

## DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, May 28, 2019

*Mill City Museum Mill Ruins Building*

710 South 2nd Street, 7th Floor Cargill Conference Room

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

Vice Chair Pamela McCrea called the Board meeting to order at 5:45 p.m.

Other Board members in attendance were:

Max Erickson  
Kevin Frazell  
Tomek Rajtar  
Joey Senkyr  
Carletta Sweet, Secretary  
Dianne Walsh, Treasurer

Board Member Stephanie Hill and Board Chair Joe Tamburino were absent.

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Tim Bildsoe, North Loop Neighborhood Association  
Nikki Marie Coler, FirstService Residential at The Legacy Condominiums  
Denise Holt, Park Avenue Lofts  
Randy Manthey, The Carlyle  
Jason Mumme, FirstService Residential at the River Towers Condominiums  
Tom Novak, American Trio Lofts  
Dale White, RiverWest Condominiums

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

After Frazell requested adding an update on the Eleven condominium project and Neighborhoods 2020 under Old Business,

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

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

After Treasurer Dianne Walsh advised she reviewed all the financial documents she received from Hantge and found no issues,

*Frazell moved and Walsh seconded a motion to approve the consent agenda which included the Board meeting minutes dated April 22, 2019; F2019 Budget vs. Actual for the period ending April 30, 2019; and the Neighborhood Coordinator / Finance Coordinator staff report for April 2019 (Invoice #052), all of which were made available online for advance review. McCrea called for discussion. The motion passed.*

#### IV. I-394 and Washington Avenue Intersection

Tim Bildsoe, President of the North Loop Neighborhood Association, introduced himself and thanked the Board for allowing him to present. Then he asked them to imagine driving toward the North Loop neighborhood on Washington Avenue and reaching the intersection where the I-394 exit flows into 3rd Avenue North (<https://www.google.com/maps/@44.9843673,-93.2725188,86m/data=!3m1!1e3>). This is the primary entrance into the North Loop neighborhood and is a unique intersection because three jurisdictions come together: MnDOT for I-394, Hennepin County for Washington Avenue, and the City for 3rd Avenue.

This intersection is also important to the NLNA because in 2018 MnDOT granted them access to the site for landscaping and they plan to install a *Welcome to Minneapolis* monument (<https://northloop.org/north-loop-welcome-park/>), fundraising for which is currently underway.

Although this eastern terminus off of I-394 has existed a long time handling a certain volume of traffic, that volume has dramatically increased over the past couple decades due to the residential and commercial growth in the North Loop and the downtown community, resulting in a queueing problem during traditional rush hours and exacerbated by events at Target Field/Target Field Station and in the Warehouse District, traffic off of I-35W, events occurring at venues in East Town, and the increasing mix of vehicles, scooters and pedestrians. This queueing problem has become a safety, traffic and economic development issue for everyone who lives, work and plays in the North Loop, and after digging through their archives, Bildsoe discovered the NLNA sent a letter to the City asking for it to be fixed. However, there's no record that the letter was ever responded to, hence, it has become an "Extreme Priority Area" on their 2019 Priorities (<https://northloop.org/north-loop-neighborhood-association/neighborhood-priorities/>) list. With a lot more development approved and underway coming to the North Loop will exacerbate the situation even more.

The NLNA has asked the three jurisdictions to come up with inexpensive temporary solutions to improve the intersection, e.g., change traffic lights off of I-394 with a dedicated left and right turn, restripe the intersection, extend into the green space to allow for a dedicated right turn lane, use the services of a traffic control agent (<http://www.ci.minneapolis.mn.us/regservices/traffic/index.htm>), as well as a long-term budgetary solution. Although all three jurisdictions have expressed interest, none have come forward to say let's get this done and, as a consequence, 2 weeks ago he sent an email advising enough is enough, they've had 5 years to do something about it and numerous complaints from their constituents. According to Ward 3 Council Member Steve Fletcher's office, a meeting will be scheduled in June with all the parties involved to brainstorm about the problem.

After receiving support from NūLoop Partners a couple weeks ago, he was directed to the DMNA as it also affects its community. Then after he responded to questions from the Board,

*Walsh moved and Sweet seconded a motion to approve submitting a letter of support for the North Loop Neighborhood Association's concerns about the I-394 and Washington Avenue Intersection to Ward 3 Council Member Steve Fletcher and Hennepin County District 2 Commissioner Irene Fernando. McCrea called for discussion. The motion passed.*

McCrea proffered having a joint meeting between the two neighborhood associations on this matter

when more information has been gathered. Bildsoe added it would be helpful to conduct a joint meeting annually to talk about what we're working on and share ideas since we're all in this together.

