

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION
Minutes from the Board of Directors Meeting on Monday, October 17, 2022

Via Zoom

<https://us02web.zoom.us/rec/share/3tZLpS8JxEG2nS2spl6LxvtcR8WYSon75cH3rpnOtplmZyANtTh2mwigIL5ElaLgR.YEoWA5xA-j4EeWE6>

I. Call to Order

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

Other Board members in attendance were:

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

Executive Director Christie Rock Hantge was also present.

Zoom guests in attendance included:

Julia Welle Ayres, Hennepin County	Michael Rainville, Ward 3 Council Member
Erica Chua, MPRB	Isaac Risseeuw, Minnesota Orchestra
Howard Cohen, Bridgewater Lofts	Ryan SanCartier, Ward 3 Policy Aide
Larry Dole, The Legacy Minneapolis	Elizabeth Shaffer, District 4 MPRB Commissioner
Kevin Frazell, Zenith Condominiums	Shane Stenzel, MPRB
Marion Greene, District 3 HC Commissioner	Linda Willette, Zenith Condominiums
Mary and Rick (no surnames given on Zoom call)	Anissa Waterhouse, YWCA
Meghan Gustafson, Minneapolis Downtown Council	Leah Wong, Minneapolis Downtown Council
Brody Honkanen, IncredibleBank	Shane Zahn, MDC-DID
Angela Myles, YWCA	

II. Consideration of Agenda

After President McCrea added the following items to the agenda:

- Review and approval of a spend down proposal for roll over of 2021 Community Participation Program dollars remaining in the Neighborhoods 2020 Equitable Engagement Fund;
- Review of the draft Renters Advisory Group Charter;
- Final report on the Mill District Community Policing Initiative (Bike Patrols)

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

III. The Commons Safety and Security Initiatives

McCrea advised this topic came up at the September HOA Advisory Group meeting by several members who live in buildings on or near The Commons expressing concern about challenging

behaviors they saw at the park over the summer (e.g., encampments, drug dealing). As a result, she invited the Minneapolis Park and Recreation Board to come and explain what they're doing about our concerns.

Shane Stenzel, Manager of Permits and Events at the MPRB (<https://www.linkedin.com/in/stenzel-shane-73276826/>), introduced himself and then explained what they did and learned this summer and what their plans are for the future to address safety and security concerns at The Commons. This was the first summer they provided programming at the park since they took over operations from Green Minneapolis (<https://www.minneapolisparcs.org/news/2020/03/27/minneapolis-park-and-recreation-board-assumes-operations-at-the-commons/>) and since COVID. In partnership with the Minneapolis Downtown Council, they brought back Wednesday night *Movies in the Park*, Thursday night *Music in the Park* (<https://www.mplsdowntown.com/commons/>), and *Pianos on Parade*. They also brought back daily activities with staff in the park during the day, introduced roller skating, and held activities related to U.S. Bank Stadium events.

He highlighted the following statistics from summer 2022: there were about 13,000 park users, 150 plus daily users, an increase of lunch hour users by 46%, and they increased programming by 28%. There were 154 Park Police (<https://www.minneapolisparcs.org/park-care-improvements/park-police-safety/>) calls ending in September, 84% of which occurred between May and September. Learning from the issues related to the Porta Potty rentals, they made significant changes to their programming halfway through the summer (e.g., bringing street outreach to the park, doubling staffing, adding more evening programs) and saw a 68% drop in police calls in August and September. Because people knew their police presence stopped after midnight, reverted to the Minneapolis Police Department, and then they were back at 6:00 a.m., there was an increase in people coming in and setting up a tent after midnight and before 6:00 a.m. They found that if they're in the park and it's programmed, the number of police calls diminishes. They do have a street outreach team that comes out if they see a tent in the park and they've implemented diversionary strategies (e.g., sprinklers, movement of furniture to the west side of the park away from areas of congregation) and positive programming (e.g., looking to expand food trucks later in the day, working with EDITION Apartments' landlord to find a tenant for the former Starbucks space) to address these safety and security concerns. They're pursuing all avenues to ensure they have a presence at the park daily.

He currently has one staff person, Erica Chua, the Recreation Supervisor for Downtown Parks who is on the call, and seasonals. Next year they'll be increasing staff for the downtown parks to three full-time individuals, and they'll be increasing marketing, partnerships, working closely with stakeholders, and putting money toward programming. The Commons is not unique to downtown parks or those throughout their system; when it comes to police calls Minnehaha Regional Park is ranked No. 1 (<https://www.minneapolisparcs.org/parks-destinations/parks-lakes/minnehaha-regional-park/>).

Thereafter, he responded to questions from the Board and public. Stenzel believes the 30-foot wide pedestrian bridge that spans over the Blue and Green light rail lines and Chicago Avenue falls under the jurisdiction of the Minnesota Sports Facilities Authority (<https://msfa.com/>), or the City, or Metro

Transit (<https://www.metrotransit.org/transit-improvements>), but he'll have to check the exact ownership to determine who is responsible for its maintenance. They're going through a review process and looking at other cities' urban park infrastructure, programming, and amenities to determine best practices to curtail negative activities.

He thanked the DMNA for the opportunity to present tonight and emphasized that the ways to support them is to come to their events, provide ideas for programming, and become a partner, donor, or ambassador.

IV. Downtown Improvement District Outreach Update

Shane Zahn, Director of Safe Initiatives (<https://www.mplsdid.com/contact>), first thanked the DMNA for its generous donation to help amplify their outreach efforts in 2022, then he provided statistics on the following two programs:

- **Downtown Joint Outreach Program**, the partnership between Hennepin County Behavioral Health and the DID with Hennepin County Social Worker James Seals (https://www.mplsdid.com/news_article/show/1168731; <https://www.linkedin.com/in/james-seals-439b07208/>). Downtown is Seals' only service area and he's out there Monday through Friday, 9 a.m. through 5 p.m. In Q2, April to June, he had 475 contacts, 48% related to substance disorders, 25% related to mental health, 82 experienced homelessness, and 35 were transported via the DID-purchased minivan to 1800 Chicago Avenue for behavioral health. In Q1, he had 404 contacts, 43% related to substance disorders, 36% related to mental health, 84 experienced homelessness, and 22 were transported via the DID-purchased minivan to 1800 Chicago Avenue for behavioral health.
- **MAD DADS of Minneapolis**. They are now a 7-day operation from 11 a.m. to 6 p.m., and as it gets colder, we'll see both Seals and MAD DADs covering and patrolling the skyways.

Their outreach efforts do not operate in a vacuum but collaborates with residents, businesses, and the 1st Precinct. Seals is at a commander staff level meeting every Wednesday to look at the crime statistics. They are also working hand-in-hand with Operation Endeavour (<https://www.minneapolismn.gov/government/mayor/issues-and-priorities/public-safety/operation-endeavor-report/>).

This County social worker has gone beyond a pilot project and has been institutionalized and as they look into next year, they'll be adding a second social worker who'll work Mondays through Fridays, 1:00 p.m. to 9:00 p.m.

McCrea commented on the two primary challenges that lead to homelessness; mental health disorders and drug addiction. She stated that drug addiction is an epidemic. Zahn agreed, noting that drug overdoses, particularly fentanyl, are rampant. He did indicate that Part 1 violence crimes are down.

For more information on the DID's Safety Initiatives, visit <https://www.mplsddid.com/page/show/7164033-did-safety-initiatives>.

V. **Ward 3 Update**

Council Member Michael Rainville commented on the following:

- It's a yes in the 2023 City budget to have the second social worker in the downtown community;
- He spoke with RiverWest residents a couple weeks ago about their crime and safety issues, and he'll continue working collaboratively with MPRB Commissioner Elizabeth Shaffer, Shane Zahn, and Leah Wong on these issues for downtown;
- The Mill District Community Policing Initiative with cops on bikes worked well and he'll analyze it deeper over the winter and fully expect to pick it up in the spring; and
- Will inform us when Minneapolis Public Works holds community outreach meetings regarding the 2nd Street Reconstruction (<https://www.minneapolismn.gov/government/projects/2nd-st-resurfacing/>).

If we have any more questions or concerns, please contact the Ward 3 office (<https://www.minneapolismn.gov/government/city-council/ward-3/contact-ward-3/>).

VI. **Park District 4 Update**

Commissioner Elizabeth Shaffer (<https://www.minneapolisparcs.org/about-us/leadership-and-structure/park-board-commissioners/commissioner-elizabeth-shaffer/>) expressed happiness that Mayor Frey approved the portion of their levy to hire two more full-time park police officers; it still has to go through the MPRB. They will also be moving a couple of part-time park keeper positions to full time status. If we have an opinion and would like to weigh in, please reach out to them and let them know (<https://www.minneapolisparcs.org/news/2022/10/12/proposed-2023-minneapolis-park-board-budget-focuses-on-serving-youth-building-safer-communities-caring-for-park-assets-and-protecting-the-environment/>).

She also thanked Shane Stenzel and Erica Chua for their work at The Commons. She encouraged people to consider becoming a Park Ambassador and to join the Mill District Safety Walks.

Chua introduced herself and advised that she's enjoyed activating The Commons, Water Works, and other downtown parks and is looking forward to what's coming in 2023. She placed in Chat her contact information (echua@minneapolisparcs.org and 612-230-6479) information about the Park Ambassador Program (<https://www.minneapolisparcs.org/volunteer-and-give/ambassador-volunteers/>).

VII. **Minneapolis Downtown Council Downtown Programming Update**

Meghan Gustafson, Director of Events and Programs (<https://www.mplsddowntown.com/about-membership/our-team/>), noted most of what they did was covered by Stenzel. They programmed The Commons in summer of 2021 and partnered with the MPRB this summer to prop up the Wednesday night *Movies in the Park* and Thursday night *Music in the Park*. There were 14 events in each series and it was fun to see the attendance over 2021. They plan to build upon this year's successful programming in 2023 and beyond.

Leah Wong, VP of External Relations (<https://www.linkedin.com/in/leahwong/>), thanked everyone for being the backbone of the downtown community for the past 2 years and for supporting and participating in the MDC events.

For information on upcoming events, including Holidazzle, visit <https://www.mplsdowntown.com/events/>.

VIII. YWCA Racial Justice and Public Policy Team Introduction

Hantge introduced Angela Myles, Vice President of Racial Justice (<https://www.ywcampls.org/about-us/leadership/angela-myles/>) and Anisssa Waterhouse, Race Equity Consulting Manager (<https://www.ywcampls.org/anissa-waterhouse/>), and explained that the DMNA has contracted with the YWCA to conduct some workshops and strategic planning around diversity, equity, and inclusion. This is required of the Equitable Engagement Funding that the DMNA receives from the City. The DMNA and the North Loop Neighborhood Association will be hosting the first workshop together on Thursday, December 15th.

Myles and Waterhouse thanked the Board for the opportunity to work with them and then provided a quick review of the mission and goals of the YWCA Racial Justice and Public Policy Team and some highlights of what the workshop in December will look like.

For more information on the work of the YWCA Racial Justice and Public Policy Team, visit <https://www.ywcampls.org/racial-justice/>.

IX. Consent Agenda

Gittleman moved and Tamburino seconded a motion to approve the consent agenda which included the; September 17th Board meeting minutes; the F2022 Budget vs. Actual for the period ending September 30, 2022; the Neighborhood Coordinator / Finance Coordinator staff report for September (Invoice #093); and the Neighborhoods 2020 funding application for 2023 and 2024. McCrea called for discussion. The motion passed.

X. Land Use Committee Report

LUC Board Liaison Laurie Rice introduced an item that was a continuation from the September 19th Board meeting because at that time Board members expressed an interest in hearing directly from Hennepin County regarding the Federal Plaza Housing Conversion Project. Julia Welle Ayres, Housing Development and Finance Director for Hennepin County (<https://www.linkedin.com/in/julia-welle-ayres-082695/>), asked to delay her comments until Hennepin County Commissioner Marion Greene joined the call. With that, Rice turned the update over to LUC Chair Kevin Frazell who reported on the following two items presented at the Tuesday, October 4th LUC meeting:

A. Chloé On Sale Liquor License with Sunday Sales Application presented by Laura Boyd from Alcohol Compliance Services, and Matt Monroe, Owner of EaTo Restaurant Group, LLC (<https://www.linkedin.com/in/matt-monroe-a72ba83/>).

