



NūLoop Partners Membership Meeting
Tuesday, January 15, 2019, 5:00-6:30 p.m.
HGA, Ford Center, 420 North 5th Street, Gallery 2 Conference Room

Membership Meeting Notes

1. Welcome and Announcements

Chair Nick Koch welcomed the audience to HGA and thanked Fulton (<http://www.fultonbeer.com/#>) for sponsoring the beverages. While raising his glass, he toasted the New Year and reminded everyone to shop local. Since the organization is now officially NūLoop Partners, having forsaken the chronological method of branding, he also felt it appropriate to toast its past, present and future.

Then the audience was asked to introduce themselves:

Nancy Aleksuk, Swervo Development Corporation
Kathleen Anderson, Mill District resident
Peter Bruce, Pedestrian Studies
Jackie Cherryholmes, Northside Residents Redevelopment Council
Daniel DeFoster, Meyer Borgman Johnson
Alice Eicholz, North Loop Neighborhood Association, Planning and Zoning
Steve Fletcher, Minneapolis City Council Ward 3
Navin Ganeshan, Amazon at T3 North Loop
Christie Rock Hantge, NūLoop Partners
John Harrington, Minnesota Department of Public Safety
Brad Henry, University of Minnesota, Minnesota 2050
George Holden, Holden Properties
Denise Holt, ICF Olson
Mark Huting, North Loop Neighborhood Association
Josh Katan, Minneapolis United Soccer Club
Dan Kenney, Minnesota Ballpark Authority
Rick Kreuser, City of Minneapolis, North Loop resident
Andrew Leith, Hennepin Energy Recovery Center
Sherman Malkerson, The C. Chase Company
Scott Mark, Amazon at T3 North Loop
Kerri Pearce Ruch, Hennepin County Community Works
Tim Steinbeck, Great River Energy HERC Services
Mark Stenglein, Alatus, LLC
Jackson Swartz, Hennepin Made, Parallel Café
Carletta Sweet, DMNA, ETBP, NūLoop Partners
Dale White, TFS Corporation

Koch thanked everyone for their leadership, announced there are 325 people on the mailing list who are a part of the community, and noted what matters here is not only coming together bimonthly, but the work done between these gatherings and the special relationships that are developed.

Executive Director Dan Collison advised when Pat Arnst announced in October she would be retiring at the end of 2018, he reached out to the dynamic duo he has the privilege of working with at the East Town Business Partnership, i.e., Carletta Sweet and Christie Rock Hantge, to assume Arnst's administrative duties at NūLoop Partners.

Hantge then introduced herself, expressed excitement in joining this organization, and acknowledged familiar faces in the audience. Then she gave an overview of her professional experience. She has been doing community and economic development work in Minneapolis for over 20 years starting with the Longfellow Community Council in southeast Minneapolis. This work has also been conducted upstate in the cities of St. Cloud, Hutchinson, and Norwood Young America. More recently she has been working with Collison and Sweet on the ETBP and DMNA.

Her educational background includes majoring in government at the College of Saint Benedict, receiving an MA degree in Public Administration from Mankato State University, and is ABD for a Doctorate degree in Public Administration from Hamline University.

She is married to Robert Hantge (<https://www.hantge.com/our-story/staff/robert-hantge/>) and they have a 10-year-old son, Jack, who is active in sports currently in the midst of the hockey season. She has run in 21 marathons, the most recent being the 2018 New York City Marathon.

2. Executive Director's Report

Collison reported on the following district activities:

a. New Development and Business Transitions

- While displaying a chart of Total Migration In/Out/Net, Collison commented this is a fascinating summary of commercial office occupancy and growth since 2013 for all of the CBD and North Loop with a call out to the North Loop expansion. CBRE Minneapolis tracked a total of 75 companies migrating into the North Loop and CBD.
- One On One Bicycle Studio at 117 Washington Avenue North is moving and selling its 3-story building (<https://www.bizjournals.com/twincities/news/2018/11/05/want-a-storefront-on-the-north-loops-busiest-block.html>).
- Houser, a small boutique by Denise Houser featuring handcrafted silver jewelry, opened at 212 North 2nd Street (<http://www.journalmpls.com/news/biz-buzz/2018/12/now-open-houser/>).
- Plymouth-based Dominion has cancelled its purchase agreement to build affordable housing at former home of the C.J. Duffey Paper Co. at 508, 520 and 528 Washington Avenue North (<https://northloop.org/dominium-exits-north-loop-affordable-housing-project/>).

Collison noted we need to keep watching these huge buildings that are begging for other purposes and advocating for higher and best uses.

- Dalton & Wade, a country-style restaurant featuring 200 American whiskeys on the main level of the T3 Building, is closing (<https://www.bizjournals.com/twincities/news/2018/12/27/north-loop-restaurant-dalton-wade-will-close-next.html>).
- Opus Group has begun construction on a 6-story, 218-unit apartment complex called River Loop on 2.5 acres adjacent to the Mississippi River (<https://www.opus-group.com/Work/River-Loop-Apartments>).

- b. New Hennepin County Commissioners.** In the recent municipal elections this past November, two new Commissioners were sworn in representing the North Loop: Irene Fernando for District 2 (<https://www.hennepin.us/your-government/leadership/2nd-district>); and Angela Conley for District 4 (<https://www.hennepin.us/your-government/leadership/4th-district>). Both will be invited in order for NūLoop to get to know them and for them to learn about our work.

Then he noted at the March 19th membership meeting, we'll give former Commissioner Peter McLaughlin a big send off and lots of gratitude for his several decades of leadership.

- c. **Brand Transition and Communication Plan.** Although the new website, developed by Caroline Karanja (<http://www.26letters.co/about/>), isn't live, we are officially transitioning to NūLoop Partners. Collison guided the audience through a sneak peak of its features and both he and Koch expressed gratitude to Denise Holt for mushing the ICF Olson team in developing the new brand. Collison then solicited constructive feedback on the new website.
- d. **Other Work Groups.** Because NūLoop Partners is an inclusive organization that welcomes professionals and passionate volunteers who advocate for the area, it has the following work groups beyond the standing Steering Committee:
 - *Business and Property Owners Consortium* for the purpose of convening, every other month, business and property owners in the North Loop alongside neighborhood association leadership to explore program development and best practices for improving transit and access, safety and greening, marketing and organizing to advance the vitality of the North Loop business community.
 - *Farmer's Market-Royalston Station Development Work Group* for the purpose of convening current stakeholders for another round of systemic study – the Lyndale Farmers Market has been studied and redevelopment of the parcels around it is a much discussed and planned topic (<http://mplsfarmersmarket.com/lyndale.php>) – of best practices and strategies, now that the Green Line Extension is imminent, to guide the progress of this area as a collective of private and public leaders.

Jackson Swartz, Co-Founder and Creative Director of Hennepin Made and Parallel Café, is leading this group which will spend the next year digging into what is possible.

Heather Worthington, Director of Long Range Planning for Minneapolis CPED, will be joining and bringing them into the *Minneapolis 2040* (<https://minneapolis2040.com/>) policy framework. Her presentation to this group on January 17th will be repeated to the Steering Committee in February and general membership in March.

3. Ward 3 Update

Council Member Steve Fletcher shared the following items that have given him reason for optimism in the New Year:

- a. Invested more money than ever in affordable housing (<http://news.minneapolismn.gov/2018/11/16/city-council-approves-12-million-affordable-housing-investments-throughout-minneapolis/>).
- b. Invested in new Office of Violence Prevention (<https://www.minnpost.com/metro/2018/12/as-minneapolis-council-moves-toward-finalizing-2019-budget-members-focus-on-housing-public-safety-issues/>).
- c. Having reviewed the 2018 crime statistics, can say they had a successful year, i.e.: violent crime down by 22%, property crimes in downtown cut almost in half. These statistics are getting noticed and, as a consequence, they have been invited to present at the Responsible Hospitality Institute's Sociable City Summit (<https://www.rhiweb.org/2019-summit.html>).
- d. Attended the "WiiDooKoDaaDiiWag" community feast for people being served by the Navigation Center (<https://www.mprnews.org/story/2019/01/14/community-feast-marks-end-of-homeless-encampment-and-new-beginning>) and he's proud to announce that the NC is going well.
- e. Starting to lay the groundwork for the Green Line Expansion, e.g., land transfer for a power station.
- f. State funding has been secured to fully repair and maintain the Stone Arch Bridge (<http://www.southwestjournal.com/news/parks/2019/01/stone-arch-bridge-repairs-fully-funded/>).

4. **Swervo Development Corporation Projects** [[insert link to January 15th slides here](#)]

Nancy Aleksuk, Leasing Specialist, Tenant Relations and Interior Design at SDC, presented an overview of their current projects in the greater North Loop / Downtown area:

- a. **North Loop Office Building.** This 13-story office building is being constructed on the former site of the Studebaker Brothers manufacturing company at 419 Washington Avenue North and will be connected via skyway to the 4-story Internet Exchange Building at 412 Washington Avenue North which will soon receive serious renovations and an addition on the roof (<https://mrej.com/swervo-lands-39m-loan-for-north-loop-development/>).

Calabrio, which already has 60,000 square feet at its corporate headquarters in the Wyman Building, will move into the NLOB as its anchor tenant.

- b. **Former A&L Laboratories Building.** This 3-story vacant brick building at 1015 Glenwood Avenue in the West Market District was designed to be a manufacturing space and has been home to various businesses, including most recently a creamery, will be renovated into office space (<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmsp-213991.pdf>).
- c. **Former YMCA Downtown.** This 6-story, 140,000 square foot building at 30 South 9th Street was recently purchased to be renovated into an office building (<http://www.startribune.com/swervo-pays-about-5-million-for-former-ymca-site-in-downtown-minneapolis/499169001/>). All fitness facilities will be removed and the final product is intended to have a “Google-type” atmosphere.
- d. **Former Maxwell Auto Parts Factory.** An historic building by the University of Minnesota will be converted into a 164-unit housing project which they haven’t done in about 15 years.

5. **Homelessness/Unsheltered on Metro Transit**

John Harrington, Minnesota Department of Public Safety Commissioner, provided an overview of his professional career ([https://en.wikipedia.org/wiki/John_Harrington_\(politician\)](https://en.wikipedia.org/wiki/John_Harrington_(politician))), and advised his first introduction to the issue of homelessness came from Rosemarie Reger-Rumsey who ran Listening House in St. Paul and explained to him the dynamics of homelessness and getting out of homelessness.

For 6 years when he was Chief of Police in St. Paul they created the Police Homeless Outreach Project to keep the homeless safe and curb behavior patterns disrupting downtown St. Paul businesses.

When he arrived at Metro Transit during a traditional Minnesota winter where it was minus 20 degrees, they recognized transit had become a default shelter for the homeless. People may choose to live in an unsheltered situation, but no one ever chooses to be homeless; it runs counter to Maslow's hierarchy of need for shelter and a place of their own. Since MT had buses, trains – the Blue Line was operating – and all those lit and heated glass box wintering areas, they implemented Operation Deep Freeze by opening the bus shelters to the homeless. They also started calling all of the shelter providers asking whether they had room, but the dirty little secret about them is that there’s almost never any room. Thinking outside the box, they considered who and what else can provide shelter, e.g., the Archdiocese and other churches, all of which said yes. For about a year and a half, this was the remedy for the homeless near transit if there was a bad night out.

In about 2014 when the Green Line opened, they began seeing a new phenomenon, the homeless tented into seats. Initially there were just a handful that were awakened and spoken to, but because it grew to several hundred who had possessions with them, not an outrageous number in comparison to LA County (<https://www.latimes.com/local/lanow/la-me-metro-homeless-20180406-htlstory.html>), they began asking shelter providers what’s going on since they said homelessness was going down

statewide. It was in traditional places, but not on the trains where they saw a vertical line of people beginning to live on trains.

MT accompanied St. Stephen's, who does the Point-in-Time count (<https://endhomelessness.org/resource/2018-point-in-time-counts/>), to show them where they were seeing the homelessness who, when asked, told where they lived. Responses included the Blue Line, Green Line, Union Depot, or more recently Rod Carew and the area around Target Field, all of which was before the encampment on Highway 55 got big. The last time they counted it was about 274 individuals who responded the train is their home, making MT the largest homeless shelter outside of Union Gospel Mission and Catholic Charities.

Because the number of homeless living on trains is increasing, train drivers need to bring the train back into a secure storage facility for cleaning and preparing for the morning rush hour, uncooperative and aggressive behavior has been exhibited by homeless to train drivers as well as to other homeless, MT recognized they needed to do something different, hence the Homeless Action Team, or HAT (<https://kstp.com/news/new-metro-transit-police-unit-helps-find-resources-for-homeless-riders/5104942/>), which he believed was the right policy decision.

In addition, he was blessed to have Terri Smith, Director of Housing and Redevelopment Authority (<https://www.linkedin.com/in/terri-smith-7a26231a>) secure 89 Section 8 vouchers from the federal government to serve disabled homeless people who use transit for temporary shelter (<http://www.fox9.com/news/metro-transit-helping-homeless-riders-afford-housing>). Currently, HAT and Smith's staff are working on finding people who are eligible for voucher placement.

This is an ongoing work in progress and every night Harrington's officers are placing 25 to 40 people into nightly shelter at Simpson Housing in Minneapolis and Winter Safe Space in St. Paul; they operate until April and were never meant to be permanent long-term housing. Come spring those people will be looking for shelter once again, but given the right resources and support will happily not be sleeping in your doorways, parking lots, stairwells, and trains so as a community we're going to have to make the decision that this effort is worthwhile. Now that he's with the Governor's Office, he's working on a statewide approach to homelessness.

Thereafter, he entertained a few questions from the audience during which he advised due to soil contamination, the Army Ammunition Plant site in Arden Hills requires environmental cleanup (<https://www.pca.state.mn.us/waste/new-brightonarden-hills-superfund-site-aka-twin-cities-army-ammunition-plant-or-tcaap>) before redevelopment for housing could be considered; however, Ramsey County Commissioner Rafael Ortega was going to seek development opportunities for the site. Meanwhile, they are using the basement of the Ramsey County Government Center East building on Kellogg Boulevard for Winter Safe Space.

In response to an inquiry about public safety advice for the NCAA, Harrington advised they are working on this as diligently as they did for Super Bowl, but it will not be as high security so we'll see less HMMWVs (High Mobility Multi-purpose Wheeled Vehicles) and less National Guard. Nicollet Mall will again be Ground Zero for entertainment and festivities, but instead of a 10-day event it will be a 4- to 5-day event. Thus far there have been no real security risks identified around it and all the public safety players who made Super Bowl work will be at the table, but Police Commander Scott Gerlicher (<https://minnesota.cbslocal.com/2018/01/09/super-bowl-command-center/>) has changed positions and will be replaced by Commander Melissa Chiodo.

Lastly, he noted there is a small set of seats set aside for the colleges but young people don't make up the bulk of ticket holders for this event; it is still a Nike, Reebok corporate event as was the Super Bowl.

6. Southwest Corridor Investment Framework/

Royalston Station Transitional Area Action Plan [\[insert link to January 15th slides here\]](#)

Kerri Pearce Ruch, Southwest Community Works Project Coordinator at Hennepin County, began by providing an overview of Community Works (<https://www.hennepin.us/your-government/projects-initiatives/community-works>), which was launched in 1994 with the Midtown Greenway project. The program is now coming up on 25 years and has been nationally recognized.

Community Works aims to help cities, residents and businesses maximize transit and transportation investments in key corridors by looking beyond the scope of the road project, or in her case, beyond the scope of the Southwest LRT and Bottineau LRT projects, i.e., “beyond the rails”.

Investments in the infrastructure they prioritize are outside of the LRT project scope and consider land use planning, economic development, housing, jobs and the environment to determine what investments are needed in the station areas along the corridor to help those communities maximize the transit or transportation investments received in order to meet their goals and objectives.

When talking about the areas around a station, typically it’s a half mile radius, and projects may look different under the CW framework, but share these five common programs goals: stimulate economic development and job growth; enhance the tax base; innovate and advance sustainability; strengthen and connect places and people; and lead collaborative planning and implementation.

Public-private partnerships and collaboration is the cornerstone of CW. HC leads the collaborations and provides staff support, but the work is done in partnership with cities, other public partners, nonprofits, and sometimes private sector partners operating in the corridor as well.

While displaying the partnership matrix for Southwest CW, Ruch noted the reason they work very closely with the cities is because they have the land use and zoning authority, HC doesn’t, and thus determine what types of developments will happen around station areas, so they’re looking for ways to support and assist cities as they make development decisions in station areas.

Because of NūLoop Partners’ interest in the Glenwood Avenue Corridor, she displayed a map of and described the three CW projects impacting the area:

- a. Penn Avenue Community Works (<https://www.hennepin.us/residents/transportation/penn-avenue-community-works>) and for more information, contact Project Manager Nate Hood, Nathaniel.hood@hennepin.us or 612-596-9876.
- b. Bottineau Community Works|METRO Blue Line Extension (<https://www.hennepin.us/residents/transportation/bottineau-community-works>) and for more information, contact Project Managers Andrew Gillett, andrew.gillett@hennepin.us or 612-348-4949, and Kerri Pearce Ruch, kerri.pearceruch@hennepin.us or 612-348-3080.
- c. Southwest LRT Community Works|METRO Green Line Extension (<https://www.swlrtccommunityworks.org/>) and for more information, contact Kerri Pearce Ruch, kerri.pearceruch@hennepin.us or 612-348-3080.

