

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, June 17, 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 5:50 p.m.

Other Board members in attendance were:

Max Erickson
Kevin Frazell
Stephanie 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:

Nikki Color, FirstService Residential
Steve Fletcher, Ward 3 Council Member
Meghan Gustafson, Minneapolis Downtown Council
Laurie Jones, Whitney Lofts
Randy Manthey, The Carlyle Condominiums
Mark Rausch, Minneapolis Downtown Council
Thomas Schmid, Washburn Lofts
Bob Walsh, Bridgewater Lofts
Dale White, RiverWest Condominiums
Amanda Wigen, Green Minneapolis
Leah Wong, Minneapolis Downtown Council

II. Consideration of Agenda

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

III. Consideration of the Consent Agenda

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

Sweet moved and Frazell seconded a motion to approve the consent agenda which included the Board meeting minutes dated May 28, 2019; F2019 Budget vs. Actual for the period ending May 31, 2019; and

the Neighborhood Coordinator / Finance Coordinator staff report for May 2019 (Invoice #053), all of which were made available online for advance review. Tamburino called for discussion. The motion passed.

IV. Green Minneapolis Summer Programming + National Night Out

Amanda Wigen, Director of Programming & Events at GM (<https://www.greenminneapolis.org/about/staff/>), explained for the last couple years she's been before the DMNA Board to give an update on their summer programming which is the purpose of her visit today as well as an additional ask.

In the past, GM had a contract with the City to operate The Commons [which it took over from the Downtown Improvement District], but due to litigation (<https://www.southwestjournal.com/news/parks/2019/02/judge-gives-city-park-board-until-may-to-resolve-commons-park-management/>), as of May 1st that contract is now with the Minneapolis Park and Recreation Board. GM will continue to provide the same sanitation, security and programming, and now the MPRB will also have programming at The Commons that is more youth-focused (https://www.minneapolisparcs.org/parks_destinations/parks_lakes/the-commons/).

For the past two summers, funding for all programming came through their operating reserves raised through the 2014-2015 capital campaign to construct the park and in-kind partnerships. There's been some sponsorship interests but not at the level they had hoped so to ensure the operating reserve is sustainable going forward, the decision was made to decrease the level of programming that is not directly funded by sponsorships. Hence, this summer's programming lineup is very low cost. One of the programs they haven't announced so far is their movie series which previously were a total of four each summer presented on LDG screens allowing for early evening viewing versus the MPRB's movie series which are on projector screens for later evening viewing. To allow the movie series to live on at a lower budget level, they're thinking about a special screening on National Night Out on August 6th, making it a community gathering event, having the community vote on what to screen, encouraging everyone to bring a picnic, and building a partnership with the Minneapolis Youth Coordinating Board (<https://www.ycb.org/>) to engage teens, including those in Cedar-Riverside, in advance of the screening. Wigen stated she's here to ask the DMNA to support the technology of the event, i.e., to match the \$2,500 donation from a technology vendor. The rest of the event is approximately \$2,000 to pay for the screen, movie rights and electrical.

Discussion ensued wherein concern was expressed over whether hosting a movie would satisfy the intent of NNO to interact with neighbors and public safety professionals during which a recommendation was made to sponsor only if there's explicit branding of the DMNA. Other organizations they've outreached to for sponsorship include corporations, Thrivent Financial specifically which is looking for something more directly tied to its employees. Thereafter,

Tamburino moved and received no second to a motion to contribute \$2,500 towards Green Minneapolis' movie screening on National Night Out.

McCrea then moved and Rajtar seconded a motion to match \$1,000 of a technology vendor's contribution towards Green Minneapolis' movie screening on National Night Out provided a marketing program for the DMNA is in place. Tamburino called for discussion. The motion passed.

V. Ward 3 Update

Council Member Fletcher reported on the following items:

- The City recently received a small grant for opportunistic (i.e., implemented in conjunction with the annual street maintenance program) bike path improvements to clarify the route for bicyclists on Portland Avenue to West River Parkway, and on 5th Avenue South between South 1st and 2nd Streets.
- This week he'll be introducing two ordinances: (1) Wage Theft Prevention; and (2) Freelance Worker Protections (<https://content.govdelivery.com/accounts/MPLS/bulletins/249ec00>), both of which come directly from work by the City's Workplace Advisory Committee (WAC), and will complement their existing Minimum Wage and Earned Sick & Safe Time ordinances, and increase our Civil Rights Department's ability to ensure workers get paid for the work they do in Minneapolis.
- Because of mounting concerns over multi-unit rental buildings reserving large numbers of units for short-term rentals that he recently became aware of in relationship to the Sonder agreement with Sherman Associates for The Vicinity at 205 Park Avenue, he'll also be introducing ordinance changes on Short-Term Rental Regulations. Once he put the word out that he's working on it, he discovered there's a lot of this already in a lot of buildings in downtown that came under the radar; it's something that needs regulation.

Significant discussion ensued during which Tamburino gave an overview of how the DMNA has remained steadfast about wanting an owner-occupied building with affordability and spent dozens of volunteer hours on this project beginning in 2016 when it sent a letter to then CM Frey prior to the issuance of the RFP advising him of the neighborhood's preference, hosted a community forum at the Guthrie on May 16th and again at Open Book on July 12th all for naught. Now we're faced with the Sonder situation and when Tamburino is approached about it he tells them the DMNA is against it; he proffered that, before it goes back into action, the Mayor should come out against it.

Land Use Committee Member Schmid commented since they worked with Sherman Associates for over 3 years on various issues, the DMNA thought they had a good relationship with SA. However, based on the feedback he's received, including potential litigation, the DMNA should throw everything it has against this.

Fletcher advised there was mixed feedback at the June 15th LUC meeting, specifically on the level of short-term rentals proposed, i.e., some weren't entirely against this business model and some wanted 10% down to 0% short-term rentals; therefore, before he responds to the next proposal – when he met with the SA-Sonder team this morning they seemed willing to back down on their original proposed level – he'd like to receive feedback from the Board what its maximum tolerance would be for short-term units. Discussion ensued, after which

Walsh moved and McCrea seconded a motion to recommend 0-10% of the Vicinity's units be leased for short-term rentals. Tamburino called for discussion. The motion passed.

Tamburino then asked Fletcher to send him Council Member Warsame's proposal to expand the Downtown Entertainment Billboard District for the installation of the digital billboard at Erik the Red; it replaces a Clear Channel billboard lost due to the redevelopment taking place in the First Covenant Church parking lot. The DMNA reviewed and approved this billboard in December 2018, but Tamburino just wants to ensure the proposal does not lead to further expansion of the district into other parts of downtown. Fletcher noted he's not in support of the expansion in Ward 3 with the possible exception of some projected images in the Theater District.

Fletcher also mentioned an idea that the City is working on with Meet Minneapolis to install some inter-active kiosks in the Hennepin Avenue / Nicollet Mall area. They are discussing the idea of the Hennepin Theatre Trust being the curator of info for the kiosks. This is still a fledgling project.

VI. 2019 Minneapolis Aquatennial Update

Meghan Gustafson, Director of Events and Programming, and Mark Rausch, Director of Operations at the Minneapolis Downtown Council (<https://www.mplsdowntown.com/about-membership/our-team/>), gave an overview of the Wednesday, July 24-Saturday, July 27, 2019 Aquatennial (<https://www.aquatennial.com/>) events including the Life Time Torchlight 5K and CenterPoint Energy Torchlight Parade that are now on 2nd Avenue South due to the Hennepin Avenue reconstruction project, and plans for the Target Fireworks Display over the 3rd Avenue Bridge on the central riverfront and AquaJam along West River Parkway near the Stone Arch Bridge, both of which have the greatest impact on the Downtown East-Mill District neighborhood.

While displaying maps, Rausch described the expanded pre-fireworks festivities, road closures that will occur and advised residents will have access to their parking garages but will be required to display a parking pass in their vehicles on the day of the event. He'll work with Hantge to get the passes out to residents in the Mill District.

Lastly, Leah Wong, VP of External Relations, thanked the DMNA for its support and partnership on various MDC events to help bring more vibrancy to downtown and the riverfront and extended an invitation to the DMNA community to join them at the 2019 Aquatennial.

VII. Land Use Committee Report

LUC Chair Kevin Frazell reported on the following projects presented at the meeting on June 10th:

A. Moxy Minneapolis Downtown. Alex Frances, VP of Operations for Graves Hospitality, presented the On Sale Liquor with Sunday Sales, General Entertainment License application that was approved by the Economic Development & Regulatory Services Committee on June 11th (<https://lims.minneapolismn.gov/File/2019-00661>). This 141-room hotel is in the Ironclad project at 247 Chicago Avenue where they intend to offer food and alcohol in the lobby. There will be an outdoor patio with seating for 12, and occasionally music in the form of live musicians.

