



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning + Zoning Committee April Meeting Notes**

Date: 4/20/2022

Time 6:00 pm

[Zoom Link](#)

1. 10 of 15 Committee Members in attendance: Marshall Hall, Mollie Scozzari, Jo Vos, David Miller, Fred Dawe, Neil Reardon, Zackery Schaaf, Melissa Rotterdam, Alice Eichholz, and Francisco Parisi
 - a. Guests Present: David Fhima, Arya Alizadeh
 - b. Absent: Carrie Reardan, Eric Mahn, Irina Brown, Joe McErlane, Matt Sharkey-Smith
2. Committee Called to Order at 6:07 by Mollie Scozzari
3. **Hall makes a motion to approve the meeting minutes, Reardon seconds the motion and minutes are approved**
4. **Vos moves to approve the agenda with a date change, Hall seconds the motion, and the agenda is approved**
5. New Restaurant Update (David Fhima)
 - a. Construction beginning in the next 3-4 weeks
 - b. No name for the restaurant yet
 - c. Construction and Building Plans
 - i. Dining and speakeasy components to the restaurant, not going to be noisy- hoping to be a neighborhood restaurant
 - ii. Redoing the parking lot, will have on-site parking and valet service
 - iii. Patio on the side of the building- near the parking lot and will be open only 2 seasons
 - iv. Historical aspects being retained inside; large historic safe may need to be removed if it will be too expensive to retain
 - v. Maintaining the Ribnick sign but adding the restaurant signage as well

d. Pushing for a December 2022 - January 2023 opening

6. Reports

a. NuLoop Partners (Alice Eichholz)

i. Meeting about coming back to Downtown

1. Data collected from businesses and residents about Downtown
2. Downtown is coming back, except Hennepin Avenue is going under construction between 4th and 6th Streets

b. Public Art and Beautification (Francesco Parisi)

i. Nonprofit offering funds for Tractor Works, pledging funds but may be over-pledging money in general.

1. \$15k pledged for Tractor Works mural
2. Connecting with David Kisan on Picnic Basket installation

ii. Trash Can Funds

1. Plastic Trash Can- Nonprofit has donated \$10k to replace plastic trash cans with metal ones. While metal trash receptacles have been placed in the North Loop, plastic trash cans are still out
2. Nonprofit donor wants funds back if plastic garbage cans aren't removed
3. Scozzari will bring this to the board. Parks + Placemaking Committee needs to take this on

c. Historic Preservation and Land Use Reports (David Miller)

i. City staff is in the early stages of drafting design guidelines for tall buildings

7. Old Business (Vos)

a. Public Comments: 2021 Affordable Housing Trust Fund (AHTF) Program and Notice of Funding Availability (NOFA)

i. Rotterdam, Scozzari, and Vos met and drafted a letter as an affordable housing subcommittee of P+Z

1. It stated that NLNA appreciates the opportunity to comment on any application to use affordable housing dollars in the neighborhood
2. The letter endorsed several other policies and procedures currently in place or proposed, including the following provisions:
 - a. Prohibiting leases of less than one year (many housing developments in the neighborhood have similar requirements in place)
 - b. Requiring historic reviews of projects dealing with at least one existing building
 - c. Calling for property management plans that contain a security component

ii. This letter will be presented to the NLNA board during the April meeting before sending to the city

- iii. Additions suggested by P+Z committee
 - 1. “We look forward to work with and encourage developers to work in the North Loop”
 - 2. Look for ways to use Public Transportation with new housing
 - iv. **Scozzari makes a motion to approve the letter with changes, Hall seconds the motion, and the motion passes unanimously**
 - b. Letter regarding Alley Vacation behind The Copham
 - i. NLNA sent a Letter of Support with Contingencies (August 2021) for the first presentation Greco gave. At that time, members supported vacating and improving the alley, but they did not support privatizing the space. In October 2021, Greco reported that it was looking for ways to keep the alley open to the public. In March 2022, Greco again presented plans to P+Z to improve but also privatize the alley once vacated
 - 1. Committee members were displeased that Greco was moving forward with its development plans, disregarding NLNA’s opinions and suggestions
 - 2. P+Z members believe that public easement areas should not become private backyards for developers. Hall noted that the concept of public easement gives the public unencumbered use of the alley because it has long been seen as public
 - 3. NLNA is unaware if adjacent property owners have been notified of this
 - ii. Vos noted that she hasn’t seen an agenda item with the Historic Preservation Committee regarding alley vacation and improvement
 - iii. Committee members thought that is should issue a Letter of Concern before Greco presents its plans to the City
 - iv. **Mollie makes a motion to carry this to the board, Reardon seconds the motion, and the vote passes unanimously**
8. New Business- P+Z Committee Charter Update
 - a. Some edits being made to this made by Vos and Scozzari
 - b. One person from the board needs to be on the committee
 - c. One proposed change would be permit creating committee minutes and agendas and conducting committee business without using all of Roberts Rules of Order
 - d. **Hall makes a motion to approve the charter with the proposed changes, Scozzari seconds, and the motion passes**
9. Neighbor Comments
 - a. Committee will set up a tour of Fhima’s and a tour of Duffey Lofts
 - b. Questions were asked about the new church going into the old Aria space
10. Next Meeting May 18, 2022

The Committee adjourned at 7:28pm