

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, May 18, 2020
Via Zoom

IV. Call to Order

Chair Pamela McCrea called the Board meeting to order at 5:48 p.m.

Other Board members in attendance were:

Max Erickson
Kevin Frazell, Vice Chair
Tomek Rajtar
Laurie Rice
Joey Senkyr
Carletta Sweet, Secretary
Joe Tamburino
Dianne Walsh, Treasurer

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Dan Collison, East Town Business Partnership
Bob Cooper, Minneapolis CPED
Larry Dole, The Legacy Condominiums resident
Steve Fletcher, City of Minneapolis Ward 3
Casey Hudek, Minneapolis Regional Labor Federation

V. Consideration of Agenda

Chair McCrea made note of the following updates to the meeting agenda:

- Tamburino will provide an update on the Police Safety Center under the Chair's Strategic Planning update instead of under New/Old/Other Business.
- Frazell will provide an update on the status of the *Neighborhoods Respond to COVID-19 Fund* under the Chair's Strategic Planning update.

Walsh moved and Erickson seconded a motion to approve the amended Board meeting agenda. McCrea called for discussion. The motion passed.

VI. Consideration of the Consent Agenda

After Treasurer Dianne Walsh advised she reviewed all the financial documents received from Hantge and found no issues,

Walsh moved and Rice seconded a motion to approve the consent agenda as amended which included the April Board meeting minutes; F2020 Budget vs. Actual for the period ending April 30, 2020; and the

Neighborhood Coordinator / Finance Coordinator staff report for April (Invoice #064). McCrea called for discussion. The motion passed.

VII. Land Use Committee Report

Board liaison Kevin Frazell reported on the following projects:

- A. 200 12th Avenue South** (<https://www.tdtmpls.com/news/tag/Reuter+Walton+Development>). Bob Loken, Principal at ESG Architects, and Kyle Brassler, Developer at Reuter Walton Companies, originally presented this project to the DMNA LUC on April 7th. At that time, the proposed building was 11 stories with 200 dwelling units, and the DMNA submitted a Letter of Support dated April 10th.

Then on April 17th, Loken notified the DMNA that Reuter Walton decided to modify its proposed development from 11 stories to 12 stories and increase the number of dwelling units from 200 to 225, which Minneapolis 2040 will allow, and presented the revised site plan at the May 5th LUC meeting. Loken stated the reason for the increase in height was the result of further market studies by the developer. He also reviewed some minor changes to the landscaping plans and noted the developer plans to use arborvitae to screen the emergency generators and river birch to screen the large blank wall overlooking the parking lot.

While the LUC has gone along with Minneapolis 2040, this became controversial for the project's immediate neighbors, especially Stonebridge Lofts, because they're concerned the additional height will create a significant shadow on their public amenity spaces, i.e., pool and sundeck areas, and wanted the City to take a hard look at the requirements for shadowing in the existing ordinance.

As a result of the May 5th meeting, and additional information received, the LUC recommended submitting a supplemental Letter of Support (<https://www.thedmna.org/wp-content/uploads/2020/05/DMNA-Supplemental-Letter-Reuter-Walton-200-12th-Avenue-South-FINAL.pdf>).

- B. 500 South 7th Street** (<https://lms.minneapolismn.gov/download/Agenda/383/500%20S%207th%20St.pdf/39812/1498/500%20S%207th%20St>). Bob Loken, Principal at ESG Architects, and Ross Stiteley, Senior Developer at Sherman Associates, presented this project. Sherman Associates proposes to redevelop the south half of the Thrivent Financial headquarters block into a mixed-use development consisting of a 10-story, 240-unit residential building. Other tenants in the building include a 12,319 square foot daycare facility at street level, and a 13,306 square foot space for the nonprofit Firefighters for Healing on the skyway level that connects to the Thrivent building. In addition, there is a one-story below grade parking facility that is connected to the parking facility below the adjacent Thrivent building. The proposed development will also share an internal drive court with Thrivent, which will serve the vehicular needs of the development while minimizing the impact of vehicular uses along the street

The only land use application is a site plan review. The LUC made the following comments regarding the site plan:

1. Strongly recommends the developer add an onsite pet relief area. Not to include such an area will result in damage to this project's landscaping, Thrivent Financial's landscaping, and to nearby parks, including the already-stressed lawn of The Commons.
2. Would also like to see the proposed metal privacy screen separating the public sidewalk and outdoor daycare play area be a much more creative and visually appealing public art statement that is unique to this project.

The LUC believes the simplicity of the building's design and durable building materials used works well in the context of the neighborhood – it complements the architectural design of the Thrivent

headquarters. The integrated streetscape of both buildings creates a positive pedestrian experience, and the daycare facility will be a tremendous resource for the downtown community.

Hantge advised the LUC's recommended Letter of Support (<https://www.thedmna.org/wp-content/uploads/2020/05/DMNA-letter-of-support-Sherman-Associates-500-7th-Street-South-FINAL.pdf>) will not go before the Planning Commission until June 11th.

McCrea moved and Walsh seconded a motion to approve the recommended LOS for Sherman Associates' mixed-use project 500 South 7th Street. McCrea called for discussion. The motion passed,

- C. Izzy's Ice Cream Closure.** McCrea advised according to the chair of the Stonebridge Lofts board of directors, they first thought Izzy's closure was the St. Paul property only, but now believe the Minneapolis property is also included and are concerned another development will come in like Reuter Walton's across the street and shade the rest of their property.

Ward 3 Council Member Steve Fletcher who had just joined the meeting, clarified that Izzy's headquarters in the Mill District is listed for sale for \$2.5 million (<https://www.startribune.com/izzy-s-ice-cream-selling-hq-but-co-founder-vows-to-save-the-business/570627562/>), but they're not committed to going out of business. They'd be welcome to someone buying it as an investment and have them remain as a commercial tenant because they can't carry the debt load as the owners. They're open to a range of possibilities and are working with CPED on getting a takeout window to operate in a safer way over the course of this summer. The sales in their store are a small percentage of the business because they have a big contract with the Minnesota Twins and about 100 others who are all closed right now.

The next Land Use Committee is on June 2nd, 6:00 p.m. via Zoom.

VIII. Ward 3 Update

CM Steve Fletcher reported on the following:

- Referencing his May 15 Newsletter (<http://millcitytimes.com/news/may-15-newsletter-from-council-member-steve-fletcher.html>), we should remain cautious and proceed with care to not become spreaders of the Coronavirus.
- Work has started on the 3rd Avenue Bridge with not as much community warning as he expected (<http://www.dot.state.mn.us/metro/projects/hwy65andthirdavebridge/index.html>). If you live nearby and see something that bothers you, let his office know because they're trying to set expectations for MnDOT.
- Public Works is conducting an analysis of South 2nd Street as a corridor which will involve some additional traffic modifications at Park Avenue and restriping to help calm traffic down. Some of the things they've discussed pre-COVID days are still happening but not as quickly.
- They're doing as much as possible to support our local businesses. Most businesses that haven't announced their closing, with a few exceptions where people had a lot of reserves or personal wealth, are in a trust fall with the federal and state government, so locally they have a lot of work to do and collaboration across different levels.
- Because many of the assumptions made in the adopted City budget for 2020 are no longer applicable, they're going to revise it. They haven't collected much in liquor, entertainment, or hotel

lodging taxes for some time, so the Mayor will propose a revised 2020 budget that the Council will take up on a tight timeframe followed by subsequent public hearings. It's important we make responsible adjustments now so that we don't find ourselves in a bind by the end of the year. The CARES Act funding made it from the federal government to the state, but the state legislator closed today without distributing that money to cities and towns around Minnesota so they'll need a big push to ensure the state doesn't hold onto money that should be going to do local COVID responses.

Thereafter, Fletcher responded to questions from the Board.

VI. Working Partnerships Funding Request

Casey Hudek thanked McCrea for giving him the opportunity to present before the DMNA. Then he introduced himself as the Campaigns Manager for the Minneapolis Regional Labor Federation (https://www.minneapolisunions.org/cluc_about.php), the umbrella organization for unions in Minneapolis, and core partner of a new coalition, Twin Cities Hospitality and Event Workers' Relief Fund (<https://www.twincitieshospitalityfund.org/>) for which Working Partnerships (<http://workingpartnerships.org/>) is the fiscal sponsor.

Working Partnerships became a nonprofit entity in 2006 for the purpose of improving the lives of working Minnesotans in Minneapolis through labor-supported research, outreach, education, and services. Its current programs include both the direct services that have been the hallmark of the AFL-CIO/United Way partnership with new strategies and collaborations with community groups to support successful community initiatives that meet immediate needs, such as food and shelter, and work on long-term solutions through programs to support education and career.

The Twin Cities Hospitality and Events Workers' Relief Fund supports workers who have lost their income due to business closures and event cancellations related to the COVID-19 outbreak. With 1 in 10 workers in the Twin Cities as part of the hospitality and events industry, they provide immediate and future recovery efforts for the industry.

While workers need critical direct financial support, they also need support in navigating complicated and sometimes daunting challenges. These workers will need to navigate applying for unemployment, negotiating payment with landlords and utility companies, prioritizing which bills to pay, handling childcare, and other large decisions, all while in a critical situation. While all workers are struggling with these issues, the hospitality and events sector has specific challenges unique to them that exacerbate their access to some of these resources. With this industry being the first to be shut down, they are already in dire need of stop-gap resources and support.

The hospitality and events industry is a vital and growing industry in our region. It has touch points with every part of our economy. Hospitality workers are 50% more likely to be workers of color, nearly three times more likely to be non-English speakers, are more than twice as likely to be living in poverty. Female servers are twice as likely to be single mothers as other women in the workforce.

Working Partnerships is seeking \$20,000 from the DMNA's NRP funds to support the work of Resource Navigators who will help Minneapolis residents and workers with the following challenges:

- Applications for unemployment insurance
- Childcare procurement
- Navigating healthcare coverage, including mental health resources
- Securing food assistance through SNAP and food banks
- Providing working protections

Navigators must physically work in one of the following establishments:

- Stadium/event center
- Hotels
- Live theater, live music, or other live entertainment establishment
- Restaurant (dine in and quick service)
- Bar
- Coffee Shops
- Take-out food delivery

Working Partnerships estimates there are between 12,000 and 15,000 people working in the hospitality sector in Downtown Minneapolis.

Program partners include the City of Minneapolis, Meet Minneapolis, the Twin Cities United Way, and the Minnesota Nurses Association. They are also collecting private donations.

Upon concluding his presentation, Hudek responded to questions from the Board. Additionally, Bob Cooper from CPED Development Finance responded to questions regarding the use of NRP funds to support this program. Thereafter,

Walsh moved and Frazell seconded a motion to contribute \$20,000 to Working Partnerships for the Twin Cities Hospitality Relief Program, specifically for Resource Navigators. McCrea called for discussion. The motion passed.

In addition to the motion to award the dollars to Working Partnerships, Cooper requested the Board approve two additional motions that will assist with the contracting process:

- i. A motion to establish this program as a Neighborhood Priority.

Rice moved and Walsh seconded a motion to adopt this program as a neighborhood priority. McCrea called for discussion. The motion passed.

- ii. A motion to allocate \$20,000 from the NPP Reserve Fund to the COVID-19 response.

Frazell moved and Erickson seconded a motion to allocated \$20,000 from the NPP Reserve Fund for COVID-19 response. McCrea called for discussion. The motion passed.

Hantge will work with Cooper to get the dollars contracted.

VII. Chair's Report

The Strategic Priorities Task Forces provided the following updates:

- A. DMNA Brand Promotion.** Referencing her May 11th meeting notes she sent to the Board on May 14th, Walsh advised they decided to focus on the DMNA's current COVID-19 issues and came up with two proposals for the Board to consider:

1. Purchase 100 medical-grade masks for Board member Tomek Rajtar’s MPHA building residents at 314 Hennepin Avenue, a cost of about \$1 a piece; and
2. Purchase 200 masks from a source Tamburino has used for distribution to the community at Trader Joe’s or another location like The Commons, or Gold Medal Park, at a cost of about \$9 a piece. These masks would have a tag with the DMNA logo on it.

Discussion ensued about other organizations distributing masks to the public, and the City’s procurement list which included all local sources being used for masks. Cooper indicated the MPHA has requested funds through the City’s COVID-19 Response portal to get masks for all MPHA residents; he and Hantge can follow up with Steven Gallagher, Policy Specialist (<https://www.linkedin.com/in/steven-gallagher-82a884171/>) to determine the plan and timing for their distribution. Also, they just purchased 2,700 masks at \$3.50 apiece through the Neighborhoods Respond to COVID-19 Fund and placed them in plastic bags with a sticker labelled “these masks are provided to you by the Minneapolis neighborhood organizations”; he’ll also follow up with Gallagher to determine the plan and timing for their distribution. Because of the urgency in distributing masks to the residents at 314 Hennepin Avenue,

Walsh moved and Rajtar second a motion to purchase 100 medical-grade masks at \$1 for residents of the MPHA building at 314 Hennepin Avenue, and 200 masks at \$9 for public distribution at TBD locations. McCrea called for discussion. The motion passed with McCrea and Sweet opposing.

Cooper advised the source of funds for these purchases, i.e., the branding and including information about the DMNA, can be the Community Participation Program contract.

- B. Police Safety Center.** Tamburino advised the lease has been signed – today he received it from McCrea – and tomorrow they’ll be moving in the two desks and two chairs and the Homeless Outreach Team will be operating out of the space soon thereafter. DMNA signage for the window is forthcoming. He thanked the Board for all its support.

Hantge has added liability coverage for the PSC to the DMNA liability insurance policy. A public celebration at the space, will be done as soon as the DMNA is able. In the meantime, information about the quiet opening of the space was posted on the Website and Facebook pages, and included in the weekly eblast.

- C. Collaboration.** Frazell reported on the Zoom meeting held on May 14th with Erickson, Senkyr and Sweet. After everyone explained why they volunteered, they jointly discussed leveraging more resources to deal with issues downtown, enhancing the DMNA brand, and being the voice for downtown residents.

Some of the discussion was about what’s going to happen to downtown post the COVID-19 crisis. A casual observation is retail was already in trouble and it seems likely we’ll see a lot of retail businesses that’ll be gone; and there’s a lot of speculation that consumption of office space could well decline due to more people being use to teleworking or businesses choosing not to have as many people come into the office. The point may be the residential sector becomes ever more important to the future vitality of downtown.

Using Sweet’s Outreach and Collaboration chart which tracks 20 downtown organizations, many of

which fall under the purview of the East Town Business Partnership and the Minneapolis Downtown Council, they talked about each to determine if and how the DMNA can be engaged with them in a more proactive way.

Frazell stated he and Erickson plan to meet with Dan Collison from the ETBP and Steve Cramer from the MDC to determine how the DMNA can work with them in a more effective way. Erickson also plans to touch base with Beth Shogren at Green Minneapolis. Frazell will reach back with Board members whose names are indicated under other organizations to determine the status of their collaborative efforts. After having all these conversations, the next step will be to come up with an action plan about which organizations are important to stay directly involved and which to be aware of and to monitor.

D. HOA/Building Managers. Rice advised they met a week ago, reviewed the list of downtown residential buildings she received from Hantge, and is working her way through the list to determine who the contact is for each property. The goal is to have an initial meeting with the HOA representatives from each building in June to establish clear objectives and outcomes. Next steps include taking a read on identifying the contacts, organizing the agenda for the June meeting, reaching out to get more people involved, and getting solicitations for participants in the *Mill City Times*, and the DMNA website. Hantge said she could also include something in the weekly eblasts.

VIII. Old / New / Other Business

No business was discussed under this section.

IX. Outreach and Collaboration

Sweet referenced Frazell's report above.

X. Next Board Meeting

Monday, June 15, 2020, at 5:45 p.m. via Zoom.

XI. Adjournment

There being no further business,

Tamburino moved and Sweet seconded a motion to adjourn the meeting. McCrea called for discussion. The meeting adjourned at 7:35 p.m.

Signed this _____ day of _____, 2020

Chair

Secretary