

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, February 25, 2019
Mill City Museum Mill Ruins Building
710 South 2nd Street, 6th Floor ADM Conference Room

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:

Max Erickson
Kevin Frazell
Pam McCrea, Vice Chair
Tomek Rajtar
Joey Senkyr
Carletta Sweet, Secretary

Board Member Stephanie Hill participated via telephone. Board Treasurer Dianne Walsh was absent.

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Brittany Allen, City of Minneapolis
Laura Boyd, Alcohol Compliance Services
Bob Cooper, Development Finance, City of Minneapolis CPED
Steve Cramer, Minneapolis Downtown Council and YouthLink
Maggie Habashy, NCAA Final Four Local Host Committee
Louane Hann, Bridgewater Condominiums
Michael Huffman, St. Stephen's Human Services
Heather Huseby, YouthLink
Katie Klaren, Best Beverage Company
Pam and Tom McDonald, Bridgewater Condominiums
John Payne, Bridgewater Condominiums
John Tribbett, St. Stephen's Human Services
John Quincy, YouthLink
Dale White, RiverWest Condominiums

II. Consideration of Agenda

McCrea 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

Tamburino stated that both he and Dianne Walsh reviewed the financial documents and found no issues.

McCrea moved and Sweet seconded a motion to approve the consent agenda which included the Board meeting minutes dated January 28, 2019; the F2018 Budget vs. Actual for the period ending January 31, 2019; the Neighborhood Coordinator / Finance Coordinator staff report for January 2019 (Invoice #049), all of which was made available online for advance review. Tamburino called for discussion. The motion passed.

IV. 2019 Minneapolis NCAA Men's Final Four®

Maggie Habashy, Director of External Operations for the Minneapolis Final Four Local Operating Committee (<https://www.linkedin.com/in/maggie-habashy-818aab10>), announced it's just 39 days until Final Four weekend. Then she gave an overview of the free or low cost, family friendly events and activities that will take place at The Armory, Minneapolis Convention Center, and along Nicollet Mall between 8th and 12th Streets from April 5th through April 8th, all of which are within a 1-mile radius of U.S. Bank Stadium where Reese's Final Four Friday and the championship games will be held.

Habashy also described the road closures impacting the area around U.S. Bank Stadium and on Nicollet Mall (<https://minnesota.cbslocal.com/2019/03/22/road-closures-in-minneapolis-go-into-effect-monday-as-the-city-prepares-for-final-four-weekend/>) noting the U.S. Bank Stadium LRT Station will remain open throughout, but South 4th Street east to 35W will be closed. Metro Transit will reroute buses off of Nicollet over to Hennepin Avenue and stops will move to the next closest street. For more information, please visit <http://www.finalfourminneapolis.com/>.

Katie Klaren from Best Beverage Catering (<http://www.bestbeverage.com/>) announced BBC will be providing the beer, wine and sodas plus a local food truck for the Tip-off Tailgate at four locations on Nicollet Mall (<https://www.ncaa.com/final-four/tip-off-tailgate>). BBC has been in business for over 25 years and all of their local staff who will work this event have been with them for over a decade. They have also provided beverages for the Super Bowl and tailgating events for many years. They carry their own liquor and general liability insurance and the local security will be hired by Turner Sports which will use two separate companies to provide security during the day and the other to provide security over night.

Responding to Board Member Stephan Hill's inquiry as to whether issuing liquor licenses for this event will detract from established businesses in downtown. Klaren advised during the Super Bowl they went door to door to determine if there were any issues and she doesn't believe it took away from them because their businesses were packed. BBC's business is external and they try not to offer what restaurants offer.

Responding to Board Member Pam McCrea's inquiry about how many people the event will attract and whether the Host Committee will make any investments in the community similarly to when the Super Bowl took place in 2018, Klaren stated they estimate there will be nearly 94,000 people from outside of the region attending. Brittany Allen, Event Coordinator for City, indicated there will be investments made in the renovation of the basketball court at North Commons Park (https://www.minneapolisparcs.org/parks_destinations/parks_lakes/north_commons_park/) that we'll hear about closer to when it occurs.

Lastly, Laura Boyd from Alcohol Compliance Services presented the liquor license application for the Tip-Off Tailgate and other NCAA Final Four events taking place on Nicollet Mall.

Sweet moved and Frazell seconded a motion to approve a letter of support for the liquor license application for the Tip-Off Tailgate and other NCAA Final Four events taking place on Nicollet Mall. Tamburino called for discussion. The motion passed with Stephanie Hill voting against.

