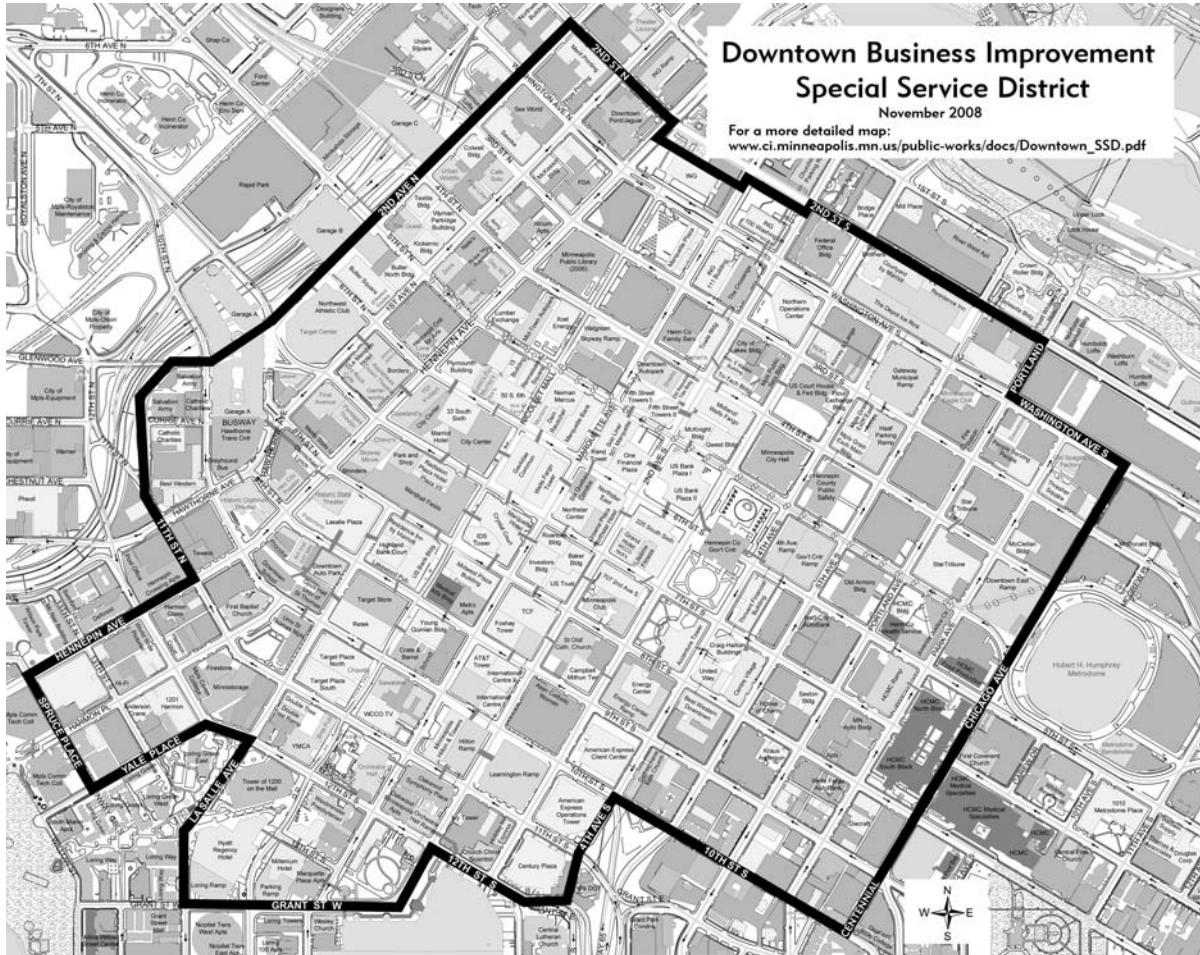


NOTICE OF PUBLIC HEARING TO CONSIDER SPECIAL SERVICES AND SERVICES CHARGES FOR 2010 for the  
Downtown Business Improvement Special Service District  
(a.k.a. the Minneapolis Downtown Improvement District)

The Transportation and Public Works Committee of the Minneapolis City Council will conduct a **public hearing on Tuesday, September 22, 2009, at 9:45 a.m. in Room 317, City Hall**, to consider the services to be provided in 2010 in the District as well as the amount of service charges to be levied against properties in the District. The Minneapolis Downtown Improvement District, as established under Chapter 465 of the Minneapolis Code of Ordinances, is the area contained within the boundaries of the following map:



The services and estimated budget of \$6,187,500 are described in the attached 2010 Operating Plan for the District. There are no improvements or related charges. Adoption by the Committee of the proposed service charges may be taken at the public hearing and recommended to the City Council for approval. At the time of the Public hearing, the Committee will provide an opportunity for all interested persons to be heard regarding the proposed services and the proposed service charges and the committee will consider all written and oral objections and statements. Should a person be unable to attend and wishes to object or comment, please send a written statement in sufficient time for it to arrive prior to the time of the public hearing to: Minneapolis City Clerk's Office, c/o T&PW Committee Coordinator, 350 South 5<sup>th</sup> Street, Room 304, Minneapolis, MN 55415-1382.

