

**Downtown Neighborhood Association  
Meeting Minutes  
September 3, 2014  
6:00 pm  
Saddlery Building  
309 Court Ave.**

1. Call Meeting to Order (Bradshaw)
  - a. Present: Bradshaw, Rope, Rowe, Thompson, Talcott
  - b. Guests: City Councilperson Chris Hensley, Knapp Properties, Sgt. Neeley, DNA members
  
2. Councilperson Chris Hensley addressed the Board
  - a. Discussed issue Sgt. Neeley previously brought up with respect to Court Ave. businesses not paying for added security; Hensley pursuing denying renewal of liquor licenses, other legal avenues to force payment; suggestion from Bradshaw to consider withholding street party permits
  - b. Discussed various housing projects downtown
    - i. Hubbell has been a leader; 275 people on waiting list for Cityville residential, struggling with commercial space; problems with Sherman projects (delays); mentioned Knapp who is here.
    - ii. Discussed Kum & Go headquarters project; they are closing in on last land assembly, have assembled a great deal of land.
  - c. Bradshaw asked about theater proposal - city still in contact with Mandelbaum and others who have considered proposals.
  - d. Rowe asked about Equitable Building - is a Foutch Bros project, same group working on Des Moines Building.
  - e. Old YMCA site: official landmark designation request has been filed on the site; will cause delay.
  - f. 7th & Grand Garage: Opus (Minneapolis) partnering with Sherman
  - g. Younkers: Alexander Group, feeling now is that western piece (with Tea Room) is salvageable for commercial/housing; Alexander not known for new construction, so likely will sell eastern block.
  - h. Discussion of what we can do to help security issue - suggestion of letter to Court Ave. group.
  
3. Knapp Properties/Hy-Vee presented an update on 4th & Court project
  - a. City completed a parking study and determined that much of the parking required in original proposal not needed - will be across the street. So they reexamined the project.
  - b. Goal: Be parking neutral. Hy-Vee needs about 100 surface parking stalls, which remain. Now wrapping apartments onto 4th St. and 5th St. 3 stories of apartments. About 82 market rate. Right now keeping a one-story parking ramp,



but exploring parking underneath Hy-Vee. Have possible future phases. Working on a lot of details of HVAC, architectural changes.

- c. Have met with City, Court Ave. Association, Downtown Community Alliance, others. Still planning for a Spring 2015 construction, but working on a lot of development details.
  - d. Traffic: Eliminating a north side entrance. Planning entrance on 5th and 4th on south side of site. Truck traffic on 5th St.
  - e. Haven't fully determined hours - most stores are 24 hour store. Store layout still in design stage. Store layout/apartment layout interconnected.
  - f. Knapp/Hy-Vee focused on this project. Have been in redesign stage due to parking change
4. Approval of June Meeting Minutes:
    - a. Motion to approve May minutes: Rowe
    - b. Second: Thompson
    - c. Motion passed
  5. Approval of May Meeting Minutes:
    - a. Motion to approve May minutes: Rowe
    - b. Second: Bradshaw
    - c. Motion passed
  6. Officer Reports
    - a. President's Report (Bradshaw)
      - i. HEV Free Flick (Ghostbusters) 8/28 at Simon Estates - cancelled due to rain
      - ii. Business Invoices: Board members folding and stuffing at meeting
      - iii. Downtown Living Magazine: Board Members to write 1 article per year (October for Talcott; Rowe December; Thompson November); 400-450 words
      - iv. Supervisor Hockensmith will visit 10/1 Board meeting
    - b. Treasurer's Report (Bradshaw - Lampe absent)
      - i. August: \$873.09 expenses - high due to National Night Out
      - ii. Current cash: \$11,136.67, still up from 2013
      - iii. Also lower expenses than budget
      - iv. Motion to approve Treasurer's Report: Rowe
      - v. Second: Thompson
      - vi. Motion passed
  7. Police/Crime Report (Sgt. Nealy)



- a. Fewer crimes reported: partially could be that fewer police downtown due to Court Avenue issue so fewer people there to arrest
  - b. Examples discussed: Aggravated assault at Mickey's - guy was punched in face, no footage recorded, victim didn't remember and no witnesses; Juveniles at Temple for Performing Arts, took a purse, tried to break into Centro office, poor surveillance footage makes it difficult to find people, police kept an eye on area, they didn't return; break-in through window at DSM Social Club, stole a tablet; credit card fraud at Spaghetti Works; Impersonation - false check used at Farmers Market; Robbery at BofA in skywalk - guy came in with a note demanding money, clerk gave him money with tracking device, guy was apprehended and told police he wanted to go back to prison
  - c. Court Avenue District security issue - Sgt. Neely thanked DNA for helping bring attention to issue. Spoke of the needs for security to help keep district safe, clean and nice. Spoke of advantages of officers over private security - ability to quickly remove disturbances. City and DCA have picked up the tab.
  - d. Bradshaw asked about concern of loss of Chief Judy Bradshaw. Concern from Neely is getting the right person to replace her, continue outreach to the community.
  - e. Thompson asked about any reactions in response to Ferguson, MO riots. Sgt. Neely reported no specific effects here, but could happen anywhere.
8. Old Business
- a. Need volunteer columnist still – discussed earlier. Board members can delegate their assigned month.
  - b. Donations for capital improvements - still haven't spent any money.
9. Committee Reports
- a. Membership Report (Bradshaw, Watson absent):
    - i. 7 new members (0 business), 11 renewals; 287 total paid members (193 residents, 27-non-residents, 67 businesses)
  - b. Social Media (Bradshaw, Rope left early):
    - i. over 2000 followers on Facebook and Twitter
  - c. Socials (Bradshaw):
    - i. Wakonda Club 9/17
10. New Business
- a. Discussion of requested letter of support for Knapp/Hy-Vee redesigned proposal:
    - i. Rowe suggested the Board wait until they present to Urban Design Review Board.
    - ii. Motion to table until after the Urban Design meeting: Rowe
    - iii. Second: Thompson



iv. Motion passed

11. Motion to adjourn: Rowe
  - a. Second: Thompson
  - b. Motion passed
  - c. Meeting adjourned