

Nicollet Island – East Bank Neighborhood Association (NIEBNA)

Board of Directors
Meeting Minutes
August 21, 2014

1) **Call to Order.** The meeting was called to order at 6:33pm on August 21, 2014 at Room 145 (the “Fish Bowl”) at Riverplace (65 Main St SE) by NIEBNA President Grambsch.

A. **Approval of Agenda:** The agenda (attached) was approved unanimously.

B. **Verification of Quorum:** Directors Present: Burdick, Clegg (Vice President), Folliard, Grambsch (President), Johnson, Upton (NEBA Liaison), Larkey, Lehman, Mead, Meehan, Guncheon (Secretary), Richardson, Rosenberg, Sheran

Absent – Hondros (Treasurer), Melzer

Quorum for a Board of directors meeting is 7 Directors; 14 were present so a valid quorum was in attendance.

C. **Approval of July Board Meeting Minutes.** A motion was made, seconded and approved unanimously to approve the July minutes.

2) **Presentations**

A. **Council Member Report – Jacob Frey.** Council Member Frey updated the Board on various topics including a hotel development in Dinkytown, The Bridges opening, Alatus proposed development at the Washburn McReavy site, interest from -- as yet unidentified - - developers for the Superior Plating site, the new school in Northeast (the former Webster School), developments at the Ritz Theater, status of “The Yard” near new Vikings stadium, a new hotel in North Loop, and the DNR Mississippi Corridor Critical Area Rulemaking process. Mr Frey took questions from the Board and attendees on the Park Board’s involvement – or lack thereof -- in “The Yard”, plans for continuation of the Neighborhood Fest event held in recent years, the desirability rooftop restaurants, re-lighting the Pillsbury sign and the recent aerial military exercises in downtown.

Washburn-McReavy Site Redevelopment Presentation. Robert Lux, Carl Runck and Jon Fletcher from Alatus, LLC along with David Graham and Aaron Roseth from ESG Architects presented the preliminary design of proposed 35-story mixed use residential / retail / restaurant building on the site. After the presentation a Q&A session allowed attendees the opportunity to ask questions and make comments on the proposal.

President Grambsch noted that the site is in Marcy Holmes and that the MNHA Board approved the project at their August 21, 2014 meeting. Then, after further discussion and questions from Board members, the Board passed the following resolution by unanimous vote:

Resolved: NIEBNA joins with the Marcy Holmes Neighborhood Association (MHNA) in supporting re-development of the Washburn McReavy site with a building of the scale, height and general design presented to the Board at the meeting.

3) **NIEBNA Administrative and Business Matters**

A. **Financial and Business Matters**

- 1) Treasurer Report – In the absence of Treasurer Hondros, President Grambsch summarized the financial condition of the Association as follows: between carry forward from 2013 and drawdown from our 2014 CPP contract, NIEBNA has \$17,103.52 available year to date, of which \$10,000 has been allocated to final payments to WSB and \$791.90 allocated to Association expenses, leaving a balance of \$6,311.62 in our coffers. Also, we have an additional \$7,174.00 available from CPP in 2014. In short – we remain solvent and have funds available for new projects.
- 2) Approval of Expense payments. A motion was made and seconded to pay expenses including \$150 to Wilde Roast for use of the meeting room at River Place, and \$661.90 for various expenses incurred by President Grambsch on behalf of the Association. The motion passed unanimously.

Board Member Upton suggested that the Board find a meeting space that does not require the use of NIEBNA funds. Director Lehman offered use of De La Salle facilities for future meetings – an offer that was accepted by President Grambsch.

- 3) Other Financial and Business Matters. None.

B. **NIEBNA Systems Development**. Board Member Guncheon, NIEBNA Systems Committee Chair, updated the Board on their progress with recommendations expected from the Committee's work due to be presented at the September meeting.

C. **Meeting schedule for September – December 2014**. The date for Board meetings for the balance of 2014 are set as follows: September 25, 2014, October 23, 2014 and December 11, 2014 (combined Nov / Dec meeting).

D. **Appointment of Jack Schneerman to fill vacant Board seat**. At present, one seat on the Board is vacant. President Grambsch recommended the appointment of Jack Schneerman for the balance of the current term. Jack made a brief and well received speech introducing himself to the Board. A motion was made, seconded and passed unanimously to appoint Mr. Schneerman.

