

## **Recap of the East Town Business Partnership Business Forum Elliot Park Yesterday, Today and Tomorrow**

(<https://easttownmpls.org/wp-content/uploads/2019/10/October-22-Business-Forum-Elliot-Park-at-Finnegans-Email-Version.pdf>)

**Tuesday, October 22, 2019, 11:30 a.m. – 1:00 p.m.**

**FINNEGANS House, 817 5th Avenue South, Brewer's Den on 2nd Floor  
Elliot Park Neighborhood of Minneapolis**

### **I. Welcome and Announcements**

John Campobasso, ETBP President and Vice President and Manager of Business Development at Kraus-Anderson, welcomed the audience and advised he's the most tenured member of the organization as he's been with it since inception in 1975 when it was known as the Elliot Park Business and Professional Association (EPBPA). He served as its first President.

Jacque Berglund, CEO and Co- Founder of FINNEGANS Brew Company (<https://finnegans.org/jacque-berglunds-bio/>), welcomed the audience to their private event space in the Brewer's Den (<https://finnegans.org/brewersden/>) on the second floor which has sweeping views of their Brewery & Taproom on the ground floor (<https://finnegans.org/taproom/>). The FINNovation Lab (<https://finn-lab.com/>), the social business incubator and accelerator, is on the 4th floor. There's a lot going on at FINNEGANS House and she's thrilled to be here!

Campobasso thanked Berglund for hosting and asked the audience to introduce themselves:

- Peter Bruce, Pedestrian Studies
- Robert Clapp, Bridgewater Lofts
- Rick Crispino, Bridgewater Lofts
- James Farstad, Minnesota Sports Facilities Authority
- Chris Fleck, North Central University
- Kim Forbes, Minnesota Adult & Teen Challenge
- Cynthia Froid, Cynthia Froid Group
- Christie Rock Hantge, ETBP Staff
- Dale Howie, Green Rock Apartments
- Cory Johnson, Mill City Opera
- Alan Kaufman, Interstate Parking
- Michael Krantz, Metro Transit, Transit Oriented Development
- Julia Lauwagie, Minnesota Adult & Teen Challenge
- Nancy Lilja-Nerheim, Excelen Center for Bone & Joint Research and Education
- Brian Maupin, Allied Parking
- Paul Mellblom, MSR Design
- Tom Meyer, American Red Cross Minnesota
- Amy Simon, Interstate Parking
- Carletta Sweet, Downtown Minneapolis Neighborhood Organization
- Al Swintek, CenterPoint Energy
- Steph Tjosvold, Interstate Parking
- Richie Stark, Bethlehem Baptist Church
- Ming-Jinn Tong, Bethlehem Baptist Church
- Joe Videle, Pulse Movement
- Matthew Weiland, Clear Channel Outdoor
- Troy Wheland, Elliot Park Hotel
- Linda Wojcik, Excelen Center for Bone & Joint Research and Education

Dan Collison, Executive Director of ETBP, welcomed the audience and advised they are a small budget organization with virtually no overhead and thus leverages its membership into a lot of connectivity and strategic engagement with all parts of downtown. He gave a special acknowledgement to the following platinum sponsors who help put extra fuel in their tank to accomplish their goals:

- Allied Parking

- American Academy of Neurology
- CenterPoint Energy
- Clear Channel Outdoor
- Community Housing Development Corporation
- Delta Dental
- ESG Architects
- Hennepin Healthcare
- House of Charity
- Kraus-Anderson
- Minnesota Vikings
- Padilla
- People Serving People
- Thrivent Financial
- U.S. Bank
- Sherman-Williams
- Wells Fargo

Collison then announced the following events:

- Next month's business forum on Thursday, November 21st, 11:30 a.m.-1:00 p.m., at Meet Minneapolis. It will kick off a series on critical concerns of the business marketplace, and the topic will be *Company Best Practices in Commuter Benefits* (<https://easttownmpls.org/etbp-november-21-business-forum-at-meet-minneapolis/>). There is now over 200,000 people who work downtown today, 75% of which commute, and the ways in which they commute will affect how pleasant/unpleasant the experience is for everyone.

In ETBP's 40th year, Collison wanted some historic landing points presented and today's topic is marquee. He also wanted topics like transit because the Blue (<https://www.metrotransit.org/metro-blue-line>) and Green (<https://www.metrotransit.org/metro-green-line>) Lines transformed accessibility to East Town when they landed here in front of US Bank Stadium, hence next month's topic.

- Since the 2019-2020 business forum season was released earlier this year, it has been updated to reflect changes in topics and presenters (<https://easttownmpls.org/calendar/2019-2020-business-forum-season/>).
- Later this afternoon is Business Day at City Hall with the Minneapolis Regional Chamber of Commerce, et.al., 2:30-5:00 p.m., Minneapolis City Hall, 350 South 5th Street, 3rd Floor (<https://www.eventbrite.com/e/business-day-at-city-hall-tickets-73855358365> and <https://www.mpls-chamber.com/programming/business-day-at-city-hall/>), at which Collison is hosting a roundtable on Inclusionary Zoning ([http://www.minneapolismn.gov/cped/inclusionaryzoning?utm\\_content=&utm\\_medium=email&utm\\_name=&utm\\_source=govdelivery&utm\\_term=](http://www.minneapolismn.gov/cped/inclusionaryzoning?utm_content=&utm_medium=email&utm_name=&utm_source=govdelivery&utm_term=)).
- ETBP members at Green Minneapolis wanted us aware of a *Not Your Mascot* march and rally to urge the Washington Redskins to drop their team name and mascot beginning at Peavey Plaza and marching to The Commons on Thursday, October 24th (<https://minnesota.cbslocal.com/2019/10/24/not-your-mascot-rally-planned-to-protest-washington-mascot-before-vikings-game/>), so plan and prepare as it will take place that same evening as the Washington Redskins play the Vikings at US Bank Stadium.
- Businesses are invited to a 100% Renewable Electricity Community Meeting, a decision-making working group meeting on Thursday, October 24th, 9:30-11:00 a.m., Minneapolis City Hall (<http://news.minneapolismn.gov/2019/10/18/community-meetings-reach-100-renewable-electricity/>).
- Neighborhood association meetings:

- For Downtown Minneapolis Neighborhood Association Board and Land Use Committee meetings as well as other events, visit <http://www.thedmna.org/>. Its annual meeting will be on *Monday, October 28th, 6:00-8:00 p.m.* at Open Book. Collison encouraged the audience to vote for ETBP Board member Carletta Sweet who is seeking reelection.
- For Elliot Park Neighborhood, Inc., Building, Land Use and Housing (BLUH) meetings as well as other events, visit <https://www.elliottpark.org/>. Please note they are hosting a Food Solutions Town Hall Meeting ([https://www.elliottpark.org/food\\_townhall](https://www.elliottpark.org/food_townhall)) on Tuesday, November 5th.
- Coffee with Council Member Steve Fletcher is held on *Wednesdays, 5:00-6:30 p.m.* at varying locations within Ward 3 (<https://www.facebook.com/pg/FletcherMpls/events/>).
- For help in navigating City Hall with your business questions, visit the Minneapolis Business Portal at <https://business.minneapolismn.gov/> which is designed to connect entrepreneurs and small business owners to the information and resources needed to plan, launch and grow a business.

The Small Business Team is conducting open houses at various locations throughout the city. The nearest to the ETBP are held on the 2nd and 4th Tuesdays of the month, 10:00 a.m.-1:00 p.m., at the Central Library. For more information, call 612-673-2499 or send an email to [smallbusiness@minneapolismn.gov](mailto:smallbusiness@minneapolismn.gov) (<https://business.minneapolismn.gov/contact>).

Because the ETBP is working with the Minneapolis Downtown Council on incubating small and diverse businesses in vacant retail space, the Small Business Office has transformed the way businesses can learn how to get permits, and gain access to buildings and economic development tools that were previously unavailable 5 years ago.

## II. Business Spotlight: Minneapolis Environmental Programs

(<https://easttownmpls.org/wp-content/uploads/2019/10/ETBP-Environmental-Programs-Update-Email-Version.pdf>)

Collison asked Patrick Hanlon, Director of Environmental Programs at the City of Minneapolis

(<http://www.minneapolismn.gov/news/>

[employees/WCMSP-206374](http://www.minneapolismn.gov/news/employees/WCMSP-206374)), to come and repeat his presentation given at the ETBP Board meeting on October 3rd.

Hanlon began by advising as part of the City's strategy to reduce its greenhouse gas emissions, he's here to convey the value of reinvestment of fees to help solve environmental problems and as a catalyst for change to create a healthier, stronger and more resilient community. As Collison mentioned earlier, City staff is hosting a working group meeting on how to achieve the goal of 100% renewable electricity communitywide by 2030 on this Thursday, October 24th, 9:30-11:00 a.m., at City Hall.

Then he noted some statistics he wouldn't spend time on, i.e.: we all live on one finite planet; the global surface temperature is rising; 18 of the 19 hottest years on record have occurred since 2001; Carbon Dioxide (CO<sub>2</sub>) concentrations have correlated with temperatures over time; and Minnesota's top ten warmest and wettest years on record have all occurred since 1998.

Global greenhouse gas emissions are on the increase

(<https://research.noaa.gov/article/ArtMID/587/ArticleID/2455/RISING-EMISSIONS-DRIVE-GREENHOUSE-GAS-INDEX-INCREASE>), but we're doing some good work here in Minneapolis to get the trajectory downward. However,

since 2017 there's been an increase and we're not on track to meet our 2050 Climate Action Goals (<http://www.minneapolismn.gov/sustainability/climate-action-goals/index.htm>). We all have activities – land transport, industrial processes, oil production – that contribute to the increase in GHG emissions that aren't significantly built into our economic model.

The same can be said for air pollution. According to the Minnesota Pollution Control Agency and Minnesota Department of Health's Life and Breath report (<https://www.pca.state.mn.us/air/life-and-breath-report>),

roughly 2,000 to 4,000 people die in Minnesota annually due to air pollution related illnesses, and again this is not built into our economic model.

The paradigm for change they've been using in environmental programs at the City is:

$$\begin{array}{c} \text{Charge for a portion of the social cost} \\ + \\ \text{Reinvest (pollution/franchise) fees in the solutions to reduce pollution} \\ = \\ \text{Accelerated change} \end{array}$$

They first road tested this recipe with drycleaners. They received a lot of complaints from neighbors and they went and talked with business owners who wanted to change over, but they didn't have the \$100,000 investment to do so. They discovered the health risk value for perchloroethylene (perc and aka tetrachloroethylene), a cancer-causing hazardous chemical used by drycleaners, is 2 micrograms and the home shown on his slide presentation immediately adjacent to a drycleaner was exposed to 1,000-2,000 micrograms and the drycleaner workers were exposed to 80,000 micrograms before this program. As a result, the City switched all drycleaners away from perc, the first city in the country to do so, and now they're moving on to nail salons and autobody shops.

In 2016, they looked at how to use this recipe on energy work. Using emission coefficients (<http://www.climfoot-project.eu/en/what-emission-factor>) and viewing CO<sub>2</sub> as a pollutant, they had a pollution control fee but not a tool for addressing climate change. Then in 2017 a franchise fee was passed (<https://lms.minneapolismn.gov/File/2017-01413>) allowing them to reinvest in solar incentives and energy efficiency. Hanlon then displayed photographs of where this reinvestment, in combination with other programs, has been implemented, e.g.: solar panels on A Chance to Grow at 1800 Second Street NE (<https://cedarcreekenergy.com/case-study-chance-grow/#1511285443139-632bea4b-32310449-ea13>); on Phillips Garden at 2646 Cedar Avenue South (<https://www.allenergysolar.com/blog/case-study/phillips-garden-solar-powered-small-business-in-more-ways-than-one/>); retrofitting or replacing diesel trucks (<https://www.pca.state.mn.us/featured/climate-week-new-mpca-grants-clean-air-projects>); converting diesel excavators to electric.

Is climate change work the same recipe for inequity or an opportunity to create equity and build wealth in low-income communities? Since "Nobody owns the sun." as Roxxanne O'Brien (<http://turtleroad.org/2019/01/23/roxxanne-obrien-northside-community-activist-speaks-truth-to-power/>) is quoted as saying, the franchise fee also allows them to focus on equity and environmental justice in Green Zones (<http://www.ci.minneapolis.mn.us/sustainability/policies/green-zones>) where there was historical and intentional under investment. They invest at a higher rate on energy efficiency and solar incentives (provided \$7.4 million in wealth creation in solar) as well as pollution reduction. After running a heat map of all Wards, the area which received the highest amount of investment was in Ward 5 (<http://www.minneapolismn.gov/ward5/index.htm>) indicating that some of these intentional investments are working and driving change.

The franchise fee also allows them to work with David Frank's CPED team on the 4d Affordable Housing Incentive Program (<http://www.minneapolismn.gov/cped/housing/WCMSP-214366>) to offer energy efficiency incentives to building owners to help drive down the cost for tenants. And the franchise fee, through the Lead and Healthy Homes (<http://www.minneapolismn.gov/health/homes/index.htm>) allows them to do energy efficiency retrofits and radon mitigation.

By leveraging investments and partnerships with, e.g., the Minneapolis Regional Chamber of Commerce, Center for Energy and Environment, Energy Technical Assistance Program (<http://www.minneapolismn.gov/business/WCMSP-211526>), over \$40 million in wealth has been created across Minneapolis. In addition, they've just gotten a grant from Bloomberg (<https://www.bloomberg.org/program/environment/>), met with Ramsey County (<https://www.ramseycounty.us/residents/environment>), and there's an innovative program at Harvard University

(<https://www.hsph.harvard.edu/ecpe/category/environmental-health-and-safety/>) that's interested in this model, hence coming up with a model where everyone wins is the role they can play.

Thereafter, Hanlon responded to several questions from the audience. For more information, he can be reached at [Patrick.Hanlon@minneapolismn.gov](mailto:Patrick.Hanlon@minneapolismn.gov) or 612-716-0873 or Twitter @MPLSGreenBiz.

### III. **Elliot Park: Yesterday, Today, and Tomorrow**

(<https://easttownmpls.org/wp-content/uploads/2019/10/Elliot-Park-Presentation-102219.pdf>)

Collison introduced Vanessa Haight, Executive Director of Elliot Park Neighborhood, Inc.

(<https://www.linkedin.com/in/vanessa-haight-36394589>) who also serves on the ETBP Board. He noted she has deep experience with neighborhood organizing and since her arrival here in January 2018 has led some transformational projects.

Haight gave an overview of the EPNI organization beginning with its boundaries, i.e., 5th Street South to the north, I-94 to the south, I-35W to the east, and 5th Avenue South to the west and explained it's the City-designated neighborhood organization that represents anyone who works, lives and owns property within these boundaries. Its mission, which was recently updated by the Board of Directors to better reflect their work, is to build community vitality by connecting and empowering neighbors around three priorities: (1) influencing development by bringing the community together to review projects and make recommendations to developers; (2) addressing community issues such as gaining access to food – as Collison announced earlier they're hosting a Food Solutions Town Hall Meeting ([https://www.elliottpark.org/food\\_townhall](https://www.elliottpark.org/food_townhall)) on Tuesday, November 5th – and advocating for renters' rights; and (3) improving community safety. There's lots to talk about under each of those priority areas but today they're focusing on the neighborhood's past, present and future. She hopes we'll learn something and that our curiosity is peaked. Haight then asked each of the panelists to join her, introduce themselves, and explain their connection to the neighborhood.

**Jenna Jacobs** is Archivist in the James K. Hosmer Special Collections Department at Hennepin County Central Library (<https://hclib.tumblr.com/post/171311656320/meet-our-new-archivist-jenna-himsl-a-former>). Over the last decade the SCD has received several donations of materials from EPNI, i.e., 25 linear feet or 25 Bankers Boxes related to the history of the organization. SCD's largest collection is Minneapolis history and it's documented through newspapers, atlases, maps, photographs, etc., received from individuals and businesses from across the city. Working with EPNI's documents over the past year, she's been able to dive deeper into the neighborhood.

**Millie Schafer** is a resident in Elliot Park (<https://www.linkedin.com/in/millie-schafer-07020b39>), alumnus of North Central University, and has been on the EPNI Board almost since its inception in the late 1970s throughout which she's seen many changes. When undergoing their initial comprehensive planning back then, she recalled one of the founders of the organization stating it would take 5 years to complete. Needless to say, their timing was a little off and they still have a lot to do, but there's been a lot of progress made.

**Joseph Bernard** is the Planning Project Manager at Minneapolis CPED (<https://www.linkedin.com/in/josephbernard>) and his main responsibility right now is *Minneapolis 2040* (<http://www.ci.minneapolis.mn.us/news/WCMSP-215799>), and the work they do in his division is to help communities like Elliot Park set the stage for how they want their neighborhoods and business districts to change over time by putting in place guiding principles and regulations to make it happen. It's important to always come back and reevaluate plans in place to determine how to adjust them.

**A. Yesterday.** In reviewing Elliot Park's past, Jacobs and Schafer guided the audience through photographs taken from the:

1. SCD

- Aerial of downtown with Foshay Tower on the far left and Elliot Park neighborhood in the foreground from 1929
  - Postcard of park itself from 1909 (they also have records from the Minneapolis Park and Recreation Board)
  - Structural steel construction of Minneapolis Amory from 1930
  - Boys at water pump in Franklin Steele Square from 1940s
  - Expanded recreation center from 1982 which replaced the warming house that stood on the middle of the current soccer field
  - Map of ramps and garages (in **red**), parking lots (in **green**) and one-way streets in downtown from 1956
2. CPED collection
- Metropolitan Medical Center, the early evolution of HCMC
3. Photographer for Surveyor community newspaper (<https://www.hclib.org/browse/digital-collections?category=Newspapers>) which contains neighborhood scenes and organizations involved in the neighborhood from the 1980s and 1990s
- Installation of welcome sign
  - Youth playing on ballfield where the soccer field currently stands
  - North Central Bible College, now known as NCU, welcome week
  - Break dancers at block party
  - “Welcome to Elliot Park” mural being painted on Elliot East Flats (former Mono Lith Mono Trade building at 1393 Chicago Avenue)
  - The infamous Little Judge’s Liquor Store which NCU acquired twice to expand its campus, once when it was located on Chicago Avenue and once when it was located to 741 East 14th Street
  - EPNI group shot with Schafer herself to the far right, former ETBP Board member and Augustana Care (now known as Cassia) CEO retiree Tim Tucker in the middle, and Isabel Buri, second woman from the left, who Buri Manor was named in honor of (<https://buri.aeon.org/>) and erected on the former site of Dolly’s Bar
  - Couple in front of townhomes along South 10th Street slated for renovation by the Neighborhood Improvement Company, set up in the 1980s by EPIN to build, restore, and protect low- to moderate-income housing
  - The Band Box Diner (<https://www.facebook.com/bandboxeats>) where you can still get a good hamburger
  - Spaghetti dinner at EPNI’s annual meeting, always a big neighborhood event
  - Invitation to the demolition of the infamous Dolly’s Bar
  - ETBP’s predecessor’s membership luncheon notification at Danny’s Restaurant, currently a vacant lot at 1416 Chicago Avenue, and known as a mob hangout
  - Mexican Independence Day
  - All People’s Day
  - Early script for the Mighty Ducks, originally called Bombay, which was filmed in Elliot Park
  - Ribbon-cutting for streetscape project with former Hennepin County Commissioner Peter McLaughlin
  - Former Dairy Queen location which became, in partnership with Augustana Care and Aeon, East Village Apartments (<https://www.eastvillageapts.net/>)
  - Portland Avenue and South 10th Street where Northland Electric on the right became Grant Park (<http://devgrantparkhomes.fsr-minnesota.com/>)
  - Looking east on same intersection at Portland Avenue and South 10th Street where structures on the left became Skyscape Condominiums (<http://www.skyscapecondos.com/>)

