



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Board Meeting Notes
April 24, 2019
7:00 P.M.
Colonial Warehouse Co-Working Lounge, 212 3rd Avenue North**

1. President Tim Bildsoe called the March Board Meeting to order at 7:02 P.M.
2. 10 of 11 Board members were in attendance: Tim Bildsoe, Diane Merrifield, Daniel Mays, Mark Huting, Francesco Parisi, Mike Binkley, Scott Woller, Bri Sharkey-Smith, and Irina Brown.
3. Neighbors in attendance: David Crary, and representatives from Renaissance on the River, 5th Ave Lofts, and Rock Island Lofts.
4. **Motion is made by Diane, seconded by Francesco, and unanimously approved by the Board to approve the Board meeting agenda.**
5. **Motion is made by Daniel, seconded by Mark, and unanimously approved by the Board to approve the February Meeting minutes with the following changes:**
 - a. Earth Day Cleanup now moved to April 27.
 - b. Additional edits by Mark sent via email.
6. Councilmember Engagement – Councilmembers Fletcher & Ellison
 - a. Councilmembers not present.
7. Neighborhood Engagement
 - a. Renaissance on the River (ROTR) – Federal Reserve parking ramp
 1. Neighbors from Renaissance on the River voiced concerns about the parking ramp development. They felt they were not included in the development process and did not receive notification of the public hearing, which is problematic considering the easternmost corner of Renaissance is approximately 100ft from the proposed ramp. Further, at the HPC meeting, the Bank claimed they had the support of Renaissance on the River though no one is sure who vocalized this

support. Renaissance wants the chance to provide their input on a number of concerns, including: traffic patterns, congestion, and pollution from 800 more cars coming into the area; and shadowing from the ramp will darken a portion of their units and potentially negatively impact their green space. Mark Huting and Tim Bildsoe explained that NLNA had requested the Fed meet with ROTR and were told this had happened. ROTR Board members reported to Mark they had concluded no issues with the project.

2. Overview of development plans: The Fed Reserve needs additional parking for their employees for safety reasons, and to increase parking options for guests visiting their building and the public. The ramp will actually relieve parking congestion since as of now, employees and guests are clogging street parking in the neighborhood. There shouldn't be any additional traffic in the area, but instead there will be more parking available for existing traffic. Fed Reserve wants to move the ramp east toward the tracks to expand public green space, which is why it is being developed closer to ROTR. Shadow study shows that Renaissance's green space should be unaffected June – October, and only mildly affected in the winter. Shadowing is estimated to add 2-3 hours of shade during the shortest days of winter.
3. Board action: NLNA is working to improve communications between developers and neighbors through detailed signage. NLNA should also work with the City to increase their notification time and increase the distance of notification from 100' to 1000' for new proposed projects. Other Board communications initiatives include a digital "news bureau" on the website and social media. Tim will call the Federal Reserve and put them directly in contact with a ROTR Board representative.
4. Board suggestions: The HPC has denied the Federal Reserve's first request due to potential ruins of an historical steel factory that may exist on the site. Fed has to do some research on the site and present to HPC again before the development plan is approved. The Board suggests that ROTR neighbors, including an HOA representative, voice concerns at the next HPC meeting. It is also recommended that Renaissance meet with Councilmember Fletcher about both the project and the lack of notification about the public hearing.

b. David Crary – Earth Day Cleanup

1. Call for more volunteers, particularly to rake and sweep in James Rice Park on 4-27-19

8. Finance Report – Irina Brown

- a. An \$8,000 deposit is forthcoming to get us close to \$50,000 by the end of April.

9. Secretary's report – Jackie

- a. Nothing to report.

10. Election of NLNA Officers

- a. **Motion is made by Bri, seconded by Mike, and unanimously approved by the Board to elect the following Officer positions:** President - Tim Bildsoe; VP - Diane Merrifield; Treasurer - Irina Brown; and Secretary - Mark Huting.