4) **NEBNA Project and Status Reports**

A. **National Night Out 2104**. Board Members Kevin Upton and Rodd Johnson reviewed the successful event. President Grambsch extended the congratulations of the Board on a job well done and noted that our \$250 contribution was well spent. Board Member Mead noted that the free Twins tickets were a great draw in bringing people to the NIEBNA table – something to follow-up with next year.

B. **NIEBNA Small Area Plan (Dore Mead)**. Board member Mead detailed items related to the Small Area Plan.

- 1) Responses to comments received in the public comment period. Ms. Mead gave an overview of topics that were commented on during the public review period.
- 2) Summary of proposed changes from Draft 7 Rev 4 of the Plan. None of the comments received will require material change in the intent of the Board in drawing up the Plan. Therefore, no formal action by the Board is required at this time.

- 3) Remaining steps and schedule for adoption. A handout (attached) describing major remaining milestone dates in the approval and adoption process for the Plan was discussed. Mead noted that the public hearing before the Minneapolis City Planning Commission on September 15, 2014 is the most important remaining step in the process and the only step that will allow public comment. Attendees were encouraged to attend and participate this hearing
- 4) Addition to Chapter 7 "Parks, Open Space & Sustainability". Ms. Mead asked to have the following language added to the Plan:

"On Nicollet Island, NIEBNA supports maintenance and improvement of existing bicycle and walking paths. By contrast, NIEBNA would oppose development of additional paths on the island or the paving of any of the island's existing unpaved paths."

A motion was made, seconded and passed unanimously to approve the change.

C. Superior Plating Site.

- 1) Pollution Remediation. Attendees were informed of a status meeting with MPCA and others set for 5:30pm on August 26, 2014 at Lourdes Church (agenda attached).
- 2) Future Development. While there is reported strong interest in the site, there is no official news of a specific developer for the site.

D. MPRB Central Riverfront CAC - status report. Board Member Barry Clegg and Edna Brazitis, NIEBNA Representative on the CAC reported that the topic of paving trails on Nicollet Island has re-emerged after being thought to be off the table. A motion was made and seconded to reiterate the board's position against paving trails via the following resolution:

Resolved: The NIEBNA Board hereby reiterates its opposition, first stated in our resolution of December 10, 2013, to paving any path on Nicollet Island in natural or shoreline areas, in particular and without limitation, the path on the north side of the Island leading to Boom Island.

The resolution passed unanimously.

E. DNR & MPRB Mississippi River Corridor Critical Area rulemaking (Edna Brazitis). Since the deadline for submitting comments has been extended to September 30, 2014, action on this item was deferred to the September Board meeting.

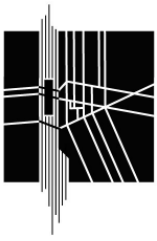
F. Minneapolis Duathlon Race Street Closures (Barry Clegg). Mr. Clegg detailed the closing of neighborhood streets for the Duathlon and commended the organizers for reaching out to the neighborhood to inform residents of the street closings.

5) Other Business. None.

6) Announcements.

A. Mississippi Minute Film Festival (Merle Minda). Ms. Minda encouraged attendees to participate in making their own short film about the Mississippi River as part of the Mississippi Riverfront Summit to be held at the Mill City Museum on October 20, 2014.

7) Adjournment. The meeting was adjourned at 8:05pm.



**Nicollet Island East Bank
Neighborhood Association (NIEBNA)**

August 2014 Board Meeting

**August 21, 2014
6:30PM – 8:30PM**

Agenda

**Room 145 Riverplace
“Fish Bowl” Room
65 Main St SE
(Between Wilde Roast & Mattie’s)**

1. Call to Order,

- A. Approval of Agenda
- B. Verification of Quorum
- C. Approval of July Meeting Minutes

2. Presentations

- A. Council Member Report -- Jacob Frey
- B. Washburn Macreavy Site Redevelopment Presentation (Robert Lux, Alatus) – presentation regarding proposed new residential and commercial development at the Washburn Macreavy site.

