



NūLoop Partners General Membership Meeting

Tuesday, October 5, 2021, 5:00-6:30 p.m.

Glass House, 145 Holden Street North and via Zoom (<https://www.nulooppartners.org/news/meetings/>)

Meeting Notes

1. Call to Order and Introductions

Just prior to the start of the meeting, Lucy Galbraith, Metro Transit TOD, announced she was retiring to Houston and her last day will be October 31st. She lives in the North Loop and supports everything NūLoop Partners does and has had the privilege to mostly listen and occasionally help. Since General Manager Wes Kooistra was no longer her boss, she recommended for the interim contacting Nick Thompson, Deputy General Manager (<https://www.linkedin.com/in/nick-thompson-41a3b912/>) who Kooistra hired, for all capital projects, engineering and facilities group, TOD, and transit asset management. He's the best person who could have been hired and she feels like she's leaving things in good hands.

Chair and HGA Emeritus Nick Koch, who was joining via Zoom, added Galbraith has been a huge part of what we've done, particularly in TOD, and she brought to us the national intelligence on district parking and the convertible parking ramp. He asked her to curate some of her best content as a legacy and gift.

Executive Director Dan Collison then kicked off the meeting at 5:10 p.m. by welcoming everyone in person and online, extended gratitude to Jackson Schwartz for hosting, and asked everyone to introduce themselves:

Attendees at Glass House

Matt Clark, GRE HERC Services
Rick Kreuser, Minneapolis Public Works
Jackson Schwartz, Glass House, Hennepin Made, NLNA
George Shannon, The Black Market

Attendees via Zoom or Phone

Lucy Galbraith, Metro Transit TOD
Jake Halsne, Damon Farber, Midwest Skateboarding Alliance
Randy Kiser, Hennepin County Department of Environment and Energy
Christie Rock Hantge, NūLoop Partners Staff
Tim Steinbeck, GRE HERC Services
Carletta Sweet, NūLoop Partners Staff
Sarah Traczyk, Element Minneapolis Downtown

Collison announced that the Minneapolis Downtown Council's annual gala will be held at The Fillmore Minneapolis this Thursday, October 7th (<https://www.mplsdowntown.com/event/mdc-annual-gala-presented-by-wells-fargo/>).

2. Host Spotlight

Jackson Schwartz (<https://www.linkedin.com/in/jackson-schwartz-bab08646/>) explained they were broadcasting live from Glass House (<https://glasshousemn.com/>), and before the pandemic they had a café named Parallel and they rebranded everything. The other company there is Hennepin Made (<https://hennepinmade.com/>) which makes handblown glass lighting. The building has always been

glass manufacturing since the 1950s when it was built. They took the pandemic and the quiet time to reflect and reclaim their inheritance with glass and put it on the front wall of the building.

He's worked with Collison for going on 4 years on the Glenwood Corridor study (<https://www.nulooppartners.org/wp-content/uploads/2019/02/Glenwood-Corridor-5-15-18-REDUCED-FINAL-for-Web.pdf>), and then focused on the Root District (<https://www.nulooppartners.org/wp-content/uploads/2020/12/Root-District-2020-Summary.pdf>). The other role he plays is trying to connect what's happening in this part of the North Loop with the other part of the North Loop, so on the North Loop Neighborhood Association he's tying both sides of Highway 55 together.

Then he provided an update on the NLNA. One of the major issues they're still talking about is safety. There's a large encampment adjacent the viaduct behind Glass House. It started about 3 weeks ago and it's already up to 45 tents. Council Members Ellison and Fletcher are really engaged trying to find the best path forward. There have been a lot of concerned residents reaching out to the Board but they're outmatched with what they're trying to communicate and the skillsets, so they have several City departments bringing their expertise and have communicated that the NLNA should let the process work out. If interested in hearing more, the next Board meeting is Wednesday, October 27th (<https://northloop.org/event/nlna-board-meeting-2-2018-08-29-2019-02-27-2019-06-26-2020-01-29-2020-11-25-2021-10-27/>).

Also, planning is happening next month and over the New Year's to prepare for their annual meeting in January 2022. If you live or work in the North Loop, you can vote for your elected representative.

3. Executive Director's Report

Collison reported on the following:

- a. **Hybrid Meetings.** From here on out, they'll be doing hybrid meetings to invite everybody to be healthy in a space where they'll be comfortable doing presentations.