## V. Land Use Committee Report

LUC Chair Kevin Frazell reported on the following projects presented at the May 7th meeting:

**A. Downtown East Reconstruction Project.** Dan Edgerton, Planning Manager at Zan Associates (<https://www.linkedin.com/in/danielredgerton>) and consultant to Minneapolis Public Works, provided an update on this project taking place in the Downtown East neighborhood in 2021 (<http://www.minneapolismn.gov/cip/futureprojects/downtown-east>). It will replace aging pavement, improve the entire right-of-way for all users and modes of travel, and provide an opportunity to incorporate ADA compliant pedestrian ramps, address sidewalk obstructions and sidewalk gaps, and add furnishing zones or boulevard space with street trees. The project will also evaluate options for new connections to the adjacent Hiawatha LRT Trail and 11th Avenue South bikeway. The project will also include new signage, pavement markings, and an evaluation of potential non-motorized connections to the adjacent Hiawatha LRT Trail and 11th Avenue South bikeway.

A public open house regarding the project will be held on June 12th at Open Book. As this was for informational purposes only, no action was taken by the LUC.

**B. Proposed Rockler Fur Building Redevelopment.** Kevin Walker, Director of New Projects (<http://www.beaconinterfaith.org/who-we-are/staff/kevin-walker>), and Kirk Moorhead, Housing Development Project Manager (<http://www.beaconinterfaith.org/who-we-are/staff/kirk-moorhead>), provided an overview of Beacon Interfaith Housing Collaborative's proposed 48-unit Bimosedaa housing project primarily for Native Americans with on-site support services at the historic Rockler Fur building (<http://www.beaconinterfaith.org/blog/Bimosedaa>).

Issues raised by the LUC included no outside area for respite, it will be a non-sober facility, difficulty in reunification with family due to small size units, square footage cost to renovate, and it's too early in the process to be able to form an opinion. The LUC recommended providing a letter of support for the applications for gap financing and asked they return when more information is made available on the success rate for this type of housing. In relationship thereto, McCrea recommended hosting a public forum on homelessness as many of the constituents she's heard from have light rail concerns and other issues. Thereafter,

*Senkyr moved and Erickson seconded a motion to approve submitting a letter of support for Beacon Interfaith Housing Collaborative's gap financing applications for the Rockler Fur Building. McCrea called for discussion. The motion passed with McCrea and Rajtar opposing and Walsh abstaining.*

**C. Iron Clad Mixed-Use Development Update.** Because LUC Member Randy Manthey has observed "all is not well" along 9th Avenue South adjacent to this project (<https://ironcladmn.com/>), he guided the Board through the changes made that were "inadvertently" approved by CPED planning staff. He began by explaining the role of the Planning Commission and how it reaches decisions (<http://www.minneapolismn.gov/PlanningCommission/index.htm>), and that it passes a project based on the staff report and conditions associated thereto. In this instance, what was approved by the PC and what was shown in the drawings is not what was built. The LUC brought this to the PC staff and

CM Fletcher's attention, but the City couldn't find any records associated with the changes and approved, therefore, the LUC concluded the changes were "inadvertently" approved. Because one of the big changes made was related to the paved street improvements from South 3rd Street to Washington Avenue along 9th Avenue South, a letter was written to CM Fletcher documenting the list of changes.

When the PC approves a project, there are final planting, lighting and paving plans that will be sent to CPED for approval; Manthey has asked for those final plans and was told he wasn't allowed to see them and is awaiting to hear back from CM Fletcher regarding the "inadvertent" approved changes. The lesson to be learned from this is in the future when we see a project by a developer, we need to be more careful in how we word our support, i.e., that it's conditioned upon what it seen at the time of the project presentation, it's dated, and covers the public realm within the neighborhood. Neighborhood organizations are neglected in the development process; we have to track it through agendas from the Heritage Preservation Commission and PC, hear about it at the last minute, and there's lack of continuity between what is seen and approved.

Bildsoe explained the NLNA's experience and why it would be good to conduct joint annual meetings to share ideas and compare notes.

The next Land Use Committee is scheduled for Monday, June 10th. Items on the agenda include an update on the AECOM's 800 Washington Avenue project (<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmssp-219346.pdf>); the Lickety Split redevelopment project (<https://www.bizjournals.com/twincities/news/2019/03/08/lickety-split-owner-plans-to-redevelop-two.html>); and an affordable housing project at St. Olaf Catholic Church (<https://finance-commerce.com/2019/04/st-olaf-catholic-church-plans-affordable-rentals-in-downtown-minneapolis/>).

## **VI. Old / New / Other Business**

**A. Appointment of Electors for the NCEC Elections.** Hantge explained elections to the Neighborhood & Community Engagement Commission are coming up on Wednesday, July 17th (<http://www.ci.minneapolis.mn.us/ncr/boards/ncec/WCMSP-217782#timeline>). Nick Cichowicz, our current District 5 Commissioner, is leaving the NCEC and at this point there is one candidate, but no information is currently available on that person. The NCR Department invites the neighborhood groups to appoint electors and alternates for each neighborhood they represent who will then vote at the election. The DMNA can appoint two: one for Downtown East and one for Downtown West. The DMNA needs to submit the electors' and alternates' names by July 8th.

