

Citizens for a Loring Park Community
Board of Directors' Meeting Minutes - *draft*
Monday, Sept. 12th, 2011

Boardmembers present: *John Van Heel (resident), Gary Gliem(resident), Pat Hafvenstein (resident), Mike Marn (resident), Christopher Hoffer (resident), Greg Renstrom (New Harmony Church at Historic Wesley), John Novak (resident), Diane Moe (Park Director), and Brad Conley.*

Staff: *Jana L. Metge*

Guests: *Katie Hatt (resident), Ray Harris (resident), Joe Bagnoli (Magellan Attorney), MPRB Commissioner Anita Tabb*

Meeting called to order at 6:45 p.m.

Jana had Master Plan Land Use maps displayed on tables, as well as the 2 proposed Harmon re-design schematics for Board review.

I. Welcome, Introductions, and Announcements

- Historic Loring Hill Tour held Saturday, Sept. 10th
- Basilica Event/Concert held – 10 year anniversary of 9/11 on Sun. Sept. 11th
- Historic Church Tour – Sat., Sept. 17th – Flyers distributed – fundraiser for Downtown Congregations to end homelessness
- Blood Drive – Oct. 8th – The Woman's Club of Minneapolis/410 Oak Grove
- Master Plan Workgroup – Thursday, Sept. 22nd from 6:30-8 at the Park
- John Novak announced an "Art Installation" in the Park on Sept. 24th. Come down and see this public art being displayed. The Artist is Henry Mont-Plaisir.
- Greg invited everyone to a "History of the Wesley Church" on Oct. 22nd from 6:30-8:00 p.m. Wesley was the 1st Methodist congregation west of the Mississippi on the "edge of town".
- Greg also asked folks to mark down Dec. 1st for World AIDS day. It is the 20th anniversary of the death of former Councilmember Brian Coyle. Wesley will be doing a Tribute to Brian.
- Loring Park Master Plan Steering Committee – Wed., Sept. 28th from 6:30-8:00 at Loring Park
- CLPC Land Use Committee – Mon., Sept. 26th from 6:30-8:00/8:30 at Loring Park Community Center – TOPIC: Proposed 36 story Development/Magellan
- CLPC Livability Meeting – Wed., Sept. 21st from 6:30-8:00 hosted by Loring Park Community Center – TOPIC: Safety Review/Summer 2011 and Liquor license application for the new Asian Restaurant on 14th & Nicollet

II. Development Program (Magellan) for Spruce/Willow/14th and 13th Street

CLPC requested the Magellan Development attorney, Joe Bagnoli to attend our CLPC Board meeting to answer questions and discuss the proposal review process with us, prior to the upcoming Land Use Committee meeting.

Joe reviewed that a 15 month process to develop the Eitel/Magellan site occurred 5 years ago and that a 39 story condo tower was approved, along with the Eitel development (built). During that process, it was originally proposed to have the Tower on the Park side. This was rejected by the community, so the Eitel hospital was saved and restored, the development created in and around it and the Tower proposed for the east lot. This parcel is zoned OR3 (84 feet) on the Park side and BS41 (downtown zoning/unlimited height) on the east side by LaSalle. Additionally, there is the State Shoreland Overlay within 1,000 feet of Loring Park limited height to 2.5 stories. Joe distributed project schematics for review. Jana will take one set to 210 W. Grant to share with Eitel building. One set will remain at the CLPC office.

The Development Team is flying in from Chicago for the Monday, Sept. 26th Land Use Committee meeting. They have presented and were in attendance for the Planning Commission Committee of the Whole. Joe reported that the press were also there and thus the stories/photos in the Star Tribune, Finance and Commerce, and Downtown/Southwest Journal. Joe apologized for the press and stated that their intent was to come to the community meeting first.

Joe reviewed the changes in this new proposal:

- Commercial space has increased from approx. 7,000 SF to 20,000 SF
- There are 36 vs. 39 stories
- Unit sizes are smaller than the prior proposed condos
- Rental instead of condos
- 355 units in the new proposal
- Parking has decreased from 359 parking spaces to 252 spaces. They are in the downtown parking district. There are no city requirements for parking. It is up to the developer and their bank as to what will make the project work and be marketable. Joe explained that in Chicago they provide .4 per unit. The prior proposal had .9 per unit. This proposal has .6 per unit. They are having conversations with Bob Lux about leasing out parking from the Loring Parking ramp. They will also open parking for lease to anyone in Loring Park community, not just the building tenants or clients of the retail operation.
- Townhomes surrounding the parking ramp are gone from prior proposal. There will be ground floor of commercial, the next 3 floors will be parking and then the units. The design is similar to the Carlyle down by the depot off of Washington Avenue.
- There will be bike stalls for parking and “zip” cars.
- They proposed retail along Spruce, the city is recommending no retail on Spruce and have been very strong about that. Presently, the leasing office storefronts on Spruce.
- Joe overviewed the Rooftop amenities
- Rental rates will be at or above the Eitel Apts. rates
- The project will be LEED-certified

Jana overviewed that the purpose of this meeting is to frame up community questions for the developer to prepare for the upcoming Land Use meeting.

Katie presented on the Aug. 31st meeting convened of the former “Eitel Task Force” members. She highlighted concerns raised at this meeting:

- Need for parking; both for rental units and commercial
- Concern for traffic and circulation in and around LaSalle and 14th St.
- Marketability of 20,000 SF of commercial
- Marketability for additional high end rental with all of the other projects proposed in the downtown City area.
- Eitel development presently leases car stall at the proposed development site for guest parking, rental unit waiting list parking, and Loring Kitchen and Bar valet. Jana reported that both LK & B and Loring Theater lease with Mpls. Public Schools valet parking for their guests annually. Eitel has a year-round waiting list for parking and initially it was thought that their tenants would not use/own cars. This has been proven not so.
- Possibly extension and expansion of hours for our critical parking area.

It was stated that Minneapolis’ mass transit is not even close to Chicago’s and that increased parking would probably be necessary. There was a question on timing for the Traffic Management Plan by the Sept. Land Use meeting. This is such a big community issue that it would be imperative to have this analysis prior to the meeting. With the building demographics changing, with Emerson school still in operation (school busses), and with the Eitel Apts/Loring Kitchen and Bar up and running (and without parking once the development begins), folks felt that traffic management, flow and circulation were the biggest concerns.

Katie reported that they were scheduled for the Planning Commission on Oct. 16th and that if they wanted thoughtful input into this project and community input, Sept. Land Use meeting would be far to premature for any vote of support going into the planning commission meeting. She suggested that there be at least 2 meetings/Sept. and Oct. and possibly a workgroup meeting in between. The CLPC Board concurred. Ray Harris asked that the TMP, or at least a summary, be ready for the Land Use meeting.

Katie asked that the Board consider a motion to ensure at least 2 months of meetings, that the community needs to have a thorough and thoughtful dialogue with the developer and with Public Works. Joe stated that he will bring this back to the Developer.
(*Note* – Board will wait for a Land Use motion recommendation from the Sept. mtg.)

It was also brought forward that the “staging” of the project will be crucial to life in the neighborhood. It was reviewed how disruptive the VOA renovation/staging was been and that this development will be far more complex and complicated endeavor.

Joe stated that the Developer wants to get in the ground in January and begin leasing the units within 18 months, estimating April of 2013.

III. Downtown Park Alliance/concept for the creation of a Loring Park Conservancy

CLPC Livability Committee has forwarded a unanimous motion to sponsor a series of Community Engagement meetings pertaining to the Downtown Park Alliance. The request to the Board is for 6 months of meetings, 2x per month, 1 hour per meeting each on a different topic such as cattails, Berger Fountain, Tennis Courts. CLPC invited Park Commissioner Anita Tabb to come to the Board meeting and discuss these ideas.

Anita reported that the Park Board has held 2 study sessions about the idea of Conservancies. There has been no action at the Park Board yet. She thanked CLPC for organizing and holding the 1st Community Meeting with their informal presentation. She stated that there are 9 Commissioners with differing views. Park Staff and Commissioners are trying to develop a framework which 9 of the Commissioners may agree to and one acceptable to the Community. They are trying to define issues of governance – who is on it and how it would look, policy – and authority – who makes decisions and how. They are reviewing what the fiscal arrangements/management and oversight of dedicated funds may be. They are reviewing the Employee piece/who would they work for – the Park or the Conservancy and they are developing an Exit Strategy – how to disengage if needed.

She reported that funding is declining for the Park Board and that the idea of public/private partnerships is one she feels they need to look at. There are increasing capital and program needs and decreasing funding. She believes we need to look at how we raise funding. She stated that there is a proud history of Public Parks in Minneapolis and that corporations may want to fund and may not give donations to the Park Board, City, or existing non-profits. They may give it to an entity set up to solely focus on park improvements. They may donate for certain items or to get certain things done. They may also be able to move faster – items move slow in a public process. They may move easier when focused and separate.

She felt that the Park Board's Citizens Advisory Process is a good one to follow.

Several questions were raised by the Board:

- What role does the Park Foundation play now and in the future?
- If there is a conflict between the community and the Alliance – who makes the decision?
- Does this plan open the door to commercialization of the Park?
- Does this plan run the risk of limiting public access to the Park?
- What are the safeguards, checks & balances for the Public?
- What is the crisis in Loring Park which is causing this discussion?
- Can we not look at identifying 3 top projects, fundraising or obtaining a sponsor and getting them done, through Park Staff and by MPRB accepting the donation, following the NRP processes which we have used for 2 decades?
- Should the community not be at the table with MPRB to develop this process and give input to such development?
- Why was the DPA developed without the Community at the table?

Several boardmembers felt strongly that a partnership model should be developed with the community and then brought forward to the Park Board for discussion, vs. Park Board and staff developing a model with no community input. It was reviewed that \$2 million of NRP Phase I dollars went into Loring Park, that the Woman's Club of Minneapolis paid for the fishing pier and that Cathedral of St. Mark's paid for the playground. Additionally, Friends of Loring Park have been raising funds, doing the beautiful gardens, and implementing the Loring Park Master Plan (also paid for through NRP funds).

Brad Conley suggested that if every Loring resident contributed \$2.00 per month for 12 months and then match this amount with business and possibly MCTC contributions we could double our annual budget – simply by raising funds within the community. Additionally, it was reviewed that in the meetings with Interim Superintendent David Fisher, it was suggested that we should receive a % of revenue raised through both the PRIDE Festival and the Loring Park Art Festival. Presently, 100% of these funds go to the city-wide general fund.

It was stated that the NRP investment and planning built up and renovated this Park and that those involved with this investment, should be at the table for a SWOT review – strengths-weaknesses - opportunities – threats analysis. Through such a process existing non-profits who have contributed to the revitalization of Loring Park could discuss what they could offer and had the capacity to do, the role of the Park Foundation could be reviewed, and then gaps defined. Following such analysis we could then brainstorm solutions which would evolve into some kind of a process. But, without assessing the assets within the neighborhood – how do you know what we have or what we need.

Commissioner Tabb stated that she would only support a “neighborhood park” and that her mission is to find additional funding for the Park, not to give it away or have someone else control it. She is looking to find focused, additional resources into the Park. She asked folks to think about their staffing limitations, for example, if we want the Park mowed more frequently, if we want increased standards of service – we would need to resource generate for that. MPRB would like to have something agreed upon this Fall.

Board members stated that it is critical for leaders of the community and of those involved with the Park Revitalization to be at the table as these ideas are developed and are part of any decision-making.

IV. Committee Actions

Land Use –

Motion: That CLPC supports the 430 Oak Grove Project and for any and all funding applications seeking environmental remediation on the project. *Mike/Brad M/S/C*
This motion was made by Katie/Dick and passed unanimously at the Aug. Committee mtg

Motion: That CLPC supports the proposed restaurant at 1121-1127 Hennepin Avenue as presented. *Mike/Diane M/S/C*

This motion was made by Dick/Paul at passed unanimously at the Aug. Committee mtg.

John Van Heel, Land Use Chair overviewed both motions. The Board acknowledged that it is indeed sad to lose the office space and the 430 Oak Grove agencies/businesses from our neighborhood and from that building. Jana reported that they finally were notified on Aug. 15th that they needed to be out of the building by Nov. 15th, 2011.

