



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Board Meeting Notes
October 26, 2016
7:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

Attendees: David Frank, Tim Blidsoe, DJ Heinle, Fritz Kroll, Katie Day, Bryan Hollaway, Diane Merrifield, Francesco Parisi, Phil Ailiff

- I. September Board Meeting called to order at 7:00 P.M.; those in attendance introduced themselves by stating their names and building of residence or business or employment in the neighborhood.
- II. **Motion is made by Bryan, seconded by Fritz, and approved by the Board to approve the Board meeting agenda.**
- III. **Motion is made by Diane, seconded by Tim, amended, and approved by the Board to approve the minutes from the September meeting.**

Note that amended minutes posted.

- IV. City Council Member Presentation – Jacob Frey
 - a. First order of business is to gauge the neighborhood's sentiment regarding the 419 Washington development and the proposed United Properties development on the 800 block of Washington. The 419 development was already approved, but the 2nd development is still in the works – and as such, Jacob wants to know of any improvements or connections to the greenspace that the neighborhood would like made.
 - i. The Board's P&Z Committee recommended and the board subsequently agreed to support the 419 development. The developer then came back a second time about an increase in parking. The Board had approved what had come in front of it, which hadn't been presented as a variance. David explains that the development is an example of what the Board will see more often as more and more people live and work in the North Loop.
 - ii. United Properties came to the previous board meeting to present its development and gather input, but not to solicit any approvals. United had met with concerned neighbors before its presentation, and right afterward, it had a joint Planning and Historic Preservation Commission (HPC) meeting. United has not yet submitted

its revised application and the NLNA has not taken a position. United may be coming back to the P&Z Committee in November. Francesco states that absolute height of the development is a major concern of the neighbors – nearly everything else regarding the development has been very acceptable to the neighbors. He lists the historic guidelines in place to protect the skyline along the Washington Avenue Corridor (3.22 and 3.27) and explains that the development will be about 50% taller than the tallest nearby building. The issue perhaps could be corrected by lowering the façade on Washington to match Loose Wiles. DJ notes that the Heritage Preservation Commission (HPC) will evaluate such issues and that it is not the Board's position to do so. Francesco responds that he believes that HPC will consider approval from the NLNA as the neighborhood's unanimous consent. He continues that the NLNA is not doing its job if it votes in favor of the development and there is still neighborhood discontent regarding it. David iterates that the NLNA has not taken a position.

iii. Councilmember Frey remarks that parking is a legitimate concern but it has to be considered holistically with other concerns, as it is difficult to have sufficient parking, to keep building heights down, and to protect views. The good thing with the United development is that the neighborhood has not come to a unanimous decision, so there is room for compromise on this project. We should, however, be leery of a compromise that materializes as another 6-story stick frame. There is a more uniform feel here than in other historic neighborhoods, where there is more deviation from guidelines. We need to help to facilitate compromise while considering what is financially feasible.

b. Other major happenings regarding the City:

- i. Macy's – there has been no definitive action, but it wouldn't be a surprise if it closes. Department stores in downtown areas across the country are closing, not due to the death of retail, but rather because of its evolution. Successful brick and mortar shops are smaller, have less square footage, and are in neighborhoods like the North Loop. For the Macy's building, there are no deals and no talks in the works.
- ii. Regarding construction on Nicollet Mall, lots of business have been taking hits, but not too significant for them to close. There is a lot of utility work underneath street, in addition to the face lift that the mall is undergoing.
- iii. The mayor has proposed her 2017 budget; the mark-up session will be in early December, with final adoption a week later. The process has been moving forward. Preliminary versions show a 5.5% increase – a large chunk of that increase was for park funding (parks need \$10.5 million per year in operating and capital costs). The \$20 million on annual basis for streets resulted in an increase in property taxes. More services are needed to address the increase in density; more officers are needed for effective community policing.

V. Finance Report – Tim Blidsoe

- a. Tim sent out documents for review, as some of the items are time-sensitive and require approval.
- b. Financials for September - there wasn't much activity with checking accounts at Sunrise Bank. Regarding the charts of accounts in 2017, Tim recommends that changes be made to better reflect the Community Participating Program (CPP) funding. Tim has already sent out charts for income and expenses, but has additional charts as well. David remarks that the Board won't be calling contributions by such a name any more and asks how these funds will be coded. Tim explains that they will fall under income as

- public support and individual campaigns; they will be categorized the same way under expenses.
- c. Regarding the AG report and MN Charities report for 2015 – Tim shows what planning to submit. At the back of report, there is a listing of expenses of items from tax returns; adding those numbers from the tax report allows the Board to take charitable contributions. The last page of this document is a resolution – we acknowledge everything in the statement, which was signed by David for 2015. David comments that there is a typo in the website spelling. **Motion is made to approve the resolution by Tim, seconded by Diane, and approved by the Board.** Tim and Diane will sign separate pages. Going forward, the tax return will be filed early, in the first quarter, of the year. A check is requested to accompany submission.
 - d. The annual report from 2015 for the Community Participation Program (CPP) funds needs to be filed and sent to the City. Thanks to DJ and Diane for working on this. The document has an overview of activities and closely mirrors previous years' reports. There is no specific resolution, however, the report does need to be approved. **The motion to approve the report is made by Tim, seconded by DJ, and approved by the Board.** In order to receive funding for the next cycle, which is 2017-2019, the Board needs to look ahead and give the City an idea of its priorities, events, and engagement. This basic overview can change. Tim, Diane, and DJ, put together a preliminary budget, using the last CPP budget as a baseline. There have been some changes in professional services (bookkeeper and minutes recorder); they added a COLA escalator; added an amount for occupancy (though there is no location or staff); it now includes expenses for website maintenance and upgrade (\$10,000), and insurance provided by the City; community outreach and communications is the largest line item (\$15,500). The total CPP budget is \$129,100. Money for board development, like training (\$1,000 as placeholder), can also be requested. **Motion to review and approve CPP application made by Tim, seconded by Francesco, and approved by the Board.** There was a clarification that the funds can be used for a park.
 - e. Phil sent out an e-mail to the Board on the need for an ADA policy. As part of the CPP application, there has to be a policy in place. Robert Thompson from the City was asked for a template. If the NLNA has an event, accommodations need to be made if requested. The City's policy is very detailed and regards 1. public participation at events and 2. employment. The policy would be sent with the application, would be listed in the bylaws, and would be included in meeting notices. It would also be posted on the NLNA website – and would not just be a link to a separate document, but would have the text itself listed on the website. The City's policy is a working document and hasn't been approved by the City Council yet. **Motion to incorporate the policy is made by Fritz, seconded by Phil, and approved by the Board.** DJ asks for clarification if the policy needs to be listed on every notice or just on the website. Tim states that it should be on the mailer for the annual meeting. Katie suggests that the Board is thoughtful about how the policy might be shortened and the follow up that would happen regarding it.
 - f. Insurance: the DNO policy is provided by City; the GL policy needs to be renewed. As such, we need to reexamine coverage. Property and GL are included in current coverage, yet the association doesn't have a place of business, nor does it own any property. Tim found a new carrier, USLI, which is geared more towards nonprofits, like the NLNA. They will be able to provide property, premises liability, and coverage for operations for about the same price; they will also add additional insured coverage (City requirement). This should be better situation because we don't need to give information up front. **The motion to obtain a quote is made by Tim, seconded by Fritz, and approved by the Board.**

- g. Lillan+Burg was acquired and relocated to Roseville and though they did a great job for NLNA, we are just too small an outfit for them. Tim reached out to the City for recommendations for a new accountant; Tim Dornfeld was suggested. Tim and Tim Dornfeld have now met a few times. Dornfeld charges \$200 a month and an additional \$65 an hour (maybe 2-3 hours). Tim has already looked at our financials and is willing to come to meetings. The City will do our tax return for free. **Motion to cancel the services of Lillan+Burg is made by Tim, seconded by Fritz, and approved by the Board. The motion to hire Tim Dornfeld is made by Tim, seconded by Fritz, and approved by the Board.** Tim suggests that Dornfeld start in December so that he is ready for the beginning of the year; he has been invited to attend the February meeting to get the lay of the land. Tim will send out additional reports to him. Dornfeld will also do the CPP reporting and 1099s.
- h. The City has also provided a framework and guidelines for financial reporting for the Board.
- i. Next month, budget and financial management policies will be discussed.

VI. Neighbor Comments

- a. John Neuse asks where parking is planned for the new Hewing Hotel. There will be valet drop-off service on Third Avenue.
- b. Mark Huting compliments Tim on his significant effort to get financials in order, which increases considerably the association's credibility.

VII. Committee Reports

- a. Marketing and Promotions – Scott Woller
 - i. Annual meeting is an excellent opportunity to connect with the volunteer base and constituents. Scott assumes that there will be a pre-meeting again this year. He wants to ensure that there are clearly identified items that people can express an interest in, action items to move from – which has been the Board's failing in the past, as it tried to do that too late in the game. There needs to be a clear call to action for the volunteer base. Heinz is all but sure that they can host the event at T3; David will get final confirmation.
 - ii. The Board should put together a standing subcommittee to increase outreach and community participation. David will send out information to Tim, Bryan, and Scott.
 - iii. CPP funds can be used – it would be a good investment and a good way to survey the priorities of the neighborhood.
- b. North Loop Businesses – Scott Woller
 - i. No update.
- c. Website – Diane Merrifield
 - i. Sent out summary – nothing notable, volume went down a little bit with the fall season, still over 4,000 views a month, which is approximately 140 a day. There have also been about 50 “contact us” inquiries.
 - ii. A list of nearest polling places will be posted for the election.
- d. Planning and Zoning Report – DJ Heinle
 - i. Metro Transit presented on three topics.
 - 1. Blue Line Extension
 - Along the HERC, design improvements have been made, trees have been added, patterning has been added to the wall, which has been reduced in size. Requests for lighting and public art were made.

2. Heywood Campus
 - a. Police headquarters – 4-story, eco-friendly building, with water recapture capabilities and a solar roof. It is going to improve the corner area tremendously.
 - b. Giant structure that will more than double the capacity of the bus garage. This cool and funky building is proposed to have lots of colors and materials, but budget may be an issue.
3. C Line – BRT
 - a. Still in the earlier study phases at this point.
- ii. Jo Vos was nominated as NL representative for the park site.
- iii. The committee is participating in process for the I-94 redevelopment corridor – there isn't much to report yet.
- iv. The committee moved the November meeting to November 16. At this meeting, United will be presenting on their proposed development.
- e. Livability – Fritz Kroll
 - i. The banner project: 100 metal banners would cost about \$30,000; labor would be about an additional \$15,000. Fabric banners range in size. Perhaps NLNA could do less than 100, depending on the appetite for spending on the banners. Perhaps a gateway sign at the 394 exit ramp, or a larger art installation next year instead. For the next meeting, Fritz will have a rough count for banners along Washington and a price for them.
 - ii. 801 is going to provide support for trees. Mark Huting informs the group that \$43,000 out of \$56,000 required has been pledged and that he doesn't foresee a problem getting the rest. He is asking the Board for \$10,000 (which is already counted in the \$43,000). **Motion to donate \$10,000 to support the tree planting initiative is made by DJ, seconded by Fritz, and approved by the Board.** Mark will be looking into the schedule of work and payments.
- f. NL Park Update – Katie Day
 - i. They anxiously await the meeting in November, during which they are anticipating an update from Shafer Richardson about its proposed development and if green space will be available. They are trying to get all three parties to make sure they are preserving the connection point. The current owner of the Bookman parcel is interested in selling the property for use as park space.
- g. Safety & Livability – Phil Ailiff
 - i. Camera – Phil is working with Shane to get numbers on securing a permanent camera. The intersection at 2nd and Washington (near Sex World) is still the entry point for a lot of people, even though the dynamic in the area is changing. NLNA does have the money in our Neighborhood Revitalization Program (NRP) budget; hopefully there will be a cost estimate by next meeting. Phil is also looking into lighting, though an official assessment hasn't been done yet. He would like to put out a survey to see if there are good candidate sites for additional lighting. Perhaps contact a photometric consultant? The Minneapolis DID will do an assessment.
 - ii. Despite the high profile shootings downtown, crime is down in the North Loop and in the 1st Precinct; the shootings are mostly gang related.
 - iii. In October, the single point of entry for accessing homeless needs will be through St. Olaf – the new system will replace the lottery system and waiting in line, hopefully giving those in need a little more dignity. There will be a reduction in the number of beds; River Life closed, but the Salvation Army is opening one of their floors for homeless women; the net loss is 25 beds. The Quarterly Council of Unsheltered starts in the downtown area.

- iv. Next PAC meeting is November 2 in City Hall – all people are welcome. The 2017 National Walk Summit will be held in Minneapolis on September 14 through 16. Blue Cross Blue Shield is part of the steering committee, which is now calling for proposals for mobile workshops. The PAC committee is putting together ideas that it wants highlighted. The Summit should shine a nice light on Minneapolis.
- v. The next Block Club meeting will be Wednesday, November 9 at 6:00 P.M. at the Dunn Brothers.
- vi. The next Court Watch meeting will be Friday, November 11 in the Hennepin County Library Conference Room.
- h. Sustainability – Bryan Hollaway
 - i. No update.

VIII. Neighborhood Priorities

- a. Infrastructure investments
 - i. There are now several North Loop area streets in the CIP for 2018-2022; however, they need to be advanced, as they are currently just placeholders. Next year, the NLNA will need the streets to stay in CIP and help them get advanced. Great work by the NLNA! Improvements to 6th Street were paid for with a \$1 million grant.
- b. Pedestrian safety improvements
 - i. There is no update.
- c. On-street parking
 - i. There is no update.
- d. Affordable housing
 - i. DJ reached out to Beacon Interfaith and Youth Link to see if still seeking money. Neither organization has forgotten; they are just waiting on some City approvals and finalizing their budgets. DJ will reconnect with them and come back with the request.
- e. Neighborhood beautification
 - i. Washington Avenue and 394 exit ramp sign
 1. The sign will have a natural iron framework and in bold lettering, it will read North Loop on every corner. The steel will be anodized and it will have bright colors. The large concrete base with footing will be concrete dyed and texturized to look like limestone. The City of Minneapolis will also be listed on the sign. It will have a 3-foot pedestal, will have a 14-16 foot tower, and will be lit from bottom and top. The sign will be visible to people driving, walking, and biking.
 2. For landscaping, there will be 200 feet of day lilies, grass (which will require less care but will need to be mowed more often), New Austrian Pines, and Dogwoods, for color and interest throughout the year.
 3. The planting will be done in the spring. MnDOT will do all the design work and plantings. There will be CAD designs and artist renderings. This project is great for the annual meeting and for neighborhood engagement, as the board will need volunteers.
 4. The NLNA will need to pay for the hardscape portion of the project – maybe solicit a donation from the new Hewing Hotel. The hardscape portion will cost close to \$50,000.
 5. City of Minneapolis needs the NLNA to approve hold harmless clause (listed below). **Motion to approve the language is made by Tim, seconded by Francesco, (DJ abstains), and is approved by the Board.**

“The North Loop Neighborhood Association (NLNA) intends to participate in the MnDOT Community Roadside Landscaping Partnership Program. The NLNA will be installing plantings along I-394 at the intersection of Washington Avenue North and 3rd Avenue North in Minneapolis. The NLNA will assume responsibility for the installation and maintenance of the landscaping at the described location. This agreement will begin on 1/1/2017 or when the project begins. The City of Minneapolis is acting as the sponsoring unit of government and any obligations required in order to participate in the program will be assumed by the NLNA.”

- ii. Lighting improvements on Washington Avenue
 - 1. The tree lighting for the holiday is still in the works, but is facing the usual coordination delays.

IX. Old Business

- a. Neighborhood Revitalization Program (NRP) Funding Update
 - i. Need to have a group meeting to determine how to spend the remaining funds. DJ and Francesco are on that committee.
- b. Farmers' Market
 - i. No update.
- c. 2020 Partners – David Frank
 - i. Meeting will be held later this month; no update yet.
- d. Downtown Neighborhood Group – DJ Heinle
 - i. Meeting will be held later this month; no update yet.
- e. Community Engagement
 - i. This is important, as it is a requirement of CPP funding; the Board needs to find time to meet.

X. New Business

- a. The November Board meeting will remain as initially scheduled on Wednesday, November 30th.

XI. Meeting adjourned at 8:50 P.M.