

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board of Directors Meeting on Monday, November 15, 2021 Via Zoom

Meeting Recording:

<https://us02web.zoom.us/rec/share/9vjCvj-mY3Uy6gwAsW1WMw90TvKEH0z MpivWV GpN6hY65ROBJwj1NyqiCkD4rF.256p3mbzUTdXsEi0>

I. Call to Order

President Pamela McCrea called the Board meeting to order at 5:47 p.m.

Other Board members in attendance were:

Jim Bishop
Andrew Gittleman, Vice President
Abby Larson
Douglas Pearson
Laurie Rice
Carletta Sweet, Secretary
Joe Tamburino
Dianne Walsh, Treasurer

Executive Director Christie Rock Hantge was also present.

Zoom guests in attendance included:

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| Gail Asher | Randy Manthey, The Carlyle |
| Kevin Frazell, DMNA Land Use Committee Chair | Tomek Rajtar |
| Andrew Hoffman, Dayton YMCA at Gaviidae | Wendy Rubinyi, Bridgewater Lofts |
| Lynne Koester, American Academy of Neurology | |

II. Consideration of Agenda

After adding "Recognition of Outgoing Board Member Tomek Rajtar" after Consideration of Agenda and "Closure of River Road" under Land Use Committee Report,

Gittleman moved and Rice seconded a motion to approve the agenda as amended. McCrea called for discussion. The motion passed.

III. Recognition of Outgoing Board Member Tomek Rajtar

President McCrea who had earlier delivered a gift-wrapped package to outgoing Board member Rajtar for his years of service on the DMNA Board since he joined in 2015, thanked him for his invaluable contributions representing residents who live in Minneapolis public housing and renters. She highlighted that he helped host an outreach meeting at his building in 2018 to get resident input on how to make the downtown community a safe and healthy place to live, and he helped distribute masks to residents in his building in 2020. The rest of the Board joined McCrea in their appreciation for Rajtar.

After Rajtar opened his gift which was a plaque commemorating his service and thank you card, he thanked the Board from the top and bottom of his heart and said he'd cherish it for the rest of his life.

IV. Election of Board Officers

McCrea requested Executive Director Christie Rock Hantge facilitate the election for the Board President position using Robert's Rules of Order.

- A. Board President.** Pursuant to the Bylaws that were updated in October, Hantge called for Board President nominations.

Tamburino moved to nominate Gittleman for the position of Board President. Gittleman declined the nomination stating he would prefer to take on the position of Vice President. Hantge asked if there were any further nominations.

Gittleman then moved and Walsh seconded to nominate McCrea for the position of Board President. McCrea accepted the nomination. Hantge asked if there were any further nominations. There being none, the motion passed.

Upon being elected President of the DMNA Board, McCrea took over facilitating the officer elections from Hantge.

- B. Vice President.** McCrea called for Vice President nominations.

Tamburino moved and Sweet seconded to nominate Gittleman for the position of Vice President. Gittleman accepted the nomination. McCrea asked if there were any further nominations.

Walsh then moved and McCrea seconded to nominate Rice for the position of Vice President. Rice accepted the nomination. McCrea asked if there were any further nominations.

There being no more nominations for the position of Vice President, McCrea closed the nominations. She then gave Gittleman and Rice the opportunity to say a few words.

Rice noted during her 2 years on the Board, she has participated on the Land Use Committee, helped conceive and launch the HOA Advisory Group, and volunteered on several Civic Engagement Committee activities including National Night Out, Mill City Farmers Market, and Green Minneapolis. She thinks we're at an inflection point and would like to help by stepping up into this role. We've got a new City Council Member, crime and safety is a big issue for everybody, we've done some great work in engaging the constituents, and there's a lot to build on, so it's time to take a step back to relook at our strategic objectives and continue the forward momentum in many directions. She'd be excited to play this role and would appreciate our vote.

Gittleman noted he finished his first year this past year and intentionally played a passive role to first see how the organization works; we do some things really well and others not so well. He lives at the Ivy and represents them on the HOA Advisory Group. One of his passions for the DMNA is participation by the people who live in the DMNA footprint. He's continually amazed by the apathy and lack of participation in almost everything we do as evidenced by this Board meeting where if you take away Board members there's only about four homeowners. The HOA Advisory Board is a great idea but we have very low participation by the people we're representing. He works for FirstService Residential that manages many of the buildings located in the DMNA footprint and he would like to get more engaged this year and work on engagement by and from the community and people who live in our footprint. That is what he's committed to do and asks for our vote.

