

Draft Minutes from the East Town Business Partnership Board of Directors Meeting

Thursday, February 10, 2022, 11:30 a.m.-12:30 p.m.

Hybrid at Kraus-Anderson, 501 South 8th Street, and via Zoom

(<https://zoom.us/rec/share/2znUcJbdhYc7EA5QVFOKDCnup9CkDEke3MplT7BpHaalyI7N1GMFmi3muZsHH0zm.yLYp4UuUNixAQ78L;PasscodeWZy1k&k9>)

I. Call to Order and Welcome by Host

President Julia Lauwagie from MN Adult & Teen Challenge, who was broadcasting from Kraus-Anderson, called the meeting to order at 11:31 a.m.

Kirsten Walstein, Director of Investment Management at KA (<https://www.krausanderson.com/people/kirsten-walstien/>, <https://www.linkedin.com/in/kirstenwalstien/>, and <https://www.krausanderson.com/blog/history-hunter-a-profile-on-kraus-andersons-history-department-and-archivist-matt-goff/>), expressed super excitement in welcoming everyone to the KA headquarters and to those not in person she hopes to host them at another time. She was elected to the Board at the April 15, 2021 annual meeting.

Then everyone was asked to introduce themselves:

Other Attendees at Kraus-Anderson

Jacque Berglund, FINNEGANS Brew Co
Dan Collison, ETBP Executive Director
Brian Maupin, Allied Parking
Eric Merriman, Thrivent Financial
Carletta Sweet, Downtown Minneapolis Neighborhood Association

Attendees via Zoom

Amy Carlson, Hennepin Healthcare Foundation
James Farstad, Minnesota Sports Facilities Authority
Cassie Garner, Gamut Gallery, Elliot Park Social Media Coordinator
John Griffith, HDR
Cyndy Harrison, Sawatdee Thai Restaurant
Tom Jollie, Padilla
Elizabeth Lyden, Catholic Charities of St. Paul and Minneapolis
Rinal Ray, People Serving People
Reid Struck, Sherman-Williams
Aaron Tag, Minnesota Department of Transportation
Wendy Underwood, Catholic Charities of St. Paul and Minneapolis

Directors Absent

Charlie Boeckenheuer, Minnesota Vikings
Lynn Burn, Cynthia Froid Group
Brent Hanson, Wells Fargo
Richard Kiemen, Sherman Associates
Michael Noble, The Normandy Inn & Suites
Aimee Robertson, North Central University

ETBP Executive Coordinator Christie Rock Hantge was also absent.

II. Consideration of Agenda

The agenda was approved as submitted (JB/CS).

III. Consideration of Consent Agenda

The consent agenda was approved as submitted which included minutes from the January 6, 2022 Board meeting; Treasurer's report for December which included the F2021 Budget vs. Actual as of January 31, 2022 and Wells Fargo bank statement for January; Director of Downtown Partnerships for Minneapolis Downtown Council/Downtown Improvement District and Executive Director for East Town Business Partnership and NūLoop Partners' report for January 2-29, 2022; and Executive

Coordinator's report for the period 1/1/2022 to 1/31/2022 (CS/BM).

IV. Presentations

A. Catholic Charities at Elliot Park Project. Wendy Underwood, Vice President of Social Justice Advocacy & Engagement (<https://www.linkedin.com/in/wendy-underwood-mba-8354942/>), explained she recently joined the Board to fill the open seat left by colleague Gina Licari. She and Elizabeth Lyden, Community Engagement & Partnerships Manager (<https://trailblazer.me/id/eklyden>) and member of Elliot Park Neighborhood Inc (<https://www.elliottpark.org/about>), are here to present this project which will also be presented at the February 17th ETBP business forum, so consider this a dry run and feel free to share any feedback.