Restaurateurs Matt Monroe, Dennis Monroe of Monroe Moxness Berg PA (<https://mmblawfirm.com/team/dennis-l-monroe/>), and Erik Forsberg who owns among others Dan Kelly's Pub in downtown Minneapolis (<https://www.bizjournals.com/twincities/news/2021/11/30/dan-kellys-pub-reopening-downtown-minneapolis.html>), plan to reopen the former Bacon Social House space in the Canopy by Hilton Minneapolis at 700 South 3rd Street. They'll be keeping the same footprint on the main level which can seat 130 guests. There will be no live entertainment or licensed outdoor patio or sidewalk café. It will be an approachable and casual French bistro that will serve regional French dishes, including burgers and specialty items influenced by head chef Vincent Francoual's upbringing in Southwest France. They hope to open around November 15th.

The LUC recommended a LOS for Chloé's Liquor License application.

- B. Milly's Wine Bar & Bistro On Sale Liquor License with Sunday Sales Application** presented by owner Brandon Witzel. Milly's will include a main and second floor bistro, with plans to expand to include a patio in the back, as well as a second level deck. He noted that they are in the process of adding an elevator. Seating will accommodate 80 to 100 people maximum. He stated that they plan to sell flatbreads, salads, charcuterie boards, sandwiches, and deserts. He indicated that they will use the second floor to host private events.

The LUC recommended a LOS for Milly's Wine Bar & Bistro Liquor License application.

Bishop inquired about when Milly's is planning to open. Frazell stated that he thought a soft opening was planned toward the end of the year, with official opening in early 2023.

Sweet moved and Rice seconded a motion to approve the liquor license applications for Chloe and Milly's Wine Bar & Bistro. McCrea called for discussion. The motion passed.

Frazell stated that next LUC meeting will take place on Tuesday, November 1, 2022.

Rice then resumed providing the update on the Federal Plaza Housing Conversion Project. When the letter of support for the project was presented for approval at the September 19th Board meeting, there were questions and concerns raised over who the building manager would be, what the tenant screening processes would look like, and safety and security policies, so it was decided to invite Hennepin County officials to today's meeting to have a conversation with them about these issues.

After Ayres briefly introduced herself, she introduced Commissioner Greene who provided some background on the project. Greene explained that Hennepin County has been working on a number initiatives to expand options for deeply affordable housing. They are doing this by purchasing multi-unit buildings, typically smaller hotels, and converting them to single occupancy housing. It is a model that used to exist in the county and they are bringing it back because they have found it's a niche that allows them to fulfill affordability needs. Ayres then talked more specifically about the

Federal Plaza Project. She stated that the county purchased the LuMINN Hotel back in 2020 to help address pandemic needs. They are now working to convert it from a hotel into permanent affordable housing for low-income people. She stated that it is a 55-unit project.

McCrea commented on the challenges that people living in deeply affordable housing may experience. She inquired about the types of supportive services that Hennepin County will offer these residents to keep the situation successful for everyone. Ayres said that the property manager that they contract with will do this work. She also talked about the type of people who will be living in the building. They will essentially be the working poor; people with jobs who cannot afford the standard rents in Minneapolis. They do not have a history of mental health problems or drug addiction that would dictate a need for supportive services. McCrea asked if the property manager will have someone on site 24/7. Ayres said no. McCrea asked Board member Abby Larson if Sherman Associates has property managers on duty in all their buildings 24/7. Larson said there is a manager on site during the day and security staff at night. Ayres said that once Hennepin County secures a property manager, they will work with them to determine the best security methods for this particular building. McCrea stressed the DMNA's strong commitment to safety and security. Ayres says they share that goal and noted that remote operated cameras have worked in other buildings. Rice inquired about when the property manager will be secured. Ayres thought by the end of the year. Tamburino asked about security and stated that there are buildings that do it very well, such as RS Eden and People Serving People. He expressed concern that Hennepin County does not have a safety and security plan for this building already in place. Ayres said that the population living at Federal Plaza will look much different than people living at RS Eden or People Serving People. Both Ayres and Greene stated that they are people with jobs who just cannot afford housing. Larson inquired about tenant screening processes. Ayres said they will follow the same tenant screening processes as someone renting at a market rate apartment, but they must meet income requirements. She stressed that the prospective tenants' primary challenge must be finances, not mental health or drug addiction. McCrea asked if a parent and child could move in? Ayres said that this building is intended for single adults. Tamburino asked about whether there is a maximum number of residents per unit. Ayres said it could potentially be up to two people, depending on the size of the room. Greene noted that the City's Zoning Ordinance also regulates the number of people per unit. McCrea asked if they see a substantial number of police calls to the building, would they be willing to make changes. Ayres said that they want the residents and surrounding neighborhood to feel and be safe. They will be heavily monitoring this for the first 12 months of occupancy. Larson asked if residents incomes will be monitored to make sure that the tenants meet the building requirements. Ayres said they will work with the property manager to make sure they meet the income guidelines. Rice asked if the property manager could not only be introduced to the DMNA before the building opens, but also at the 6 or 12-month mark. Ayres and Greene both acknowledged the importance of relationship building. They want the residents to be good neighbors and to be involved with the DMNA. Rice said that the DMNA would welcome the participation. McCrea thanked them both for coming to the Board meeting.

