

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, January 25, 2021

Via Zoom

(https://us02web.zoom.us/rec/share/Y_Wlg37ApTdX681rbEIN4I9rSEi6u0BaIqF1bqd7tTfX6ZEKDFrFd9Pl_9TQtCKC.k-gsyw-Mizk7C3ir)

I. Call to Order and Introductions

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

Other Board members in attendance were:

Max Erickson
Kevin Frazell, Vice Chair
Andrew Gittleman
Tomek Rajtar
Laurie Rice
Carletta Sweet, Secretary
Joe Tamburino
Dianne Walsh, Treasurer

Staff member Christie Rock Hantge was also present.

Zoom guests in attendance included:

Rick Crispino, Bridgewater Lofts
Larry Dole
Steve Fletcher, Minneapolis Ward 3
Julie Johnson
Jim Leslie
Merv Moorhead, DMNA Public Safety Task Force
Wanda Ortiz-Maysonet, Bridgewater Lofts
Wendy Rubinyi
Mary Suilmann, Bridgewater Lofts

II. Consideration of Agenda

Rajtar moved and Frazell seconded a motion to approve the agenda as submitted. McCrea called for discussion. The motion passed.

III. Consent Agenda

Laurie Rice, and then Kevin Frazell, asked that on page 4 of the November minutes under Joe Tamburino's motion to establish a public disclosure policy reflect disclosure be for Board members actively supporting *all* local political candidates. Treasurer Dianne Walsh noted she reviewed all the financial documents received from Staff member Christie Rock Hantge and found no issues.

Erickson moved and Rice seconded a motion to approve the consent agenda which included the amended November meeting minutes; F2020 Budget vs. Actual for the period ending November 30, 2020 and December 31, 2020; and the Neighborhood Coordinator / Finance Coordinator staff report for November (Invoice #71), and December (Invoice #72). McCrea called for discussion. The motion passed.

IV. Land Use Committee Report

Kevin Frazell said he volunteered to serve as Chair because no one else stepped forward, and Carletta Sweet will serve as the Board liaison. Then he reported on the following items from the January 5th meeting:

- **Short Term Rental Ordinance (Number 2020-062).** Most of the meeting was taken up by this conversation with CM Fletcher, and Andra Bosneag, Interagency Coordinator at the Regulatory Services Department who is responsible for developing and administering the regulations, about follow-up administrative activities. This ordinance was adopted unanimously by the City Council in December (<https://lims.minneapolismn.gov/Agenda/Council/2122>).

There's not much new in terms of the substance. Fletcher advised for buildings smaller than 20 units, the ordinance restricts permits to one beyond your homesteaded property, which limits the activities of people buying up duplexes to put on Airbnb. For buildings 20 units and larger, it restricts STR activity to 10% (condominiums are exempted) and requires a management plan which will discourage some of the most irresponsible experimentation. Now that they've passed the licensing portion of the ordinance, they also want to pass the zoning portion that restricts which areas of the city are appropriate for the multifamily STR and they're still working that out, all of which will be effective June 1, 2021, giving the City time to go through the rulemaking process, and explain to people how it's going to work so they can decide whether to pivot to do STR under the new restrictions or go back to providing housing.

In response to the LUC's questions, Bosneag explained limits to a STR in Minneapolis haven't changed, i.e., anything under 30 days is the definition, but under COVID the trend has been going to a little longer. Fletcher said part of why the City wanted to keep this in rulemaking is to be adaptive and nimbler than they can be at the level of an ordinance. They're finding some best practices around avoiding problems, e.g., on the Sable development (<https://lims.minneapolismn.gov/Download/File/4576/Short%20Term%20Rentals%20Ordinance%20Public%20Comment%20United%20Properties.pdf> and <https://www.startribune.com/once-scorned-short-term-rentals-now-courted-by-twin-cities-landlords/511658712/>), they figured out not to allow same day reservations; it dramatically changed the type of business they were getting in a good way. The LUC will continue to keep its eye on this.

- **Sidewalk Snow Removal Ordinance.** LUC member Randy Manthey is trying to understand how to partner with the City to identify those individual property owners who are not supporting safe sidewalks (e.g., the vacant parking lot at South 3rd Street and Chicago Avenue), and how to provide comment to the City so that it can deal with it. The most simple, efficient,

and effective way is to fill out the form at <https://www.minneapolismn.gov/getting-around/snow/snow-clearing/> and attach a picture. Once submitted you'll receive a case number and the ability to follow up. Calling 311 is a much longer process.