Underwood then gave an overview of the journey they underwent leading up to this project. It was roughly 2 years ago when they began the process of purchasing the former Augustana Health Care Center at 1007 East 14th Street from Cassia (<https://www.startribune.com/catholic-charities-announces-new-65m-housing-project-in-downtown-minneapolis/565708852/>) because they needed more space to consolidate their day-to-day operations and have known for a while their long-term lease with St. Joan of Arc Church that manages Exodus Residence at 819 2nd Avenue South was coming to an end and they needed to provide a larger and better facility than the aging ER for its residents. That site has been sold to Aeon which they'll develop into an incredible new product later down the road.

During the pandemic they sold their long-time Administration Center at 1200 2nd Avenue South [the historic Architects and Engineers Building] across from the Minneapolis Convention Center, and they'll be moving their entire administrative and shared services staff into the 6-story newly renovated building in Elliot Park where they'll provide more than double the number of permanent supportive housing à la Dorothy Day model (<https://finance-commerce.com/2019/10/catholic-charities-completes-100-million-dorothy-day-complex/>) than the current Exodus Residence, and an open drop-in clinic for residents and the community (<https://www.cctwincities.org/a-new-home-for-exodus/>). They're going to fill this 6-story building with life, love, and opportunity.

Entry to their new Administration Center will be on the 14th Street side and called Catholic Charities of Elliot Park, or simply referred to as Elliot Park. This is funded through a generous donation by the Frey Foundation (<https://www.freyfoundationmn.org/about>) who will be acknowledged. It's important to them to establish a sense of place, being a part of the neighborhood, and showing the quality of care and dignity they bring to people they serve right along the park (https://www.minneapolisparcs.org/parks_destinations/parks_lakes/elliott_park/). Also, there'll be a wing of the building dedicated to recuperative care run by Hennepin Healthcare for the Homeless and Dr. Danielle Robertshaw (<https://www.hennepinhealthcare.org/provider/danielle-robertshaw-md/>) is the energy behind it.

The separate private entrance for residents who have leases will be on 11th Avenue South and named Catholic Charities Endeavors. Formerly named Exodus 2 then E2 because it's the second version of Exodus Residence, it's intended to be inclusive and speaks to a sense of familiarity, safety, security, and honors each resident's journey. The team will be led by Susan Bernhardt (<https://www.zoominfo.com/p/Susan-Bernhardt/6206115730>) and Rachel Silver (<https://www.linkedin.com/in/rachel-silver-mnm-mba-54267b2b/>) who were the powerhouse behind the Endeavors name and involved the residents bringing along that sense of empowerment. This site and team support people with complex medical needs and the elderly, so there's a variety of supportive services and they lead through trauma-informed care (<https://www.acesaware.org/ace-fundamentals/principles-of-trauma-informed-care/>) best practices.

Because they're not immune to the supply chain challenges, their schedule has changed and they'll be moving some staff in before residents. They'll have a Certificate of Occupancy in April, and some of their permanent shared services will move in May and starting Memorial weekend there'll be a 2-week period of moving residents from the old location into the new and they'll be seeking groups of volunteers to help so when that resource becomes available, she'll share the information. After June, the rest of them who will be working hybrid from this location will start to move in. They'll have all 178 residents in place by the end of October.

They're planning on a few community engagement opportunities and tours so that neighbors, residents, and staff get to know each other and learn about the amenities – Dan will do the final video tour – and they're planning their annual employment engagement appreciation day to be at the Elliot Park as well as other events to connect with the community.

Then in response to questions, she advised due to security purposes guests are limited and are not allowed to stay overnight. To deal with drugs and crime, thwart predatory behavior observed around their Opportunity Center at 740 East 17th Street and prevent it from spilling over into the park, they have invested in EPNI's Chicago Avenue Safety Initiative (https://www.elliottpark.org/april_e_news), increased lighting, worked with the City to remove the bus shelter, do their best on relationships with law enforcement, and signed together with renters a Quality of Life document. Lyden added at the January EPNI BLUH meeting (https://www.elliottpark.org/january_bluh_meeting_update), they introduced a Good Neighborhood Agreement, a non-legal document to establish clear expectations and line of communications with stakeholders within the neighborhood. They've been in contact with Jono Cowgill, the former District 4 Park Commissioner (https://www.minneapolisparcs.org/about_us/leadership_and_structure/jono_cowgill/) and Elizabeth Shaffer, the current District 4 Park Commissioner (https://www.minneapolisparcs.org/about_us/leadership_and_structure/park-board-commissioners/commissioner-elizabeth-shaffer/) and have had conversations with the Chicago Avenue Safety Initiative established by former EPNI Executive Director Vanessa Haight to clarify some of the misconceptions about causation versus correlation issues. Because the people they serve by and large are people who are trying to access resources, and having more traffic of people invested in the community (i.e., CC staff and their CEO who will be officing in the building), they have arrived at a place of optimism. There'll be more people living there with more eyes paying attention, and their program is going to be permanent housing filled with people who are invested in keeping their area safe and not causing problems.

- B. MnDOT I-35W North Gateway Study.** Dan advised he knows Aaron Tag, West Area Engineer and Project Manager for this study (<https://www.linkedin.com/in/aaron-tag-4832b661/>), through his service on NūLoop Partners' Equity and Climate Work Groups for the redevelopment of the Root District (<https://www.nulooppartners.org/wp-content/uploads/2021/08/North-Loop-Root-District-Development-Frameworks-2021-EMAIL.pdf>). MnDOT has been active in community engagement and hold events as creative as dinner on bridges when they're reopened, and even former Commissioner Charlie Zelle made a presentation at Finnegan's (<https://www.startribune.com/charlie-zelle-prepares-to-leave-post-as-head-of-minnesota-department-of-transportation/503692992/>).

Tag advised this project goes from downtown Minneapolis up to County Road C in Roseville (<http://www.dot.state.mn.us/metro/projects/i35w-north-gateway/>), a bridge-intensive section of I-35W, 47 total. Last fall, they opened the E-ZPass project, formerly MnPASS (<http://www.dot.state.mn.us/metro/projects/35wnorthmnpass/index.html>) to the north from Lino Lakes down to Roseville, and the 35W@94 project (<https://www.dot.state.mn.us/35w94/>) to the south from downtown to 43rd Street, a project he worked on, so they've essentially rebuilt I-35W from Lino Lakes down to Burnsville except for this section. Because the pavement is original from when it was built in the 1960s and 1970s, there'll be a need to make pavement improvements as well as major rehabilitation to a lot of those 47 bridges within this section of I-35W in the coming decades and that's what has brought them to this study.

They determined the purpose for this study by receiving feedback – a community engagement process that began in late 2018 when they held one-on-one interviews and meetings with community stakeholders and commuters throughout the corridor in the cities of Minneapolis, St. Anthony, Rosedale, and Lauderdale – and collecting data about what works and doesn't work about this section of I-35W, and they came up with the project needs, i.e., fix the assets (pavement and bridges), and create more reliable and safer trips especially in the southbound direction in the morning. Other items they took into consideration during the planning process include transit service and reliability, current and future land use, project funding and financial constraints, other regional planning and construction projects, community and neighborhood priorities, pedestrian and bicyclist safety and access, and sustainability.

As they were moving the project into 2020, a lot of events caused them to pause and give people space but they've been working behind the scenes on a lot of technical issues and this year they'll be coming back out with a lot more information and present the solutions to address the problems identified.

John Griffith, Senior Project Manager at HDR (<https://www.linkedin.com/in/john-griffith-72819a2a/>), acknowledged I-35W is a barrier and one of the things they want to do is reach out to the communities of Minneapolis, St. Anthony, Rosedale, and Lauderdale and start to define what they can do differently and more creatively with those opportunities within the parameters of funding mechanisms to make that environment more inviting to people who use it, so when they go into neighborhood meetings they'll focus on improving the high-stress crossings. Over the next several months they'll take those needs and develop solutions, and then bring it back to the community by summer/early fall to determine if they got it right. When they get confirmation, they'll start the environmental process of the preferred alternative that eventually will be the roadmap MnDOT will move forward with on future projects. Currently, there isn't funding for a major project like we saw to the north or south, but as projects come due they'll have that roadmap.