3. NIEBNA Administrative and Business Matters

- A. Financial and Business Matters
 - a) Treasurer Report
 - b) Approval of Expense Payments
 - c) Other Financial and Business Matters
- B. NIEBNA Systems Development – status and recommended action
- C. Meeting schedule for September – December 2014
- D. Appointment of Jack Schneerman to fill vacant Board seat

4. NEBNA Project and Status Reports

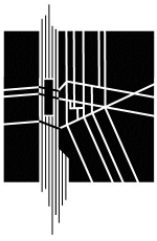
- A. National Night Out 2014 – review and thanks to Rodd Johnson & the “Committee”
- B. NIEBNA Small Area Plan (Dore Mead)
 - a) responses to comments received in the public comment period,
 - b) summary of proposed changes from Draft 7 Rev 4 of the Plan
 - c) remaining steps and schedule for adoption
- C. Superior Plating site
 - a) Pollution Remediation – status meeting with MPCA and others set for 5:30pm on April 26, 2014 at Lourdes Church (see www.niebna.com for details)
 - b) Future Development – a new development firm may be announced soon.
- D. MPRB Central Riverfront CAC – status report
- E. DNR & MPRB Mississippi River Corridor Critical Area rulemaking (Edna Brazitis) – since the closing date for public comments has been set back to September 30, 2014 this item is deferred to the September Board meeting,
- F. Minneapolis Duathlon Race Street Closures (Barry Clegg)

5. Other Business

6. Announcements -- Mississippi Minute Film Festival (Merle Minda)

7. Adjourn

NIEBNA invites and encourages participation by every resident to each of its programs, services and events. If you require an accommodation in order to fully participate, or if you require this document in a different format, please contact us at least five (5) days before the event directly as noted below, through Minnesota Relay Services at 1-800-627-3529, or by dialing 7-1-1.



***Nicollet Island East Bank
Neighborhood Association (NIEBNA)***

***Presented to the
August 2014 Board Meeting***

Significant Milestones in the NIEBNA Small Area Plan Adoption Process

- April 24, 2014 – culminating 12 months of work by many members of the NIEBNA community, the NIEBNA Board approves the Draft Plan document prepared by the NIEBNA Small Area Plan Steering Committee. The Board also appoints the Editorial Committee (Dore Mead, Chair) and charges the Committee with shepherding the Plan through the adoption process including making necessary revisions to the Plan document so long as the changes do not materially affect the intent of the Plan.
- July 1, to August 13, 2014 – Draft Plan is published by CPED for public comment.
- August 21, 2014 – Editorial Committee revises the Draft Plan to respond to the comments received. None of the revisions materially change the intent of the Plan.
- August 22, 2014 – CPED distributes formal notice of the September 15, 2014 public hearing before the City Planning Commission (CPC).
- August 28, 2014 at 4:30 PM in City Hall Room 317 – Plan goes before CPC Committee of the Whole (COW). This will allow the CPC to comment on the Plan and to review comments/responses received during the public comment period. Haila Maze, Principal City Planner, who advised and assisted the Steering Committee throughout the process, will present the Draft Plan and proposed responses to comments received. The meeting is public, but no public comment is allowed. NIEBNA Board members will attend to “show the flag”
- September 8, 2014 – all materials for the CPC public hearing must be completed, including the final edited Plan document and the formal staff report prepared by Haila Maze.
- September 15, 2014 at 4:30 PM in City Hall Room 317 – City Planning Commission public hearing. NIEBNA Board members will attend to speak on behalf of the Plan. Haila Maze will be also present and discuss the staff report. **The meeting is public and anyone may attend to speak, either for or against the Plan. Public comment can also be made via email or US Mail.** The CPC will decide by majority vote whether to approve or disapprove the Plan.
- October 9, 2014 at 9:30 AM in City Hall room 317 – City Council Zoning and Planning (Z&P) Committee meeting. The discussion here will be based on the CPC decision at the public hearing. While the meeting is open and public, typically no public comment allowed. Haila Maze and NIEBNA Board members will attend to be available to answer questions from the Committee.
- October 17, 2014 at 9:30 AM City Hall Room 317 – the full City Council considers and votes on Plan. Discussion is similar to the Z&P meeting, but typically less time is taken because the agenda is much longer. The vote here is for final approval and adoption of the Plan.

