

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION
Minutes from the Board of Directors Meeting on Monday, December 19, 2022
Via Zoom

<https://us02web.zoom.us/rec/share/sMd6XnceeeF0v1ip4G0cr756iLQyHqFWiT9F10kFW5G0ohW-DeLR996ZPNWkHNgt.kjhde1P--sBdADIs>, Passcode: erY8DpZ&)

I. Call to Order

President Andy Gittleman called the Board meeting to order at 5:45 p.m.

Other Board members in attendance were:

Jim Bishop
Danielle Eisenbacher
Abby Larson, Treasurer
Pam McCrea, Vice President
Isaac Risseeuw
Carletta Sweet, Secretary
Joe Tamburino
Dianne Walsh

Executive Director Christie Rock Hantge was also present.

Zoom guests in attendance included:

Howard Cohen, Bridgewater Lofts	Lieutenant Pat McCarver, MPD 1st Precinct
Jim Fisher	Inspector Bill Peterson, MPD 1st Precinct
Kevin Frazell, The Zenith	Michael Rainville, Ward 3 Council Member
Mary Herrington	Al Richwine
Brody Honkanen, IncredibleBank	Ryan SanCartier, Ward 3 Policy Aide
Katie Knutson	Dustin Sprouse, River Towers
Randy Manthey, The Carlyle	Valentine Stazine, The Eleven

II. Consideration of Agenda

Gittleman presented the agenda which had no additions or changes.

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

III. MPD 1st Precinct Update

Gittleman welcomed the MPD 1st Precinct guests to the meeting. Lieutenant Patrick McCarver said that things are going good there; it's very busy because so many events are going on downtown, and the weather is keeping crime a little bit slower. Other than the one shooting the other day it's been peaceful. Inspector Bill Peterson then jumped in and provided more background on Lt. McCarver. He has spent almost 15 years in the 1st Precinct and was brought in to fulfill Lt. Kelly O'Rourke's role on Dog Watch. Then he responded to questions.

- Tamburino inquired about recruitment. Inspector Peterson says it continues to be a challenge; classes are a fraction of what they used to be.
- McCrea commented that she has seen improvement regarding loitering activity on the Nicollet Mall.
- Gittleman advised there is a new Safety and Security Committee and that Howard Cohen is its chair. Cohen said they're just getting organized and would be inviting Inspector Peterson and Lt. McCarver to upcoming meetings; they're working on the range of possibilities where they can make a difference.

Thereafter, Gittleman thanked them for their work and wished them Happy Holidays.

IV. Ward 3 Update

Council Member Michael Rainville reported on the following:

- The biggest thing he's working on for safety in downtown is the concept of creating a pedestrian-friendly entertainment zone in the Warehouse District on Friday and Saturday evenings beginning on May 5th. They did four weekends last year as a pilot and it went well, and he's got the funding in the budget from the Mayor. No motor vehicle access would be allowed. It would be set up in such a way to allow quick access for police and other emergency vehicles if needed. It would be well monitored for crime and safety issues.
- Working with the Gold Medal Park Conservancy to improve lighting in the interior of the park as a means to help reduce criminal activity. Also talking with the MPRB about installing lights along West River Parkway from 11th Avenue South to the Guthrie Theatre and talking with the Guthrie Theatre to install fencing in the parking lot next to Gold Medal Park.
- Getting feedback from residents who filled out the survey on the 2nd Street Resurfacing (<https://www.minneapolismn.gov/government/projects/2nd-st-resurfacing/>). We have to get the design right to make it pedestrian friendly.
- He encouraged board members and members of the Safety and Security Committee to consider attending a 1st Precinct roll call in February or March.

Rainville then responded to questions and comments.

- McCrea inquired about economic development strategies for Downtown East. She strongly encouraged the City to look at ways to support businesses and increase commercial activity along Washington Avenue, not just along the Nicollet Mall or in the CBD.
- Gittleman inquired about the timetables for the 1st Street and 2nd Street construction projects. Rainville said he would find out from Public Works; he also inquired about the Minneapolis Downtown Council's 2025 Planning Process and how the residential community could get involved. CM Rainville said he would talk with Steve Cramer.
- Bishop inquired about how the MPRB lighting project on West River Parkway relates to the City's lighting rehabilitation project (<https://www.minneapolismn.gov/news/2022/december/city->

[budget-/; https://www.minneapolismn.gov/news/2022/december/city-budget-/](https://www.minneapolismn.gov/news/2022/december/city-budget-/)). Rainville said the two projects are separate; one is private and the other public.

- Gittleman appealed for residential representative on the Mayor’s recently announced Vibrant Downtown Storefronts Workgroup (<https://www.startribune.com/frey-launches-work-group-to-analyze-retail-vacancies-in-downtown-minneapolis/600235866/>). Rainville assured the Board that residents will have a voice.

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

V. Consent Agenda

Sweet moved and Walsh seconded a motion to approve the consent agenda which included the November 21st Board meeting minutes; the F2022 Budget vs. Actual for the period ending November 30, 2022; and the Neighborhood Coordinator / Finance Coordinator staff report for November (Invoice #095). The motion passed.

VI. Committee Reports

- A. Historic Signage.** Chair Walsh is looking for more volunteers for 2023. The 2022 signage has been printed and is waiting to be installed in January.
- B. Safety and Security.** Chair Cohen noted that the committee met on December 9. Minutes were shared with the Board. The next meeting will take place on January 27th. The agenda for this meeting will include a discussion regarding potential topics for a community safety and security summit.
- C. HOA Advisory Group.** Chair Sprouse reported they last met in November, and the next one will be after the New Year. They plan to have a holiday event hosted by McCrea at Eleven to get to know the new Board presidents. Then he asked for assistance in updating the HOA list. At that meeting they’ll set the annual agenda and review the charter.
- D. Civic Engagement.** McCrea advised the Native Lands Project which falls under this committee continues to be successful; it’s the Guthrie Theatre, Native artists (<https://www.guthrietheater.org/about-us/native-advisory-council/>), and five different tribes. The artists have come up with three signs that will sit next to the Mill City area informing passersby they’re on Native land. Come spring there’ll be a Native ceremony and land acknowledgement. Wednesday they’re meeting with MPRB District 4 Commissioner Elizabeth Shaffer to work on the process to have these signs approved.

II. Land Use Committee Report

Chair Frazell began his update by noting that there was excellent attendance at the December 6th meeting, due in part to the issues on the agenda. He then reported on the following projects:

- A. Fair School Sign Variance.** Shari King, Senior Project Manager (<https://albrechtsigns.com/albrecht-signs-installation-fabrication-team/shari-king-senior-project-manager/>), from Albrecht Sign Company, presented the application. Ms. King explained that Minneapolis Public Schools is seeking a variance for a new sign at The Fair School for the Arts, formerly known as the Fair School Downtown. As part of their name change, they are planning to remove the existing letters that read, "Fair School Downtown," and replace with a new pan sign that reads, "The Fair School for the Arts," along with the MPS logo. Ms. King stated that the new sign requires a height variance due to the proposed height of the sign on the building. They are seeking to install the sign at 65' – 8" above grade, which is at the same height as the existing sign. However, all signs installed above 34' require a height variance. She noted that the total square footage of the proposed sign is 120 square feet, which is within the overall square footage allowed by the City.

The LUC recommended a Letter of Support for this application.

- B. Target Field Sign Variances.** Shari King, Senior Project Manager (<https://albrechtsigns.com/albrecht-signs-installation-fabrication-team/shari-king-senior-project-manager/>), from Albrecht Sign Company, and Matt Hoy, SVP of Operations at the Minnesota Twins (<https://www.mlb.com/twins/team/front-office/matt-hoy>), presented this application. Mr. Hoy stated that the MBA and the MN Twins plan to install three new signs on the property. They are proposing to install two of the signs on the back of the existing main scoreboard structure along 5th Street North. They plan to install the third sign on the top of the existing video tower directly adjacent to the right field seats. The video tower is located inside the ballpark, approximately 175 feet from the Gate 34 entrance, which is situated on the plaza above the I-394 freeway corridor. Ms. King explained that the new signs require a Height Variance and a Size Variance with the City of Minneapolis due to the proposed height of the signs on the building and the overall size. They would like to install the signs at 112' – 8" above grade. She stated that all signs installed above 30' require a height variance. Any sign over 120 sq ft requires a size variance. The overall square footage of the proposed signs is within the allowed overall square footage of the property. She further noted that size and height variances are necessary since the size and height of the ballpark are at a larger scale when compared to other buildings in the district creating a unique circumstance to this property. Being the only professional Ballpark in the district creates a circumstance not comparable to other buildings in the district.

The LUC recommended a LOS for these applications.

- C. EagleBOLT Bar Liquor License Application.** Laura Boyd from Alcohol Compliance Services (<https://www.linkedin.com/in/laura-boyd-a3460b149/>), along with the new owner, Daniel Shamp, presented this application. Ms. Boyd explained that this is not a new business, but an existing bar in the Downtown East neighborhood. The application seeks to transfer the existing liquor license that includes live and adult entertainment, and an outdoor patio to the new owner. She stated that Mr. Shamp intends to retain the existing name, the indoor and outdoor footprint, and the overall business concept. She emphasized that to the general public, it will appear as

though nothing is changing. Mr. Shamp introduced himself and described his business experience. He reiterated what Ms. Boyd said about not making any major changes to the business. He stated that he plans to carry on what the EagleBOLT is well known and respected for.

The LUC recommended a LOS for this application.

- D. Minneapolis Grain Exchange Certificate of Appropriateness Application.** Neal Cross and Angela Corwin from RSP Architects, and a representative from the building ownership, Blake Tiedeman, presented the application. Mr. Cross stated that the building ownership completed an exterior façade condition assessment and hazard identification survey. The survey identified imminent life safety hazards that required immediate removal or stabilization, as well as maintenance items. He explained that the ownership would now like to replace the missing façade pieces. He noted that they intend to focus on the imminent repair work first and follow up with the maintenance scope of work over the next 5-10 years. Mr. Cross further explained that there is a desire to do as much maintenance and repair work as possible in lieu of replacement, however, some of the façade has deteriorated past the point of repair. Where they need to replace brick and limestone, they plan to match the existing material. If the original material was terra cotta, they are proposing to replace it with Glassfibre Reinforced Concrete (GFRC), except at the column capitals, which they are proposing to replace with Fiberglass Reinforced Panels (FRP). He stated that the City requires a Certificate of Appropriate application due to the substitute material of GFRC and FRP. He indicated that they have been working with Advanced Masonry Restoration to find beautiful matches for all the materials.

The LUC recommended a LOS for this application.

- E. Harmonia Project Update.** Dan Collison, Director of Business Development & Public Affairs at Sherman Associates (<https://www.linkedin.com/in/dan-collison-47b0087/>); Charles Burdick, Principal at Streetfront Development (<https://www.linkedin.com/in/charles-burdick-1481a5/>) and consultant to Sherman Associates; and Bob Loken, Principal at ESG (<https://www.esgarch.com/bob/>), presented this project. Collison, who has been with Sherman Associates for the past 7 months (after leaving ETBP, MDC and NūLoop Partners) and has great appreciation for our work, advised they are bringing this impressive project early so they can begin to get our input and feedback. They're not looking for a Letter of Support; they're at predesign and want to engage us early and often.

Burdick then shared an overview of the site, their guiding principles they've been working on, conceptual site plan, and time schedule. The site is the 2.43-acre block where the 4-story, blue-mirrored glass Wells Fargo Operations Center was erected at 255 Second Avenue South (<https://www.bizjournals.com/twincities/news/2022/09/07/wells-fargo-sells-minneapolis-office-building.html>). According to their evaluation, it was a very purpose-built building in 1979 with a bleak and barren plaza and is hard to reuse but it's a great canvas to grow the vision of downtown. What piqued their interest in this location is how central it is, and it has

two skyway connections which affords the opportunity to connect large parts of the eastern and western sections of downtown together.

The vision is to bring live, work and play all to the same site. The initial concept has three buildings (<https://www.sherman-associates.com/news/sherman-associates-acquires-full-city-block-for-400-million-redevelopment/>; <https://www.startribune.com/three-residential-towers-to-replace-downtown-mpls-data-building-in-400m-project/600207225/?refresh=true>): a 10-story affordable and workforce housing building; a 20-story market rate housing building; and a 20-story+ mixed-use building. They want to include walkable street level amenities, they're currently showing two feature restaurant areas with a large outdoor dining patio and plaza, retail, and improved streetscapes around and between buildings that will drastically improve the pedestrian experience. The site offers substantial underground parking so that residents and other users can store vehicles without impacting the above ground experience, and the interior of the block would also be used for loading and service needs so they don't create congestion on the perimeter of the block. They also plan to have pet exercise areas and to maintain and continue existing skyway routes. They have been out searching for potential development partners and anchor tenants, and are looking at anything from office, residential, hotel, and retail to see how they can bury the mix of uses to make this a vibrant site. They will start design and entitlements in earnest in 2023, take a full year to get through those processes, then start construction in mid-2024 and lasting 2 years. Because this is at a conceptual level now, the timeline will shift and vary as they get into it. Then they welcomed feedback to help guide the development as they go forward.

Frazell has asked the LUC to be prepared in an upcoming meeting to talk about how it operates and who wants to be a part of a core committee. It has been a big success for the DMNA but it never hurts to ask questions and refresh. They'll come back in the spring with any recommendations.

McCrea moved and Bishop seconded a motion to approve the four letters of support presented by the Land Use Committee. Gittleman called for discussion. The motion passed.

Walsh advised we received notice from Milly's Wine Bar & Bistro at 1129 Washington Avenue South that they'll have their public hearing on January 3rd (<https://lims.minneapolismn.gov/MarkedAgenda/BIHZ/3641>).

VII. Committee Reports continued

E. Civic Engagement. Gittleman said we spent a lot of time over the last couple months putting together a good Safety & Security Committee with people who are interested and can contribute; he's committed to doing the same for Civic Engagement. He already had three commitments and if anyone has ideas about people who might be interested let him know. It'll be chaired by Isaac Risseeuw and the committee will decide who'll be the chair.

Larson will reach out to the property manager at 240 Park, Zach N

(https://www.linkedin.com/in/zach-n-a7b3571a2/?trk=public_profile_browsemap_profile-result-card_result-card_full-click) who has shown interest in civic engagement.

- F. Fundraising and Private Donations.** Gittleman reported that Eisenbacher will chair this committee, the purpose of which is to secure donations from private individuals and or grants to help offset the reduction in City funding for neighborhoods.
- G. 2023 Committee Structure Discussion / Recommendations.** Gittleman stated that he would like to eliminate the Renters Advisory Group and the HOA Advisory Group as formal DMNA committees and explained his reasoning. There was Board support for this direction. He assured that his goal is to increase resident engagement, both homeowners and renters, and he will ensure this happens through other committees and strategies.

VIII. President's Report

Gittleman reported Board meetings will start at 5:30 p.m., beginning on January 23, 2023. He plans to run a tight agenda and hopes to get everything completed by 7:30 p.m.

IX. New / Old / Other Business

- A. Financial Review and Forecast.** Gittleman reported on the current state of the DMNA finances. He referenced a financial summary that he prepared and shared with the Board prior to the meeting (see his December 10th email). He stated that he met with Hantge on several occasions to learn more about the DMNA's funding sources. He explained that the two primary funding sources are the Neighborhoods 2020 Program and the Neighborhood Revitalization Program. He also indicated that the DMNA secured enough private donations in 2022 to operate the Mill District Bike Patrol again in 2023 and to host the 2023 National Night Out event. He provided a high-level overview of the DMNA's contracted and uncontracted dollars. He then presented the 2023 General Operating Budget, which is just over \$117,000. He noted that Hantge prepared the 2023 Operating Budget by funding source. He asked if there were any questions.

Tamburino moved and Walsh seconded a motion to approve the 2023 Operating Budget. Gittleman called for discussion. The motion passed.

- B. Minneapolis Downtown Council 2025 Strategic Plan Update.** Gittleman noted because of COVID the MDC is in the process of sunseting its 2025 Plan and work on a 2023 strategic plan. He talked with MDC President and CEO Steve Cramer about how the DMNA can get involved to ensure residential input and he also asked Cramer for a free membership for the DMNA for 2023 based on the amount of dollars our organization has contributed towards MDC initiatives over the past 5 years.

If interested in learning about the MDC's 2025 Plan, visit <https://www.mplsdownatown.com/2025plan/>.

X. Adjournment

There being no further business, Gittleman moved and Walsh seconded a motion to adjourn at 7:02 p.m.

Signed this _____ day of _____, 2022.

Chair

Secretary