V. Neighborhoods 2020 Update

Bob Cooper from CPED's Development Finance Department provided a brief overview of the Neighborhoods 2020 process (<http://www.minneapolismn.gov/ncr/2020>). The current funding for neighborhood groups expires at the end of 2020, so there's funding from Community Participation Program (http://www.minneapolismn.gov/ncr/programs/cpp/ncr_community-participation) through that time. As the City was determining whether and how to continue that program into the future, they began the Neighborhoods 2020 process which began in 2016 and culminated over the fall into three Work Groups: (1) Program Guidelines, Funding and Implementation; (2) Governance Advisory Structure for

Neighborhood and Community Engagement; and (3) Citywide Community Engagement Policy.

Cooper began with Work Group 1 and explained how the DMNA is currently funded, i.e., through CPP plus existing unspent Neighborhood Revitalization Program funds. Earlier this year the City released its recommendations to which Hantge provided a link (<http://www.minneapolismn.gov/www/groups/public/@ncr/documents/policydocument/wcmssp-216785.pdf>) and Cooper brought a color pamphlet with him for distribution. The City's recommendations do not indicate how much money should be provided, however, the Work Group recommended that the current amount of \$1.4 million annually should increase to \$10 million annually. Cooper described how these funds would be divvied out, i.e., whatever amount is decided in its 2021 budget, 25% should go to community-based organizations and the remaining 75% would go to neighborhood groups. There are some programmatic suggestions, the biggest being requiring some sort of term limits, particularly on officers of the organization. It's difficult to talk about what funding would look like and how it might translate into how much the DMNA would receive until there's an actual amount or formula.

Cooper advised by definition downtown is a unique neighborhood in how it decides to involve other stakeholders, and it will only become more unique with the tremendous influx of housing so it's a strength, not a liability, to represent a large group of residents, employers and employees. Every neighborhood looks different, some include more single family homes or absentee owners of properties or union representation; it's part of their strength to define how they'll involve the various stakeholders. NCR has talked about having more standardization of the bylaws so that anyone moving from one neighborhood to another knows the general rules. Cooper believes the variation that reflects the unique circumstances of a neighborhood is a strength, but if you're going to involve these various groups you need to think how to do so other than just through the bylaws.

Responding to Tamburino's inquiry about the Neighborhood and Community Engagement Commission becoming a new Community Engagement Commission (Work Group 2), Cooper explained the rationale behind the recommendation, i.e., because the NCEC's charge is so broad, the criticism internally and externally with residents has been the commission has a tendency to lose its focus and ability to move quickly or effectively on issues facing neighborhood and community engagement. Therefore, part of the recommendation is the advisory body should have a more narrow focus and be looking at how the City engages residents in its decision making processes and how well the neighborhood groups provide feedback to the City that is representative of their neighborhood. The other part is how people get seated on the CEC.

Cooper then discussed Work Group 3, creating a Citywide Community Engagement Policy, as it's tied to Work Group 2. There hasn't been an actual policy governing how the City makes decision since Steve Cramer was the Director of Minneapolis Community Development Agency (known today as CPED; there were rules and a two-way contract between the neighborhood and the City that only affected the development arm of the City. Since that no longer exists, as they were considering how things would change come 2021, they realized the City needed a defined and articulated community engagement policy so that the neighborhoods would know what to expect from the City. The goal is to create this new policy and to have this new commission oversee it and make sure it's working well for neighborhoods, and since this commission would be advising the City on the rules of how it does its business, it should be appointed like any other board or commission through the City's open appointment process.

Cooper clarified the various forms of neighborhood funding, i.e., base, discretionary and impact, as well as the community-based funding.

Lastly, Cooper noted where to submit comments can be found on the reverse side of the pamphlet or to David Rubedor, Director of NCR (<http://www.minneapolismn.gov/ncr/staff>), by no later than March 31st.

VI. YouthLink Contract Update and Request for Amendment

Dr. Heather Huseby, Executive Director of YouthLink, came to provide an update on their contract with the DMNA and request an amendment to it. She was joined by Steve Cramer, President and CEO of the Minneapolis Downtown Council and YouthLink Board President; and John Quincy, Strategic and Community Engagement Lead for YouthLink.