For more information about the SCD, visit <https://www.hclib.org/about/locations/special-collections>.

**B. Today.** Haight explained the neighborhood is undergoing rapid growth as evidenced by several housing developments over the past few years and 7-8 projects that will bring an additional 1,300 more

units of housing, an almost 40% increase. She highlighted:

- Kraus-Anderson's full block development where we're today kick-started the recent wave of development with KA's headquarters, FINNEGANS House, Elliot Park Hotel, and the 307-unit, market rate HQ Apartments at 816 Portland Avenue South (<http://www.hqminneapolis.com/>);
- St. Paul Development Corp's 50 micro-unit, market-rate Aberdeen Apartments at 500 East 14th Street (<https://aberdeenapartmentsmpls.com/>);
- First Covenant Church's 169-unit, restricted income East Town Apartments at 618 9th Avenue South (<https://www.easttownmsp.com/>);
- House of Charity's 61-unit, restricted-income, supportive Park7 housing project at 615 South 7th Street (<https://www.houseofcharity.org/expandinghope>);
- Weidner Investment Services and Hunt Associates' 245-unit, market-rate 1400 Park Avenue Apartments at 1400 Park Avenue, 627 East 14th Street, 622 East 15th Street (<https://www.bizjournals.com/twincities/news/2019/02/19/work-finally-begins-on-elliott-park-project-with.html>);
- Wells Fargo's 341-unit, mixed-use, market-rate The Larking at South 8th Street and Portland Avenue (<https://www.krausanderson.com/about/news/kraus-anderson-begins-construction-on-wells-fargo-the-larking/>); and
- St. Paul Development Corp's 175 micro-unit, market-rate Smith Lot apartments at 501 South 7th Street (<https://www.journalmpls.com/news/development-tracker/2018/09/micro-apartments-proposed-for-elliott-park/>).

Alongside housing, there has been an increase in retail. For decades the neighborhood has been asking and needing retail to support the needs of its residents as evidenced by the arrival of FINNEGANS Tap Room, Tavola Italian Kitchen & Bar (<https://tavolampls.com/>), and the potential for more in the ground level spaces in some of the above-mentioned developments. They are also hopeful that one of these retail spaces will accommodate the access to food issue they're working on and if anyone is interested in participating or have other creative solutions to contact her at [vanessa@elliottpark.org](mailto:vanessa@elliottpark.org) or 612-335-5846.

South 10th Street has become an exciting and thriving business node and art district for the neighborhood as evidenced by their inaugural ART POP! Block Party (<https://www.facebook.com/events/390119098520022/permalink/426308928234372/>) held on Saturday, September 21st. In addition to the businesses featured, as at their block party in 2018 they also had break dancers. Then she shared the 1-minute video prepared by Elliot Park Arts Quarter (<https://www.facebook.com/ElliottParkArtsQuarter/>). This event was co-sponsored by neighboring independent businesses who came together to create EPAQ which, in partnership with EPNI, was awarded funding by the Great Streets Business District Support Program.

Lastly, Haight announced their Elliot Park Art Walk with The Theater of Public Policy (<http://t2p2.net/>) led tour on Saturday, December 7th, 4:00-7:00 p.m., beginning at FINNEGANS ([https://www.elliottpark.org/elliott\\_park\\_art\\_walk](https://www.elliottpark.org/elliott_park_art_walk)).

