

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

I. 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

Laurie Rice

Carletta Sweet, Secretary

Joey Senkyr

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 of Minneapolis

Jeff Narabrook, City of Minneapolis

David Rubedor, City of Minneapolis

Bob Walsh, Bridgewater Condominiums

Dale White, RiverWest Condominiums

II. Consideration of Agenda

Tamburino requested that special guest Mark Andrew from Friends of the Lock and Dam be given an opportunity to provide a brief update immediately following 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.

III. Friends of the Lock & Dam

Mark Andrew, FL&D's new President (<http://millcitytimes.com/news/former-county-commissioner-mark-andrew-joins-initiative-to-t.html>), advised he made a brief introduction at the DMNA's Annual Meeting on October 28th at Open Book but stopped by today to convey some important developments that have occurred in the past couple weeks, i.e.: (1) FL&D is ready to submit a letter to U.S. Army Corps of Engineers (USACE) requesting they expedite the Disposition Study (<https://www.mvp.usace.army.mil/MplsLocksDisposition/>) and map out the areas of the Upper St. Anthony Falls Lock and Dam that each party will keep; (2) have support from U.S. Senators Amy Klobuchar and Tina

Smith to put an amendment in legislation to earmark funds for their efforts; and (3) just completed third meeting with the City of Minneapolis on what an agreement would be between them if the FL&D is able to convey some of the federal land to the City. Discussions involve which jurisdiction will have control over which pieces of the site because USACE, the City and the MPRB owns some and Xcel Energy has easements.

Andrew advised he'll be back early and often and for a letter of support towards the end of the year.

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

IV. City of Minneapolis Civic Engagement Opportunities

David Rubedor, NCR Director, introduced himself and Casey Clark, City Clerk, and Jeff Narabrook, Election Administrator, and advised because in 2020 there will be a couple major activities that will set the tone and direction for Minneapolis for the next 10 years, i.e., the 2020 Census (<http://www.minneapolismn.gov/census/index.htm>) and 2020 Elections (<http://vote.minneapolismn.gov/>), they are going out together and meeting with all the neighborhoods to provide them with information. The Clerk's Office handles the Elections and NCR handles the Census but there's a lot of crossover between the two and they're trying to conduct a strong grassroots effort to ensure all residents are represented. Rubedor then distributed a blue folder with Census materials and a copy of his *2020 is a BIG YEAR for MINNEAPOLIS* presentation, and explained why the Census Bureau is significantly underfunded compared to 2010 resulting in less capacity. As a result, the City is mobilizing all nonprofits and partners to get people to participate, and one of their asks tonight is to think about doing a Census event between now and April 1, 2020. The Census will be electronic this time, as opposed to paper, and the federal government has translated it into 50 different languages, but not Hmong or Somali.

Casey Clark advised he and Jeff Narabrook are here to partner on the Census which leads into the Presidential election, and because the legislature passed an act that eliminates the caucusing process for President, there are three election events next year:

- Precinct caucuses (<https://www.sos.state.mn.us/elections-voting/how-elections-work/precinct-caucuses/>) on February 25th;
- Presidential primary (<https://www.sos.state.mn.us/elections-voting/how-elections-work/presidential-primary/>) on March 3rd, Super Tuesday ([https://ballotpedia.org/Super Tuesday primaries. 2020](https://ballotpedia.org/Super_Tuesday_primaries_2020)), our first time since 1992, and although we won't tabulate them we'll cast the first ballots due to our early absentee ballot period; and
- Statewide primary ([https://ballotpedia.org/Minnesota elections. 2020](https://ballotpedia.org/Minnesota_elections_2020)) on Tuesday, August 11, 2020.

Jeff Narabrook described the process for voting after the election judge checks someone in: from a screen, choose one of the four major political parties (<https://www.sos.state.mn.us/elections-voting/how-elections-work/political-parties/>); then get the ballot for that party which will have the candidates for that party. This new process is happening because the Democrats wanted to ID their people. This information will be recorded but not made publicly available.

Although they're promoting the Census and Presidential primary, this a multiyear ask because the Census is followed by Redistricting ([https://ballotpedia.org/Redistricting in Minnesota after the 2020 census](https://ballotpedia.org/Redistricting_in_Minnesota_after_the_2020_census)) and in 2021 there'll be the municipal elections (<http://vote.minneapolismn.gov/rcv/index.htm>), and in 2022

the Charter Commission will be redistricting (<http://www.minneapolismn.gov/charter/redistricting/index.htm>) Ward and Park District boundaries.

Rubedor then provided information about the February 1, 2020, Community Connections Conference at the Minneapolis Convention Center. This free event is organized by NCR, and the theme for this conference is “We Count.” NCR staff are currently soliciting session proposals and exhibitors.

Rubedor also provided a brief update on Neighborhoods 2020. 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.

V. Executive Committee Elections

Tamburino presented the following slate of candidates:

Pamela McCrea for Chair
Kevin Frazell for Vice Chair
Carletta Sweet for Secretary
Dianne Walsh for Treasurer

Tamburino called for further nominations from the floor. There being none,

Tamburino moved and Rajtar seconded a motion to approve the slate of candidates as presented. Tamburino called for discussion. The motion passed.

Thereafter, McCrea took over as Chair and thanked Tamburino for his leadership for the past 3 years.

VI. Consideration of the Consent Agenda

Treasurer Dianne Walsh advised she gave an in-depth presentation at the Annual Meeting and has reviewed all the updated 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. McCrea called for discussion. The motion passed.

Neighborhood and Finance Coordinator Christie Rock Hantge plans to give a financial overview of the organization as part of Board orientation at either the December Board meeting or at a strategic planning session.

VII. Land Use Committee Report

On behalf of LUC Chair Kevin Frazell, McCrea reported on the following projects from the November 5th meeting:

A. Minneapolis Inclusionary Zoning Policy. Andrea Brennan, Director of Housing Policy and Development, provided an overview of the proposed Inclusionary Zoning Policy (http://www.minneapolismn.gov/cped/inclusionaryzoning?utm_content=&utm_medium=email&utm_name=&utm_source=govdelivery&utm_term=) which will go before the City Council for approval on December 13th (<https://lms.minneapolismn.gov/MarkedAgenda/Council/1335>) and go in effect January 1, 2020. The draft policy recommendations proposed by Grounded Solutions Network (<https://groundedsolutions.org/>), the organization the City selected to help develop a comprehensive inclusionary zoning policy, can be viewed 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=.

According to McCrea, the policy will affect the first 500 rental units citywide in 2020. Whether City subsidy is received or not and there's more than 20 units in a development, the developer will be asked to provide affordable housing. There are four ways to avoid having subsidized housing in a development: (1) pay an in-lieu fee (<https://inclusionaryhousing.org/designing-a-policy/off-site-development/in-lieu-fees/>), i.e., an affordable housing dedication fee; (2) develop affordable housing units off-site within 6 blocks; (3) submit to City an alternative proposal; and (4) donate land to the City. Six months after the policy goes into effect, it will go expand from rentals to include home ownership; more information to come.

Concerns expressed by the LUC about the proposed policy included:

- 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 above concerns were included in the recommended Letter of Support for the City's goal of increasing the affordable housing stock in Minneapolis.

For an alternative view of the MIZ, visit <https://www.minnpost.com/community-voices/2019/11/inclusionary-zoning-will-exacerbate-the-twin-cities-affordable-housing-shortage/>.

B. Downtown East Street Reconstruction. Dan Edgerton, Project Planner at Minneapolis Public Works, provided an update on this street project planned for 3rd Street between 10th and 12th Avenues South (<http://www.minneapolismn.gov/cip/futureprojects/downtown-east>). It will replace aging pavement, improve the right-of-way for all users and modes of travel, 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. Construction will take place in 2021.

C. 10th Avenue SE Bridge Rehabilitation & Water Main Project. Kristin Petersen, Senior Planner and Design Engagement Lead at SEH (<https://www.linkedin.com/in/kristin-petersen-aicp-5106a656> and <http://www.sehinc.com/authors/kristin-petersen>), shared the City's plans to rehabilitate the historic 10th Avenue Bridge over the Mississippi River and replacement of the water main suspended from it with a new water main installed under the river (<https://www.10thavebridge.com/>, and <http://www.minneapolismn.gov/cip/futureprojects/WCMSP-182812>). The bridge will go from a two-way, four vehicular lane configuration with designated bike and pedestrian lanes, to a two-way, two vehicular lane configuration with widen designated bike and pedestrian lanes. Work on the water main began in spring 2019 and is expected to wrap up by spring of 2020, and work will soon begin on the bridge and will continue through summer of 2021. The LUC hopes road closures for this work will be done in coordination with MnDOT's renovation of the 3rd Avenue Bridge (<https://www.dot.state.mn.us/metro/projects/hwy65andthirdavebridge/>).

For more information about the Bridge Project, contact Meseret Wolana at Meseret.Wolana@minneapolismn.gov, and for more information about the Water Main Project, contact Peter.Pfister@minneapolis.gov.

D. Mill City Museum's East Ruin Courtyard Wall Project. Valerie Heider, Project Manager III at Minnesota Historical Society (<https://www.linkedin.com/in/valerie-heider-06a2ab175>), and Angela Wolf Scott, Principal and Partner at MacDonald & Mack Architects (<https://www.linkedin.com/in/angela-wolf-scott-3237943a>) provided an update on the work to stabilize the Washburn Crosby A Mill East Ruin Wall. They highlighted previous preservation work done at the site in 2016, 2017 and 2018, and recent inspections done on the wall revealed deterioration continues to occur due to exposure to the weather; it's crumbling and very unstable and they're working on how and if it can be preserved. They will return and provide an update once they know more about the stabilization process. The LUC strongly advocated for the final preservation plan to maintain the integrity of the ruin as much as possible.

E. City Center Sign Variances. James Durda, General Manager of City Center at Ryan Companies (<https://www.linkedin.com/in/james-c-durda-b7a543b7>), Chad Lockwood, Senior Civil Engineer at Ryan Companies (<https://www.linkedin.com/in/chad-lockwood-8b86a617>), and Jesse Yungner, Experiential Graphic Designer at DLR Group (<https://www.linkedin.com/in/jesse-yungner-6108515>), came to present the variances for signs to be located at the southeast corner of the City Center block which abuts Nicollet Mall and South 7th Street South, the façade of which is currently undergoing renovation 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. To increase the maximum distance a projecting sign can extend outward from the building;
2. To increase the maximum area of projecting signs;
3. To allow internally lit projecting signs; and
4. To review the maximum height of signs above grade.

The LUC recommended a LOS.

F. Thrivent Financial Corporate Headquarters Monument Sign Variance. Bill Blanski, Design Principal at HGA Architects & Engineers (<https://hga.com/people/bill-blanski/>), and Kirsten Spreck, VP of Real Estate Development at Thrivent Financial (<https://www.linkedin.com/in/kirstenspreck>), presented the application for the additional black and grey monument sign to be erected at the northeast corner of the entrance fronting Portland Avenue, as well as the locations of the other approved building and monument signs including the new ETC – East Town Café – blade sign to be erected to the south along Portland Avenue (<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmssp-222241.pdf>). 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 LOS.

G. Ameriprise / Clearway Energy Parking Ramp Skyway Connection Variances. Nate Enger, VP and Partner at ESG Architects (<https://www.esgarch.com/nate/>), and representatives from Ryan Companies, presented this application. To make the skyway more accessible for Ameriprise employees to travel from the Client Service Center at 901 3rd Avenue South, and the Clearway Energy Parking Ramp at 321 South 8th Street, they are seeking the following variances:

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

Although the variances being sought were originally approved by the Downtown Skyway Advisory Committee (<http://www.minneapolismn.gov/boards/downtown-skyway-advisory-comte>), they have to begin the process over.

The LUC recommended a LOS.

H. The Whitney Landmark Residences Plaza Green Roof Project. Susan Hanna-Bibus (<https://www.linkedin.com/in/susan-hanna-bibus-a1528b127>), member of the HOA, presented their plan to create a green roof on the plaza between their building and River Road. Because of water on the plaza leaking into the garage causing structural damage, they are pursuing replacement with eco-friendly options. Whatever option is ultimately chosen must take into consideration the public access easement agreement they have with the City. They are looking at ways to partner with organizations to put them in a stronger position to be successful on this endeavor.

The LUC expressed support and recommended they reach out to Katherine Lamers, Design Project Manager at the MPRB, because of her oversight of the Water Works project adjacent to Mill Ruins Park; and Mark Andrew who has been named president of Friends of the Lock & Dam (<http://millcitytimes.com/news/former-county-commissioner-mark-andrew-joins-initiative-to-t.html>). She will come back to provide an update in 2020.

Frazell moved and Sweet 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 discussions have been held about how to organize the LUC to be even more effective, particularly in the whole process of follow through and making sure when promises are made by developers to us and the Planning Commission that they are kept. He along with McCrea, Randy Manthey and Tom Schmid have had conversations last week and McCrea will host a planning session after the first of the year that will include this topic, i.e., the future structure of the LUC and higher expectations for its members.

Additionally, today he, Hantge, Manthey and Schmid met with CPED staff (including David Frank and Steve Poor) to address this same issue, help us understand the process they follow, and how we can most effectively engage with them. CPED shares some of our frustrations, spends a lot of time on when there's a minor versus a major change on a project, and welcomes our active involvement in helping to keep track of things. One practical advice offered is when we see something we consider inconsistent to just call 311 which has a tracking system for following up.

The next LUC is scheduled for Tuesday, December 3rd at 6 p.m., at the Mill City Museum.

VIII. Old / New / Other Business

A. Mayor Frey's FY2020 Budget. Pursuant to a letter of support he received from Tim Bildsoe, President of the North Loop Neighborhood Association, Tamburino requested the Board join in their support for Mayor Frey's proposed 2020 Budget which includes hiring 14 additional police officers.