Rice moved and Larson seconded a motion to approve a letter of support for the Hennepin County Federal Plaza Housing Conversion Project contingent upon Hennepin County introducing the property

manager, once secured, at a DMNA Board meeting, and attending a DMNA Board meeting approximately one year after opening to provide an update on how things are going at the property. McCrea called for discussion. The motion passed with Tamburino opposing.

XI. President's Report

McCrea reported on the following:

Mill District Community Policing Initiative. McCrea provided a summary of the bike patrol program. She highlighted that \$30,105 has been raised thus far, and she believes there may be some additional funds coming in from Stonebridge Lofts and Bridgewater Lofts. Expenses to date include the fiscal agent fee of \$15,191. The balance of funds will remain in the DMNA account and will roll over to next year. The bike patrols combined with the concrete barriers on 2nd Street helped reduce crime and safety issues in the neighborhood after the 4th of July. Officers prepared written reports for what they did while they were on patrol. There were less people loitering and fewer people just hanging out in the community. She thanked Sargant Adam Lewis for his help coordinating the officers' schedules. Thank you notes were sent to all contributors that we had contact information for. Gittleman asked about what will happen with the final report. McCrea said she would like to present the report to the buildings that provided funding. It will also be posted on the website.

XII. Committee Reports

A. Safety and Security. Gittleman reviewed the proposed committee charter and thanked McCrea and Bishop for their help in drafting it. Committee representation includes homeowners and businesses. Howard Cohen, a resident at The Bridgewater, will serve as the Committee Chair, and Bishop will serve as the Board Liaison.

Larson asked about the language used for the DMNA communications policy and whether that is what she should use for the Renters Advisory Committee. McCrea said yes and emphasized the Board Liaison should make sure that committees are following the policy.

Gittleman moved and Bishop seconded a motion to approve the Safety and Security Committee Charter. McCrea called for discussion. The motion passed.

B. Historic Signage. Walsh stated that Peter Zenner has completed the video of the new buildings. He will show it at the 2022 Annual Meeting on October 24th. Pixelwerx has completed the prototypes for the signs. Committee members are reaching out to property owners to get their final approval and to determine the placement of the signage on each respective building.

C. HOA Advisory Group. This group has not met since the last Board meeting.

XIII. New / Old / Other Business

A. Community Participation Program Spend Down Proposal

Hantge presented a proposal to spend down the remaining roll over 2021 Community Participation Program dollars that are sitting in the Neighborhoods 2020 Equitable Engagement Fund contract.

- \$10,000 for the YWCA to continue the diversity, equity, inclusion work that we are starting in December;
- \$15,000 for the Native Lands Project, which will provide funds for banners and other work that recognizes and acknowledges that Native Americans were the first residents of the downtown community; and
- \$45,000 for Street Outreach activities coordinated by the Minneapolis Downtown Council.

Gittleman moved and Bishop seconded the proposal to spend down the remaining roll over 2021 Community Participation Program dollars. McCrea called for discussion. The motion passed.

B. Annual Meeting

Reminder that the 2022 Annual Meeting is coming up on Monday, October 24. The event is from 6 p.m. to 8 p.m., at The Depot. There will be refreshments and entertainment. Elections to the Board will take place and there are currently five candidates, including two incumbents, Carletta Sweet and Dianne Walsh. Rice has decided not to run for re-election. For more details, visit the DMNA Website at <https://www.thedmna.org/dmna-2022-annual-meeting-is-monday-october-24-at-the-depot-from-6-pm-to-8-pm/>.

XIV. Adjournment

There being no further business,

The meeting adjourned at 8:00 p.m.

Signed this _____ day of _____, 2022

Chair

Secretary