Livability –

Jana passed around a “lost” flyer which had been posted on our telephone poles. This person was Mary Margaret Thomes, who jumped to her death from Summit House after gaining access into the building. This was very sad. The Board extends their sympathies to the family. Summit House is holding a meeting on Sept. 21st with CCP/SAFE Renee Allen on issues of building security and processes with residents of Summit House.

John passed around the Y-to-Date crime stats which were presented at the meeting.

John reviewed the August Livability Committee meeting and discussion on the proposed Park Conservancy (see Board discussion above).

The board discussed what the role of Friends and CLPC should be in this development process and what kind of partnership, role they should have moving forward. It was suggested that maybe MPRB should simply hire a development staff person or the neighborhood hire one for Loring Park.

Brad pulled up this week’s MPRB agenda on his laptop and reported that the Loring Park Conservancy is being voted on in the 2012 budget. He will send around links for members to review. He also reported that they are re-writing/updating their Citizen Participation processes as developed and approved in 1999. This is also on the agenda for Wednesday. The Walker Art Center has requested that they not be included at this time in the Downtown Park Alliance, thus the new name “Loring Park Conservancy”. Brad reported that this is on page 18 of the Park Budget and states “to increase private giving, financial independence, and strategic directions to plan for a budget reduction. It was also reported that land along the river is still being purchased and that \$1.7 of State Lottery funding was given to the Park Board and is on the agenda to be dedicated to Wirth Park for cross country trails and programming. Downtown Park Alliance draft agreements were available to the Board meeting as found on the MPRB website.

Motion: CLPC supports a 6 month minimum Community Engagement process, 2x per month to begin Spring of 2012 with the intent of the meetings to develop a partnership framework in collaboration with MPRB and that an outside facilitator be hired to conduct these sessions and conduct a SWOT (strengths-weaknesses-opportunities-threats) Analysis of Loring Park and future needs. *John Novak/Pat Hafvenstein M/S/C*

Motion: CLPC will work with a consultant to evaluate the current and anticipated needs in light of potential public resource shortfalls and to dissect the current and future MPRB Budget in partnership with Friends of Loring Park and MPRB. *Christopher/Brad M/S/C*

Administration –

Jana reported that NRP Policy Board elections will be Nov. 17th at Crown Roller Mill/2nd Floor. CLPC needs to appoint an Elector and an Alternate. She distributed Candidate application materials as well. Brad Conley expressed interest in running for the NRP Policy Board.

Motion: CLPC appoints John Novak as NRP Elector and Christopher Hoffer as Alternate for the 2011 November 17th NRP Policy Board elections. *Mike/John VH M/S/C*

V. Staff Report – Jana

Office move – Jana reported that all CLPC items were moved into the Lunds vacant commercial space. The phone lines and internet have been installed. John thanked Lunds for offering us this space during his speech at the Lunds Ground-breaking event this past week. There is a request in for Lunds to clean out debris left by past tenant, fix the toilet, and open the mail slot. There will be no available parking during construction. CLPC Mail is being held at the Post Office until the office has a way to receive mail. Any contract, funding, contribution, or payroll documents are being delivered to the downtown NRP office.

In the interim, the NRP main office at 425 Crown Roller Mill has provided Jana with computer access, a desk, and a phone. Jana suggested that folks thank the NRP staff for this accommodation. CLPC also has a mail slot for funding/contract and payroll documents. Send thanks to jhoran@nrp.org rmiller@nrp.org
cslostad@nrp.org and jack@nrp.org

IDS Exhibit – Jana reported that John built a display to show off our Master Plan and that we were part of the 2011 “Building Community” visuals and models of the new Urban Community Exhibit at the IDS center. Jana staffed the exhibit during the lunch hours. The display ran from Monday, Aug. 15th – Friday, Aug. 19th from 10 a.m.-5 p.m. with speakers over the noon hour. Jana circulated the Exhibit information.