Upon concluding their remarks, the Board voted and Gittleman received the majority vote for Vice President.

- C. Secretary.** McCrea called for Secretary nominations.

Gittleman moved and Walsh seconded to nominate Sweet for the position of Secretary. Sweet accepted

the nomination. McCrea asked if there were any further nominations. There being none, the motion passed.

D. Treasurer. McCrea called for Treasurer nominations.

Tamburino moved and Sweet seconded to nominate Walsh for the position of Treasurer. Walsh accepted the nomination. McCrea asked if there were any further nominations. There being none, the motion passed.

V. Board Committee Assignments

McCrea explained the current framework for DMNA committees is comprised of Land Use, Civic Engagement, HOA, and Neighborhoods 2020, and each will ideally have a Board Liaison and Chair. Because former DMNA Board Vice Chair Kevin Frazell worked through all the committee meetings, policies and procedures, McCrea asked him to attend tonight's meeting and offer his guidance to those who take on the role of Board Liaison or Committee Chair. She noted that those who volunteer should have a strong interest in but not necessarily a skillset for a particular area and are willing to help get things done for the good of the community.

- A. Neighborhoods 2020 Task Force.** Hantge explained the impetus behind this new task force is because she asked McCrea to add it to the list due to the heavy lift related to the transition from the City's Community Participation Program funding to the Neighborhoods 2020 Program. She is looking for someone to help her oversee the new requirements related to community outreach and engagement, and the implementation of the new Equitable Engagement Workplan. She suggested former Board Vice Chair Kevin Frazell because he's very familiar with the new Neighborhoods 2020 program; he attended numerous meetings with the City during the development of the program over the past 2 years and helped her draft many of the newly required policies and procedures.

For more information regarding Neighborhoods 2020, please visit <https://www2.minneapolis.gov/government/departments/ncr/neighborhood-programs/neighborhoods-2020/>.

- B. Land Use Committee.** Rice will serve as Board Liaison. Bishop, Gittleman, Sweet, and Walsh will all likely participate. Frazell will continue to serve as Chair, but they will hold elections for Chair at their meeting on January 4, 2022.
- C. Branding Committee.** Walsh will continue as Chair and explained the purpose is not just to distribute products with the DMNA logo on them, but more importantly it's to ensure that the DMNA gets recognition for everything that it does. The goal is to increase awareness and recognition of the DMNA and get more people involved our activities.
- D. Civic Engagement Committee.** Pearson volunteered to serve as Board Liaison. Larson also has an interest in being involved. They will organize the first committee meeting in January of 2022 and will give the committee the opportunity to elect a Chair.
- E. HOA Advisory Committee.** Because of her new role on the LUC, Rice is not planning to continue as co-liaison with McCrea. Bishop and Pearson are interested in being involved and McCrea will phase out as they phase in. The current Committee Chair and Vice Chair are Dustin Sprouse and Troy Whelan.
- F. Other.** There was also discussion about the possibility of re-establishing the Crime and Safety Committee. McCrea asked about what the specific goals and outcomes of the committee might be and stressed that the Board needs to establish those things in order for this committee to be

successful. The Board agreed that homeowners and renters share the same crime and safety concerns. The DMNA should be tracking what the City is doing to address those concerns and sharing information with the community. The Board can discuss this idea at the upcoming 2022 strategic planning meeting.

Tamburino added he's interested in what will happen with the new City Council; he imagines that Michael Rainville will be stopping by our meetings. He thinks public safety will be the No. 1 issue, and he wants to see what happens with Chief Medaria Arradondo because there are a lot of rumors he's leaving.

VI. Consent Agenda

Sweet moved and Rice seconded a motion to approve the consent agenda which included the October 18th Board meeting minutes; F2021 Budget vs. Actual for the period ending October 31, 2021; and the Neighborhood Coordinator / Finance Coordinator staff report for October (Invoice #082). McCrea called for discussion. The motion passed.