Frazell volunteered to be the elector for Downtown East and Erickson volunteered as the alternate. Sweet suggested that perhaps Kathleen Anderson, a resident at North Star Lofts who has served as an elector before, might be willing to do it again. Hantge will reach out to her. Senkyr tentatively agreed to serve as the alternative for Downtown West.

**B. Water Bottle Project.** McCrea noted the water bottles have arrived, some of which she distributed at the instant meeting, and Hantge has completed the DMNA marketing piece that will go inside the water bottles. McCrea and Erickson are still working on the 1-page survey which will be submitted to the Board for feedback and then distributed to attendees at the DMNA Days at the

Mill City Farmers Market on Saturday, June 15th, and Saturday, July 20th. McCrea and Erickson are looking for other Board members to help. The market hours are from 8 a.m. to 1 p.m.

- C. Personal Safety Class.** Hantge reminded the Board that this event is coming up at The Commons on Tuesday, June 11th, 6:00 p.m. This is a joint event with the Elliot Park Neighborhood, Inc., and the Minneapolis Police Department. MPD Crime Prevention Specialist Reneé Allen, and Gail Boxrud and Dante Pastrano of Krav Maga Minneapolis (<https://kravmagampls.com/gail-and-dante>) are the instructors for the workshop. The rain date is on Tuesday, June 18th. McCrea and Walsh volunteered to help man the registration table with EPNI staff and McCrea will bring the water bottles.

On a similar note, Hantge has a meeting with Amanda Wiggins, Director of Programming & Events at Green Minneapolis, regarding partnering on an event for National Night Out on Tuesday, August 6th (<http://www.ci.minneapolis.mn.us/nno/>). More information to follow.

McCrea then relayed two incidents related to LRT safety issues: by a Bridgewater couple coming from the airport and couldn't find a seat because so many of the homeless were sleeping on it; and by the U of MN Provost, also a Bridgewater resident, who advised their facing problems near the LRT stations because the homeless are getting off and hiding in their buildings. Because there are homeless issues, we need to figure out how to make the community healthy for everybody; it's not a transportation problem, it's a housing problem and people need to decide if everyone has a right to it. She proposed hosting a forum to address these issues and asked to have it placed on next month's agenda.

- D. Eleven Tour Update.** Frazell advised he worked with Hantge and Carl Runck, Director of Real Estate Development at Ryan Companies (<https://www.ryancompanies.com/person/carl-runck>), to provide two opportunities for people to tour Eleven's model showroom at the Millwright. When Frazell went on Wednesday, May 22nd, he was the only one and Runck shared information about the potential homeowners. The next opportunity to visit is tomorrow, Wednesday, May 28th at 5:00 p.m.

- E. Neighborhoods 2020.** Frazell gave an overview of the framework recommendations approved by the City Council on May 17th (<http://www.minneapolis.gov/news/WCMSP-218933>). He didn't watch the CC meeting but did watch Minneapolis City TV when the Committee of the Whole discussed it. The debate about neighborhood associations was fascinating, like a love-hate relationship, i.e., neighborhood associations are wonderful and appreciate what they do, and sometimes they're awful and get in the way of things that ought to be more inclusive.

They continue to advocate for more diversity on the boards, but instead of a hard and fast rule, the NCR is supposed to work with each neighborhood association to figure out an outreach and diversity plan. Term limits were included so no one could serve repeatedly. One thing that's given him pause is they've left in place 25% of funding would go to community organizations versus neighborhood associations, but it looks like they'll try to live within the same \$4.1 million annually they've been allocating to neighborhood associations. One of the issues that Chair Joe Tamburino brought up was whether the community-based organizations would compete with the neighborhood associations for the same pot of money; the framework has strongly encouraged the

community-based organizations to find neighborhood association as partners for their projects, and created an opportunity for community-based organizations that aren't finding a willing neighborhood association to work with them the ability to file an appeal to get their own funds.

When he had coffee with CM Fletcher, he was told the work of the LUC was a real success for DMNA, and when he asked his and Dan Collison's opinion about what does downtown need, they both came up with the same idea, i.e., figure out strategies to get people who live here to further engage with downtown; too many people just live here but don't shop, go to the restaurants and engage with their neighbors.

For more information on Neighborhoods 2020, please visit <http://www.minneapolismn.gov/ncr/2020>.

**VII. DMNA Outreach and Collaboration**

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 May 2019 Board materials on the DMNA's website.

**VIII. Next Board Meeting**

After the Vice Chair and others indicated their availability, the next meeting was scheduled for Tuesday, June 17th, 5:45 p.m., at the Mill City Museum.

**IX. Adjournment**

There being no further business,

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

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary