North Loop Neighborhood Association
Planning + Zoning Committee, September 23, 2026, Meeting Minutes
Time 6:00 pm

1. 9 of 13 committee members were present: Jo Vos, Diane Merrifield, Matt Sharkey-Smith, Neal Reardon, Mollie Scozzari, Alice Eichholz, Frederick Dawes, Fernando Burga, and Matt Bruns.

    a. Committee members absent: Grant Johnson, David Miller, Missy Roterdam, and Francesco Parisi (leave of absence).

2. Committee called to order at 6:05 pm by Vos.

3. August 2026 minutes and September 2026 agenda approved by committee members.

4. **Metro H Line: Jordan Kozak and Allysa Bell, Metro Transit**

    a. Kozak presented the H Line Arterial Bus Rapid Transit project, highlighting the recommended corridor plan with 46 stations including four in the North Loop neighborhood.

    b. The committee discussed traffic concerns around the Washington Avenue and Third Avenue station location, and Kozak agreed to investigate potential issues with the 394-turn lane. He also confirmed coordination with Hennepin County's planned Washington Avenue reconstruction project.

    c. The H-Line project is currently in the planning phase with public engagement running until October 7th, followed by final corridor plan approval in Fall 2023. Construction is expected to begin in 2028 and continue through 2027.

5. **Ember, Newall Building, 300 North 6th Avenue: Robb Leone, Operating Partner, Andra**

    a. Leone presented Ember's plans for a 35,000-square-foot wellness and social club at 300 North 6th Avenue. The club will include a gym, yoga studio, coworking

space, thermal lounge, all-day café, and speakeasy, along with massage, acupuncture, and red-light therapy services.

b. Leone shared his experience with a similar club in Chicago and expressed excitement about the potential impact on the North Loop neighborhood and Minneapolis community.

c. The club aims to open in Spring 2027 with membership options ranging from $250-$300 monthly, which includes unlimited classes and access to most amenities.

d. The committee discussed potential signage and public realm considerations, with Leone agreeing to return for further review once formal applications to the City are submitted.

6. The committee also discussed what worked well and what didn't regarding the public comment section of last month's meeting regarding the proposed data center in the former Star Tribune printing plant.

    a. Many North Loop residents were upset that they could not gain access to the meeting room, nor could they speak because there were so many non-residents attending and speaking.

    b. Although the committee tried to monitor speaker residency, many speakers failed to list their address.

    c. At least one committee member expressed concern about the rudeness of some of the people speaking out on the proposed data center.

7. The next meeting is scheduled for October 21, 2026; the meeting adjourned at 7:45 pm.