Walker “Walk-A-Bout” – CLPC sponsored in collaboration with the Walker a Loring Park “Walk-A-Bout” Walks were organized at 3:00 and at 6:00. Led by Marcy (get info.), history of the Minneapolis Parks system was shared with participants. Jana reported that attendees talked about the quietness and serenity of the Park as “what they valued the most”, as well as “a little piece of nature in the middle of the City”. The ‘Walk-A-Bout’ began at the Sculpture Garden, crossed HN/Lyndale, crossed 15th St. to the Park, walked to the east to Berger Fountain and up onto Loring Greenway, then around by MCTC, back across the Park and over the Whitney Bridge. All participants stressed the lack of safety felt when crossing both HN/Lyndale and at the 15th Street crossing into the Park by the 430 Oak Grove building. Everyone was impressed by the

volunteer effort put into the beautiful gardens and of the variety of activity occurring within the Park that day. Jana reported that this was a good partnership project and hope that CLPC can participate annually. The event was a part of “The Living Classroom” featuring artist Marc Bamuthi Joseph. The focus for the day was “what sustains life in your community?” Jana distributed flyers.

NUSA 2013 – Jana reported that she went with David Rubedor to the City Council Committee of the Whole meeting on Thursday, Aug. 4th and then went to the Thursday, Aug. 18th COW meeting (David was out of town, requested by Councilmember Robert Lilligren to attend) to present and discuss the proposed NUSA 2013 partnership with CLPC. The Council supported it unanimously at the Aug. 18th meeting and then at City Council passed to “execute all necessary documents”. Jana distributed the Powerpoint presented.

Reported that she has been conducting interviews with prospective Planning Team members, and going with James Trice to meet with City Council members, County Commissioners, and prospective funders. They (with David) have also met with Meet Mpls. and the Hyatt hotel team. She is organizing the 1st NUSA Planning Team meeting and James is organizing the 1st Development Team meeting. She and James will present the Minneapolis report at the October NUSA Board meeting to be held in Indianapolis.

Budget and Cash Flow – Jana circulated the NRP and CPP reimbursement requests. We will have cash flow through January with incoming and quarter-end reimbursements. She also circulated the August P & L statement and balance sheet. We have not had our accountant in since the move. This is anticipated for October, prior to the Board meeting.

Gary presented and circulated Neil Reardon’s Board resignation. His company moved him outstate in the Spring. He has been back and forth since then, but is now permanently moved outstate with his company. Gary asked for a motion to accept the resignation.

Motion: That CLPC accept Neil Reardon’s resignation from the CLPC Board of Directors as submitted with thanks. *Diane/Pat M/S/ 1 – no/Christopher* (stating that Neil just needs to come back).

Christopher brought forward the need to add a second check signer.

Motion: That John Van Heel (Vice President) and Christopher Hoffer (Secretary) be authorized to be check signers for Citizens for a Loring Park Community (CLPC). *Mike/Brad M/S/C*

2012 – Jana overviewed for the Board that we will need to strategically think about 2012 and staffing needs. NCEC/ CPP funds will provide for only PT staffing support. Expectations for staff support will need to be curbed back and either have volunteers do more or find resources for necessary staff support. Jana asked that this be an agenda

item on the October Board agenda and asked to meet with Land Use chair John Novak to discuss Housing staff needs pertaining to Master Plan completion and implementation, along with the LEED/ND pilot project. She suggested to the board, that we may wish to look at contracting NRP dollars to support an additional Housing Staff person. She also suggested submitting a Woman's Club grant this year to support our summer events and activities, possibly providing some hours for additional PT staff support.

She reported to the Board that throughout the summer, with the 401 Oak Grove proposed development, the summer events, the continuation of the Master Plan effort post June – she regularly logged 120-135 hours per an 80 hour pay period. She reported to the Board that this needed to stop, and that we needed to work together strategically to determine how best volunteers/committees could be supported and that a manageable workload be prioritized for the Coordinator job. She empathized that going into 2012, we will be at PT hours funded by CPP/NRP at this point with the other half of her job dedicated to NUSA Conference Coordination. The Board agreed to prioritize this discussion next month.

Pat asked about the future for our Office. We will also place this on the October Board agenda.

Diane reported to the Board that she has now been given the added responsibility for Whittier Park. They have their meeting the same night as ours. She asked the Board to consider moving our Board meeting to the 3rd Monday and that this be on the Board agenda for October.

Respectfully submitted, JLM