The LUC recommended providing a letter of support.

B. Bacon Social House. General Manager Michael Dasso and Angela Neri of Sheamus Feeley Hospitality Group presented the On Sale Liquor with Sunday Sales, General Entertainment License application. BSH, which began in Denver in 2015, will be located on the ground level of the new

Canopy by Hilton Hotel at 700 South 3rd Street and will serve the same bacon-centric Denver menu with some local Minnesota fare and beers on a daily basis

(<https://www.bizjournals.com/twincities/news/2019/03/04/thresher-square-redevelopment-lands-bacon-centric.html>). BSH intends to provide occasional live music or a DJ. As there is limited sidewalk space, no outdoor seating will be available. Opening is anticipated for later this summer.

The LUC recommended providing a letter of support.

- C. The Breakfast Bar & Restaurant.** Co-owners Jeffrey Williams, and Emmanuel Sims, and Lorenzo Munnings presented the On Sale Liquor with Sunday Sales, General Entertainment License application for an existing business at 319 1st Avenue North (<https://www.facebook.com/Breakfast-Bar-272815943387646/>). The new owners plan to offer southern comfort food daily from 6:00 a.m. to 10:00 p.m. BB&R has a seating capacity of 120 inside, and 40 on the patio.

The LUC recommended providing a letter of support.

- D. McKesson Building.** Attorney Brian Weisberg from Siegel Brill presented the application for an Administrative Site Plan Review on behalf of the owners of the property who intend to reconstruct the parking lot behind the McKesson Building after the development of the 240 Hennepin Avenue apartment tower. As a result of the reconstruction, they are reducing the number of parking stalls by 14 but will be adding 2,200 square feet of landscaping.

The LUC recommended providing a letter of support.

- E. 801 Chophouse.** Erica Freeman from Shea Architects, and owner Jamie Lynch initially met with the DMNA LUC on April 2nd and presented a sign variance application. Freeman returned to the committee on June 11th to provide an update and present a second variance application for a bull sculpture. At both meetings, Freeman provided and reviewed architectural renderings of the proposed signage for 801 Chophouse and explained the ownership is seeking to install two signs: a projecting blade sign at the corner of Nicollet Mall and 8th Street; and a bull sculpture over the entrance. Freeman stated the bull is essentially the recognized brand for 801 Chophouse, so the City will treat it as signage. Also, the projecting blade sign requires a variance because the Nicollet Mall Overlay District guidelines only allows for 12 square feet and the proposed sign is 41 square feet. They also plan to internally illuminate the blade sign, which requires a variance because the code only allows signage on the Nicollet Mall to be externally illuminated. For the bull sculpture, they need a variance for the size of the sign, because the bull is 35 square feet.

The LUC recommended providing a letter of support for the blade sign and the bull sculpture above the entrance. The LUC liked the design of the proposed blade sign. They see this business and its proposed signage as an opportunity to bring life back to this part of the Nicollet Mall. The LUC also recommended adjusting the position of the bull sculpture so that the front end has a more prominent view from the sidewalk.

Thereafter, Sweet moved and Rajtar seconded a motion to approve the letters of support recommended for the above projects at the June 10th LUC meeting. Tamburino called for discussion. The motion passed.

F. Other Project Updates

- 1. 800 Washington Avenue.** AECOM and Dwyer Oglesbay Architects provided an update on this project. It continues to be a very unique building for Minneapolis and a visual amenity for the area. They are seeking a Conditional Use Permit to raise the height to 14 stories, which was urged by City staff, that will almost match the height of the Ironclad across the street. This mixed-use project will include 127 condo units, 10% of which will be affordable through the City of Lakes Land Trust. It will have 18,540 square feet of office space on the third floor for the American Academy of Neurology (AAN) whose headquarters is located adjacent to the site along Chicago Avenue and a skyway to connect the two buildings. It will also have 9,870 square feet of retail space on the ground level. When this project was going to be a hotel, it had a drive-through alley with a porte-cochère for drop offs, now it will be closed at one end and partially used as a dog run and an entrance to the Riverfront Municipal Parking Ramp.