Huseby explained they were fortunate to be awarded a contract with the DMNA which helped get them started in opening the Downtown View, the first apartment project in downtown for 18 to 24 year olds built in partnership with Project for Pride in Living (<http://www.journalmpls.com/news/2018/04/homeless-youth-get-a-downtown-view/>). The only other property for this age group is in the Edina area.

Year 1 of the contract (2017) was for \$85,000 – \$55,000 for a case manager and \$30,000 for outreach worker; Year 2 (2018) they were to match Year 1; and Year 3 (2019), is a repeat of Year 1.

Because of delays in construction and in PPL receiving Low Income Housing Tax Credit in 2016, the Downtown View was delayed until PPL secured another funder. Once the project opened at the end of 2017, they were able to expend the funding for the case manager, but delayed the funding for the outreach worker. Downtown View is fully housed with 46 youth who were phased in via a Coordinated Entry process by Hennepin County (<https://www.hennepin.us/coordinated-entry/>).

The Welcome Center adjacent to the DVA is a major hub where they serve over 2,000 unduplicated youth who come through YouthLink. The first 17 youth who moved in were long-term homeless who had been living on the trains and buses. Their goal is to get them off the streets into their facility and move them onto pathways to education and employment for long-term sustainability and success. They've been operating for about 1-1/2 years and now looking at a report on outcomes.

They are requesting the existing contract with the DMNA be amended to move the \$30,000 awarded in 2017 for outreach worker forward to 2019 for enhanced outreach.

Huseby then entertained questions, during which McCrea asked for data on what their expectations are and outcomes achieved since Year 1 2017. Huseby said she would provide that information to Hantge, as well as proof of the \$85,000 match achieved in 2018.

Hill moved and Frazell seconded a motion to roll forward the \$30,000 awarded in 2017 for Outreach Worker to 2019. Tamburino called for discussion. The motion passed with McCrea opposing.

For more information on the work of YouthLink, please visit <https://www.youthlinkmn.org/>.

VII. St. Stephen's Street Outreach Funding Request

Michael Huffman, Director of Outreach and Shelter, and John Tribbett, Street Outreach Manager, thanked the DMNA for the support it's given over the years. Huffman advised the DMNA's contribution of \$60,000 last year ended in December and they've come to request another \$60,000 for 2019.

Tribbett provided an overview of the organization, i.e., who they are and what they do (<https://ststephensmpls.org/who-we-are/about-us>), the current landscape of what unsheltered homelessness looks like in Minneapolis, some positive movements going on, where systems are moving to address unsheltered homelessness, and the possibilities of additional solutions.

The current status on unsheltered homelessness is stark; we continue to have an affordable housing crisis which contributes to the amount of people falling into homelessness. SS participates in a point in time (PIT) count twice a year: in January they count those sheltered and unsheltered; and in July they count just the unsheltered. SS's Street Outreach team is responsible for counting the unsheltered wherever they are in places unfit for human habitation. They don't yet have the numbers compiled for

January, but anecdotally they believe it will be similar to July, i.e., over 523 unsheltered in Hennepin County and on the same night shelters were at or near capacity, i.e., 1,357 comprised of single adults, families, children. And based on informal calculations at the Hiawatha encampment and Metro Transit as they were rolling out their Homeless Access team, puts the unsheltered population about 550 and they know there were several hundred more out in the system. And it's a little more disconcerting if you look metro wide. The increase in unsheltered homelessness in the Twin Cities fits but greatly exceeds national trends. We don't have the numbers like Los Angeles or Seattle, but the rate of growth is much greater.

Also disconcerting, racial disparities are mirrored in the unsheltered population and people of color are vastly overrepresented compared to the general population and low income population. Appalling and unacceptable is Native Americans are overrepresented in the unsheltered population by a staggering factor of 27. Racism and racial inequity are central drivers of homelessness and they're happening close nearby.

Report after report shows us having one of the highest occupancy rates, shortage of 15% AMI housing, and we're building a lot of housing, but not enough effectively offering opportunities for the lower income or in deep poverty.

There is some cause for hope, e.g., read Minnesota Finance Agency's February 11, 2019 document titled *Responding Effectively as a Region to Unsheltered Homelessness in the Twin Cities Metro Region*, an unprecedented collaboration with different groups.

Also, we've become much more specialized as a city in how we respond to homelessness and there's been this pivot from criminalizing homelessness to recognizing it as a livability issue. As a result, SS has become more specialized, data driven, in the Homeless Management Information System (HMIS), and connected throughout the continuum of care.

