

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, November 13, 2012 *Hennepin County Central Library* 300 Nicollet Mall, Room N-202, Minneapolis, MN

I. Call to Order and Introductions

Board Chair Gerry Ewald called the board meeting to order at 6:02 p.m.

Other board members in attendance were:

Andrea Christenson
Nick Cichowitz
Andy Hauer
Eric Laska
Wallace Swan
Carletta Sweet
Jesse Winkler

Staff member Christie Rock was also present.

Guests in attendance included:

Kathleen Anderson, North Star Blanket Lofts resident
Ryan Bjerke, Sinners
Julie Barnett, Valspar
Gretchen Camp, BKV Group
Elizabeth Cannon, Valspar
Roger Christensen, HCM Architects
Andy Clayton, RiverWest board member at large
Lola Danschar, Downtown West resident
Jay Dworsky, Ceresota Building
Ross Dworsky, Ceresota Building
Steve Erdahl, Valspar
Mark Goldman, Valspar
Aaron Hanauer, East Isles resident
Sue Jahn, North Loop resident
David Kelly, DK Architects
Michael Krych, BKV Group
Craig Kupritz, Mill Place
Matt McNeill, RiverWest board president
Tom Melchior, LarsonAllen
Beryl Miller, Mill Place
Steve Minn, Lupe Development
Kenneth Piper, Tanek
Ryan Sailer, Everwood Company
Doug Verdier, RiverWest board secretary
John Wall, Wall Companies - Mill City Quarter
Craig Wilson, Sustology™
Dale White, RiverWest board treasurer

II. Consideration of the Agenda

Hauer moved and Winkler seconded a motion to approve the November 13, 2012 board meeting agenda. Ewald called for discussion. The motion passed.

III. Election of Officers and Appointment of Committee Chairs

Ewald explained that there are four officer positions: Chair, Vice Chair, Secretary and Treasurer and asked for nominations for each beginning with Chair:

Hauer moved and Cichowitz seconded a motion to nominate Winkler as Chair. Winkler accepted the nomination.

Christenson then moved and Sweet seconded a motion to nominate Ewald as Chair. Ewald accepted the nomination.

Thereafter Swan moved and Laska seconded a motion to vote for the Chair position by secret ballot. Ewald called for discussion. The motion passed.

Ballots for Chair were distributed then collected and tabulated by Rock resulting in a tie: four votes for Winkler and four votes for Ewald.

Laska moved and Swan seconded a motion to table the discussion regarding the election of officers and appointment of committee chairs until after the Land Use Update. Ewald called for discussion. The motion passed.

IV. 7th Ward Update

Hauer advised that Lisa Goodman could not attend due to a funeral, then read the update he received from her:

- The Later with Lisa Holiday Event will be on Thursday, December 13th, 4:30-7:00 p.m. at the Normandy Inn.
- There will be two public hearings on the proposed 2013 property tax levy and budget: Wednesday, November 28th at 6:05 p.m.; and Wednesday, December 12th at 6:05 p.m. Both hearings will be held at City Hall Room 317.

V. Land Use Report

Ewald handed the meeting over to Land Use Chair Andy Hauer who introduced the following projects:

- *Valspar Applied Science and Technology (VAST) Center.* Steve Erdahl, Valspar's EVP, explained that they want to be good citizens so they have come before the DMNA to make us aware that they will be renovating the 1103 South 3rd Street property in its entirety and are looking for any recommendations or support from the DMNA as they proceed but require no variances at this time. They have had good cooperation with the City and no complaints thus far, but as things proceed they hope the DMNA will help them, when

appropriate, through any concerns that may arise.