Because our public realm eagle eye Randy Manthey pointed out the building is beautiful but is bland at street level and lacks amenities to make it a nice place to walk by, the development team has asked Manthey, Tom Schmid and Frazell to serve on a committee with them to review public realm amenities and landscaping. The developer is meeting with the Committee of the Whole on June 20th and below is a link to City Planner Hilary Dvorak's staff report:

<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmssp-219346.pdf>.

As part of the discussion, the Board passed a motion regarding short-term rentals, i.e.:

Sweet moved and Walsh seconded a motion recommending the prohibition of short-term rentals of 30 days or less be a part of the development agreement for 800 Washington Avenue South which would transition to the homeowners association. After further discussion, McCrea amended the motion to change the timeframe to 90 days or less. Tamburino called for discussion. The amended motion passed.

- 2. 301 Nicollet Avenue.** Representatives from Opus and ESG Architects presented this 20-story residential tower with 357-370 dwelling units and 5,000 square feet of commercial space on the site formerly occupied by the Ritz Hotel. The proposal includes 351 enclosed parking stalls, 7 of which will be designated as guest parking and 9 of which will be reserved for commercial uses. The parking is contained in a 5-story, above ground garage accessed via a single curb cut on South 3rd Street. The ground floor of the parking facility includes a 3,500 square foot motor court with vehicle drop off space. The building frontage along South 3rd Street includes five walk-up townhomes. The primary exterior materials are glass, metal, brick, and stone.

The developer is meeting with the Committee of the Whole on June 20th and below is a link to City Planner Peter Crandall's staff report:

<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmssp-219353.pdf>, after which the developer plans to provide an update at the August 5th LUC meeting.

The next Land Use Committee is scheduled for Thursday, July 11th.

VIII. Old / New / Other Business

- A. Public Forum Topics.** Tamburino introduced his idea of hosting a crime and safety public forum in partnership with the North Loop Neighborhood Association and the tentative date is August 7th at Open Book. McCrea also mentioned the idea of organizing a public forum on the topic of homelessness since this is a topic that many of our constituents are concerned about, but she acknowledged the upcoming forum on homelessness that Citizens for Loring Park is hosting might make it challenging to put together. She suggested including a speaker who can address the issue as part of the crime and safety forum. The Board agreed this was a good idea. Manthey and Schmid requested that the forum include a speaker on Crime Prevention through Environmental Design, or through public realm improvements that discourage criminal activity. Tamburino agreed. Tamburino will work with Hantge to coordinate the location, agenda and speakers. More info to come.
- B. Personal Safety Workshop Update.** McCrea and Walsh reported they attended the workshop on June 18th and approximately 26 people were in attendance. It was very informative, and both agreed we should host another similar event in the near future. They also distributed the DMNA water bottles to attendees. Hantge noted it was a relatively inexpensive outreach and engagement event. The DMNA shared the expense with EPNI, so it only cost \$125.
- C. DMNA Day at the Mill City Farmers Market on June 15.** McCrea reported she along with Erickson, Frazell, Rajtar and Walsh collected over 200 responses to the survey and distributed at least that many water bottles. They received a lot of positive feedback about their efforts, but it is very clear very few people know who the DMNA is or what we do, hence more work is needed on this front. We should be conscious about using the words Downtown Minneapolis Neighborhood Association when speaking about the organization, and not the acronym DMNA. The next DMNA Day at the Mill City Farmers Market is scheduled for Saturday, July 20th.
- D. Police Substation Update.** Tamburino indicated he did a hard hat walk-through of the space recently with René Allen, Crime Prevention Specialists; Lt. Billy Peterson; and Shane Zahn, Director of Safety Initiatives, who all loved the space. Allen will get back with him with the costs for the furnishings. The DMNA can have an outside locked mailbox to collect mail, which will eliminate the need to have a box at the UPS Store in the IDS Center.

IX. 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 June 2019 Board materials on the DMNA's website.

X. Next Board Meeting

The date is set for Monday, July 15th, 5:45 p.m., at the Mill City Museum. The Board discussed tentatively taking the month of August off, pending agenda items.

With the annual meeting approaching in October, planning should soon begin.

XI. Adjournment

There being no further business,

Erikson moved and Hill seconded a motion to adjourn the meeting. McCrea called for discussion. The meeting adjourned at 7:45 p.m.

Signed this _____ day of _____, 2019

Chair

Secretary