Downtown Minneapolis Neighborhood Association

# Minutes from the Board Meeting on Monday, November 18, 2019

*Mill City Museum Mill Ruins Building*

710 South 2nd Street, 6th Floor ADM Room

1. **Call to Order and Introductions**

Chair Joe Tamburino called the Board meeting to order at 5:49 p.m.  
  
Other Board members in attendance were:

Kevin Frazell

Pamela McCrea, Vice Chair

Tomek Rajtar

Carletta Sweet, Secretary  
Dianne Walsh, Treasurer

Board Member Max Erickson was absent.

#### Staff member Christie Rock Hantge was also present.

#### Guests in attendance included:

#### Mark Andrew, Friends of the Lock and Dam

#### Casey Clark, City Clerk, City of Minneapolis

Jeff Narabrock, Elections Administrator, City of Minneapolis

David Rubedor, NCR Executive Director, City of Minneapolis

Bob Walsh, Bridgewater Condominiums

Dale White, RiverWest Condominiums

1. **Consideration of Agenda**

#### Rock Hantge requested that special guest Mark Andrew from Friends of the Lock and Dam be given an opportunity to provide a brief update after the approval of the agenda.

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

#### Friends of the Lock & Dam Update

Mark Andrew, the new President of the Friends of the Lock & Dam reintroduced himself to the board. He had made a quick introduction at the DMNA Annual Meeting on October 28, at Open Book. He highlighted plans for the disposition of the Upper Lock & Dam. He also provided a preliminary look at the future plans for the property, including a visitor and interpretive center. He will come back at a later time to provide more info and possibly request a letter of support.

For more information on the Friends of the Lock and Dam, please visit <https://thefalls.org/about/friends-of-the-lock-and-dam/>.

#### Presentation regarding upcoming Civic Engagement Opportunities in the city of Minneapolis

Casey Clark, City Clerk, David Rubedor, NCR Executive Director and Jeff Narabrook, Elections Administrator introduced themselves to the board. They were at the meeting to provide some information on three upcoming civic engagement opportunities that will be taking place in the city of Minneapolis over the next two years. Those opportunities include the following:

* 2020 Census and Redistricting
* March 2020 Presidential Primary
* November 2020 Elections
* Neighborhood and Community Relations Community Connections Conference on February 1, 2020

Clark reviewed information on the upcoming 2020 Census. He explained that the U.S. census is a count of all residents in the United States taken every 10 years and is required by the U.S. Constitution. It is used to determine political representation and federal funding distribution for governments, including at the state and local levels. In 2020, it will determine how many congressional representatives Minnesota will have for the next decade. He stated that getting an accurate and complete count of all Minneapolis residents is vital. He indicated that the Neighborhood & Community Relations Department is leading the City of Minneapolis' efforts to ensure a complete count.

Clark stated mobilizing partnerships with organizations that work with hard to reach populations is extremely important. The City estimates an amount of 95,000 undercounted people if they don’t conduct extensive outreach. This could mean a $2.7 billion dollar loss to the City. He identified children under 5, homeless, immigrants and seniors as the most difficult to reach. The City wants to work with neighborhood organizations to help spread the word about the 2020 Census, and to educate people about the process and how it works. He stated that the survey will be electronic this time, as opposed to paper. He also noted that the Federal government has translated the Census into 50 different languages, but not Hmong or Somali.

After the 2020 Census presentation, Jeff Narabrook reviewed the 2020 Elections. He explained that the State of Minnesota will be participating in the Super Tuesday Primary for President on March 3, 2020. This will be the first Presidential Primary since 1962. He highlighted the following about the March 3, primary:

* You will be able to vote early (in-person or by mail) or on Election Day. Early voting begins on January 17.
* When you vote, you must choose which major party’s ballot you want.
* Which party you choose will not be public information, though it will be available to each major party.
* By law, only major parties can participate in the primary. There are [four major parties in Minnesota.](https://www.sos.state.mn.us/elections-voting/how-elections-work/political-parties/)
* The chair of each major party will submit a list of candidates for the party’s ballot no later than December 31, 2019.
* Those candidates will appear on the ballot even if they drop out of the presidential race before March 3.
* Each party decides if they want to include a write-in choice or an option to vote for 'uncommitted'.

After the primary, party delegates will go to a national convention where a final candidate is nominated. Parties must use the presidential primary results to choose the delegates. Each party handles delegate elections according to their party rules.

Narbrook stated that Precinct Caucuses will still take place on February 25, to conduct other party business. The presidential primary replaces the presidential straw poll that used to be held during the precinct caucus.

Upon conclusion of the 2020 Election presentation, Rubedor provided information about the upcoming Community Connections Conference, which is organized by the Neighborhood and Community Relations Department. He stated that it will take place on Saturday, February 1, 2020, at the Minneapolis Convention Center. He noted that the event is free. The theme for the conference is “We Count.” Staff are currently soliciting session proposals and exhibitors.

Rubedor also provided a brief update on Neighborhoods 2020. He stated that CURA is facilitating three public engagement meetings with neighborhood staff and board members to help identify program goals and guidelines. The plan is to have the new program approved by the City Council in late 2020 and funding ready to go for 2021.

For more information on these important civic engagement opportunities, please visit the following Web pages:

<http://www.minneapolismn.gov/census/index.htm>

<http://vote.minneapolismn.gov/>

<http://www.minneapolismn.gov/ncr/index.htm>

#### Executive Committee Elections

Tamburino presented the following slate of candidates:

Pam McCrea – Chair

Kevin Frazell – Vice Chair

Dianne Walsh – Treasurer

Carletta Sweet – Secretary

Tamburino called for further nominations from the floor. There were no other nominations.

*Tamburino moved and Rajtar seconded the slate of candidates as presented by Tamburino. Tamburino called for discussion. The motion passed.*

#### Consideration of the Consent Agenda Treasurer Dianne Walsh advised she reviewed all the financial documents received from Hantge and found no issues. Thereafter,

*Frazell moved and Tamburino seconded a motion to approve the consent agenda which included the Board meeting minutes dated September 16, 2019; the Board meeting minutes dated October 28, 2019; F2019 Budget vs. Actual for the period ending September 30, 2019 and October 31, 2019; and the Neighborhood Coordinator / Finance Coordinator staff report for September and October 2019 (Invoice #057 and Invoice #058), all of which were made available online for advance review. Tamburino called for discussion. The motion passed.*

#### Land Use Committee Report

#### LUC Chair Kevin Frazell was absent from the recent meeting. Board Chair McCrea reported on the following projects from the November 5th, meeting:

* 1. **Inclusionary Zoning Policy.** Andrea Brennan, the Director of Housing Policy and Development, reviewed the proposed Inclusionary Zoning Policy. The policy outlines the following affordability requirements:

*Rental*

• Option 1: 8% of units affordable at 60% of Area Median Income (AMI); no City financial assistance; revisit after 18 months

• Option 2: 20% of units affordable at 50% of AMI; City financial assistance (Tax-Increment Financing) available

• Option 3: Half the 60% AMI requirement (4% of units) affordable at 30% of AMI; no City financial assistance

*Ownership*

• Initially: ownership projects exempt

• Starting 6 months after the first 500 units are approved and permitted: 4% of units affordable at 80% of AMI

• Starting 6 months after the first 1000 units are approved and permitted: 8% of units affordable at 80% of AMI

Some of the concerns expressed by the LUC about the proposed policy include:

* The policy could have the opposite effect on the construction of affordable housing, ultimately exacerbating the current shortage.
* Over-regulation of the marketplace could jeopardize private investment in housing, and the odds of policy failure would increase significantly if the housing market goes soft.
* Market-rate rents could increase as a result of this market constriction.
* Allowing developers to build significantly higher buildings through zoning changes and then imposing inclusionary zoning regulations could be a less effective strategy than negotiating with individual developers to add affordable units in exchange for additional floors.
* The draft recommendations have not adequately considered or addressed possible effects for condominium owners.

The draft policy recommendations are available for review at <http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmsp-221352.pdf?utm_content=&utm_medium=email&utm_name=&utm_source=govdelivery&utm_term=>

Info about Minneapolis Inclusionary Zoning is available at <http://www.minneapolismn.gov/cped/inclusionaryzoning?utm_content=&utm_medium=email&utm_name=&utm_source=govdelivery&utm_term=>

* 1. **Updated on Downtown East Street Reconstruction.** Dan Edgerton from the City of Minneapolis Department of Public Works provided an update on a street project planned for 3rd Street between 10th Avenue and 12th Avenue South. This project will replace aging pavement and improve the right-of-way for all users and modes of travel. The project provides 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 includes full reconstruction of the entire right-of-way and will include new sidewalks, ADA pedestrian ramps, furnishing zones or boulevard space, pavement, curb and gutter, and utility improvements. The project will also include new signage, new pavement markings, and an evaluation of potential non-motorized connections to the adjacent Hiawatha LRT Trail and 11th Avenue South bikeway. The project will take place in 2021.

For more info, please visit <http://www.minneapolismn.gov/cip/futureprojects/downtown-east>

* 1. **10th Avenue Bridge Rehabilitation Project.** Kristin Petersen from SEH reviewed the City’s plans to rehabilitation the historic 10th Avenue Bridge. This project proposes to rehabilitate a bridge over the Mississippi River and West River Parkway. It will preserve the major capital investment by repairing deteriorated concrete areas on the spandrel columns, floor beams, and arches. If the structure is allowed to continue to deteriorate, rehabilitation will no longer be cost effective. Total structure replacement of this bridge is expensive. In conjunction with the bridge rehabilitation work, the City also plans to replace a large-diameter water main which is currently suspended from the bridge structure. Installed in 1949, the water main has suffered from many of the same deteriorating conditions as the bridge. The main will be removed from beneath the bridge and a replacement main will be installed underneath the Mississippi River by digging two large, deep shafts on either side of the river and using a specialized tunneling machine to install the new water main beneath the river.

For more information, please visit <https://www.10thavebridge.com/>, or <http://www.minneapolismn.gov/cip/futureprojects/WCMSP-182812>.

#### Mill City Museum’s East Ruin Courtyard Wall Project. Valerie Heider from MNHS and Andrea Wolf Scott from McDonald & Mack Architects provided an update on the work to stabilize the Washburn Crosby A Mill East Ruin Wall. They highlighted previous preservation work done in 2016, 2017 and 2018 at the site. They discussed recent inspections done on the wall and noted that deterioration continues to occur due to the fire and exposure to the weather. They have not finalized a treatment plan yet for the East Wall yet. They will provide an update to the LUC again in early 2020. The LUC strongly advocated that the final preservation plan maintain the integrity of the ruin as much as possible.

* 1. **City Center Sign Variances.** Representatives from City Center, Ryan Companies and DLR Group presented the project and the variance applications to the DMNA Land Use Committee on November 5. The presenters explained that the City Center property is undergoing a renovation project at the corner of Nicollet Mall and 7th Street with the goal being to bring new life and new tenants to the building. The renovation project includes the installation of new signage for street facing and internal tenants in order to increase visibility and awareness of the new businesses. The presenters reviewed the designs for the new signage and explained that they are seeking four variances for the project:

1. Variance to increase the maximum distance a projecting sign can extend outward from the building.

#### Variance to increase the maximum area of projecting signs.

#### Variance to allow internally lit projecting signs.

#### Variance to review the maximum height of signs above grade.

The LUC recommended a letter of support.

* 1. **Thrivent Corporate Headquarters Sign Variance.** Bill Blanski from HGA and Kirsten Spreck from Thrivent presented the application. Blanski explained that Thrivent is seeking to add a second monument sign in the northeast plaza. He then reviewed the design of the proposed monument sign. The variance is necessary for the second monument sign, because the zoning ordinance only allows one. The proposed sign is within the size requirements.

#### The LUC recommended a letter of support.

* 1. **Ameriprise / Clearway Energy Parking Ramp Skyway Connection Variances.** Representatives from Ryan Companies, ESG and Ameriprise presented this application. They were seeking three variances associated with the project:

1. Variance from the requirement for a skyway to connect perpendicularly to each structure
2. Variance from the requirement for a skyway to connect on the second floor of each structure
3. Variance from the requirement for a skyway to appear horizontal to the street grade below

#### The LUC recommended a letter of support.

* 1. **Whitney Condominiums Green Roof Project.** Susan Bibus from the Whitney Condominiums HOA reviewed their plan to create a green roof on the plaza between their building and River Road. They are looking at ways to partner with organizations to put us in a stronger position to be successful at this endeavor. The LUC provided some resources to Bibus that she plans to pursue. She will come back to provide an update in 2020.

#### *Frazell moved and Sweeet seconded a motion to approve the letters of support for the above-cited development projects. McCrea called for discussion. The motion passed.*

#### Lastly, Frazell noted that he along with Rock Hantge, Randy Manthey and Tom Schmid met with representatives from CPED this afternoon. It was a productive meeting. The next Land Use Committee is scheduled for Tuesday, December 3, at 6 p.m., at the Mill City Museum.

#### Old / New / Other Business

#### Letter of Support for Mayor Frey’s FY2020 Budget. Tamburino requested that the board submit a letter to the City Council outlining support for Mayor Frey’s proposal to increase police funding in the FY2020 Budget. He noted that the North Loop Neighborhood Association has already submitted a letter. There was quite a bit of discussion about the best way to address crime and safety. There was concern about the proposed 14 new officers just being symbolic and not problem solving. There was also concern about the DMNA getting involved in a political arguments. Ultimately, *Frazell made a motion stating the following:*

#### *The DMNA supports Mayor Frey’s proposal to increase the MPD authorized force by at least 14 additional police officers in the 2020 budget.  Further, the DMNA strongly encourages the Mayor and Council, the MPD, and the Minneapolis Police Federation to collaborate in identifying and revising any staffing and assignment policies that might impede the best use of those new resources in addressing the highest public safety needs of the community. Tamburino seconded the motion. McCrea called for discussion. The motion passed.*

Rock Hantge will draft the letter and submit prior to the City Council Budget Meeting on December 4.

#### Police Safety Center Update. Tamburino provided an update on the status of the Police Substation at 205 Park Avenue. He briefly reviewed the draft license agreement with Sherman Associates. He stated that they are proposing a five-year lease at $1 per year. They are requiring a $2 million umbrella liability insurance policy. Rock Hantge indicated that this will cost approximately $1,200 per year. Tamburino said that Sherman is willing to let the DMNA have a mailbox with a key. Tamburino indicated that he has met with an attorney to look at setting up a 501(c)(3) that could serve as the fiscal agent for the Safety Center to raise dollars for maintenance, cleaning supplies, office furniture and equipment, etc… McCrea inquired about a commitment or memorandum of understanding with the Minneapolis Police Department. Tamburino said that at this point, they cannot offer one. However, he expressed confidence that they will use the space in some capacity on a regular basis. He used the Marcy Holmes Substation as an example. The local beat officer uses it as his home base. The MPD hasn’t committed to having a beat officer in Downtown East at this point in time, but Tamburino is hopeful that this could happen within the next few years. Rock Hantge stated that the next step would be to have Jess Birken, the attorney on contract with NCR, review the license agreement and provide feedback. The cost is $500.

*Walsh moved and McCrea seconded a motion to have NCR Attorney Jess Birken review the draft license agreement. McCrea called for discussion. The motion passed.*

#### 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 November 2019 Board materials on the DMNA’s website.

#### Next Board Meeting

#### Monday, December 16, 5:45 p.m., at the Mill City Museum, in the ADM Room.

#### Adjournment

#### There being no further business, *Sweet moved and Rajtar seconded a motion to adjourn the meeting. McCrea called for discussion. The meeting adjourned at 8:00 p.m.* Signed this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2019 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_         \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Chair                                                            Secretary