

**BUILDING, LAND USE & HOUSING**  
**Minutes – March 15, 2018**

The meeting convened at 6:00 p.m. by Jerry Dustrud

**Members Present:** Jerry Dustrud, Elizabeth Beissel, Bert Winkel, Marlys Anderson, Sue Jagodzinski, Patti Wettlin, Nancy Nasi, Brian Nasi, Millie Schafer, Jacob Grant, Tracy Berglund, Karen Johnson, Howard Young

**Others Present:** Jerry Blanchard, MSR; Kirsten Spreck, Thrivent; Rick Recker, The Towers; Kurt Klenzman; Vanessa Haight EPNI.

**The agenda was approved as presented.**

**February 2018 meeting minutes were approved as presented.**

**HOUSE OF CHARITY UPDATED PROPOSAL**

In 2015, House of Charity brought forth a proposal for housing, a relocated food centre, and offices. At this time, House of Charity is only moving forward with the housing portion of the development proposal on the site of the former Finance & Commerce building on South 7<sup>th</sup> Street. The revised development concept includes 61 studio apartments in a four story building. The development would include on-site property management, 24/7/365 security desk, tenant community room, secured outdoor gathering space for tenants, a secured outdoor pet relief area, and 35 indoor bicycle parking spaces.

House of Charity is convening a community task force to explore what to do with the current food centre, service needs and office needs. Lynn Regnier, former EPNI Executive Director and Jerry Dustrud, EPNI BLUH Chair will be serving on the task force.

Depending on the timing of approval and financing, it is hopeful that closing will occur in late fall of 2018 with construction beginning shortly thereafter. House of Charity is seeking conceptual approval and will be back to EPNI for approval of detailed proposal.

***Motion to approve the revised House of Charity housing development concept as presented and issue a letter of support. M. Beissel/Wettlin. Passed.***

**THRIVENT FINANCIAL HEADQUARTERS PROPOSAL**

Representatives from Thrivent Financial presented a concept for a new headquarters building located one block east of their current building, on 6<sup>th</sup> Street, across from The Armory. The new HQ will house 1200+ employees. The proposed 8-story building will include office, employee amenities, a public coffee shop/café, and a pocket park. Two floors of parking will be included underground, with overflow parking across the street in the new parking ramp/housing development. The building will feature an open wooden clad staircase on the east end of the building, with landings and views of the neighborhood. The development will extend the skyway system into the new building and eventually to a new HCMC building planned to the east. The exterior materials will consist of stone (limestone and/or granite) and glass. The MPRB recommendations for urban tree plantings will be followed (engineered soil, etc. below ground to support urban trees)

The HQ building is Phase 2 of the development. Phase 3 will include developing the southern end of the block to include an extended stay hotel, a daycare, housing units, and an athletic facility. Phase 3 is about 6 weeks behind the HQ project and is being treated as a separate project.

***Motion to approve the Thrivent Headquarters development concept as presented and issue a letter of support. M. Scafer/Beissel. Passed.***

#### **MADISON SCHOOL**

Chair Dustrud reported that a Development Task Force met to review the Madison Apartments proposal. Following the meeting, a letter was sent to the developer with recommendations and EPNI is waiting to hear back.

#### **ANNOUNCEMENTS**

**FINNEGANS Grand Opening:** March 17, 9 a.m., 817 5th Ave

**HCMC Clinic & Specialty Center Community Open House:** March 17,  
10 a.m. – 2 p.m., 715 S 8th St.

**NCEC Open Forum on Neighborhoods 2020 Roadmap:** March 27, 5-7 p.m., Minneapolis Central  
Library – Doty Board Room

**Livability Task Force:** April 5\*, 4-5 p.m., Segue Coffee

**EPNI Board Meeting:** April 9, 5:30-7:30 p.m., NCU Board Room

**BLUH Committee:** April 19, 6-7:30 p.m., Elliot Park Recreation Center

The meeting adjourned. Respectfully submitted by Vanessa Haight: March 20, 2018.