VII. DMNA Representative on Dayton YMCA at Gaviidae Community Advisory Board

Andrew Hoffman, Executive Director (<https://www.linkedin.com/in/andrew-hoffman-95016b13/>), advised all YMCAs have their own individual Community Advisory Boards, a lot of which are heavily made up of residents and some business leaders within the community, however in downtown its more flipped, i.e., heavy with people who work downtown and not as many residents, so they're looking for someone from the downtown community to serve as a resident representative on their CAB. They have quite a few CAB members who work downtown, but not any actual residents. They want to engage with residents so that they can identify how they can better serve the downtown community. If there are any DMNA Board members who might be willing to serve, it's a 3-year commitment and they meet on the third Tuesday in the odd months from 11:45 a.m. to 1:00 p.m. Also, they will be expected to be actively engaged in fundraising. Currently, there are 13 people on the Board, and next year they hope to be closer to 18-20 members with more of them being actual downtown residents. The next Board seasons starts in June of 2022.

Then during Q&A, Hoffman advised it would be mutually beneficial if the DMNA were to serve because both organizations could help share information about their events and activities and thanked the DMNA for being a part of its National Night Out event. Also, they used to see 1,500-2,000 people come through their doors, now it's down to 250. He estimated that about 35% of the members live in a downtown zip code. McCrea expressed concern about DMNA Board members being asked to raise funds for the YMCA.

If we have any more questions about joining their CAB, Hoffman can be reached at 612-821-2971 or andrew.hoffman@ymcanorth.org. Lastly, he asked us to please share with the community that they have free bags of dry goods and food available Mondays through Fridays, 6:00 a.m. to 7:00 p.m.

VIII. Land Use Committee Report

LUC Chair Kevin Frazell reported on the following projects presented at the Tuesday, November 1st meeting:

A. Spice and Tonic On-Sale with No Live Entertainment Liquor License Application presented by Joginder Cheema, chef and owner. They're opening a family-friendly restaurant serving Northern Indian cuisine in the former Sanctuary Restaurant at 903 Washington Avenue South and are going through the process for obtaining a restaurant license and liquor license for the bar in the rear. Once they receive approval for these licenses, they will hopefully open by mid to late November with hours of operation between 11 a.m. to 10 p.m. There are no plans to use the patio until the spring.

The LUC unanimously recommended providing a Letter of Support for the On-Sale with No Live Entertainment Liquor License Application.

B. Royal Sonesta On-Sale with General Entertainment and Sunday Sales Liquor License

Application by Whitney Gillings, Licensing Specialist from Blue Bonnet Consulting (<https://www.linkedin.com/in/andersonwhitney1/>). The former Radisson Blu Minneapolis Downtown at 35 South 7th Street has transitioned to new management and will operate as the Royal Sonesta Minneapolis Downtown (<https://www.bizjournals.com/twincities/news/2021/11/01/downtown-minneapolis-radisson-blu-rebrands-under.html>). There will be no changes to the hotel operations (i.e., full-service hotel, restaurant, ballroom, event and meeting facilities) except for the limited operations imposed under COVID protocols and precautions.

The LUC unanimously recommended providing a Letter of Support for the On-Sale with General Entertainment and Sunday Sales Liquor License Application.

C. Boludo Downtown On-Sale Liquor License Application by Jerad Rasmussen, Finance Director.

They now have two locations where one can get a taste of Buenos Aires: the first one at 3749 Nicollet Avenue opened in 2018 (<https://m.startribune.com/boludo-offers-a-taste-of-buenos-aires-on-minneapolis-nicollet-avenue/507415072/>); and the second one at 530 South 4th Street in the former McKinney Roe space that opened in January 2021 (<https://artfulliving.com/boludo-opening-second-restaurant-minneapolis/>) which has been operating as takeout only. They plan to transition from takeout only from 11 a.m. to 9 p.m., to on-premise dining both indoors and outdoors, and are seeking a liquor license for serving beer, wine, and a variety of Argentinian drinks during operating hours of 11 a.m. to 1 a.m., Tuesdays through Sundays (reference their Business Plan Liquor License Application). This location has 5,580 square feet allowing for 275 indoor seats and 150 patio seats, but for the meantime the focus will be on takeout. Chef Facundo Javier Defraia then gave an overview of their freshly prepared empanadas, pizzas, salads, desserts, and beverages.

The LUC unanimously recommended providing a Letter of Support for the On-Sale Liquor License Application.

