$30,000 for street outreach. The DMNA Board also allocated an additional \$85,000 for the same two positions again in 2019 under the condition that YouthLink raise the funds on its own to pay for the positions in 2018.

Hantge introduced Bob Cooper from CPED Development Finance who further explained he received communication from YouthLink's Executive Director Heather Huseby in March of 2018 seeking a change to the contract. She had explained that due to delays in the construction and opening of the new Welcome Center in 2017, YouthLink was not able to fully fund the street outreach position. They fulfilled the requirements for the case management position and could submit reimbursement for it, but not the street outreach position. Huseby was seeking to find out if they could direct the funds to other positions related to the Welcome Center and submit reimbursement for the full \$85,000. Cooper advised Huseby any changes to the contract would need to be approved by the DMNA Board. She did indicate they had raised the \$85,000 in matching dollars for 2018.

Hantge reached out to Huseby in April 2018, but did not receive a response. Hantge also inquired again in May about Huseby making the presentation / request at the June board meeting, which was taking place at the new YouthLink Welcome Center. She received no response from Huseby regarding this suggestion.

Huseby reached out to Cooper and Hantge in November of 2018 with a similar request to make changes to the 2017 contract. This time, however, she asked to extend the time of performance on the contract to allow YouthLink the ability to get reimbursed for the \$30,000 for street outreach that was supposed to be spent in 2017 in 2018 (and possibly beyond). She also expressed an interest in the

possibility of changing the use of the street outreach funds to include procedural justice and implicit bias training to more effectively interact with our community downtown, including interactions with law enforcement, youth, etc. Hantge stated the DMNA Board would have to approve any changes to the contract. She invited Huseby to the January 2019 board meeting to make the request.

Cooper reviewed the options the DMNA Board has at this point. The DMNA could choose to reimburse YouthLink for only a portion of the 2017 dollars (case management); extend the time of performance on the contract to allow for the reimbursement of street outreach work that took place in 2018; or adjust the contract language to expand the use of street outreach funds to include procedural justice and implicit bias training.

## **V. Land Use Committee Report**

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

- A. 313 1st Avenue North.** Owner Greg Urban was back to provide additional information on the liquor license for Wild Grey's Saloon. First, the class of liquor license application has changed from Class A to Class B. The City is updating their liquor license classes of entertainment as of January 1, 2019, and recommended he submit a Class B application to coincide with the changes. Class A and Class B are essentially collapsing into one category of entertainment, which includes live music and patron dancing. Second, Urban stated he is also seeking to host 18+ nights on Thursday nights and for other special events.

The LUC had a lengthy discussion regarding the 18+ nights. Several members expressed concern about how adding younger people into the mix on the street after bar closing might impact crime and safety. Urban stated that his customers are different than those who attend the other night clubs in downtown Minneapolis and does not anticipate them causing or contributing to problems on the street. He expressed concern he is being treated differently by the City than some of the other clubs that are allowed to have 18+ nights. He assured the LUC he takes crime and safety seriously and will work collaboratively with the Minneapolis Police Department to ensure WGS is not a source of problems for the downtown community.

The LUC ultimately recommended approval of the Class B liquor license application for Wild Greg's Saloon and supported his request to have 18+ nights on Thursday nights and for other special events. The LUC reemphasized it is imperative he get involved with the new crime and safety collaboration between the City, neighborhood and business associations working to find creative ways to address the bar-close chaos.

*McCrea moved and Walsh seconded a motion to support the LUC's recommendation. Tamburino called for discussion. The motion passed.*

- B. 213-215 South 9th Street.** Property owner Dave Gonyea presented his application for demolition of the Oakland Apartments. His family has owned the 22-unit apartment building since 1962 and a fire severely damaged the building on October 9, 2016. The City officially condemned the building in December of 2016, and ordered the building razed as a nuisance property in February of 2017. Gonyea explained when the building contractor applied for the demolition permit, the City identified the building as an historic resource due to its association with the architect Harry Wild Jones. As a result, he needs to go through some additional steps to prove that demolition is necessary.

Gonyea has tried to sell the property for the current tax value of the land, but several purchase agreements have fallen apart. The current economic value of the building is \$0, but the taxes on the land are \$12,000. When asked about the cost to rehabilitate the property, he explained that

amount has not been fully determined. He did note that the insurance company paid \$550,000 for the full value of the building, and several prospective buyers have estimated rehabilitation at \$2.5 to \$3 million. In the meantime, the City continues to impose fines on the property for being a nuisance and it is not generating any income. Gonyea concluded by stating that there are just no reasonable alternatives to demolition.

The LUC recommended support for Meyer Gonyea Partnership's request to demolish the property located at 213–215 South 9th Street.

