



NūLoop Partners Membership Meeting
Tuesday, May 21, 2019, 5:00-6:30 p.m.
HGA, Ford Center, 420 North 5th Street, Gallery 2 Conference Room

Membership Meeting Notes

1. Call to Order

Chair Nick Koch welcomed the audience to the membership meeting and announced he'll be retiring from HGA this Friday but will be returning as HGA Emeritus which means he'll get a robe and respect! He extended gratitude to all who pay attention to what NūLoop Partners does by attending the meetings and connecting digitally via the website. Everyone was then asked to introduce themselves:

Kathleen Anderson, Mill District resident
Lisa Austin, MnDOT ABC Ramps
Tim Bildsoe, North Loop Neighborhood Association
Alex Burns, Sierra Club
Matt Clark, U.S. Bank Commercial Real Estate Finance
Chelsey Falzone, Minnesota Twins
Jamil Ford, Mobilize Design and Architecture
Michael Greif, Metro Transit, Transit Oriented Development
Robert Harris III, Minneapolis Regional Chamber
Brad Henry, Minnesota 2050, University of Minnesota
George Holden, Holden Properties
Tricia Holden, Holden Properties
Denise Holt, ICF Next, DMNA Land Use Committee
Claire Huffaker, Snow Kreilich Architects
Dan Kenney, Minnesota Ballpark Authority
M.D. Klinkner, Property Owner in North Loop
Rick Kreuser, City of Minneapolis Public Works, North Loop resident
Stephanie Malmberg, City of Minneapolis Public Works
Mary Morse Marti, Move Minneapolis
Dave St. Peter, Minnesota Twins
Max Salmen, Equity Financial Services
Shelby Schroeder, The Musicant Group
Jason Stevenson, Federal Reserve Bank of Minneapolis
Carletta Sweet, NūLoop Partners Staff
Al Swintek, CenterPoint Energy
Dale White, TFS Corporation

2. Executive Director's Report

Executive Director Dan Collison also welcomed everyone and acknowledged the following sponsors who provide the fuel in the tank to be able to pay for staff and drive programming:

Be The Match
CenterPoint Energy
Clearway Energy
Downtown Minneapolis Neighborhood Association
Fulton Beer
Great River Energy
HGA Architects and Engineers
Hines
ICF Next
Lee & Associates
Mayo Clinic
Minneapolis Downtown Council

Minnesota Lynx
Minnesota Timberwolves
Minnesota Twins
North Loop Neighborhood Association
Number 12 Cider
Schafer Richardson
Swervo Development Corporation
Target Corporation
United Properties
Xcel Energy

He also thanked some of the property owners in the North Loop area attending for the first time and advised there is an ad hoc group called the NūLoop Business and Property Owners Consortium that was formed to gain important connectivity between property managers, business owners and developers to address specific issues they may face. This group meets bimonthly and he encouraged those interested to see him following the meeting.

Then he reported on the following activities:

a. New Development and Business Transitions

- ONE Fermentary & Taproom, an experimental brewpub to create a more diverse craft beer scene, is coming to 618 North 5th Street next to Number 12 Cider (<http://www.tdtmpls.com/news/2019/4/7/unique-fermentary-and-taproom-opening-in-the-north-loop/>).
- There are continual updates on United Properties' 10-story mixed-use project called The Nordic (<https://www.thenordicminneapolis.com/>) at 729 Washington Avenue North where The Musicant Group (<http://www.musicantgroup.com/>) will be partnering on activation.
- Award winning chef Isaac Becker and wife Nancy St. Pierre will be turning the former Be'wiched Deli at 800 Washington Avenue North in the TractorWorks Building into a pizza concept called Snack Bar (<https://northloop.org/bar-la-grassa-owners-taking-former-bewiched-deli-space-north-loop/>).
- Because of impending Southwest LRT construction, Lee's Liquor Lounge at 101 Glenwood Avenue North is closing after 62 years (<http://www.citypages.com/music/oh-great-now-lees-liquor-lounge-is-closing-too/508947631>).
- The owner of Blarney Pub & Grill and Pog Mahones Pub & Grill plans to bring a third Irish pub into the former Dalton & Wade restaurant space in the T3 office building at 343 Washington Avenue North (<https://www.bizjournals.com/twincities/news/2019/05/10/blarneys-owner-will-put-new-pub-in-former-dalton.html>).
- Beacon Interfaith Housing Collaborative, developer of the Great River Landing project at 813 North 5th Street, in partnership with the Red Lake Nation has proposed a low-income supportive housing project in the historic Rockler Fur building at 14 North 4th Street (<https://www.bizjournals.com/twincities/news/2019/05/08/downtowns-rockler-fur-building-could-become.html>).
- Minneapolis advertising powerhouse Fallon moved from the AT&T Tower in the CBD and will relocate to the former Arctic Cat headquarters in the renovated Western Container building at 500 North 3rd Street (<https://www.bizjournals.com/twincities/news/2019/04/29/ad-firmfallon-leaves-downtown-for-north-loop.html>).
- United Properties and Greco's 57-unit Sable condominium project, the residential component of The Nordic, has now turned into a first-of-its-kind project designed specifically for short-term rentals (<https://www.bizjournals.com/twincities/news/2019/05/07/north-loop-apartment-development-becomes-condos.html>).

- Due to a parking shortage in the North Loop, MartinPatrick3 offers valet parking (<https://northloop.org/north-loop-parking-shortage-causes-luxury-clothing-retailer-offer-rare-valet-service/>).
- United Properties prepares to break ground on its \$330 million, 37-story Gateway Tower at South 3rd Street and Nicollet Mall (<https://www.bizjournals.com/twincities/news/2019/04/24/united-properties-prepares-to-break-ground-on.html>).
- Colwell Partners, a group led by prolific Minneapolis developer Ned Abdul, plans to convert a warehouse at 1015 Glenwood Avenue into multi-tenant office space (<https://www.bizjournals.com/twincities/news/2019/03/21/ned-abdul-plans-to-convert-warehouse-to-offices-on.html>).
- Melvin Anderson, former Gopher football and NFL player, is opening a new wellness center off Plymouth and Lyndale Avenues in North Minneapolis as part of an increasing effort to combat health disparities (<http://www.startribune.com/nonprofit-opens-new-wellness-facility-in-north-minneapolis-to-combat-obesity/508821572/>).

b. Transit and Access

- **ABC Ramps.** Lisa Austin, MnDOT's ABC Ramp Project Coordinator, who was one of the presenters on *Reimagining the Future of Parking and Multimodal Transportation Options* at Minnesota's Transportation Conference held at the Saint Paul RiverCentre on March 13-14, 2019 (<https://www.planning.org/events/eventsingle/9170059/>), gave a brief overview of the ULI Minnesota's Technical Assistance Panel held on April 15-17, 2019 to examine current and future uses of the ABC ramps. Both events were a great opportunity to have an interdisciplinary look at the latest transportation innovations and network with transportation professionals.

Connections to the North Loop and street level experiences are important. They have observed a lot of people walking through the skyways to the ramps and getting from the T3 building into downtown and the walkway adjacent to the I-94 entrance, so there are lots of ways to improve the ramps and make them safer.

The final report of the TAP has been drafted but she hasn't had the opportunity to read it.

- **C Line Bus Rapid Transit.** Collison has invited Charles Carlson, Director of BRT, to come and present on this project which will be coming to the North Loop at 7th Street and Olson Memorial Highway with an opening scheduled for Saturday, June 8, 2019 (https://metro council.org/Council-Meetings/Committees/Transportation-Committee/2019/May-13,-2019/Info-2-_-C-Line.aspx).

Another BRT connecting through the North Loop at 7th Street and Olson Memorial Highway will be the D Line (<https://www.metrotransit.org/d-line-project>) replacing Route 5 service between Brooklyn Center, Minneapolis, Richfield, and Bloomington.

For more information about the Bus Rapid Transit system and goals, visit <https://www.metrotransit.org/brt>.

- c. **Farmer's Market-Royalston Station Development Work Group.** Due to a conflicting engagement, Jackson Swartz, Co-Founder and Creative Director of Hennepin Made and Parallel Café, had to move his presentation to the annual meeting in July. However, the project has kicked off and everyone is invited to a 4-hour *Re-Imagining the Farmer's Market District Design Workshop and Tour* on Thursday, June 13th, 1:00-5:00 p.m., at Parallel Café, facilitated by Minneapolis CPED and the Minnesota Design Center.

Collison described the roles and responsibilities of the various work group participants, and the proposed work product:

- Review and analysis of existing planning documents;
- Gap analysis;
- Short- and long-term strategies for implementation;

- Legislative strategies;
- Work plan recommendations; and
- Other.

For more information, contact Heather Worthington, Director of Long Range Planning for Minneapolis CPED, at Heather.Worthington@minneapolismn.gov.

- d. **Annual Meeting.** This will take place 2 months from now on Tuesday, July 16th, 5:00-6:30 p.m., here at HGA. Highlights from the past year and visions for the next will be provided along with a pizza dinner. Thanks to Dave St. Peter for providing tickets to the Twins versus the New York Mets that evening.

3. Federal Reserve Bank of Minneapolis Site Redevelopment

Collison introduced Jason Stevenson from the FRB and advised this bedrock institution of the area is the newest member of the NūLoop Partners Steering Committee.

Stevenson advised the FRB of Minneapolis was incorporated on May 18, 1914

(<https://www.minneapolisfed.org/about/more-about-the-fed/history-of-the-fed/historical-overview-federal-reserve-bank-of-minneapolis>) and it has been at the current location since 1997, having previously occupied the Marquette Plaza building at 250 Marquette Avenue, and before then the 510 Marquette Building (https://en.wikipedia.org/wiki/Federal_Reserve_Bank_of_Minneapolis).

When they moved to the North Loop there was a sea of parking lots and they shortsightedly thought they didn't need any more than the 260 stalls contained underground on site. But much has changed since then due to all the community development resulting in a reduction in the amount of surface parking and the increasing demands on their own operations. Fortuitously, a few years ago they were approached by Hennepin County asking whether there was interest in a surplus site that was a holdover from when the Northstar Line was intended to come in at a curve. Eventually, the decision was made to acquire the site to use as additional parking for their employees, visitors, guests, and ongoing 24-hour operations, hence, the proposed 5-story, 800-stall Heritage Landing Parking Ramp (<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmsp-216743.pdf>).

At the outset they wanted to be one of the more aesthetically appealing parking ramps in downtown to match the façade of the FRB versus what exists just across Hennepin Avenue (i.e., the USPS ramp), and add value to the community, so early on they reached out to the North Loop Neighborhood Association, local residents and businesses to ascertain their needs, and to meet their own high security needs. Working closely with their counterparts in Washington, D.C., Stevenson described the layout of the HLP project which included:

- Moving the security wall to the east closer to the FRB to create a new 24-hour, 365-day, publicly accessible 2-acre park they'll maintain themselves, between the FRB and the open to the public HLP to the northwest at the Cedar Lake Bike Trail.
- Regaining access to our most valuable asset, the Mississippi River, through the new park since 1st Avenue was closed post 9/11.
- Metal screening of the HLP with a long-term plan to have it treated by an artist.
- Installing a bike repair station at the trail node.

4. **Target Field Station Programming.** Chelsey Falzone, Ballpark Operations Assistant at Minnesota Twins, advised TFS opened in April of 2014 as primarily a transit station, one of the stops on the Light Rail Transit, but it's also an open to the public event space where they want the community to feel welcomed, loved and safe, and it's their privilege and responsibility to operate it.

Then she gave an overview of what occurred in 2018. They accomplished what they intended and achieved a 5th successful year of programming. They hosted over 80 pre- and post-game events including MT events (e.g., Learning Through Baseball which counts as a school day) in conjunction with Hennepin County (e.g., Go Outside with Hennepin County) and local organization events. They broadcasted all 81 road games on the video board, organized 10 movie nights, 12 organized fitness classes, formed and sustained over 25 new and existing partnerships, and witnessed thousands of attendees come through the space. It has also been

fun to see how other departments within the MT be more creative in using the space, e.g., Ticket Sales called upon four other departments to host a Q&A panel.

Then she gave an overview of what's planned for 2019 which has been underway since the season began. It includes a similar lineup of events hosted by the MT in conjunction with Hennepin County and local organizations (<https://www.mlb.com/twins/ballpark/target-field-station>).

Falzone operates and updates the master calendar and to schedule an event, beyond Major League Baseball events, on a first-come first-served basis, she can be reached at chelseyfalzone@twinsbaseball.com or 612-659-3669.

Dave St. Peter, President & CEO of Minnesota Twins, commented the enhancements made this year to get more throughput at Gate 34 adjacent to Target Field Plaza and the approximately 5,000 square feet of artificial turf added to draw families and kids have been well received.

Also, they expect as The Minneapolis Fillmore comes online in the first quarter of 2020, its events promoter and venue operator, Live Nation, will further enhance programming at TFS.

5. Public Works Projects Update

Rick Kreuser, Project Manager, gave a brief overview of the following projects in which he's involved that are impacting the North Loop area:

- Closures will occur as early as June 3rd until summer of 2021 due to construction related to the Southwest LRT: (1) Glenwood Bridge, which involves replacement of a railroad bridge crossing Glenwood Avenue at grade and the bridges on each side. Local access to businesses will remain and there will be pedestrian and vehicular detours; and (2) the Cedar Lake Trail ([https://metrocouncil.org/Transportation/Projects/Light-Rail-Projects/Southwest-LRT/Construction/Weekly-Updates/SWLRT-Civil-Construction-Update-20190531-\(1\).aspx](https://metrocouncil.org/Transportation/Projects/Light-Rail-Projects/Southwest-LRT/Construction/Weekly-Updates/SWLRT-Civil-Construction-Update-20190531-(1).aspx)).
- Hennepin Avenue Reconstruction from Washington Avenue to 12th Street (<https://www.hennepindowntown.com/>) is ongoing and this week they started on the sanitary sewer replacement work 20' deep down the center.

Stephanie Malmberg, Project Engineer, then gave an overview of the North Loop Roadway Reconstruction Project on 5th Avenue North which began a couple weeks ago. They are harvesting and reusing the pavers by hand, palletizing them (up to about 200), began full depth removals from underneath the bridge to Washington Avenue, and made room for CenterPoint Energy to install a high pressure vein which they anticipate will take 3 to 4 more weeks.

They also completed full depth removals on 7th Avenue North and are currently doing utility work and setting a shield for water work.

After Memorial Day they'll begin on 8th Avenue North, move onto 9th Avenue North, then North 3rd Street at the 10th Avenue end and work towards North 5th Street, all of which is contingent upon when CenterPoint Energy completes its work. She'll forward updates to Tim Bildsoe for the NLNA and Joanne Kaufman for the WDBA. For more information, visit <http://www.minneapolis.gov/cip/currentprojects/WCMSP-200196>, or she can be reached at 612-673-3365.

Al Swintek, Manager of Local Government Relations at CenterPoint Energy, added they also have construction updates on this and all the other significant infrastructure projects being done in the metro area this year amounting to over \$130 million systemwide and over \$20 million in Minneapolis at <https://www.centerpointenergy.com/en-us/residential/in-your-community/construction-projects/project-sites?sa=mn> and click under Minneapolis.

6. North Loop Neighborhood Association Update

President Tim Bildsoe brought the audience up to date on what they're working on to make the neighborhood a better place to live and have more fun.