D. Bad Axe Throwing On-Sale Liquor License Application by Jesse Gutzman, Managing Director (<https://www.linkedin.com/in/jesse-gutzman-b08a8512b/?originalSubdomain=ca>). They first opened with their main activity of ax throwing in 2018 at 2505 Kennedy Street NE, moved to a liquor license and kitchen a couple of months later and have been successful ever since. They plan to do the same set up at 611 Hennepin Avenue South in City Center (<https://badaxethrowing.com/locations/axe-throwing-minneapolis-city-center/>) in the space formerly occupied briefly by Prime 6 and before then Rosa Mexicano. BAT held an open house this past weekend and it was a big success as expected. There are over 30 locations in the U.S., and only a couple of cities where there are multiple locations (i.e., Denver, Chicago); they don't open a second location unless they do very well.

They started the World Ax Throwing League (<https://badaxethrowing.com/axe-throwing-league/>) which embodies over 250 companies that specialize in indoor ax throwing. Founder and CEO Mario Zelaya (<https://www.zoominfo.com/p/Mario-Zelaya/-1663192541>) runs the WATL and oversees the standards for the sport. Thus far, they've never had an accident. And since they book by appointment only, the hours of operation will change depending on the night of the week but there are certain high traffic hours such as on Friday and Saturday nights that they can predict in advance.

The LUC recommended providing a Letter of Support for the On-Sale Liquor License Application.

E. Washington & Portland Avenues Mixed-Use Project Update by Bob Loken, Principal at ESG Architecture & Design (<https://www.esgarch.com/bob/>), and Carole Mette, Commercial and Multifamily Developer at Sherman Associates (<https://www.linkedin.com/in/carole-mette-15314a10/>). They returned to give an update on the Site Plan Review and Conditional Use Permit for the Planned Unit Development presented before the LUC on December 1, 2020 (https://lms.minneapolismn.gov/download/Agenda/492/RPT-PLAN10513_PortlandWashington.pdf/42637/1598/PortlandWashington). They started this project pre-COVID, got it entitled, then COVID hit and they went into their bunker and made some changes to the O2 (so branded to represent oxygen, fresh air, greenery, sustainability) tower component of the project for the third time, i.e.:

- Adding a story to make it 22 and the number of dwelling units to 240.
- Reducing the total amount of parking on the 2 levels underground from 274 stalls to 222 stalls.
- Relocating electrical transformers due to changes in Xcel Energy's requirements.
- Changing design of plaza to adhere to City's requirements for open space that's more than 2,000 square feet.
- Replacing the steel trellis covering the public plaza with a grove of trees.
- Use picket style guardrails on the tower in lieu of glass guardrails.

Loken also reviewed the proposed building materials and explained they continue to have an interest in using precast fiber cement panels at the street level. He acknowledged this is counter to what the DMNA supports and what the Planning Commission originally approved. Their reasoning relates to liking the European feel or look it brings to the project. The LUC is opposed to this design and firmly believes this look does not fit the downtown standard.

After Loken and Mette responded to questions about access, durable materials, pet relief areas for both buildings, the LUC recommended providing a Letter of Support for the Site Plan Review and Conditional Use Permit for the Planned Unit Development as presented with the exception that unpainted durable materials be used on level 1 instead of fiber cement consistent with the original Planning Commission approval. The LUC also requested that the developer/applicant return with the lighting and transformer screening plans once they become available.

The project is currently underway (<https://thedevelopmenttracker.com/mpls/news/work-begins-on-portland-washington-mixed-use-project>), and they'll break ground for the housing components in April 2022, followed by 24-26 months of construction.

Subsequent to the LUC meeting, Loken sent an email advising they withdrew their proposal to use painted fiber cement before it goes to the Planning Commission, so they listened to our request which is indicative of the level of respect the LUC and DMNA has with developers working downtown.

After concluding his LUC report, Frazell advised a few members of the LUC and Board toured the Oaklands on 9th (<https://oaklandson9th.com/>) on November 12th. Owners John Kisler and Norman Kulba have done a beautiful job of renovating an important historic structure and provided jobs to a number of people transitioning out of homelessness by teaching them valuable construction skills. Some units are rented on a long-term basis and some are short-term rentals. The owners are also hosting their annual Winter Wonderland benefiting Citizens for a Loring Park Community on Thursday, December 2nd ([https://www.facebook.com/events/1123544421721798/?acontext=%7B%22event_action_history%22%3A\[%7B%22surface%22%3A%22page%22%7D\]%7D](https://www.facebook.com/events/1123544421721798/?acontext=%7B%22event_action_history%22%3A[%7B%22surface%22%3A%22page%22%7D]%7D)).