11. NLNA Priorities – Committee Reports

a. Planning + Zoning – Jackie Peacha (Mark Huting reported for)

1. TMBR development recap – 10-story building of condos located at 3rd Ave + 2nd St; materials consist mainly of steel and glazed masonry; wood post + beam construction – Interior will look a lot like T3; open to working with the Board on visions for landscaping.
2. 310 Lofts Development – Tushie Montgomery
 - a. Looking for a letter of support from the Board.
 - b. Recap: Located in 20th-century district, adjacent to Cedar Lake Trail and North Star Railway; HPC in support of redevelopment of the building; 6 stories, 60 apartment units, 1,500 square feet of retail space for small, independent businesses, and additional space dedicated to amenities. Three levels of below-grade parking will include 115-120 spaces to be divided among retail and residents.
 - c. Revised plans after meeting with NLNA and COW:
 - Initially proposed pedestrian pass-through will now instead be an activated alleyway with a dedicated retail entrance, patio space for games, small green space, and a dog run. There will also be a dog wash and bike repair station at the corner.
 - Refined massing strategies and new materials, including more brick on the exterior with brick running around the backside. Brought samples of the black tile type material to be used in contrast with the brick.
 - Lowered building by a couple of feet to create on-grade access and more streetscape activity.
 - Plan to provide street plantings and trees in the back, but will consult more with NLNA when landscape plans move further along.
 - d. Neighbor expressed concern about the height of the building, but, it fits within City guidelines and accomplishes the goals of the 2040 plan: adding more people to the area and adding more retail space.
 - e. **Motion is made by Francesco, seconded by Scott, and unanimously approved by the Board to provide a letter of support for the third rendering of the building.** The Board requests that Tushie Montgomery meet with Rock Island Lofts.

b. Community Engagement – Scott Woller

1. Candy Grab coming up soon – April 20. Scott handed out fliers to the Board for distribution. Scott is having a hard time finding sponsors for this event. **Motion is made by Daniel, seconded by Diane, and unanimously approved by the Board to have NLNA contribute \$600 to the Candy Grab.**
2. Food Truck Fair – May 19. Draft of flier presented. Sponsorship opportunities start at \$200. Martin Patrick is sponsoring with a \$1,000 donation. Last year, nearly 4,000 people attended the Fair with 10 food trucks. 17 food trucks are confirmed for this year. In the process of finding a beer vendor. **Motion is made by Scott, seconded by Mark,**

and unanimously approved by the Board to have NLNA contribute \$500 to the Food Truck Fair.

3. Earth Cleanup Day has been moved to April 27 to avoid conflict with Easter. New initiative launched to engage the community in hosting their own cleanup events year-round.
 4. Board retreat on Monday. It was suggested that the Board meets quarterly in an unofficial manner to get work done and cut down on the length of the monthly Board meetings.
 - c. Parks and Beautification – Mark Huting
 1. Welcome Park – Village Green quoted NLNA for spring cleanup, fall cleanup, fertilizing, weed control, mowing 4+ times a month, and litter management for a total of \$727/month for 7 months starting in May. NLNA has the money in the bank but will find a donor to cover the costs because it's a good sponsorship opportunity. **Motion is made by Tim, seconded by Dana, and unanimously approved by the Board to accept the quote and renew Village Green's services for 2019.**
 - d. Livability and Safety – Daniel Mays
 1. Property crimes are down year-to-date, but violent crimes are up - there was an aggravated assault and armed robbery on Washington between Whole Foods and Red Cow. There is a need for more police presence around Washington between midnight and 2am.
 - e. Historic Preservation and Public Art – Francesco Parisi
 1. Tower Tunnel art + signage - Building management is afraid of posting a map for fear of increased traffic, so Francesco proposed to them that they separate their approval of the art from their approval of the map. Management's response was to involve a lawyer and draw up a contract to waive liability. Discussions are ongoing.
 - f. Website and Social Media – Diane Merrifield and Mike Binkley
 1. Mike and Diane met with the website developer and reviewed the entire site to discuss functionality, appearance, and content. Need to update the WordPress theme. Other updates will include: creating a page exclusively for videos; removing the calendar on the homepage and instead using the space to feature individual businesses in a "60-second spotlight" type of format; updating the directory; adding more content including photos and a "news bureau"; and creating more synergy with and links to social media.
12. Unfinished business
- a. No unfinished business.
13. New Business
- a. Review the NLNA annual report required by the City.
 2. **Motion is made by Scott, seconded by Daniel, and unanimously approved by the Board to submit the drafted NLNA annual report, with the revision that volunteer hours be increased to 9,000.**
14. The next board meeting will be held on April 24, 2019.

Adjourned at 10:00 P.M.