At their March 12th annual meeting, the 342 neighbors in attendance were asked to vote on priorities for

the neighborhood from which the board established its 2019 Priorities (reference the 1-page document distributed), which he highlighted as follows:

- **Community Engagement.** This is their mission and what they enjoy doing the most. On Sunday, May 19th was the second major event of the season, the North Loop Food Truck Fair, where 1,000 people attended in the rain and cold weather and there were a dozen food trucks, a beer garden, and they had a great time. More events to bring people together will be held throughout the neighborhood in 2019.
- **Parks and Beautification.** We've heard from their greening guy before, Mark Huting, and they are actively working on three parks: a welcome park at I-394 and Washington Avenue; a dog park on North 5th Street; and at 730 North 3rd Street.
- **Neighborhood Safety.** They received a lot of input on issues related to this topic.
- **Business Community Partnership.** Dana Swindler from MartinPatrick3 is hosting an event on June 25th with approximately 40 businesses to talk about issues they face in the community and how better to support their businesses.
- **Civic Engagement.** New board member, Bri Sharkey-Smith, will lead a voter registration effort. They'll also be inviting government officials to talk about what's happening in and around Minneapolis and the state, and Governor Walz will discuss urban issues in November.
- **Social Media.** This area has been exploding because of new board member Mike Binkley, former WCCO news anchor who is now a video producer (<https://www.linkedin.com/in/binklevmike>). Since joining, he has been producing a lot of videos as can be seen on their Facebook page.

They are starting the *North Loop News* with segments each week on people, businesses, development projects, and events in and around the North Loop.

They are also creating content for delivery to cities outside of Minneapolis, i.e., NYC, Los Angeles and Chicago, to drive visitors to the North Loop.

- **Extreme Focus Area.** Bildsoe created this category because they have been working on a critical project for the past 5 years, i.e., fixing the disastrous intersection of I-394 and Washington Avenue where MnDOT, Hennepin County and the City have some ownership.

Approximately 2 weeks ago they launched their first missile to the City Council advising enough is enough. We've got to change this intersection because it has become a safety, traffic and economic development issue for everyone who lives, work and plays in the North Loop. Their goal for 2019 is to get at least a temporary fix for this intersection; a bigger fix will take a lot of dough which will have to be funded and that won't happen in 2019. In the meantime, they would like to have a meeting with the City, County and MnDOT within the next 30 days. If no progress is made, they'll put signs up directing people to contact the Mayor and Ward 3 Council Member if they don't like this intersection and create video content and blast it around.

7. Minnesota Ballpark Authority

Dan Kenney, Executive Director, gave a status update on their third public realm improvements project with Public Works, i.e., pedestrian streetlights on 5th Avenue North. The City Council's Transportation & Public Works Committee acted on this today (<https://lims.minneapolismn.gov/MarkedAgenda/TPW/858>), and in addition to accepting the contribution from the MBA, they acknowledged the other streets in the project are also pedestrian corridors and he'll leave it to the big thinkers at the state to figure out how to add pedestrian lighting to those as well.

In addition to the MBA stepping forward, Public Works staff has been working very hard behind the scene to make sure all of the North Loop streets being improved are done in the right way.

8. Closing Remarks

Collison reiterated that although Koch is retiring, he has committed to staying through the end of the year. Then he personally thanked him for on-boarding him as the Executive Director these past 2-1/2 years, understanding the institutional history, and keeping the Steering Committee focused on the most important issues.

Koch noted his benedictions have always been about keeping our eye on the ball and staying focused on our roots, i.e., the ballpark, HERC, Farmers Market, infrastructure, and bringing all of the public and private entities together. It's the work we do between the meetings that helps make progress.

Lastly, he reminded everyone the annual meeting is on Tuesday, July 16th at HGA followed by the Minnesota Twins at Target Field.

9. Adjournment

Thereafter, the meeting adjourned at 6:30 p.m.