

## **BUILDING, LAND USE & HOUSING DRAFT--Minutes – April 16, 2015**

The meeting was convened at 7:00 p.m. by Chair, Jerry Dustrud.

**Members Present:** Jerry Dustrud, Sue Jagodinski, Michael Lazaretti; Brian Nasi, Nancy Nasi, Millie Schafer, Bert Winkel, Howard Young.

**Others Present:** Paul Mellblom, MSR for House of Charity; Michael Noonan, Nick Balagurchik, HCMC; Brian Schaffer, City of Mpls for Commons update; Stuart Simek, Meridian Management; Lynn Regnier and Kim Vohs, EPNI.

The agenda was approved as presented.

The March, 2015 meeting minutes were approved as presented.

### **HCMC Clinic**

Michael Noonan and Nick Balagurchik presented updated drawings that included the three-story, 45,000 square foot addition on the SE corner of the property. The added space allows HCMC to consolidate more clinic services into the project: cancer, integrated health, allergy, pulmonary, cardiology and interventional pain. They also presented a drawing for a possible double skyway on the 8<sup>th</sup> Street side of the building that would allow for patients to be transported to the hospital in a separate upper level skyway connecting the 4<sup>th</sup> floors of the two buildings. They intend to present refined drawings informally at the Planning Commission COW meeting at the end of May and hope to make a formal submission to the city in June. They will return to BLUH in May with updated drawings. The project is now budgeted for \$224.6 million and has expanded to 367,000 square feet.

### **706 South 9<sup>th</sup> Street Historic Building Restoration**

Stuart Simek, Meridian Management Co. presented his plans to renovate the interior and exterior of the property this year. He intends to keep the historic exterior and rebuild the rotting balconies over the doorways. He is looking into historic tax credits but not sure yet if he will seek that designation as it impacts interior work. There are 30 studio units, 300-450 square feet, and one basement apartment. Rents will probably be in the \$700-\$850 range when the work is completed, based on square footage and market value. Current tenants will need to vacate the building during construction but will be given first priority to return. Kleinman Realty will manage the property after renovation-they also manage the Monadnock building across the street.

***Motion to support the building renovation concept as presented. M. B. Nasi/M. Schafer. Passed.***

### **The Commons**

Brian Schafer, City of Minneapolis, presented an update on the four design concepts for the Commons. Public input thus far has indicated that people want: civic space, multi-use space; year round activities; farmers markets and festivals; music and entertainment; outdoor classes; public art and a restaurant/café. He encouraged everyone to visit the website, [www.downtowneastcommonsmpls.com/](http://www.downtowneastcommonsmpls.com/), and participate in the online survey or to email their comments to him. The next public meeting is May 27<sup>th</sup> at the Mill City Museum.

### **House of Charity Development Plans**

Paul Mellblom and Bert Winkel presented the newest plans. H of C is purchasing the Finance & Commerce building on 8<sup>th</sup> Street, between Park and Portland. That building would be torn down to make room for a new five-story building that would house a new food center on the first floor, offices and residences. When that building is completed they would tear down the current food center building and build another five-story building to connect to the phase I space. The total project provides 65 studio units for residents and consolidates their administrative offices and counseling support services together.

Plans include a roof-top deck; interior space for clients to mingle/wait for the food center to open; parking for staff and off street trash pickup; and 35 indoor bicycle spaces. Transparent windows line the food center space and the building materials would include brick and metal panels. They will apply for tax credit funding in June of this year as well as next year with the expectation of returning to BLUH for design approval after funding is secured. Discussion followed regarding the physical shape of the development and building uses.

***Motion to approve the footprint and development concept as presented. M. Jagodinski/Lazaretti. Passed.***

#### **Announcements**

**April 20: Grant Park Outreach Presentation:** 7-8:30 p.m., Grant Park

**May 4: Livability Task Force-4 p.m.,** The Alliance, 719 E. 14<sup>th</sup> Street, Community Room

**May 11: EPNI Annual Meeting-5:30-8 p.m.,** Elliot Park Recreation Center

**May 21: BLUH Meeting-7 p.m.** Recreation Center, 1000 E. 14<sup>th</sup> Street

**May 27: Commons Design Review—6-7:30 p.m.,** Mill City Museum

The meeting adjourned at 8:55. Respectfully submitted by Lynn Regnier: April 21, 2015.