McCrea reported the Eleven (<https://elevenontheriver.com/>) had to go to the MPRB to get permission to bring in cement for the parking garage and that West River Parkway will be closed on November 22nd and 24th for 6 hours each day to accommodate the project.

Frazell added the LUC also received an update on this project by Chad Lockwood, Associate Director of Engineering at Ryan Companies US, Inc. (<https://www.linkedin.com/in/chad-lockwood-8b86a617/>) at the November meeting. Approximately three quarters of the units are now sold, and the crown of the building is now lit.

Hantge also gave a quick update on two land use related items:

- The 10th Avenue Bridge is re-opening on November 16th and there will be a ribbon cutting ceremony at 11:30 a.m. (<https://www.10thavebridge.com/> and <https://www.bizjournals.com/twincities/news/2021/11/16/minneapolis-will-reopen-10th-avenue-bridge.html>)
- The Land Use Committee will hear an update on the Central City Tunnel Construction Project (<https://www.minneapolis.gov/government/projects/central-city-tunnel/>) at their meeting on December 7th. The City plans to construct a new stormwater tunnel below Washington Avenue South.

The next DMNA LUC meeting will take place on Tuesday, December 7th., 6:00 p.m. via Zoom.

IX. President's Report

McCrea stated Board meetings will continue to take place via Zoom due to COVID to which Board members agreed. She also noted she has received very good feedback about the annual meeting and is looking forward to having an in person annual meeting in 2022.

Finally, she would like to have an in person strategic planning meeting with the Board before the end of the year if possible, or in early January to talk about the kinds of strategic initiatives we want to implement to achieve our goals in 2022. She will work with Hantge to find a date and time that works for Board.

X. Committee Reports

- A. Branding.** Walsh would like to discuss branding during the strategic planning meeting. She wants to make sure that whatever branding work we do matches our strategic planning goals for the year.
- B. Civic Engagement Committee.** This committee has not met since the last Board meeting and its next meeting is TBD.

McCrea acknowledged the installation of the new Downtown East and Downtown West neighborhood signs, plus the new banner signs for the Mill District and the Gateway District. They look amazing and really help bring more recognition to the neighborhoods. She has received a lot of positive feedback about them.

Walsh also noted that most of the new historic signs are up too and the QR codes are working. Pixelwerx printed 19 signs for 16 properties. Sherman Associates purchased three for the J.I. Case Building, and the Washburn Lofts will wait to install their signage until after they complete their renovation project. Walsh encouraged other Board members to get involved in the committee if they have an interest. Larson indicated that Sherman Associates would like to add historic signage to the Thresher Square building. Walsh stated that it is on the list for 2022.

C. HOA Advisory Group. McCrea advised Sprouse and Whelan have done a lot of brainstorming about how to motivate people to attend. The next meeting is on Thursday, December 16th at 5:30 p.m., via Zoom.

XI. Financial Training

Hantge explained most of the Board has seen it, so she can either go over it at the strategic planning session or separately with the three new Board members. Our two primary sources of funds are Neighborhood Revitalization Program (NRP), and Community Participation Program (CPP) which is sunsetting at the end of the year and any funds remaining will rollover into the new Neighborhoods 2020 program which has two funding sources, the Citywide Neighborhood Network Fund (<https://www2.minneapolismn.gov/government/departments/ncr/neighborhood-programs/neighborhood-fund/>) at \$15,000 per neighborhood for administrative costs in 2022, less than half of what we've received from CPP, and the Equitable Engagement Fund (<https://www2.minneapolismn.gov/government/departments/ncr/neighborhood-programs/equitable-engagement-fund/>) of about \$26,000. She anticipates we'll be rolling over between \$50,000-\$75,000.

Hantge reminded the new Board members how to access the Board Members Only webpage, showed them who they represent, and gave them a heads-up about the possibility of neighborhoods merging.

XII. New / Old / Other Business

Nothing to report under this item.

XIII. Next Board Meeting

Monday, January 24th at 5:45 p.m., via Zoom.

XIV. Adjournment

There being no further business,

Gittleman moved and Sweet seconded a motion to adjourn the meeting. McCrea called for discussion. The motion passed at 7:21 p.m.

Signed this _____ day of _____, 2021

Chair

Secretary