Financial report for NIEBNA August 2014 Board meeting

**NIEBNA Community Participation Program (CPP)
Funding and Expenditures for 2014, 2015 & 2016**

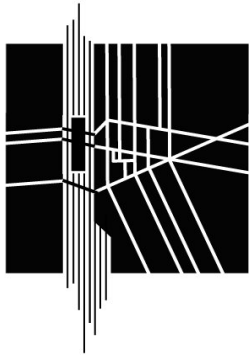
Funding Available	2014	2015	2015
Rollover from 2013 Contract	\$7,040		
New CPP Funding	\$15,191	\$15,190	\$15,190
Total	\$22,231	\$15,190	\$15,190
Planned Expenditures	2014	2015	2015
Small Area Plan (SAP) Completion			
WSB Final Contract Payment	\$10,000		
Contingency for Cost of making Plan Changes	\$2,500		
Publication & Approval Meeting Costs	\$1,500		
Subtotal	\$14,000	\$0	\$0
Neighborhood Communications			
Digital Basic (Web Site, email, archive)	\$4,500	\$1,000	\$1,000
Digital Advanced (Facebook, Twitter, etc.)	\$2,000	\$5,000	\$5,000
Newsletter (Traditional)	\$0	\$1,800	\$1,800
Subtotal	\$6,500	\$7,800	\$7,800
New Projects (TBD)	\$0	\$6,000	\$6,000
Administration (Insurance, Banking, etc.)	\$1,731	\$1,390	\$1,390
Total	\$22,231	\$15,190	\$15,190

Balance Carried Forward (as of July 1, 2014)	\$2,046.52
Drawdown #1 in 2014	\$15,057.00
Total	\$17,103.52

Payments	
WSB - Paid	\$5,000.00
WSB - pending (after Dore authorizes)	\$5,000.00
Wilde Roast Room rental	\$150.00
PVG 2014 Expenses	\$641.90
Subtotal	\$10,791.90

Net cash in Bank **\$6,311.62**

Remaining CPP Funds Available **\$7,174.00**



***Nicollet Island – East Bank
Neighborhood Association (NIEBNA)***

132 Bank St SE
Minneapolis, MN 55414
www.niebna.com

Date: August 21, 2014

To: Whom it may Concern

RE: Support for the basic design proposed by Alatus, LLC for re-development of the Washburn McReavy site with a residential tower

At the NIEBNA Board meeting on August 21, 2014 representatives of Alatus, LLC presented and discussed the basic design for a major new development on the Washburn McReavy site at the corner of Central Ave and 2nd St SE. The proposal included a 35-story residential tower rising from 2- to 3-story podium that would include a restaurant, space for public art, and other public and private amenities. While many details of the design are yet to be determined, Alatus representatives stated that final overall scale, height, and general street-level design will be close to the design presented at the meeting.

Also, it was noted that at the Marcy Holmes Neighborhood Association (MHNA) Board on August 19, 2014, the MHNA Board passed a similar resolution of support for the proposed development.

After discussion the Board passed the following resolution by unanimous vote:

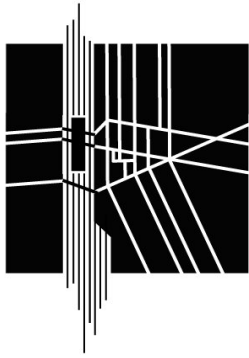
Resolved: NIEBNA joins with MHNA in supporting re-development of the Washburn McReavy site with a building of the scale, height and general design presented at the August 2014 Board meetings of the two associations.

Please contact me with any questions.

For the Nicollet Island – East Bank Neighborhood Association

/s/ P. Victor Grambsch

P. Victor Grambsch
President



***Nicollet Island – East Bank
Neighborhood Association (NIEBNA)***

132 Bank St SE
Minneapolis, MN 55414
www.niebna.com

Date: August 21, 2014

To: Whom it may Concern

RE: Reiteration of the opposition of NIEBNA to

At the August 2014 NIEBNA Board meeting our representatives of the MPRB Central Riverfront Citizen Advisory Committee (CAC) advised the Board that a proposal has been mooted to possibly pave paths in natural and shoreline areas of Nicollet Island. It was noted that this idea was proposed in December 2013 and that NIEBNA opposed the idea then.

After discussion the Board passed the following resolution by unanimous vote:

Resolved: The NIEBNA Board hereby reiterates its opposition, first stated in our resolution of December 10, 2013, to paving any path on Nicollet Island in natural or shoreline areas, in particular and without limitation, the path on the north side of the Island leading to Boom Island.

Please contact me with any questions.

For the Nicollet Island – East Bank Neighborhood Association

/s/ P. Victor Grambsch

P. Victor Grambsch
President