**C. Tomorrow.** In response to Haight's question "How will density change as a result of Minneapolis 2040?", Bernard advised they don't know for sure. *Minneapolis 2040* is truly comprehensive and covers everything in which the City is involved and policy support for the work, e.g., what Hanson covered earlier regarding environmental programs. Bernard's group is primarily focused on guiding and regulating development and dealing with all the things that come along with that. They use the Elliot Park Neighborhood Master Plan adopted in August 2002 ([http://www.ci.minneapolis.mn.us/cped/planning/cped\\_elliott-master-plan](http://www.ci.minneapolis.mn.us/cped/planning/cped_elliott-master-plan)) to guide development in *Minneapolis 2040* for this part of the city, and there are two tools in evaluating development as they come forward:

1. *Built Form Map*, which is new, guides the scale of development for every parcel in the city, independent of the uses allowed on the site (<https://minneapolis2040.com/topics/land-use-built-form/#1217-anchor>). They have fairly prescriptive ranges of height in new development, especially downtown where they've been careful to set minimum height requirements which you'll see throughout Elliot

Park, e.g., the South 9th Street Historic District in **purple** is Corridor 6 and requires a minimum of 2 stories and maximum of 6 stories with the potential to do more based upon whether you're achieving the goals of the plan. The reason for this downtown is because there aren't a lot of easy redevelopment opportunities left in downtown and with the few remaining properties, they want to ensure they get the most out of them.

2. *Land Use Map*, which is more traditional, guides the types of uses allowed on a given parcel according to 12 categories. Since EP is a downtown neighborhood, there is already a lot going on and they want to encourage continued development of residential structures, partly because there are already a lot of great amenities residents can benefit from, and partly because access to transit, although mature, is excellent but everyone would like for it to be improved.

The unique guidance on this map is Chicago Avenue and all properties fronting it are identified as destination mixed use. What they've heard loud and clear from engaging with residents and business owners in downtown is there is a lack of retail opportunities and spaces for businesses that will serve people living and working downtown. The intent for these properties in **purple** is with redevelopment they would require retail establishments on the ground floor. Not all these properties will be available for redevelopment, so there are a host of other policies in *Minneapolis 2040* to identify how the City can encourage and build on the strength of what's happening on South 10th Street as seen in the EPAQ video.

Then in response to Haight's question "How much growth can Elliot Park handle?", Bernard advised they don't determine how many people are appropriate for a place to have and put a cap on it. Because development is happening fast in downtown, and has happened much faster in the past, the way they handle growth and change is by reevaluating and consider changing the comprehensive plan every 10 years.

Lastly, Bernard noted there are some special things they're paying attention to in downtown especially in Elliot Park, i.e., development height and commercial activity, but they're also trying to pay attention to improvements to the public realm in downtown where more people rely on transit, walking, and biking than anywhere else in the city. The investments they've made and need to make in the public realm are something they need to pay special attention to; hence Public Works is working on completing its Transportation Action Plan (<http://go.minneapolismn.gov/>). However, what they're trying to implement first is an Inclusionary Zoning Policy ([http://www.minneapolismn.gov/cped/inclusionaryzoning?utm\\_content=&utm\\_medium=email&utm\\_name=&utm\\_source=govdelivery&utm\\_term=](http://www.minneapolismn.gov/cped/inclusionaryzoning?utm_content=&utm_medium=email&utm_name=&utm_source=govdelivery&utm_term=)) which would require all new development to have a percentage of the housing units be affordable. They have a long list of things to do to make the goals of *Minneapolis 2040* a reality on which they're focused and what we may see implemented in Elliot Park first.

Haight then encouraged everyone to sign up for their newsletter at <https://www.elliotpark.org/contact> to keep up-to-date with what they're doing and what's happening in the neighborhood.

#### IV. Closing Remarks

Collison thanked FINNEGANS for hosting, the speakers for their presentations, and the audience for attending and then wished them all a good day!