Fletcher, who is also frustrated about that site and has raised the issue for this and other areas around the Ward, said he's been working with CPED to remind their staff as well as developers of their responsibility to take care of those properties. He added another way to notify the City about snow issues is their Smartphone 311 App (<https://apps.apple.com/us/app/minneapolis-311/id542375735>), his favorite way to report when walking around the city and encouraged everyone to use it.

- **21 Washington Avenue North.** Manthey shared his perspective on the Heritage Preservation Commission's denial of the developer's application to demolish the 21st Century Bank precast office building (reference his email dated June 5th which included a link to the HPC meeting, (<https://www.youtube.com/watch?v=NBI2Qe0weTM> and <https://www.startribune.com/minneapolis-planners-say-1969-modernist-building-downtown-shouldn-t-be-wrecked/600006606/>)). The HPC took a similar approach to the New French Café at 128 4th Avenue North in the Warehouse District. He believes the denial is the wrong mindset, we need to think long term, and understand how to build a downtown community, a population base to support the goods and services, and employment base for employers. There are some gorgeous and significant historic buildings that are worth preserving, but we're creating dead ends for developers who want to come in and redevelop properties that have no significant historic value.

The DMNA wrote a letter of support of the project and the demolition of the office building. Manthey encouraged Fletcher to help override the HPC's decision and allow the developer to proceed.

Frazell will give testimony before the Business, Inspections, Housing & Zoning Committee on Tuesday, February 2nd (<https://lims.minneapolismn.gov/MarkedAgenda/BIHZ/2221>).

- **Latitude 45 Apartments.** Walsh complained their pet relief area is on the Washington Avenue side and it is covered with snow.
- **800 Washington Avenue Mixed-Use Project.** Hantge reminded everyone AECOM and its development partners were granted an extension of their exclusive development rights from January 1 through June 30, 2021 and are expected back with an update during this extension period.
- **Cow Path Forming Across Gold Medal Park.** Referencing his December 10th email wherein he indicates this is being formed by construction workers between the Guthrie Parking Ramp and the Eleven project (<https://elevenontheriver.com/>), LUC Vice Chair L.B. Guthrie explained he and LUC member Pamela McCrea spoke with Carl Runck (<https://www.ryancompanies.com/person/carl-runck>) and Eric Engh (<https://www.ryancompanies.com/person/eric-l-ench>) and they agreed to come up

with a plan by spring so that when the grass has a chance to rejuvenate, the construction workers will stop from crossing there. McCrea agreed to coordinate with the Gold Medal Park Conservancy (<http://www.goldmedalpark.org/conservancy>) and suggested this might be an opportunity for the Civic Engagement Committee to get involved by being out on the street in the early mornings and late afternoons to encourage appropriate behavior.

Frazell then mentioned the following project the LUC is also keeping an eye on:

- **Portland and Washington Avenues Mixed-Use Project.** The LUC has received updates on this project, the last being on November 19, 2018, that had significant modifications which were included in yesterday's *Star Tribune* article (<https://www.startribune.com/developers-of-2-big-apartment-projects-remain-bullish-on-minneapolis/600014602/>).

Frazell said the LUC liked those changes and this afternoon he watched the Planning Commission's meeting at which it went through on the consent agenda and should be moving forward (<https://lms.minneapolis.gov/Board/MarkedAgenda/CPC/2205>).

V. Civic Engagement Committee Report

New Committee Chair Max Erickson reported on the following:

- **Draft Committee Charter.** At the meeting held in December, they prepared a draft charter (<https://www.thedmna.org/wp-content/uploads/2021/01/DMNA-Draft-Civic-Engagement-Committee-Charter.pdf>) outlining the purpose, structure and operation, authority and duties, and had a broader discussion about the goals for 2021. Meetings have shifted to the second Thursday of each. He asked the Board if they had any feedback and none was offered. The committee will review and approve the final draft at their February meeting.
- **Annual Calendar.** Erickson is working on a calendar of events – clean-ups, National Night Out, annual meeting, etc. – they could possibly be working on as a template for year-to-year activities which will need to go before the Board for budgetary consideration and approval.

Then following a brief discussion, Max will modify the Charter to reflect that the CEC Chair will be appointed by the CEC and will have a DMNA Board liaison appointed by the DMNA Board and he'll take it to the CEC for final approval on Thursday, February 11th.

VI. Ward 3 Update

Council Member Steve Fletcher reported on the following:

- A. Security Plans for the George Floyd Murder Trial.** This has been split in two with former MPD Officer Derek Chauvin's trial starting on March 8th, and the remaining former Officers Thao, Lane, and Kueng starting on August 23rd (<https://www.courthousenews.com/minnesota-judge-sets-separate-trials-for-cops-in-george-floyd-killing/>). Primary preparations from temporary fencing around the Courthouse to free speech zones for peaceful protests are being done in

coordination with the County and the State, and the Mayor and Governor have been in conversations about ensuring the National Guard and outside support are prepared in case the worse should happen (<https://www.minnpost.com/glean/2021/02/minneapolis-officials-outline-preparations-for-security-around-chauvin-trial/>) and <https://www.sfgate.com/news/article/Minneapolis-beefs-up-security-before-trial-in-15957471.php>).

- B. Third Precinct Temporary Relocation.** Because its building at 3000 Minnehaha Avenue South burned down in the rioting, they are now working out of the City of Lakes Building 309 2nd Avenue South, its second temporary location (<https://www.startribune.com/minneapolis-third-precinct-officers-move-to-second-temporary-location/600012987/>). The City of Lakes Building is empty because City staff have been moved to the new Public Service Building at 505 4th Avenue South (<https://www.startribune.com/new-minneapolis-building-is-one-of-the-city-s-finest-works-of-contemporary-architecture/573427331/>). Downtown residents and businesses are encouraged not to treat it as a resource for the First Precinct.

Rice expressed concerned about the optics of having the Third Precinct in the downtown community; she believes it really should be in the community that it serves and wanted to know their long-term plans. *Fletcher advised the City is attempting to dispose of property and there will be pressure – just was it was at the Convention Center to vacate because its preparing to become active again for conventions – to sell the block where the City of Lakes Building is located, but it’ll take a while for a deal to go through buying them 12 to 18 months at a minimum.*

- C. Charter Amendments.** There are two Charter Amendment proposals in process right now: one initiated by the City Council, and one initiated by the Charter Commission.

- i. Public Safety.** This Amendment revisits the conversation from last year regarding transforming public safety in the city. It would create a new charter department to provide public safety services, including law enforcement, and remove the Police Department as a standalone charter department.

There is a possibility that several advocacy groups are talking about bringing forward a public safety charter amendment proposal through a petition. If that is the case, they will likely defer to the citizens.

- ii. Rent Stabilization and Eviction Protection.** The second proposed Charter Amendment seeks to give the City the authority to exercise power to control rents on private residential property. State law says that cities can only do this if it is approved by citizens through a ballot measure.

Fletcher explained the City Council must hold public hearings and approve the proposals prior to sending them forward to the Charter Commission. State law requires the Charter Commission to review them and submit its recommendation(s) back to the City Council for them to become ballot questions for voters this November.

For information on both, visit <http://www2.minneapolismn.gov/charter/proposals>.

In addition to the two City Council initiated Charter Amendments, Fletcher noted that the Charter Commission has also initiated one that seeks to clarify the role of the Mayor and will meet on January 26th to start this conversation.

Fletcher then responded to:

Tamburino's inquiry regarding the Public Safety Charter Amendment and the year-long engagement process that the City Council previously promised. He expressed concern that by starting the Charter Amendment process now the City Council is not following through on what it originally proposed back in June of 2020 with regards to getting citizen input before making any changes. CM Fletcher said the community engagement work has started. The City will continue to host public comment opportunities and the Transforming Public Safety Survey remains open. The ordinance writing process will also offer opportunities for input.

Frazell's inquiry regarding the citizen groups' biases. CM Fletcher said he is unsure if these groups are for real. They would need at least 20,000 signatures to get something on the ballot. This is a difficult organizing task under any circumstance but made even more difficult due to COVID-19. Frazell also inquired about the joint meeting between the City Council and the Charter Commission that CM Fletcher mentioned. He asked if it is a public meeting. CM Fletcher said that it will take place at the Charter Commission meeting, so it will be televised. Frazell concluded his remarks by asking CM Fletcher to make sure that all future public engagement opportunities be very well communicated. CM Fletcher stated that COVID has presented some challenges, but he understands the need to provide ample opportunities for public input around this subject.

VII. Public Safety Task Force

- A. Resident Safety Survey.** Task Force Member Merv Moorhead reported they closed the HOA portion of the survey on January 17th with over 925 respondents. They started the rental portion of the survey and it will close on February 9th. As of today, they have 1,020 respondents.

They're trying to leverage information supplied by Andrew Gittleman at FirstService (<https://www.linkedin.com/in/andrewgittleman/>), and Abby Larson at Sherman Associations (<https://www.linkedin.com/in/abby-larson-8b7598164/>) who has become part of this task force. To date, they've received responses only from the "E" properties, i.e., Encore (<https://mplscore.com/>), East End (<https://eastendmpls.com/>), and Edition (<https://www.editionapts.com/>), and Hantge will send out a reminder to all of the buildings.

Since the survey went out to the rental properties, it has moved the number of renters participating up to 23%, and the number of under the age of 55 to over 50%. In general, they're

getting similar responses to the survey from the renters as they did with the HOA group, and they continue to get great insights from the verbatims. Heartbreaking is the amount of people who say they won't leave their buildings after dark.

They're looking to expand utilization of the survey beyond the DMNA, e.g., Citizens for a Loring Park (<https://loringpark.org/>) and the Lake Street Latino Business Association (<https://www.facebook.com/Lake-Street-Latino-Business-Association-100261615242312/>) are both interested. And when they met earlier this evening, they talked about what does the rollout plan look like for the communication of the information they receive. When the survey is complete, they'll communicate the results to the DMNA Board and its residents, and more broadly to elevate the voices which may have an impact on how safety is viewed in Minneapolis and how they vote. The City Council has put forth its public engagement, and this is our version of public engagement.

Thereafter, he responded to questions from the Board.

- B. Social Media Policy.** Tamburino reviewed the draft policy (<https://www.thedmna.org/wp-content/uploads/2021/01/Social-Media-Guidelines-Final-Copy.pdf>) noting Julie Johnson helped create it. Rice suggested substituting the IT Department language with Neighborhood Coordinator as Hantge fulfills that function.

Gittleman moved and Sweet seconded a motion to approve the Social Media Policy as amended. McCrea called for discussion. The motion passed.

VIII. Strategic Planning Task Forces

- A. Historic Signage Branding Project.** Walsh advised in her meanderings through the North Loop over the last 6 months, she found the signs on their buildings intriguing, so with Hantge's help she contacted Mike Binkley, former WCCO news anchor and video producer (<https://www.linkedin.com/in/binkleymike>), who helped develop NLNA's Historic Signage Project (<https://northloop.org/signs-will-shed-light-north-loops-history/> and <https://northloop.org/eight-historic-buildings-get-new-signs-nlna/>). She would like the DMNA do something similar, so she obtained information from Binkley regarding the size and cost of the signage (<https://www.thedmna.org/wp-content/uploads/2021/01/North-Loop-Sign-Project.pdf>) and suggested committing a minimum of \$4,000 to the project for 2021 starting with signage for buildings in the Mill District such as the Washburn Lofts, Mill City Museum, Ceresota Building, Crown Roller Mill Building, and Whitney Lofts to name a few. The signs would promote the history of the buildings and include the DMNA logo to promote the neighborhood organization.

Gittleman, Tamburino, and Sweet who worked with a Shea Design architect in the late 2000s to put signage on five downtown parking ramps owned by Alatus (see the one on the Gateway Parking Ramp on the Washington Avenue side), expressed support for the project. Walsh

offered to head the group and will be looking for nine other volunteers. Then following subsequent discussion,

Gittleman moved and Rice seconded a motion to commit up to \$10,000 (\$5,000 for Downtown East and \$5,000 for Downtown West) to the historic signage branding project in 2021. McCrea called for discussion. The motion passed.

- B. HOA Advisory Group.** Rice reported they met on Thursday, December 17th and [information she provided was inaudible]. For the next meeting, Gittleman suggested the agenda include an update from the Public Safety Task Force. The next meeting is scheduled for Thursday, February 18th at 5:30 p.m.

IX. New / Old / Other Business

Nothing to report.

X. Next Board Meeting

Monday, February 22nd at 5:45 p.m. via Zoom.

XI. Adjournment

There being no further business,

Gittleman moved and Sweet seconded a motion to adjourn the meeting. McCrea called for discussion. The meeting adjourned at 7:11 p.m.

Signed this _____ day of _____, 2020

Chair

Secretary