Tribbett explained SS is a team of five Street Outreach workers, including himself, for all of Hennepin County. They were grateful to receive the City's Emergency Solutions Grant (<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmssp-213180.pdf>) recently, but it only funds 4.2 full-time positions and they really need a team of 12. Funding has been flat over the last 5 years and other entities have had funding priority shifts, e.g., they no longer have funding from the Minneapolis Downtown Improvement District, so they are hoping to find creative ways to collaborative with the DMNA as part of the larger metro wide push to address the root causes of homelessness; another \$60,000 would be beneficial. They recently received \$15,000 from the Minneapolis Downtown Council for enhanced engagement protocol which means they have flexible funding, but what's most beneficial is long-term sustainable and predictable funding.

Then they entertained questions from the Board. They do not receive McKinney Act Loan Program funds. After Hantge explained what NRP funds were available,

Tamburino moved and Erickson seconded a motion to provide \$60,000 in DMNA NRP funds to St. Stephen's Human Services to support Street Outreach. Tamburino called for discussion. The motion passed.

VIII. Land Use Committee Report

Frazell reported on the following projects presented at the February 5th LUC meeting and, stemming therefrom, the recommended letters of support:

- A. Ramp A Solar Garden.** Bruce Konewko of Cooperative Energy Futures presented the Conditional Use Permit application to install a Community Solar Garden on Ramp A at 101 North 9th Street (<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmssp-216918.pdf>).

This is a joint project with MNDOT which owns Ramp A and the City of Minneapolis which operates it. Xcel Energy will use the solar energy from the project to credit the utility bills of participating residents who choose to sign up as subscribers. CEF has been working with community-organizations to recruit Minneapolis residents as subscribers, and subscriptions are currently 60% full. The solar garden will generate enough clean energy to offset the full energy use of around 170 Minneapolis households.

The project will cover approximately half of the rooftop, and the proposed design will create a structural canopy approximately 4 feet higher than the existing perimeter wall of Ramp A and approximately 13 feet above the top deck of the parking garage. The project has secured its electrical permit and Interconnection Agreement, and CEF plans to apply for a building permit after the City approves the CUP. Construction is expected to begin in March of this year with the plan to be finished by late summer. The top deck of Ramp A will not be available during construction, but the other 6 levels of Ramp A will remain open.

The Land Use Committee recommended approval of Cooperative Energy Futures Conditional Use Permit to allow for the construction of a Community Solar Garden on the rooftop of Ramp A.

- B. Handicraft City Club Apartments.** Carol Lansing from Faegre, Baker and Daniels, presented an application for a Registered Land Survey for the City Club Apartments (<https://www.cityclubapartments.com/usa/minneapolis-mn/downtown/city-club-apartments-cbd-minneapolis/amenities/>) to give the owners the ability to divide the property so that the front portion of the Handicraft building has its own legal description thus allowing the possibility of selling it to a separate owner, rather than just leasing it. The 18-story CCA is currently under construction and rehabilitation and renovation of the historic Handicraft building is also underway. CCA will retain ownership of the rear portion of the Handicraft Building (the Assembly Hall) for use as a restaurant that will share outdoor amenity space with the apartment building.

The Land Use Committee recommended approval of the Registered Land Survey for the Handicraft City Club Apartments.

- C. Rally Health.** Tony Barranco, SVP at Ryan Companies; Steve Olin, SVP at Rally Health (<https://www.rallyhealth.com/>), a division of UnitedHealth Group headquarter in Minneapolis; and Jessica Stapp of Archetype Signmakers, presented an application for an illuminated neon logo sign for the rooftop of the Millwright Building entrance at 533 South 3rd Street.

Rally Health, a division of UnitedHealth Group that develops digital applications on how to navigate the healthcare system, until recently was located in the North Loop and has now moved 260 employees into 40,000 square feet on the top floor of the Millwright Building.

RH wants to install their corporate logo, a 14'x15' white illuminated inverted V on a steel structure inspired by the historic illuminated signs seen along the Mill District, to bring attention to its new location and break up some of the monotone images between the MWB and Wells Fargo Towers.

Although the LUC was in largely in favor, it divided into three camps: those who prefer the white because of the contrast; those who prefer orange to be true to the real Rally logo; and those who prefer, since its LED, it have the ability to change colors for community celebrations like the I-35W Bridge.

The Land Use Committee recommended approval of the illuminated rooftop sign for Rally Health and requested Rally Health return and inform them of what decision was made on the sign's ultimate color.

