



**North Loop Neighborhood Association
Planning + Zoning Committee August Meeting Minutes
Date: 8/20/2025
Time 6:00 pm**

1. 11 of 14 committee members present: Jo Vos, Matt Sharkey-Smith, Kyle Ingebrigtsen, Frederick Dawe, Matt Bruns, David Miller, Jeff Sondag, Missy Rotterdam, Alice Eichholz, Neal Reardon, Francesco Parisi
 - a. Committee Members Absent: Mollie Scozzari, Marshall Hall, Grant Johnson
 - b. Guests: Kelly Matter, Avivo Village; Diane Merrifield and Mary Mila, NLNA Board; Leoma Van Dort, Menbere Wodajo, and Luke Hanson, Public works Department, City of Minneapolis
2. Committee Called to Order at 6:00 pm by Ingebrigtsen
3. Vos makes a motion to amend the July agenda to correct minor errors. The motion passes unanimously.
4. **Kelly Matter, Presidential/Chief Operating Officer, Avivo Village, 1251 North Washington Avenue**
 - a. Avivo Village is a low-barrier emergency shelter that has helped over 350 people transition to permanent housing since opening in December 2020.
 - b. The shelter has been operating under a temporary conditional use permit and is seeking a permanent conditional use permit to continue operations. Its operations would remain largely unchanged.
 - c. Matter shared plans to open Avivo Village in St. Cloud, with groundbreaking scheduled for September 15, 2025.
 - d. She further noted that the neighborhood association has been supportive of Avivo since it moved into the neighborhood. The association has held a major drive for supplies and arranged clean-up efforts by offering Target gift cards to residents.
5. **First Avenue North Reconstruction Update**
 - a. Leoma Van Dort, Menbere Wodajo, and Luke Hanson, Public works Department, City of Minneapolis, updated the committee on city plans for improving First Avenue North. Full street reconstruction is necessary due to aging infrastructure and safety concerns. The project, with a budget of \$30 million, is scheduled to

start in 2028 and continue into 2029. Private utilities will relocate a year before construction begins. (When questioned, Hanson clarified that ongoing construction near Washington Avenue is separate from the main project but related to sewer replacement work.)

- b. Hanson presented four design concepts for First Avenue, emphasizing the need for a flexible, pedestrian-focused street that accommodates various uses and times of day. He explained that the options include both two-way and one-way traffic configurations (the one-way configuration would run southbound) with and without bike facilities, to optimize space usage.
- c. Hanson highlighted the importance of maintaining public safety, improving infrastructure, and adding green space where possible, while noting the technical challenges posed by underground utilities.
- d. Committee members raised questions about business engagement and suggested alternative green solutions beyond trees, while Sondag took exception to realtors' concerns about parking impacts. Members also expressed opposition to a one-way street design, citing potential negative impacts on pedestrians and drivers.
- e. Hanson outlined the next steps, including refining traffic analyses, interpreting feedback on the four proposals, and developing a recommended concept that prioritizes pedestrian safety and an active street environment. The project team will continue engaging stakeholders throughout the summer and aim to identify a recommended design by fall.
- f. The project team will return to the committee for a formal position once a recommended design is ready.

6. Committee Deliberations

- a. The committee unanimously approved a letter of support for Avivo Village's application for a permanent conditional use permit.
- b. Members discussed possible ways to further support Avivo Village, including sharing residents' wish lists/organizing another donation drive, hosting a future meeting in its library area, and arranging a tour for committee members. The project team will return to the committee for a formal position once a recommended design is ready.

7. North Loop Park, North Third Street

- a. As noted on the NLNA's website, the Park Board has formally approved neighborhood plans for the Third Street Park.

8. Subcommittee Reports

- a. No updates

9. Miscellaneous Business/Board Report

- a. Ingebrigtsen briefed the committee on strategies to improve pedestrian safety along Washington Avenue, including engaging with businesses along the corridor to understand their access and loading operation needs, incorporating loading/drop-off zones to accommodate rideshare/delivery needs and monitoring their

effectiveness, and creating educational screen content for business owners to display regarding the rideshare zones.

10. Next meeting is September 17, 2025.

11. The committee adjourns at 7:30pm