Discussion ensued wherein Tamburino advised the City Council was split on this topic with Ward 7 CM Lisa Goodman (<http://www.minneapolismn.gov/ward7/index.htm>) who covers the southern portion of Downtown West and Ward 13 CM Linea Palmisano (<http://www.minneapolismn.gov/ward13/index.htm>) being the biggest supporters, and that our Ward 3 CM Steve Fletcher expressed skepticism in adding more officers versus outreach workers as the best way to address crime and safety.

McCrea expressed concern over the lack of police in downtown having been personally harassed while traversing the streets and complaints she's heard over incidents at the LRT, e.g., the suspect in the fatal beating of a 75-year-old man (<https://www.fox9.com/news/charges-75-year-old-man-severely-beaten-at-minneapolis-bus-stop-after-asking-passengers-to-lower-voices>) was her daughter's client.

Frazell, who advised he could vote either way, advised if police staffing is increased there are three parties that need to be at the table, i.e., the Mayor and City Council, MDP, and Police Officers Federation of Minneapolis (<https://www.mpdfederation.com/about-us/>). Also, there needs to be changes made in some of those contracts and policies that ensure when we as citizens make investments in additional law enforcement officers it really makes a difference on the street.

Rajtar went on record as hating the idea of community policing.

Tamburino reminded the Board it's taking a broad overview and not drilling down into how things should or shouldn't happen and that the vote will be taken on December 4th. Thereafter,

Tamburino moved and Rajtar seconded a motion to support Mayor Frey's proposed 2020 Budget which includes hiring 14 additional police officers. After McCrea called for further discussion, Frazell offered the following substitute motion which Tamburino seconded:

To support Mayor Frey's proposed 2020 Budget which includes hiring at least 14 additional police officers, and strongly encourages the Mayor and City Council, 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. McCrea called for discussion. The motion passed with McCrea, Rajtar and Walsh opposing.

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

- B. Police Safety Center.** Tamburino first explained the purpose of the PSC: (1) to get police into the community where any licensed police officer can use the facility and have one work a shift there; and (2) for the community to get to know them. The PSC does not take in suspects, book or make arrests; it's simply a place for LPOs to hang their hats, relieve themselves, shower. The PSC can also be used by police officers hired by an organization for an event.

Then he brought the Board up to date on what has transpired since he began working on this effort 3 years ago when Eddie Frizell, Chief of Police at Metro Transit, was Minneapolis Police Inspector of the First Precinct. Tamburino met with on on many occasions, found him easy to work with, and was led to believe, although nothing is guaranteed, when this PSC opens, Frizell would like to have a couple officers near retirement on mid shift, i.e., 10 a.m.-4 p.m., similar to the shift Officer Elliot Wong worked in Northeast Minneapolis. Since Wong's retirement and before Frizell left, Minneapolis Police Activities League (PAL) Officer Marshall Collier has been serving as the liaison for Northeast.

Since this whole process began, The Vicinity where the PSC will be located took a while to be built and conditions on the ground have changed drastically, i.e., crime in downtown in up 32%, police are understaffed, and everyone is concerned about 911. The new 1st Precinct Inspector Bill Peterson, however, is also easy to work with and things may change.

Tamburino then briefly reviewed what has transpired with the draft License Agreement with Sherman Associates to operate a police substation at 205 Park Avenue, beginning with last February when he asked former Board member Stephanie Hill to review it and the subsequent email exchanges that ensued.

After a period of silence on SA's side, Tamburino received and forwarded a revised version to the Board this past October for further input. According to NCR Attorney Jess Birken (<https://birkenlaw.com/who-is-jess-birken/>) who Tamburino consulted, SA wants a \$2 million umbrella liability insurance policy; this will cost approximately \$1,200 per year. There would be a 5-year lease at \$1 annually with all utilities and fixtures (e.g., bathroom, shower, bike rack, refrigerator,

dishwasher) included. There will also be an external mailbox for the DMNA. Nothing on the LA related to maintenance of the premises by the Lessee will remain.

Tamburino requested the Board pay Attorney Birken a \$500 consultation fee to review the latest version of the License Agreement. On his own dime, he's setting up the Mill District Safety Committee, a 501(c)(3) that could serve as the fiscal agent to raise funds for maintenance, cleaning supplies, office furniture, equipment, etc.

In response to McCrea's inquiry about a commitment or memorandum of understanding with the MPD, Tamburino advised at this point they cannot offer one. However, he expressed confidence they will use the space in some capacity on a regular basis as is done at the Marcy Holmes Substation; 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 time, but he is hopeful this could happen within the next few years.

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.

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 November 2019 Board materials on the DMNA's website.

X. Next Board Meeting

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

XI. January 2020 Strategic Planning Session

Hantge will conduct a Doodle poll to set the date.

XII. Adjournment

There being no further business,

Sweet moved and Tamburino seconded a motion to adjourn the meeting. McCrea called for discussion. The meeting adjourned at 7:49 p.m.

Signed this _____ day of _____, 2020

Chair

Secretary