If anyone has questions, Tag can be reached at Aaron.Tag@state.mn.us and Griffith can be reached at John.Griffith@hdrinc.com.

V. Action Item: Consideration of Final Revised ETBP Mission, Vision, and Community Pillars

Dan explained the minor changes made since the January 6th Board meeting and noted its importance as a framework for conversations with the community.

Then he highlighted that James Farstad is working on hosting us at U.S. Bank Stadium for the annual meeting, and he's working with a smaller group on the program. There'll be presentations by stadium partners, i.e., MSFA, Minnesota Vikings, Aramark, and instead of having a guest speaker, he would love to have Board members talk about the Mission, Vision, and Community Pillars. Rinal Ray and Wendy Underwood worked on the Multifaceted statement and the essence of what they contributed is intact, and he and Amy Carlson reached out to Aida Winona Strom (<https://www.hennepinhealthcare.org/support-services/american-indian-advocacy/> and <https://www.linkedin.com/in/aida-strom-37b5921b8/>), an incredible Native American community leader in healthcare who gave them coaching on the Vibrant statement. He thanked everyone who has helped on wordsmithing it over the last several months.

Thereafter, the final draft was approved as presented (JF/CS).

VI. Updates

A. Executive Director's Monthly Report

- 1. First Church of Christ Scientist in Elliot Park.** Hunt Associates and Washington-based Weidner Apartment Homes, developers of an adjacent mixed-use project (<https://www.thegatsbylife.com/>), bought this property with initial plans for restoration, then later because of the cost asked for permission to demolish but was denied by the Minneapolis Heritage Preservation Commission. Now the Appeals Court says the HPC erred (<https://www.startribune.com/court-minneapolis-first-church-christ-scientist-deteriorating-demolition-demolish/600132608/>).
- 2. Proposed Apartments at SEC 5th Avenue and 7th Street.** This was the last parcel in Thrivent Financial's multi-block redevelopment that began with a purchase agreement with local restaurateur John McCarty for mixed-use and now the new developer has nixed mix (<https://www.bizjournals.com/twincities/news/2021/12/07/wisconsin-developer-buys-downtown-site.html>).
- 3. Block 1 Liner Parcel Residential Tower at 700 South 4th Street.** Ryan Companies announced they're going ahead with their plans for a mixed-use residential tower (<https://www.startribune.com/u-s-bank-stadium-to-get-new-neighbor-a-342-unit-apartment-tower/600128893/?refresh=true>) on the remaining sliver of land of their 5-block Downtown East developments (<https://www.ryancompanies.com/project/downtown-east>).
- 4. Business Forum Updates.** February 17th's topic will be *Setting the City of Minneapolis' Priorities for Economic Recovery* at Sawatdee Thai Restaurant; and March 17th's topic will be *Young Professionals in the Marketplace* at the FINNOVATION Lab.
- 5. Mask Mandate.** He has literally just learned that the Mayor has lifted the mask mandate for hospitality venues as of 10:00 a.m. this morning (<https://www.minneapolismn.gov/news/2022/february/mayor-frey-lifts-local-mask-mandate/>).
- 6. Friends of the Falls** are having Community Conversations (<https://thefalls.org/event/community-conversation-a-story-disrupted-indigenous-perspectives/>) to shape the future of the Upper Lock.

B. Downtown Minneapolis Neighborhood Association. See Carletta's report on the Board Members Only page to learn about the projects the Land Use Committee has been reviewing since the last ETBP Board meeting.

C. Elliot Park Neighborhood Association. No report was given because Vanessa Haight has taken a new position and resigned from the ETBP Board. Dan is working with the EPNI Board to determine who'll be collaborating with us.

D. Minneapolis Downtown Council. No report was given.

E. Membership and Communication. No report was given.

VII. Committee and Task Force Reports

A. Membership Engagement. No report was given.

B. Executive. No report was given.

C. Board Development. No report was given.

D. Business Forum Development. No report was given.

VIII. Old / New / Other Business

No report was given.

IX. Adjournment

There being no further business, the meeting adjourned at 12:32 p.m. (JB/EM).