



**North Loop Neighborhood Association  
Board Meeting Notes  
May 31, 2017  
7:00 P.M.**

**Heritage Landing Community Room, 415 1st Street North**

**Attendees:** Tim Bildsoe, Diane Merrifield, Andy Risvold, Phil Ailiff, Scott Woller, Jeff Borg, Fred Dawe, Fritz Kroll, Francesco Parisi, and Mark Huting

- I. May Board Meeting called to order at 7:05 P.M.; those in attendance introduced themselves by stating their names and building of residence or business or employment in the neighborhood. Agendas are made available on the counter; a sign-up sheet for the mailing list is also on the counter.
- II. **Motion is made by Diane, seconded by Fred, and unanimously approved by the Board to approve the Board meeting agenda.**
- III. **Motion is made by Fred, seconded by Francesco, and unanimously approved by the Board to approve the minutes from the April meeting.**
- IV. Neighborhood Engagement – North Loop Neighbors
  - a. Marissa Sotos, a Lutheran pastor, wants to let the association know about the neighborhood's new church. Services are held at 514 Studios on Sundays at 6:00 P.M. The first will be on the first Sunday of the month, which is Sunday, June 4. There will be a service every other Sunday, alternating weeks with service projects. The church is socially and theologically liberal, but traditional in its services and practice.
  - b. Beacon Interfaith presents on YouthLink and the Downtown View Apartments. The project, at 41 North 12<sup>th</sup> Street, will provide housing a small portion of the 4,000 homeless youth in Minnesota. YouthLink serves 2,000 youth people each year with the goal of helping homeless youth to transform their lives through education and employment – a process that begins with stable housing. YouthLink doesn't own any developments; rather it provides the services offered within the properties. It partners with affordable housing developers, like Aeon, Beacon Interfaith, and Project for Pride in Living (PPL). This project will provide 46 units of housing to homeless youth 18-24 years old. Minneapolis is currently 400 units short of what was outlined in its plan to end homelessness. The project is scheduled to open February 1, 2018. PPL is financing the

project with low-income housing tax credits; YouthLink is responsible for private fundraising. Thus far, \$3.2M of \$6M has been raised, with one and a half years remaining in the fundraising campaign. The group wants to thank the NLNA for its support in the past and for considering a contribution in 2017. Tim said that the NLNA would like to provide financial support for the project based on the great work that YouthLink has done in the community to reduce youth homelessness. This project would allow us to invest our NRP Housing dollars in the North Loop. The NLNA will be officially starting the process in June to reallocate our NRP Housing dollars to support the project financially.

V. Council Member Engagement – Jacob Frey

- a. The role of neighborhood associations in leveraging and assisting the development process is highly important. The NLNA does very well working with the City *and* developers; it is forward thinking and its ability to highlight specific goals for infrastructure and greening makes his job easier. The group collects ideas and brings them together in concrete form and with an appropriate timeline, and in doing so, his office then has a clear record of success or failure. The neighborhood's success is a testament to its vibrant, dynamic vibe, its purposeful refusal to segregate uses, its encouragement of commercial developments with smaller square footage and local ownership, and its support of affordable housing development. The densest and fastest growing neighborhood in the City is in desperate need of green space. The Duffy building is going to be redeveloped and neighborhood suggestions are welcome – maybe a cheaper grocery store, office space, or performance center?
- b. East Town Commons, the City's "kitchen table," is a huge success, even as operations and maintenance of it are still being finalized. Nicollet Mall is a mess and will likely remain as such through October; however, it was anticipated to be a mess for a long time, largely due to the electrical and plumbing utility work below the street, which is in quite the fragile state. Construction was delayed one and half months because of the RFP process for pavers. In the Warehouse District, safety is the biggest issue, as there has been an uptick in violent crime. More beat officers are planned for the area.
- c. Lighting under the 4<sup>th</sup> Street bridge is out; Fred asks if they are covered by City maintenance. CM Frey will look into it. Sixth Avenue has been improved; other CIP priorities moved up in the queue; 3<sup>rd</sup> and 6<sup>th</sup> Streets specifically noted, as well as the importance of preserving historic bricks in the improvement process.
- d. Phil asks for the Councilmember Frey's support for his endorsement to the PAC, who agrees.

VI. Finance Report – Tim Bildsoe

- a. Tim sent out an e-mail with account balances. He also has report copies available with him. The volunteer accident coverage insurance policy will be placed tomorrow. There are no changes in account balances.

VII. Secretary's Report – Jeff Borg

- a. Jeff has nothing to report at this time.

VIII. NLNA Priorities – Committee Reports

a. Planning & Zoning – Fred Dawe

i. Target Field Mixed Use Project – United Properties

1. Initially conceptualized as office space, the project was presented to the Board as such by United Properties two years ago. Since that time, the office market hadn't materialized, but entertainment and hotel operators were knocking down United's door. After a request for proposals was issued, Lion Group and Live Nation were chosen for the development of large hotel and concert venue. The hotel, an Element by Westin (the newest brand by Marriott) will feature extended stay rooms with kitchenettes. The 2<sup>nd</sup> floor will house the hotel's amenities. BeeGee's will be the stand-alone restaurant in the Fillmore theatre; both will be operated by Live Nation. The theater will have seating capacity for 2,000 and will host 120-150 live events a year, as well as an additional 20-40 special events, like holiday parties. The "suburban" critique of the design received from the P&Z Committee was taken to heart and the team went back and re-examined it. It is a challenging site, as it is surrounded by many types of design aesthetics, including historic warehouses and a modern transit station. Brick on the exterior has been increased from 7 to 8 stories and metal panel will be a secondary material. There will be a green screen along 5<sup>th</sup> Street as requested and trash receptacles will be included as well. The Board asks if there might be an opportunity for a marquee art installation; United will consider it.
2. A traffic study has already been commissioned. There will be upgraded parking and key technology for hotel residents – over 80 stalls have been contracted in the Target Field ramp. There will be lots of public parking available for concert-goers also in the ramp as well. Jeff notes that even now, with much larger venues like Target Center and Target Field, there isn't much congestion. Lion Group iterates that they plan on being good neighbors and that its staff is well trained in ingress and egress parking – it really comes down to communication and overstaffing. MetroTransit's police station nearby will also be an asset.
3. Aiyana Ruggiero voices her opposition to the project, as it reminds her of Block E. She agrees that there should be activity in this location, but she feels that what is presented is the simple man's option with a restaurant similar to Hard Rock Café that doesn't work with the neighborhood. She implores the Board to deny letter of support.
4. **A motion is made by Phil, seconded by Mark, and approved unanimously by the Board to approve the project as presented, subject to further consideration of the proposed drop-off area, the possible installation of a green wall on 5<sup>th</sup> Street, the final exterior materials chosen, and the installation of trash receptacles in front of the property.** The development application, for which the letter of support is requested, is to be submitted to the City on June 16. United will consider the comments made regarding design.

ii. 212 North 2<sup>nd</sup> Street – The Campbell-Logan Bindery

1. This smaller, historic building has about 45,000 square feet of usable space that will be developed into 21 apartment units. The ground floor will have commercial space with two tenants. It includes a small surface parking lot and an annex, which, at the request of the City, will have a commercial use. The 21 units of housing will have an average size of

1,200 square feet and will include 2- and 3-bedrooms units. There is a tension between legitimate desires for green space and HPC's guidance on greening historic buildings in industrialized spaces. Those guidelines may be prohibitive of significant green space. Mark will send a list of greening suggestions. Old coffee roasters from the former tenant were found in the basement and perhaps can be utilized as vessels for plantings. If the building will allow pets has not yet been decided; if so, pet management will be an issue to consider. There will be 21 parking stalls provided – half in the lot, half in the garage, all for residential tenants. Tim requests trash containers to be in front of the building and pick up coordinated with the City.

2. **A motion is made by Jeff, seconded by Mark, and unanimously approved by the Board to approve the project as presented, contingent upon the exploration of the possibility of adding green elements to the streetscape.** A letter of support is requested for June 20, when the project returns to HPC for a certificate of appropriateness.
- iii. Foundry Development – Foundry Apartments Project
1. There are multiple components to this project, which include: the restoration of the Foundry and Roe Wolfe buildings and the demolition of two adjacent, non-historic structures; the newly-constructed infill buildings; the alley way improvements and courtyard; and the newly constructed mixed-used building. The apartment building will have 156 units, with a mix of studios, one- and two-bedrooms units.
  2. The most exciting element of the project is perhaps the green courtyard space, which will be privately-owned, but publicly accessible to all. This common space will be linked by the alley, which will be open to vehicular traffic, but be pedestrian-centric. Two large honey locust trees on the perimeter of the site will be relocated to this central area.
  3. Retail will line a pedestrian “tunnel” space extending from 2<sup>nd</sup> Street through the building to the alleyway and the space will have purposeful and inviting lighting. There will be parking below grade under the apartment building and the pavers in the plaza space will be articulated in different patterns. Design inspiration is being taken from neighborhood: the existing brick will be repaired and tuck-pointed; the new building will have full masonry, some blackened steel, and storefront glass. The infill buildings next to the Foundry will have articulated massing, a double soldier course, changing at every floor, with bricks neutral in tone to complement those throughout the neighborhood. The idea is to really allow the Foundry to sing. The ghost signs will be retained.
  4. There is a need for remediation on site: contaminated fill was deposited on the site after a fire. Remediation will cost \$671,000 - \$38,000 for lead-based paint and \$240,000 for a vapor barrier system alone.
  5. Fritz and Tim voice their approval and excitement for the project. Phil asks about the effects of sound reverberations with the building's physical configuration. The exterior brick, which is more porous than metal, will not reverberate sound nearly as strongly as metal does.
  6. There will be spaces for smaller tenants available and the developer is looking at both national and local retailers. For leasing information, please contact Kim Perry at (612) 840-6900. A small hardware store may be a tenant in one of the spaces.

7. At the request of the Board, ADA considerations for the pavers in the alley will certainly be included. Trash containers will be included as well. Scott asks whether pets will be allowed in the building – and asks that, if so, pet management is thoughtfully addressed.
  8. **A motion is made by Fritz, seconded by Francesco, and approved unanimously by the Board to approve the project as presented.**
  9. A letter of support for the project is requested for next week.
- iv. 121 Washington Avenue North – Bank of America
1. A zoning classification for this type of virtual bank branch use does not exist, so it is classified as a ATM, which are not permitted as primary uses. The developers appealed to the appeals board, which suggested it go before zoning and planning, which are now having the issue presented to City Council on June 8. The NLNA provided a letter of support for the redevelopment of Sex World in 2015, which was very much appreciated. The project is actually under the purview of the Downtown Neighborhood Association, which is in support of project, as banking services are badly needed and use allows the street to remain active.
  2. The developer plans to work with Bank of America to retain the historic brick walls in the interior space. There are three of these virtual bank branches in the U.S. currently. It will have secure access via a bank card and its storefront will be lit like adjacent retail and 24/7 Fitness.
  3. Fritz mentions that the NLNA has been trying to have Wells Fargo put something like this in the neighborhood for many years.
  4. Francesco notes that the NLNA can't determine zoning code, but is very supportive of the project and efforts to change the code accordingly. He also stresses the desire for the interior southwestern brick wall to remain exposed. Tim highlights that this is the trend in banking, that it is a great and much needed service for the neighborhood, and that it encourages economic development.
  5. **Motion is made by Mark, seconded by Diane, and approved unanimously by the Board to approve the project as presented, with the request that as much of the historic interior, visible from the exterior, is preserved.** It is noted that the Board support the updating of the zoning code. The letter of support is to be furnished by Monday.
- b. Community Engagement – Scott Woller
- i. The signs will be delivered on June 5.
  - ii. The bike station order will be completed in the next 10 days. Scott has been working with T3 on a written agreement for installation. The station will have the NLNA's logo prominently displayed. The Park Board said there is about a six-month lag time to install a station on its property and that it would rather money and not NLNA input. It would also prohibit any branding on the station.
  - iii. National Night Out will be held on August 2. Family entertainment will include face painting, balloon animals, and a potential movie showing.
  - iv. Send any newsletter content to Scott as soon as possible. Tim will send Scott the notice about the public meeting regarding our reallocation of NRP Housing dollars to YouthLink. The notice will be sent out in mid-June.
  - v. Scott mentions the need to streamline the meetings, as they are too long.
- c. North Loop Website – Diane Merrifield
- i. Diane has sent out the monthly report which shows a huge jump in volume last month – 1,000 – which was the largest increase ever.
  - ii. Five ads effective in June and five for August have been purchased for \$2,500.

- d. Neighborhood Revitalization Program – Tim Bildsoe
  - i. The public hearing for the transfer of NRP Housing funds to YouthLink will be held at our July board meeting.
  - ii. Elections are also coming up for NCEC commissioners on June 15 at 6:30 P.M. There needs to be one elector and one alternate to go to the meeting to vote for the 5<sup>th</sup> District. Tim will attend to vote – only one candidate.
- e. North Loop Businesses – Andy Risvold
  - i. Andy has been reaching out to business and making sure that the information the Board has is correct and letting businesses know that they are responsible for the information that is listed. He is also preparing a Google survey with a few questions, including: how long have they been in business in the North Loop, how can they be supported by the NLNA, what challenges are they facing, and are they interested in quarterly North Loop luncheons.
- f. Parks and Beautification – Fritz Kroll, Mark Huting
  - i. In the green connecting space between 710 Lofts and the new park, there have been 21 trees planted and 66 500 lbs. boulders moved. Mark has great before and after photos of the area, as well as of 3<sup>rd</sup> Street where garbage and a large thicket have been removed.
  - ii. Tree planting along Washington Avenue has hit another major snag. The City is requiring a phenomenal amount of soil removal and replacement – 500 cubic feet to aerate the space and carve out sidewalks – which increased the cost 65%. The project is now costing \$6,600 per tree. Mark will explore other options, including sidewalk v. boulevard designations and the implications each has. Of course, timing of big money asks is always important.
  - iii. Two new members have joined the beautification committee. Welcome!
  - iv. Another dog park meeting has been set up to look at a promising parcel. More information to follow.
  - v. Mark connected with Richard Noble regarding the potential connecting green space between Washington Avenue and 2<sup>nd</sup> Street. Goldman Sachs is very receptive; it wants to design, build, and pay for it. It recognizes the wasted space; an artist rendering is being commissioned.
  - vi. Shafer Richardson put out a much needed garbage can. Thank you!
  - vii. **A motion is made by Fritz, seconded by Tim, and approved unanimously by the Board to approve \$646.65 in funding for tree bed maintenance and gardening services for the area in front of the Fiorentino Cuckoo Clock Museum.**
- g. Neighborhood Safety – Phil Ailiff
  - i. Peavey Plaza Technical Team is close to finalizing the design plan.
  - ii. The next PAC meeting is Wednesday, June 6 from 4:00 to 6:00 P.M. in City Hall, Room 333. All people are welcome.
  - iii. First Precinct Court Watch will be held at the County Library on Friday, June 9, at 10:00 A.M.
- h. Infrastructure – Tim Bildsoe
  - i. North Loop road improvements are still in the CIP and scheduled for 2018.

## IX. Unfinished Business

- a. Downtown Open Streets will be held on Sunday, June 11.
  - i. 10:30 A.M. setup start; the actual event is from 11:00 AM.-5:00 P.M.
  - ii. There will be a large-scale spray chalk painting installation created by Mark's daughter on Washington Avenue.

- iii. Fritz hopes that the crowds can make their way down to 8<sup>th</sup> or 9<sup>th</sup> Avenue.
  - iv. Metro Dogs Daycare will be at the event from 12:00-2:00 P.M. A dog wash for next year is suggested. What permits would be necessary?
  - v. **Motion is made by Tim, seconded by Diane, and approved unanimously by the Board to donate \$1,000 for the Open Streets entry fee to the bicycle coalition.**
- b. Diane has the estimates for t-shirts: a crew neck, unisex style, with 25% of the order standard fit and 75% slim fit, in dark grey, with a two-color logo. It was decided to cut the initial order in half and use a smaller logo than the prototype design. **A motion is made by Tim, seconded by Mark, and approved unanimously by the Board to approve the t-shirt order.**
  - c. Fulton is happy to provide sunglasses and tickets for beer during this Saturday's neighborhood cleanup. The group will meet at 10:00 A.M. at Whole Foods. The City will be dropping off bags and gloves.
  - d. Three apartment building owners are contributing a total of \$5,000 toward a North Loop marketing and recruitment document that is being designed by an advertising/marketing agency for the NLNA. The final product will become the property of the NLNA. The marketing/recruitment tool will be available on our website, various visitors' centers in the Twin Cities as well as to the property owners that funded the project. The NLNA receives inquiries for information on housing options and this document will help inform potential residents and businesses of housing opportunities in the North Loop. Tim will provide updates as the project moves along.
- X. New Business
- a. The NLNA will hold a public hearing in July regarding the potential funding of the YouthLink project. According to the city, the NRP Housing reallocation does not require City Council approval.
- XI. Adjourned at 9:51 P.M.