

Housing and Livability Committee

November 27th, 2017

Beltrami Park Building

Present: Jax Benjamin, James Granse, Amber Mike, Justin Mike, Becky Phetteplace, Sonya Burke, Mark Iwaskewycz, Nick Perka, David Marsh, Tony Ogbozo, Nick Juarez (MPD), Guest of Nick Juarez, Pierce Street Resident (did not sign in), Abby Reynolds (Staff), Michelle Ross (Ombibulous Rep)

Opening - BNC Staff (6:30-6:45)

Overview of Community Outreach

November 1st - Email list is notified that Ombibulous will give a short introduction at the November Board Meeting.

November 6th - Board Meeting, follow up meeting set for November 27th.

November 13th - Meeting details posted on Twitter (415 followers)

November 17th - All residents living on the blocks of 300 blocks of Buchanan, Lincoln, Pierce, and Fillmore receive written notices of the Community Meeting.

November 17th - Meeting notification (the same as was brought to 300 block households) posted on doors at Beltrami Park Building.

November 17th - Meeting details posted to NextDoor platform (206 neighbors).

November 17th - Meeting details posted on Facebook page (200 followers).

November 21st - Special email newsletter sent out to subscribed households (365 recipients)

November 24th - Reminder post put on Facebook, Nextdoor, and Twitter

November 27th - Reminder poste put on Facebook, Nextdoor, and Twitter

Overview of City Processes

Ombibulous has to go through two City processes in order to open. The first is the Off Sale Liquor Licensing process, the second is a zoning variance request process. Both of these processes take public comment. You can find the comment information and deadlines on the attached document. You can also contact the Ward 3 Council Member's office, whose information is also listed on the attached page. Sending your comments to these City entities is important even for those attending this meeting. BNC meetings do not double as an official City comment process.

Meeting Format

1. Ombibulous - Presentation of business plan and related material (6:40-6:45)
 - a. Michelle presented the current plan for their business. Michelle and her husband currently own the Hoppy Trolley craft beer tours and are long-time Northeasters so they are connected to the local brewery scene, focus a lot on the history of the area, and are invested in the community. The vision is for a maker market for MN craft spirits, wine, beer, mixers, bitters, etc. They will be keeping it to small craft makers. Even larger distributors such as Surly or Summit may be too large for what they envision. Overall they are striving to keep it upscale and family friendly The interior will be renovated (floors, walls, etc redone), and the outside will receive a facelift as well. There will be a low fence installed between Hennepin and the parking lot. The grounds will be improved with native plantings, green upgrades, and (possibly, down the road) green

infrastructure such as solar/electric vehicle charging. Michelle worked previously with one of the local watershed districts so has background in green improvements. They are tenants of this space and have a one year lease with a five year extension after the first year.

2. Nick Juarez, Minneapolis Police Department - Comments on safety aspects of the project and views on community impact. (6:45 - 6:50)
 - a. Safety Plan - A safety plan for a business selling off-sale liquor is extensive. It covers everything from emergency plans, to ID check procedures, to training of staff on how to read body language of customers. This is a living document that MPD Crime Prevention Specialists and the business review over time. Once the business opens, a review of the space, procedures, etc will be conducted by MPD. If anything comes up from the community, while the business is open, MPD and the business will work back through the safety plan to make sure any concerns are accounted for.
 - b. Nick Juarez believes that this business will not lead to any issues in the community. The high price point of craft alcohol will deter the crowd looking for cheap drinks. There are other places they can buy things much more cheaply, so they will not likely patronize this business with those other options available to them.
 - c. Traffic assessment shows that this business will not lead to any issues with area traffic. High estimate from the business puts sales at 10-15 an hour. They have 6 parking spots. With customer visits lasting only around 15 minutes maximum, this amount of parking is more than adequate to fill that need.
 - d. There is currently a brewery one block down Hennepin from this location. That brewery has only had false alarms and no other 911 calls so alcohol-related calls don't seem to be an issue nearby already.
3. Community Thoughts - Community members may take 1-2 minutes each to share their thoughts on the project. (6:50-7:10)
 - a. Mark Iwaskewycz, owner of 315 Buchanan is opposed.
 - i. Believes that this business will hinder investments he plans to make in this area.
 - ii. Concerned about traffic and purchasers buying drinks and parking nearby to drink. Nick Juarez's (MPD) assessment found this scenario unlikely.
 - iii. Concerned about getting calls from tenants about problems..
 - iv. Believes there are "better uses" for the building and area.
 - v. Read letter from Wally Sakallah, owner of commercial/industrial building near this site, who is also in opposition.
 - b. Amber Mike (Pierce Resident/Board Member), Becky Phetteplace (Tyler Resident)
 - i. Disputes Mark's claims that there are "better uses", argue that this is subjective.
 - ii. Points out that because Mark is not a resident of Beltrami (is a resident of St. Anthony West), what experience is he using to judge what is best for the area.
 - c. Becky Phetteplace (Tyler Resident), Sonya Burke (Buchanan Resident)
 - i. Both voice support for the project
 - ii. Ask what other plans were in the works for the property, Mark responds that current property owner won't sell.
 - iii. Becky points out that this seems like a somewhat "Not in my backyard" type of argument with the exception that it is not Mark's backyard.
 - d. Nick Perka (Fillmore Resident)
 - i. Believes that this would be an asset to the area.

- ii. Thinks that it improves safety for area residents as they will be able to walk to purchase beverages as opposed to driving.
- iii. A local business who supports other local businesses is a positive to him.
- e. Tony Ogbozo (Pierce Resident, Board Member)
 - i. Believes that the business has submitted a good business plan and plans to work with the community.
- f. David Marsh (Taylor Resident)
 - i. Asked about break even numbers and sales. Michelle answers that they're approximating about \$20/sale and slightly above break even would be about 10-15 sales per hour.
- g. Justin Mike (Pierce Street Resident)
 - i. Expressed this building has been vacant for a long time and having something there would make the area look better.
 - ii. Discussion that Hennepin is not the worst street to enter/exit and many times of the day. He often bikes on it and generally does not feel unsafe.

Adjourned at 7:32pm

Overview

Between the November Board of Directors Meeting, the outreach process, and the November 27th meeting, the current opposition/support numbers are:

Opposition: 4

Beltrami Residents: 2

Non-resident Property Owner: 1

Unknown residency Property Owner: 1

Support: 12

Beltrami Residents: 12

At this time, the BNC Executive Committee suggests that the BNC write not letter either in support or opposition to this project. As of the 28th, the City Council has approved the Liquor License and the only remaining obstacle for the business is the Conditional Use Permit they need to obtain through the Planning Commission. BNC Staff will continue to notify neighbors of the comment process for the Conditional Use Permit.