*Frazell moved and Walsh seconded a motion to support the LUC's recommendation. Tamburino called for discussion. The motion passed.*

## **VI. Financial Presentation**

Hantge reviewed her PowerPoint presentation titled *Board Training – Refresher on DMNA Finances* dated December 11, 2018. She explained the organization is a 501 (c)(3) nonprofit and reviewed the qualities of good board governance, as well as the fiduciary duties. She defined what her financial roles are for the DMNA and described what the Board should look for on the monthly financial statements. The DMNA's three primary funding sources are: the Neighborhood Revitalization Program (NRP), the Community Participation Program (CPP), and the Neighborhood Priorities Plan (NPP). The CPP dollars are primarily for outreach and engagement or for administrative purposes. The other two sources, NRP and NPP, are for capital improvement kinds of projects or supporting programs such as the Mill City Farmers Market, Pianos on Parade or the Tree Watering Project. Lastly, she reviewed the balances in each source of funds.

The Board postponed approval of the 2019 Budget until January of 2019 to allow more time for consideration.

## **VII. 2018 Outreach and Engagement Results**

Walsh provided an overview of the 2018 Outreach and Engagement Survey results. Respondents want the DMNA to spend dollars on community safety, assisting the homeless, and improving parks and green space.

Frazell summarized the 2018 Outreach and Engagement meetings that took place at two residential buildings this year, i.e., The Atrium and The Crossings. He indicated the DMNA should consider hosting similar meetings again in 2019, possibly at the Central Library or a local Church such as First Covenant.

McCrea summarized the meeting that took place at the Bridgewater with representatives of downtown HOA's and what she's heard from others subsequent to it. Safety and traffic were the two biggest issues, but homelessness is an issue as well, e.g., folks camping out and using showers at The Encore. Since homelessness is a problem, she believes people should be directed to resources. She would like to see the DMNA reactive this group in 2019.

## **VIII. 2019 Goal Setting: What does the DMNA Want to Accomplish?**

Based on the results of the Outreach and Engagement survey, Tamburino believes the main goals for 2019 should be:

- Public safety generally and the Public Safety Center on which he's working at 205 Park Avenue specifically. Julie and Doug Craven of the Bridgewater Lofts are going to help fundraise to furnish the office with furniture and computer equipment, all of which will be under \$7,500. Monthly operations will run approximately \$500 comprised of the \$1 annual rent + \$50 monthly for utilities + an unknown amount for monthly cleaning costs, etc.

He's also hoping that whoever would hire an off-duty officer to patrol Gold Medal Park would use the PSC.

- Reactivate National Night Out and tie it to the Mill City Farmers Market.
- Resurrect the Skyway Senior Center (<http://www.startribune.com/downtown-minneapolis-skyway-senior-center-may-close-at-the-end-of-march/414902954/>). Three years ago Tamburino volunteered there to give free legal advice and thought it was an important resource for the elderly in downtown.

In response to McCrea's desire to see a one-stop downtown resource for all services, Sweet advised the Downtown Inclusive Think Tank (<https://www.youtube.com/watch?v=CDyFdbSdxoA&feature=youtu.be>), a collaboration of the YMCA of the Great Twin Cities and the Minneapolis Downtown Council in partnership with the East Town Business Partnership and NūLoop Partners, is working on developing such an all inclusive resource center and invited anyone interested in helping to contact Dan Collison. She also recommended conferring with those in leadership, such as Steve Cramer who has advised the 2025 Plan will be rebooted, come and present their goals and plans to the DMNA in advance of pursuing any new initiatives.

Discussion ensued regarding the numerous personal connections they collectively possess who share similar values and would be willing to help the Board pursue its goals. Nevertheless, the Board will continue to support programs and initiatives that improve and expand green space, promote home ownership and affordable housing in the downtown community. It will also remain vigilant in the areas of transit, traffic and pedestrian related topics.

The Board also discussed the possibility of getting more involved in economic development, but recognizes there are other organizations in the area, including the Minneapolis Downtown Council and the East Town Business Partnership, that are actively engaged in that pursuit.

## IX. DMNA Outreach and Collaboration

- **Identify Committee and Task Force Chairs.** At this point, the decision was to leave the current leadership in place.
- **Set Meeting Dates for January and February 2019 Board Meetings.** Since the regular January and February board meeting dates fall on public holidays, the Board decided to move the meeting dates back one week to January 28 and February 25.
- **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 December 2018 Board materials on the DMNA's website.

## X. Adjournment

There being no further business,

*Tamburino moved and McCrea seconded a motion to adjourn the meeting. The motion passed and the meeting adjourned at 8:00 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary