



West Bank Business Association

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thewestbank.org - members: wbba.thewestbank.org

Lot A Redevelopment - Ad Hoc Meeting

Tuesday July 2, 2019

Red Sea Bar & Restaurant

12:00pm

Present:

- Jamie Schumacher - WBBA
- Susannah - Property Owner
- Russom - Red Sea
- Weli - RPTA
- Osman Ahmed - Riverside Mall
- Osman Mohamed
- Fartun Hasan
- Yohannes Zemedin -
- Rep. Mohamud Noor
- David Alderson - Cedar Riverside NRP
- Fartun Del - Sagal Restaurant
- Bosteya Jama - Cedar Riverside NRP
- Dan Prozinski - Resident
- Rod Johnson - Midwest Mountaineering
- Sharon Johnson - Midwest Mountaineering
- Jim White - Fine Associates
- Liban Alishire - Ace Insurance
- Abdi Warsame - Ward 6
- Ryan SanCartier - Councilmember's Aide
- Amano Dube - Pilsbury United Communities
- Doris Wickstrom - Resident
- Rich Thomasgaard - ADC
- Sarah Theophilos - People's Center
- Bill Lundquist - CR NRP
- Emily Stern - CPED
- (Several new community members entered late.)

Lot A / 16th Ave Lot

History

- In 1976 Lot A was a dirt parking lot West Bank customers and employees parked in. I believe the City owned the land. David Lee, owner of Caesar's Bar (now the Red Sea) policed the lot and towed cars he thought shouldn't be parking there. There were many complaints. - Rod Johnson
- Peter Geltzer from Architectural Associates on the WB drew up a plan for a paved and staffed parking lot. Lot B and Lot C followed a few years later.

Early discussions of re-development, 2012 / 2013

- In 2012 CPED reached out in advance of Lot A Redevelopment
- West Bank Community Development Association, West Bank CDC, West Bank Business Association, City planning involved
- Created a community list of priorities for Lot redevelopment as well as recommendations for the RFP and during construction

Current Development - What We Know

- There's a plan to redevelop this lot. Warsame talked about the process of the African Village mall concept. Mayor and Warsame ran on a platform of development.
- Much bigger discussion was last year was the 2040 plan and that we want to bring more people to Mpls.
- Mayor Frey and Council Member Warsame have proposed an "African Village"
- Proposed timeline
 - August / Sept RFP
 - Then Review
 - November (Estimated) Vote

Questions from Community Members

Facilitated discussion had a speaking limit of 2 minutes per speaker. Questions came in several categories, sorted for ease of continued response.

Process

- What infusion of capital is available for *existing* businesses? Why not help them first? Small businesses are here and they need capital. - Weli / Riverside Plaza Tenants Association
- Will community have a seat at the table for deciding who will receive the RFP?
 - To be determined
- Will the community have a seat at the table for reviewing the RFP itself?
 - To be determined
- Are there any deadlines coming up on votes that would make this an irreversible? Who in our local business community participated in the mayor and council members vision? - Fartun Del

Use and function:

- Are there other options for this space? -Osman
- I'm hearing a lot of discussion on commerce, is consideration being made for other types of businesses? - Sarah / People's Center
 - Abdi says yes it's a space where clinics, offices, etc, dentists, can be (Follow up question: Does this displace the clinics and offices currently in the district?)
- Why a mall? Why not something else, more inclusive?
- Are there other needs, other possible uses? This is the largest space in the neighborhood for development. - Amano Dube / PUC
- Will this be a mall or housing - will apartments be on top?
 - To be determined where, but the vision is for there to be housing included.
- How will this be paid for?
 - To be determined but it will likely be a combination of funding sources.
- Youth would like another place to hang around , so why not have a place that's good for youth. Why not something else? - Bosteya Jama, CR NRP

Timeline:

- Why is there such a rushed timeline? - Sharon Johnson (*agreement*)
- For a project that has been in research for so long, it seems very late in the process to engage the community. to help with funding any anti-displacement or mitigation efforts, more time is needed. Can we slow this down some to plan? - Jamie

Engagement:

- How much say does the community have in what happens on this lot? - Fartun, Sagal Restaurant. Is this a done deal?
 - Response from city: Vision, yes. But the details are TBD.
- Can we see the RFP before it's made public?
 - Yes, this will be coordinated with the help of the ad hoc committee that came out of the Cedar Riverside Partnership committee
- Why weren't we at the table until now?
- Is Sherman involved with this?
 - Council Member Warsame: No

Parking:

- Is there consideration for parking? Parking is an issue for those receiving services. - Sarah / People's center
- (*Parking comes up as a repeated concern for businesses responding - both replacing parking and during the construction phase.*)
- What is the plan for parking needs during construction, even if parking is replaced?
- Is there funding available for construction mitigation?
- Would the parking, if available, be of comparable cost?

Research and Development:

- Was there any more independent study done on best utilization of the space? (From the UMN, etc) - Sharon Johnson / Midwest Mountaineering
- Will there be a parking study on how it changes in this lot? There needs to be a study that looks at utilization and the various times of day throughout the year.
- Emily Stern: Public works has been managing the lot and has this data.
- Where the documents the community created considered in the creation of this vision?
- Council Member Warsame: Yes
(Brief conversation about times changing, with a note from community that some needs and concerns remain consistent.)
- Follow up question - Can we see the city studies and who was involved in the planning process so far?
- Council Member Warsame: Yes

General / Overall comments:

- People are always looking for space. I like the idea of an Midtown Global Market-style space, but housing is also an issue. Number one issue is parking. - Susannah Dodge
- We're hearing a lot more about proposed vision in the responses but specific questions are not all being answered. - Dave Alderson, comment (group agrees)
- I want to see support of existing businesses. Cedar Cultural Center, Mixed Blood. Have they been considered? - Doris / Resident.
- Jamie notes they weren't able to be here, but were invited today.
- Parking is critical for both Mixed Blood Theater and Cedar Cultural as well.
- In the past there have been commitments made such as safety buy-backs and funding for safety from CPED and Sherman, etc. What is in place to insure those commitments are kept? - Russom

Next meeting: July 18, 2019 - Red Sea

Still to be discussed / tabled from the agenda:

IV. Impact Mitigation / Conversation (10-15 minutes)

- a) Interim parking solutions
- b) Signage
- c) Marketing
- d) Technical assistance
- e) Cashflow / Funding / financing