Then he displayed a picture of the July 22d Annual meeting where an Annual Hero Award was given to John Slack who led the Equity Work Group (<https://perkinswill.com/person/john-slack/>). We're invited to consider the General Membership meetings as an important way to connect virtually or in person.

- b. **Gratitude for the 2021 Sponsors**

Be The Match	Minnesota Lynx
Catholic Charities	Minnesota Timberwolves
CenterPoint Energy	Minnesota Twins
Clearway Energy	North Loop Neighborhood Assn
Downtown Minneapolis Neighborhood Assn	Rokos Advisors
Great River Energy	Opus Development Company
HGA	Schafer Richardson
Hines	Swervo Development Corporation
JE Dunn	Target
ICF Next	United Properties
Mayo Clinic	Xcel Energy
Minneapolis Downtown Council	

- c. **Root District Video Recut** includes Ra'eesa Motala of Rokos Advisors, and George Shannon of The Black Market (<https://www.youtube.com/watch?v=scEF7h30D3A>). We're encouraged to subscribe

to the YouTube channel (https://www.youtube.com/channel/UCa_xABOqukGhcV0nm-6ol7g).

- d. **FlexPass Commuting.** As we see the restaurants, theaters, and clubs reanimate, the parking issues are coming back.

NP has had presentations on Reimagining the Future of Parking and Multimodal Transportation Options at Minnesota's Transportation Conference in March 2019 (<https://www.planning.org/events/eventsingle/9170059/>); an overview of the ULI Minnesota's Technical Assistance Panel in April 2019 examining current and future uses of the ABC ramps (https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/2019/07/ABC-Report_Final-Draft.pdf); and how Move Minnesota educates companies and employees on the region's growing transit option.

FlexPass (<https://flexpass.umn.edu/>, <https://moveminneapolis.org/flexpass/>) is an innovative monthly parking option for the ABC Ramps that saves you money and is a great way to go if you're back downtown and need parking.

- e. **Restaurants Coming to the North Loop**

- i. **Guacaya Bistreaux** in the Dock Street Flats (<https://www.bizjournals.com/twincities/news/2021/09/16/guacaya-bistreaux-opening-minneapolis-north-loop.html>)
- ii. **North Loop Galley** in The Nordic (<https://northloopgalley.org/>)
- iii. **MB Foodhouse** is moving to the Galley (<https://www.mbfoodhouse.com/>)
- iv. **Butcher & the Boar** (<https://www.startribune.com/butcher-the-boar-will-reopen-in-the-north-loop-in-2022/600097112/>)

- f. **Municipal Elections** are a month away and it's intense how important the three charter amendment proposals are. Visit <https://northloop.org/city-council-candidate-forum/> to review the four leading candidates running for Ward 3 City Council.

- g. **Meet Minneapolis Monthly Webinar Series** on August 25th included a public affairs update on the three charter amendments on the ballot. Everyone is encouraged to understand them and get people out to vote.

Because hospitality is a big part of our world as well as conventions and tourism, Meet Minneapolis is contracted by the City to sell and market convention and tourism services (<https://lims.minneapolismn.gov/File/2019-00991>; <https://www.minneapolis.org/about-us/>). The Delta variant has had an impact, and now we're crawling back in terms of bigger scale meetings, a lot of which are virtual, affecting corporate meetings and travel the most, although leisure groups and sporting events are pushing forward. U.S. Bank Stadium has been full to capacity for the last two weeks for the two home games, and a lot of venues are opening.

- h. **Commutator Foundry Building Hotel Project.** A colleague of his, David Wilson, formerly of Accenture and the Minneapolis Downtown Council (<https://www.linkedin.com/in/david-wilson-219b4634/>), is one of the investors on this project near the Federal Reserve Bank of Minneapolis (<https://www.bizjournals.com/twincities/news/2021/10/12/proposed-north-loop-boutique-hotel-lands.html>; <https://northloop.org/plans-are-back-on-for-luxury-boutique-hotel/>; <https://www.facebook.com/watch/?v=614570052929244>).

