

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION
DMNA Board of Directors Meeting Minutes
Monday, October 6, 2025, via Zoom

1. DMNA Board President Dan Brophy called the meeting to order at 5:30 pm.

The DMNA board meeting began with introductions from board members including Dan Brophy, Craig Simonson, Kristen Hansen, and Latonya Reeves.

Absent board members included Julia Laden and Matt Monroe.

DMNA Executive Director Christie Hantge was also present at the meeting.

2. Ward 3 Update

Patrick Sadler, Policy Aide from Ward 3 provided an update on the city council's budget season and early voting for the upcoming November 4th election, noting that early voting is available at 980 East Hennepin Avenue. There were no questions from the audience.

3. Presentation regarding CUP application for 255 2nd Avenue S presented by Sherman Associates.

Chris Sherman presented a CUP application for the 255 2nd Avenue South building, a former Wells Fargo Operations Center now owned by Sherman Associates. The plan involves investing \$150-200 million to upgrade the existing 70,000 square foot data center space to a 20-megawatt facility, while maintaining the building's total square footage. The project aims to attract tech companies and create new office space above the data center, with a focus on sustainable development and environmental considerations. The proposal received positive feedback from the board, particularly regarding its potential to increase the downtown tax base and provide needed data center capacity in the area.

4. Presentation regarding Certificate of Appropriateness application for 119 North Fourth Street presented by Elizabeth Gales from Hess, Roise and Company.

Elizabeth Gales presented a Certificate of Appropriateness application for 119 North 4th Street, seeking approval for exterior modifications including new windows on alley-facing facades and a residential trash room door. The project involves converting the building's upper floors into 80 affordable housing units, with Pizza Luce remaining as a commercial tenant on the ground floor. The proposed changes maintain the primary facades while adding windows on the second through fifth floors of the alley sides, with careful consideration given to historic preservation guidelines to avoid new openings in the first bay from primary facades.

Reeves moved and Brophy seconded a motion to approve the letters of support for 2nd Avenue S. and 119 N. 4th Street. Brophy called for discussion. The motion passed.

5. Consent Agenda

- a. Approval of the August Minutes
- b. Approval of the August 2025 Financials
- c. Approval of the August Executive Director's Report

Reeves moved and Simonson seconded a motion to approve Consent Agenda. Brophy called for discussion. The motion passed.

6. Land Use Committee Update

- a. Letter of support for Gateway Park – already submitted
- b. Letter of support for 300 N 1st Avenue – already submitted

7. Safety and Security Committee Update

The Safety and Security Committee discussed ongoing projects, including identifying spaces for speed bumps and developing a forum for property managers to address security issues. Howard announced a meeting on Thursday, October 9, to further discuss these initiatives.

8. Citywide Neighborhood Network Application and Equitable Engagement Work Plan Review and Approval

Christie presented the Citywide Neighborhood Network and Equitable Engagement Work Plan for 2026-2028. She noted that the allocated funds CNNF and EEF are set by the City. The Equitable Engagement Work Plan outlines the strategies and the initiatives that the DMNA will use to conduct outreach to historically underserved populations who live in the Downtown East and Downtown West neighborhoods, including renters, BIPOC residents, families, and unsheltered neighbors.

Brophy moved and Simonson seconded a motion to approve the 2026-2028 CNNF application, work plan and budget. Brophy called for discussion. The motion passed.

9. Annual Meeting Planning and Logistics

The board discussed the upcoming annual meeting on October 27th, from 6 p.m. to 8 p.m. at Mill City Museum. The meeting will include a resource fair, a community social, updates from elected officials, DMNA board elections, and the DMNA Volunteer of the Year Award. Christie outlined the event schedule and requested board members' assistance with the registration and the information table. Christie stated that a postcard mailer is going out to all downtown residents this week. She asked the board to hang flyers in their respective residential buildings and to bring some to adjacent residential buildings.

10. The meeting adjourned at 7:00 p.m.