In addition, a road reconstruction project, Glenwood Avenue (CSAH 40) Project, has been scheduled to begin this year (<https://www.hennepin.us/glenwoodmpls>) incorporating some of the intersection improvements from the Investment Framework at the Royalston Station. This work will be closely coordinated with Southwest LRT construction. For more information, contact Design Engineer Jason Staebell, jason.staebell@hennepin.us or 612-596-0371

In 2013, the Southwest Corridor Investment Framework (<https://www.swlrtccommunityworks.org/beyond-rails/planning-information/investment-framework>) was completed, a truly innovative work as it looked at what

infrastructure investments needed to be in place by Opening Day of LRT (at that time 2018) so that the LRT line and station area communities could be successful. This work was funded by a federal Sustainable Communities grant and through the process of developing a Transitional Station Area Action Plans (TSAAP) for each of the planned stations, community development folks sat at the table with project engineers. This partnership allowed cities and HC to influence project elements like platform locations, and park and ride size and placement in ways to help maximize development potential. Since they now have additional planning time, they are moving forward in figuring out what investments are needed at station areas for when the LRT opens in 2023.

Opening Day recommendations were drawn heavily from previous planning efforts consistent with City planning efforts to date, but does not include anything that has come up in the *Minneapolis 2040* comprehensive planning process as that came afterwards. As these recommendations are **outside** the scope of the LRT project, they **don't have their own funding sources** except to the extent that cities or HC have included them in their capital improvement projects or developers may include some component parts in developments or other sources of funds are identified for them.

To date, the cities along the Southwest LRT have committed about \$70 million to station area infrastructure and HC has committed almost \$30 million to approximately 68 development infrastructure projects that are within one half mile of the station.

Thereafter, Ruch entertained questions from the audience.

7. North Loop Neighborhood Association Update

In President Tim Bildsoe's absence, Mark Huting, Chair of Parks & Beautification and Historic Preservation & Public Art, and member of Planning & Zoning, reported on the following activities:

- a. While distributing postcards for the annual meeting, he advised it will be held on Wednesday, January 30th, beginning with happy hour at 6:00 p.m., followed by the annual meeting at 7:30 p.m., at Muse Event Center. Huting explained it's more of an annual party and a good chance to get to know your neighbors. There will be free food, free beer from three local breweries, a live band, and the first 200 people will receive a limited edition of their shopping bags which he passed around. Just two presentations will be given, one by Bildsoe and one by Mayor Frey, to allow more time to mingle, and there will also be the election of the board of directors.
- b. It's been a long time coming and he along with others have spent a lot of time on making the new North Loop park at 747 North 3rd Street a reality (<https://www.bizjournals.com/twincities/news/2018/02/27/latest-north-loop-project-sets-the-stage-for-a.html>). They've negotiated with Schafer Richardson to use their Park Dedication Fee (https://www.minneapolisparcs.org/park_care_improvements/park_dedication/) to purchase .77 acres of land currently used as a parking lot and will then move into fundraising, in partnership with Green Minneapolis (<http://www.greenminneapolis.org/>), to build the park.
- c. He's been working with a couple board members to capture the history of the North Loop via signage à la the 1934 Minneapolis Teamsters strikes marker on the 1913 Sherwin-Williams Paint Company Warehouse building at 119 North 2d Street. Because people flock to it, they thought it would be nice to put 30-40 of them throughout the North Loop on prominent sites and buildings. Then the prototype that was developed was shown around; it will talk about the historic North Loop and have images of the buildings. Many people think the North Loop was mainly an industrial rail area, but in the 1880s it was an entertainment Mecca for the whole Midwest and they hope to capture that history before it gets lost. Then he solicited input on this project from property owners with buildings of historical significance.

Collison thanked Huting for all his time and effort to improve the greening and the pedestrian public realm in the North Loop and then asked the audience to send him their ideas.

8. Adjournment

Koch thanked the audience for attending, the speakers for their presentations, and noted it's the collaborative work they do between these meetings that makes the difference. He then reminded them the next general membership meeting will be on Tuesday, March 19th at HGA. Thereafter, the meeting adjourned at 6:35 p.m.