4. **The Black Market at Farmers Market Annex**

Collison noted he had a great time with George Shannon

(<https://www.linkedin.com/in/confidencecoachiam/> and <https://emamo.com/event/twin-cities-startup-week-2021/r/speaker/george-shannon>), Founder of The Black Market (<https://theblackmarketmpls.com/>) in the Farmers Market Annex (<http://www.farmersmarketannex.com/>). He spent a Saturday filming him for

the promotional piece to put into NP's video gallery (<https://www.nulooppartners.org/video-gallery/>). His daughter pictured was an MDC intern this last summer, and Collison is grateful for the economic development Shannon does.

Shannon explained in 2021 he had the idea to create a space for black businessowners, and he had a couple of obstacles in finding a venue to house his idea. He ended up reaching out to the folks at the Farmers Market Annex and they've partnered in creating a space for black businessowners to improve the economic income in their households. For the next 10 years his goal is to help 10,000 black businessowners create more brand awareness, sales, ideas that can be brought to the market and tested in the spaces they create for them. They want to create more culture, community, and commerce especially for people of color in this community. These are amazing spaces that are underutilized, and if we they have access to them, there can be something that could drastically help the trajectory of his community. This is something that he's invested in over the next 10 years and he's finding allies along the way. In this first year they've exceeded their expectations; they've expanded and consumed another market that they've merged with in St. Paul. The need for this is shown by the turnout and success of the events they've had thus far. He's looking forward to seeing what they can do in the next 10 days to make a drastic change in the economic disparities that are happening here in the Twin Cities especially with black businessowners, and he's looking forward to meeting us all sometime in the future.

5. Downtown Breakroom Pocket Park

Jake Halsne, Vice Chair of Midwest Skateboarding Alliance (<https://www.midwestskateboard.com/about> and <https://www.damonfarber.com/staff/Jake-Halsne>), as a follow up to his presentation at the August 25th Steering Committee meeting, gave an update on the vision, development, timeline, and fundraising process for the vacant space under the skyway between Ramps B and C on the border between Downtown West and North Loop. The MSA identified this site as a potential spot to promote skateboarding within urban design and to create a positive and engaging streetscape environment in downtown. The other project they're currently working on is the Eastside Skatepark in St. Paul (<https://www.midwestskateboard.com/eastside>).

Not much is happening at the site, and to move this project forward they recently held a fundraising event on Saturday, September 18th (<https://www.facebook.com/events/modist-brewing-company/bash-for-the-breakroom/531750777978901/>), created new schematic designs, working through a lease agreement with MnDOT who owns the land and the City who owns the skyway to get the space into the hands of the Minneapolis Park and Recreation Board, and getting the project documented.

As a Landscape Designer at Damon Farber, he's been pushing this forward into a drawing set that they'll get in front of the City soon and start getting updated cost estimates. To arrive at this design, they held a big design workshop that included the Minneapolis DID and other stakeholders. They're at the beginning stages of fundraising and are scoping around a half million for the project. They can't depend on the MPRB for any funds, so it's in MSA hands to fundraise, the goal of which is \$50,000 to get the design fully flushed out. A lot of the landscape architecture services are being covered pro bono, and there are a lot of grants for skatepark development in Minnesota but most require matching contributions, so they're seeking private contributions to provide that upfront match for the design portion of the project.

He thanked everyone for listening and sought their input, ideas, and suggestions as to where to seek funds.

6. Minneapolis Public Works

Rick Kreuser, Project Manager, Transportation Engineering & Design

(<https://www.linkedin.com/in/rick-kreuser-2a5649160/>), said he's the one everybody loves to hate when they can't get through downtown because the streets are torn up but it's all for the better. They're working towards the end of this year's construction and they'll have a little bit in next year. After 2022 he's not aware of a lot of street construction work in the downtown area except for around:

- a. **Southwest LRT Green Line Extension** (<https://metrocouncil.org/Transportation/Projects/Light-Rail-Projects/METRO-Green-Line-Extension/Construction/Weekly-Construction-Update.aspx>)
 - i. One image of new retaining wall at City's Royalston Maintenance Facility that holds up the bridge where the LRT will pass over 5th Street into the Target Field Station. They need the space back for the winter because a lot of their snowplows mobilize out of this location.
 - ii. Two images up on the Royalston bridge and the structures that will take the LRT from the height of Royalston over the BNSF tracks and then go down under I-94. The Glenwood bridge will be rebuilt.
 - iii. Three images of the paved parking lot of Glass House and Schwartz has been very patient with the whole project.
 - iv. Two images of other piers off 6th Avenue, and 3-4 more will be built.
 - v. One "fun" image of two men working on the old Goose Line bridge that will be replaced by a new one at the Bryn Mawr Station.
- b. **Hennepin Avenue Reconstruction Downtown** (<https://www.hennepindowntown.com/>). They're in Year 2 of a 3-year project, and last year, the first year in Phase 1, they built from 7th to 12th Streets, and this year they're working in Phase 2 up near RBC Gateway Minneapolis (<https://www.rbcgatewaympls.com/>) and 270 Hennepin (<https://270hennepin.com/>).
 - i. First image is taken from the skyway looking to the south and the darker pavement running along the street is the bike lane.
 - ii. Images 2-8 show the added greenery and trees planted with special soil and drainage that will be maintained by the Downtown Improvement District.
 - iii. Image 10 shows work on the deep sanitary sewer in the center of the project that should be completed by mid to late November.
 - iv. Images 11 and 12 show more construction activity.
 - v. Image 13 shows between the two new towers looking north.
 - vi. Image 14 shows the north end looking south. Hennepin Avenue opened last Friday for one lane in both direction and will be through the winter.
- c. **4th Street Reconstruction** (<https://www.minneapolismn.gov/government/projects/fourth-st-n-and-s/>). This year they're working from Hennepin Avenue to 4th Avenue South in front of City Hall. They're about a week or two behind Hennepin Avenue and plan to open by the end of October. The second image shows them working on the new signals at the intersection of 4th Street and Hennepin and the paint and striping is down for the bike paths. And images 4 and 4 shows a different landscaping scheme, more of a rain garden to help nurture the plants, and

sandbags in the gutter in case of over-draining.

- d. MnDOT I-94 & I-394/3rd & 4th Street Ramps (<https://www.dot.state.mn.us/metro/projects/i94-i394minneapolis/index.html>). MnDOT has some issues with getting materials special ordered and they're working through that now and hoping to be open by the end of October but as of a meeting yesterday they wouldn't guarantee it.

Lastly, in response to Koch's inquiry about whether they have barriers to prevent graffiti, Galbraith stated from her downtown experience, the thing that doesn't get tagged is art, that murals rarely get tagged especially if you involve a young people's group. In her many years in downtown Austin, they had one small tag on one mural once in the entire 9 years she was there, so if you hate graffiti make it art and she ended up getting some of the signal boxes in downtown Austin painted dark green because graffiti people tend to use dark colors. The shiny clear stainless steel whatever it is, is like tag invitation. The active way to prevent graffiti is to get community art.

Kreuser advised they do have a budget for art on Hennepin and have picked artist Rory Wakemup who is working on his designs for different locations along the corridor (<https://www2.minneapolis.gov/business-services/planning-zoning/city-plans/public-art-long-range-planning/downtown-hennepin-avenue/>). Also, there's going to be eight transit locations along Hennepin of which six foundations have been built. The actual structures won't come in until the corridor is complete, so they've just built some rough plywood to protect them from snowplows. Metro Transit and Hennepin Theater Trust has a program to wrap them with vinyl.

7. Next General Membership Meeting

Tuesday, November 30, 2021, 5:00-6:30 p.m., at Glass House and via Zoom.

8. Closing Remarks

Koch remarked that many of us have heard him advocate for David Brooks' excellent 2019 book, *The Second Mountain* (<https://www.amazon.com/Second-Mountain-David-Brooks/dp/0812993268>), one of the best books he's read in years. It's advice to individuals and society writ large. We are actually carrying out his precepts in terms of human connections and building community. If we'd like to hear his homily about it to just contact him offline. He wished everyone to be well and to take their boosters.

Collison announced that the Café (<https://glasshousemn.com/pages/cafe>) is open 8:00 a.m. to 3:00 p.m., one of the hottest coffee shops in the North Loop, and now its parking has been cleaned up. Then he congratulated Galbraith for her long career in TOD and thanked her for investing her final 7 years in the Twin Cities giving us incredible presentations, practical infrastructure coaching and wisdom, and everything she's done to advocate for TOD. Then he told everyone to have a great night, take care, and he'll see them in a couple of months. The meeting adjourned at 6:05 p.m.