- D. Bus Stop Brewhouse.** Owner Brian Ingram presented an application for a sign variance for the installation of a restored non-functioning, historic Dittmer bus on the dining patio Bus Stop Brewhouse to serve as a “signage prop” identify the dining establishment. There will be no signage, branding or painting on the exterior of the bus, but access will be given for photo ops and no food or beverage consumption experiences only.

Ingram provided photos of the 10’ tall bus, and reviewed the site plan for the property showing the proposed location; it would be entirely on private property behind an existing fence, minimizing any issues or concerns regarding the public right-of-way and limiting any visual or physical clutter. As food trucks routinely park on the street in front of restaurant, he suggested the Dittmer bus would be consistent with the public use and character of the area.

The Land Use Committee recommended approval of signage variance for Bus Stop Brewhouse.

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

- E. Projects Checklist.** Hantge has been giving a strong hint to put together a new Project Checklist so that we can do a better job of keeping track of developments as they come before us. Randy Manthey and Tom Schmid have been working with Hantge and Frazell will give a report at a future Board meeting. Consideration has to be given to capacity and budget.

The next Land Use Committee meeting is Tuesday, March 5, 2019, at the Mill City Museum.

IX. Old / New / Other Business

- A. Neighborhoods 2020.** Tamburino solicited comments on the draft letter of response to the Neighborhoods 2020 Framework forwarded by Hantge via email. Since comments are not due until March 31st, Hantge will continue to collect feedback and present a revised letter at the March 25th Board meeting that will be shared with NCR. Frazell noted it’s important we add we like that food has become an eligible expense.
- B. Community Connections Conference.** Tamburino who attended stated Cooper answered his questions earlier in the instant meeting. Frazell who also attended reported he was there the whole day and attended several sessions with Tamburino. It was enjoyable interacting with people from other neighborhood associations and it’s striking how different they are from us; he appreciates where they’re coming from. There was a good opening panel, workshops, and free lunch.
- C. Gold Medal Park.** Tamburino met with Council Member Lisa Goodman on February 6th to discuss security concerns around GMP because before redistricting she was our CM and knows Bill McGuire. During the meeting, Goodman put McGuire on speaker phone and he conveyed the Conservancy already pays enough to clean and maintain it (approximately \$100,000 annually) and will not provide any money for security. Since it’s a leased public park where anyone can go into – although not operated or patrolled by the MPRB – if the DMNA wants to pay for additional police, whether through the Police Safety Center at The Vicinity or otherwise, he has no objections.
- D. Mill City Farmers Market Water Bottle Project.** Because McCrea had to leave the meeting at 7:30 p.m., this item was postponed until the March 25th Board meeting.
- E. 2019 Goals and Priorities.** Frazell advised one of the discussions the LUC has had is should it be more proactively involved in projects to improve the public realm of downtown – e.g., Samatar

Crossing, Greening Lab project to support the downtown forest – rather than responding to projects thrown at us. And is this within the purview of the LUC or should it be the purview of another committee? As developable land downtown continues to go away, presumably developer-driven projects will start to slow down, so the LUC is interested in hearing proposals that will surface public realm projects to see if they fit within our workload and capacity. It would involve spending from the different pots of money available while being mindful of the Board’s other aspirations expressed at the December 2018 working session, e.g., Police Safety Center, National Night Out.

Since there were no objections, he will continue to flesh out and develop the idea.

F. Next Board Meeting Date. Monday, March 25, 2019.

X. DMNA Outreach and Collaboration

- **Hennepin Avenue Reconstruction.** Tamburino reviewed the complete building face to building face Hennepin Avenue Reconstruction Project presentation that was given at a recent Stakeholders Meeting (https://www.thedmna.org/wp-content/uploads/2019/02/Presentation_HennepinDowntown-Construction-Kick-off_v5.pdf) and highlighted the complex below ground utility work involved, ADA compliant curb extensions on cross streets, protected bike lanes, and enhanced bus stops. During construction there will always be two opposing lanes of traffic open.

Regarding the budget, the stakeholders made a recommendation to tax local businesses to fill the gap for enhancements not funded, e.g., an audio system as Nicollet has for playing music and public announcements. It’s an interesting project and he thinks the City is doing a good job.

- **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 February 2019 Board materials on the DMNA’s website.

XI. Adjournment

There being no further business,

Erickson moved and Frazell seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 7:58 p.m.

Signed this _____ day of _____, 2019.

Chair

Secretary