Erdahl explained that the building is in two parts: a 5-story structure that dates back to 1903, and a 3-story structure that dates back to 1912. Up until 2009 it was Valspar's headquarters so they have a long history in the community and an even longer history in the industry. They have maxed out their laboratory space in the building across from this site so bottom line they will be converting the building into a laboratory space as they are looking to expand their research capability in Minneapolis. They have a corresponding center in China plus more than 20 other research facilities in the United States. Valspar is trying to grow by differentiating its products, thus the need for additional R&D space. They will be restoring it historically and applying for the appropriate historic credits, but first and foremost they want to honor Valspar's history and bring something back to life that is a core piece of their history. The total size of the two buildings is roughly 170,000 sq. ft. and they plan to completely renovate the interior and exterior infrastructure: roofs, elevators, HVAC, windows, tuck pointing, and eventually a build-out space bringing it up to the full 170,000 sq. ft. Demolition is expected to begin on the inside in November and project completion by December 2013 with occupation occurring shortly thereafter.

Erdahl then introduced the VAST project team: Roger Christensen, HCM Architects; and from Valspar – Mark Goldman, VP Corporate Communication; Elizabeth Cannon, Director of Risk and Real Estate; Jackie Barrett, Project Manager.

Thereafter, Erdahl entertained questions from the audience. Hauer stated that the DMNA believes it is a good project and 100% behind it. For more information about the company and this project, visit: <http://www.valsparglobal.com/>

- **City Place Lofts (730 Hennepin Avenue).** Ryan Sailer from Everwood Company introduced himself and explained that he was before the DMNA in January 2011 and has returned to give an update, as well as to request a letter of support for their application to the City of Minneapolis for tax-exempt housing revenue bonds. When last before the board, they had all their financing in place but ran into a prolonged process to receive historic designation from the National Park Service. In the meantime, some of their City approvals ran out so they need to go back before the City to obtain those same approvals. The preliminary bond resolution is November 27, 2012 and the final will be sometime in January 2013. They are not asking for any variances or zoning changes. He explained that the project has changed slightly because the Institute for New Americans is vacating its space on the second floor and looking to downsize due to a loss of state funding, thus allowing them to increase the number of housing units from 45 to 55 (reference the 1-page project description distributed in the meeting). Sailer stated that they will be targeting downtown workers in the service industry and, as such, will be placing ample bike storage to promote that type of transportation. The use for the first floor is still unidentified, but could be gallery space.

Christenson moved and Sweet seconded a motion to provide a letter of support for City Place Lofts' application to the City of Minneapolis for tax-exempt housing revenue bonds. Hauer called for discussion. The motion passed.

- **Venue Theater (115 North 3rd Street).** Architect David Kelly introduced himself and explained that he was at the meeting to give the DMNA Board an update on the Venue Theater project. They propose to construct a 4,000 occupant / 1,700 seat performance venue

in the parking lot that is located between the Langdon Building at 300 1st Avenue North and the Colwell Building at 123 North 3rd Street. They submitted the drawings for the Heritage Preservation Commission (HPC) Certificate of Appropriateness application in mid September. When City staff came back requesting additional information, Kelly asked that the review by HPC be delayed for a month. Further developments have made them rethink the entire project so he is before the board to present how it may be redesigned.

The initial Scheme A was to have the main entrance on North 3rd Street with the stage at the far end of the existing parking lot with shared space in the Colwell Building. As they were preparing the final submittal package, the owner of 314 1st Avenue North (historically known as the Kingman Building or commonly known as the G&G Manufacturing Building) asked the owners of the Langdon and Colwell buildings if they were interested in buying his property, perhaps to use it as an extension of their office space. The Venue owners are working with three national music production companies and thought it could provide some promise to the project and solve the lack of a lobby in Scheme A.

What is being considered now in Scheme B is folding in the 314 1st Avenue North property and converting the first and second floor into the main entry for the Venue with the stage flipped to the North 3rd Street side of the building, allowing the seating to increase to 2,000 with the overall capacity still nominally at 4,000. They have been asked to study Scheme B and the owners will compare it to Scheme A and whichever they decide they'll resubmit for the Certificate of Appropriateness and come back to DMNA for approval.

The biggest concern is that now the North 3rd Street elevation is the back of the stage and thus no need for windows or openings, but they need to do something to make it blend with the surrounding buildings. Whichever scheme is chosen will probably require a variance for the loading dock. In both schemes they're eliminating the onsite loading dock for the Landon Building and relying on the off alley loading dock of the Colwell Building (that is grandfathered in), and the loading dock of 314 1st Avenue North if it is folded into the mix.

Kelly then entertained questions from the board. Christenson expressed concerns about having 18-year-old nights and all the problems related thereto as they are trying so hard to clean up 1st Avenue and asked Kelly to convey her concerns to the owners. Ewald expressed concerns regarding potential noise pollution stemming from rooftop entertainment for residents in the area. Kelly advised that they are pursuing upper middle quality music groups, comedians, and seminar space but it will primarily be a theater. No action was taken on this item.

- **Brothers Bar & Grill (430 1st Avenue North).** Architect David Kelly gave a brief presentation on the Certificate of Appropriateness application to the HPC for new signage for Brothers Bar & Grill. He shared numerous renderings of the proposed new signage with the DMNA Board. They are requesting a sign that complies with the zoning district which means it can be twice as large as what is allowed under the HPC guidelines for the Warehouse District.

Ewald moved and Christenson seconded a motion to provide a letter of support for Brothers Bar & Grill's Certificate of Appropriateness application to the HPC for new signage. Hauer called for discussion. The motion passed.

- ***Sinners.*** Ryan Bjerke, owner of Sinners, introduced himself and explained that his sole purpose for attending the meeting was to discuss and hear any concerns about the possibility of him applying for a Class A liquor license. He has already met with the North Loop Neighborhood Association and they were generally supportive of the application. Bjerke mentioned that he sees the opportunity to be more profitable if he has a liquor license. He also addressed numerous questions related to crime. Bjerke shared the board members' concern about what is happening in the area after bar close, particularly on Sunday nights. However, he said that he didn't feel granting Sinners a liquor license would contribute to or cause any additional criminal activity. If he had a liquor license his closing times would change from 4 a.m. to 2 a.m. No action was taken on this item.
- ***North Star Blanket Loft Sign Restoration.*** Aaron Hanauer introduced himself and explained that he is a resident of the East Isles neighborhood, and also a city planner for Minneapolis Community Planning and Economic Development. He, along with Kathleen Anderson who has a vested interest in the project as a resident of the building, are working with the North Star Blanket Loft Building Association on a volunteer basis to help raise funds to restore the historic sign on the building's rooftop. He is hoping to establish a 501(c)(3) organization whose primary mission would be to raise dollars to help restore historic signs throughout the city of Minneapolis. Because the first restoration project is in the Downtown East neighborhood, he wanted to make the DMNA aware of what he is trying to accomplish and is recruiting volunteers who could assist with grant writing / fund raising. He may also be interested in having the DMNA serve as the fiscal agent for the group unless or until he is able to obtain 501(c)(3) status which could take up to a year to accomplish.

Anderson advised it is too early to give cost estimates, but it is a riverfront icon that belongs to everyone in the neighborhood and she would like to see it restored to its original state. To learn more about their efforts, visit www.historicminneapolisigns.wordpress.com or <https://www.facebook.com/historicminneapolisigns>. No action was taken on this item.

- ***Mill City Quarter (300 South 2nd Street).*** Steve Minn from Lupe Development introduced himself and explained that they have come before the DMNA to introduce it to this project and the project team, and to receive feedback. Minn and his partner, John Wall from Wall Companies, formed an entity called Mill City Quarter. They have development rights for what the City has referred to for the last 15 years as Parcel A, a 2-acre site boarded by 3rd Avenue South on the west, 5th Avenue South on the east, South 2nd Street on the south, and the RiverWest high-rise to the north. Michael Krych and Gretchen Camp from BKV Group also accompanied Minn. As background, Minn explained that the City put out an RFP in 2008 and his team was the successful respondent. Their proposal endured the downturn of the economy and title challenges and is now moving forward. They are starting preliminary discussions with the City and various neighborhood stakeholders about their proposed 2-phase project. Phase 1 would be about 140 units on the corner of 3rd Avenue South and South 2nd Street with one story of retail and five stories of affordable housing catered towards seniors but not exclusively. Phase 2 will be strictly assisted living housing at 5th Avenue South and South 2nd Street to accommodate those who wish to age in place. On Thursday they will be meeting with the City's Joint Committee of the Whole, the Heritage Preservation Commission and the Planning Commission. It is an interesting site as it is divided in the middle by an historic view corridor (the rail spur swoop) that would serve as

a connection to the Mississippi River. The Mill Place interests, i.e., Beryl Miller and Craig Kupritz, own this portion of the site.

Gretchen Camp presented: the site context, site plans options A and B); landscape visioning; floor plans; parking options A and B; architecture visioning; façade concepts for each phase; and shared handouts with the DMNA Board. She explained that the goal of the project is to land on a site plan like Plan B that borrows from the Dutch “woonerf” concept, a shared curb less street in the middle that would accommodate parking for Mill Place. The big idea is to look at ways to incorporate the historic ruins into the project, green the site with plantings and pervious paving, and bring back a lot of streetlights. They are working with Miller and Kupritz to see what evolves and will bring it back to the DMNA.

Referencing the circa 1912 city map of the area, Michael Krych provided historical context to the site and explained what was the precedent drivers for the conceptual site design: its prior land use as a railroad corridor splitting the site into triangular portions, the large monolithic structure of the Milwaukee Road Depot train shed with its metal envelope, and a small machine shop. The two proposed buildings become a yin yang concept, two complementary reversed L-shaped buildings split by the open space that leads to the river. The MPRB would like to see a connection to the river there and an improved connection at 5th Avenue South. Krych explained that the design also draws upon other elements within the district, i.e., newer buildings like the Zenith with its metal façade, the Stone Arch Bridge and other historical buildings.

Responding to inquiries, Minn explained they have a letter of intent with Ecumen® to brand and operate the senior facility; they are not wedded to that yet but that is the beginning of the relationship, and the affordable portion of the project will likely be managed by Pinnacle Property Management. Minn also explained that it is not a requirement to make a connection to the river, hence the two site plan options, but they and Mill Place desire to have one and Mill Place needs parking so this project will not work if it doesn't fulfill that need. They are advancing Phase 1 because it will have an impact on a large parcel of land but no impact on RiverWest. They do want to engage with RiverWest and have started with that process; they have met with Matt McNeill and will establish a website. They will comply with all of the requirements of the RFP and are limited to building no higher than 70 feet. It is their goal to have in the main level space a single tenant destination retailer (ideally a Trader Joe's – they've dated but can't get engaged) in the West building, and the services of a traditional assisted living concierge (e.g., kitchens, dining rooms, therapy and community rooms) in the East building. Each building will have its own underground parking. Financing will be different for each building: the West building in Phase 1 will be a traditional housing revenue bond project; and the East building in Phase 2 will be a HUD 232 project. Lastly, Minn reassured the audience that they will err on the side of outreach about their project. No action was taken on this item.

- ***Ceresota Building (155 5th Avenue South).*** Kenneth Piper from Tanek introduced himself and the owners of the Ceresota Building, Ross and Jay Dworsky. They have come before the DMNA Board to receive feedback and support for the conversion of the existing Ceresota Building from office space to 117 studio and smaller one-bedroom market rate residential units.

Piper presented detailed drawings and explained that it is a historically significant structure and protected so they are not proposing to do anything to the exterior except replanting of the lower courtyard area; the rest of the plantings are mature canopy. It is their intent to recycle the building; the water feature along with all the marble and stone finishes will remain. On the first floor there will be a series of one-bedroom units directly facing the courtyard and internal one-bedroom units that could function as live/work space where they can display their work in the natural light of the atrium area and eat since the existing Eddington's restaurant on the main level will remain. As you rise up in the building, the theme and concept remains the same, the 80'h x 35'w central atrium will have a series of studio and one-bedroom internal units surrounding it and the common corridor will have 30' of exposure to the atrium. There are grandfathered parking rights for the building and there is a willingness to lease out space to them on adjacent properties. Financing is in place and the building is 95% vacant so they can begin renovation once the project is approved.

Christenson moved and Ewald seconded a motion to provide a letter of support to Ross and Jay Dworsky for their project at the Ceresota Building to convert existing office space to studio and one-bedroom residential units. Hauer called for discussion. The motion passed.

- **Sustology™.** Craig Wilson introduced himself and explained that he is a 15-year resident of Ward 7 who lives in Lowry Hill. Some of the audience may know him when he worked as an intern for Council Member Goodman and when he briefly worked with Rock at the Longfellow Community Council in the 1990s. He is passionate about sustainability and community organizing, hence the formation of Sustology, a sustainability firm dedicated to doing all things green. They advise all sorts of companies, nonprofits and governmental agencies. One of their recent clients, the Downtown Improvement District, hired them to come up with a plan for Downtown East and the rest of the DID district to do urban agriculture. They spent several months focused on DE principally and the outcome of the process was a little ephemeral pop up park at Portland Avenue and River Road.

Wilson has been concerned about the Vikings stadium for some time, like the rest of us, and its impact on DE and while working on the urban agriculture project it occurred to him that the best way to make the Vikings accountable to the neighborhood is to do so through a very stringent set of criteria, i.e., LEED for Neighborhood Development. LEED is an acronym for Leadership in Energy and Environmental Design and is a certification program of the U.S. Green Building Council for buildings, homes and communities that guides the design, construction, operations and maintenance. LEED ND has come about recently, initially with green buildings. He had the honor of working on one of the early buildings, the Green Institute or the Phillips Eco-Enterprise Center and Sustology has just Platinum LEED certified their headquarters, Marquette Plaza, one of only 47 in the world.

State legislation approving the new Vikings stadium plan does not hold the owners to any kind of sustainable development standards. Wilson indicated that he has talked with City leaders about encouraging the Vikings owners to adhere to LEED for ND standards. They suggested that Wilson reach out to the impacted neighborhoods for support first. This will give City leaders more leverage when negotiating with the Vikings. The Elliot Park Neighborhood Inc., Board has passed a resolution supporting the application of such standards as LEED ND certification and/or other sustainability measures in the construction of a new Vikings stadium. A few board members expressed an interest in meeting with Wilson to learn more about LEED ND prior to approving a resolution. Laska

stated that he would help coordinate such a meeting. Ewald asked Rock to prepare a resolution modeled after the EPNI resolution and share it with the Board for an electronic vote that can be ratified at the next board meeting. For more information on LEED NE, visit <http://www.usgbc.org>.

VI. Continuation of Election of Officers and Appointment of Committee Chairs

Chair. The board conducted a second secret ballot vote for the Chair position and once again after Rock tabulated the votes it was a tie: four votes for Winkler and four votes for Ewald. Cichowitz proposed that each candidate give a 2-minute presentation on why they would like to be board chair.

Ewald went first and explained that he would like to continue building relationships with other downtown neighborhood organizations such as the new Mill District Neighborhood group, Elliot Park, and North Loop. He also expressed an interest in increasing the DMNA's connection with the new Vikings stadium project. Ewald would like to see the DMNA become more involved with addressing crime and safety issues in the downtown community. He would also like to help facilitate the plan to implement the DMNA Affordable Housing Fund strategy.

Winkler stated that he is young and enthusiastic and has a passion for neighborhood work. He believes there is much potential for great things to happen in the downtown community, particularly in connection with the Vikings stadium. He would like to ensure that the DMNA has a seat at the table. He stated that he is already well informed about what is happening in other neighborhoods, as he regularly attends Mill City, Elliot Park, and North Loop meetings.

The board conducted a third secret ballot vote with no change in the outcome so a coin toss occurred with Ewald winning.

Vice Chair

Hauer moved and Sweet seconded a motion to nominate Winkler as Vice Chair. Winkler accepted the nomination. Ewald called for discussion. The motion passed.

Secretary

Ewald moved and Sweet seconded a motion to nominate Swan as Secretary. Swan accepted the nomination. Ewald called for discussion. The motion passed.

Treasurer

Swan moved and Sweet seconded a motion to nominate Laska as Treasurer. Laska accepted the nomination. Ewald called for discussion. The motion passed.

Crime and Safety Chair

Ewald gave a quick explanation on the role of the Crime and Safety chairperson. He stated that it primarily involves attending monthly Court Watch meetings and providing an update at

DMNA Board meetings. Sweet suggested that the board continue to rotate attending Court Watch meetings in lieu of appointing a Crime and Safety chairperson.

Land Use Chair

Swan moved and Ewald seconded a motion to appoint Hauer as the Land Use chairperson. Hauer accepted the appointment. Ewald called for discussion. The motion passed.

VII. Neighborhood and Community Engagement Update

- **Consideration of the 2012-2013 Community Participation Program Application.**

Swan moved and Sweet second a motion to approve the 2012-2013 Community Participation Program application and submit it to the Neighborhood and Community Relations Department.

VIII. NRP Implementation Update

- **Update from the Affordable Housing Fund Subcommittee.** Laska provided a quick update on the work of the Affordable Housing Subcommittee. He stated that the group has identified the affordable housing and homeless shelter facilities in downtown Minneapolis. The group has also discussed whether to provide grants or loans, but have not made a final determination. The group is now looking at the City's affordable housing plans and policies and identifying whether there are any gaps or needs not being addressed. Laska expressed an interest in having the board conduct another affordable housing / shelter tour similar to the one that was organized several years ago in conjunction with writing the NRP Phase II Plan. Rock indicated that she would provide Laska with the contact information for Monica Nilsson at St. Stephen's and Cathy ten Broeke with the Office to End Homelessness.

IX. Consideration of Board Meeting Minutes from October 9, 2012

Sweet moved and Swan seconded a motion to approve the October 9, 2012 board meeting minutes. Ewald called for discussion. The motion passed.

Consideration of Annual Meeting Minutes from October 9, 2012

Sweet moved and Swan seconded a motion to approve the October 9, 2012 Annual Meeting minutes. Ewald called for discussion. The motion passed.

X. Consideration of November 2012 Financial Report

Swan moved and Sweet seconded a motion to receive and file the November 2012 financial report. Ewald called for discussion. The motion passed.

XI. Staff Report

Sweet moved and Swan seconded a motion to receive and file Rock's staff report for the period 10-06-12 to 11-09-12. Ewald called for discussion. The motion passed.

XII. Old business / new business / other business

- ***Consideration of resolution to support an educational facility in the downtown Minneapolis riverfront area.***

Sweet moved and Hauer seconded a motion to approve the resolution supporting the establishment of an educational facility in the downtown Minneapolis riverfront. The motion passed area with Christenson, Cichowitz and Swan opposing.

- ***Consideration of working with the North Loop Neighborhood Association to form a joint neighborhood committee to lead an effort to pursue an educational facility in the downtown Minneapolis riverfront area.***

Swan moved and Sweet seconded a motion to support the idea of forming a joint neighborhood committee with the North Loop Neighborhood Association to lead an effort to pursue the establishment of an education facility in the downtown Minneapolis riverfront area. The motion passed.

- ***Consideration of appointing Eric Laska to the joint neighborhood committee.***

Swan moved and Sweet seconded a motion to appoint Eric Laska to the joint neighborhood committee. The motion passed.

- ***Update on outreach and collaboration with other downtown organizations.*** Reference the Outreach and Collaboration chart and attachments emailed from Sweet in advance of the meeting.

- ***Consideration of renewing membership with the Minnesota Council of Nonprofits.***

Sweet moved and Ewald seconded a motion to renew the DMNA membership with the Minnesota Council of Nonprofits. The motion passed.

- ***Identifying DMNA representative for upcoming Court Watch.*** Nick Cichowitz will attend the November 16 meeting.

XIII. Adjournment

Being no further business, the meeting adjourned at 7:58 p.m.

Signed this _____ day of _____, 2012.

Chair

Secretary