(Spanish, *Español*)

Ésta notificación es para informarle que se llevará a cabo una audiencia pública para considerar la propuesta de un gravamen contra su propiedad. La audiencia tiene el propósito de informar al público y permitir que los ciudadanos hablen con el Concejo de la Ciudad de Minneapolis sobre el gravamen. **Usted no está obligado a participar.** Sin embargo, si desea disputar el gravamen, deberá hacerlo antes de la audiencia pública de acuerdo a los requisitos establecidos por el Código Municipal en su capítulo 10, sección 6. (Para más información sobre cómo disputar el gravamen, lea la página 2 de la nota que se adjunta).

Si el Comité aprueba el gravamen, este será agregado a sus impuestos de bienes raíces a partir del próximo año. Si usted completa el pago del gravamen para fin de este año, éste no será agregado a sus impuestos. En la audiencia pública se dará información detallada sobre sus opciones de pago.

Si usted necesita la ayuda de un intérprete para conocer los detalles de la notificación de audiencia pública que se adjunta, por favor llame al 612-673-2700.

(Soomaali, *Somali*)

Ogeysiiskani waxaa laguuga faraya in la qaban doono dhagaysiga dadweynaha oo ku saabsan qiimeynta laga soo gudbiyey hantidaada. Ujeeddada dhagaysiga waxa weye si loo siyo dadweynaha waribinta ku saabsan qiimeynta iyo in loo oggolaado muwaadiniinta in ay kala hadlaan Guddiga Magaalada Minneapolis waxa la xiriira qiimeynta. **Looma baahna in aad ka soo qeyb-gashid dhagaysiga dadweynaha.** Sidaa awgeed, haddii aad dooneysid in aad ka murantid qiimeynta, waa in ka doodaa dhagaysiga dadweynha ka hor ayada oo la tixraacayo baahida la soo hordhigay Cutubka 10 qeybta 6 ee Xeer-Qoraalka Magaalada Minneapolis. (Waxaad ka eegtaa boga 2 ee ogeysiiska ku lifaaqan waxii maclumaad dheeraad ah eek u saabsan muranka qiimeynta.)

Haddii Guddiga uu ansaxiyo qiimeynta, waxaa lagu dari doonaa canshuuraha hantidaada laga bilaabo sanadka xiga, amah ore ayaad u bixin kartaa kharashka qiimeynta dhamaadka sanadkan. Haddii aad bixisid kharashka qiimeynya oo buuxa dhamaadka sanadkan, laguma dari doono kharashkaasi canshuurha hantidaada. Maclumaadka oo faah-faahsan waxaa lagu bixinaya ogeysiinta dhagaysiga dadweynaha sida aad u dooratay bixinta kharashkaaga.

Haddii aad u baahan tahay kaalmo tarjumaad ah eek u saabsan faah-faahinta maclumaadka ku lifaaqan ogeysiiska dhagaysiga dadweynaha, fadlan wac taleefoonka 612-673-3500.

(Hmood, *Hmong*)

Tsab ntawv ceeb toom no yog los qhia rau koj paub tias yuav muaj kev sib ntsib sib tham ib zaug rau pej xeem hais txog kev ntsuam xyuas tau qhov se tsub ntxiv rau koj lub tsev. Lub hom phiaj ntawm qhov kev sib ntsib sib tham no yog los qhia rau pej xeem txog qhov se uas tsub ntxiv thiab los cia cov pej xeem nug lub Minneapolis City Council tau txog qhov se tsub ntxiv no. **Koj tsis tas mus koom rau qhov kev sib ntsib sib tham los tau.** Tiam sis, yog koj tsis pom zoo rau qhov se tsub ntxiv no, koj yuav tsum qhia paub ua ntej yuav sib ntsib sib tham kom raws cov cai tswj uas muaj nyob rau lub Minneapolis City Charter nyob rau Chapter 10 nqe 6. (Xyuas phab 2 ntawm tsab ntawv ceeb toom no kom paub tau ntxiv yog ho tsis pom zoo rau qhov se tsub ntxiv.)

Yog tias lub Committee (Pawg Neeg Tswj Xyuas) pom zoo rau qhov se tsub ntxiv uas ntsuam xyuas tau no lawm, nws yuav raug tsub ntxiv rau koj cov se tsev pib rau xyoo tom ntej no, los yog koj xav xub them qhov se tsub ntxiv no ua ntej xyoo no tag los tau. Yog koj them qhov se no ua ntej xyoo no tag, nws yuav tsis raug tsub ntxiv rau koj cov se tsev. Muaj lus qhia meej dua no nyob rau tsab ntawv ceeb toom kev sib ntsib sib tham uas yog qhia seb koj yuav xaiv los them qhov se tsub ntxiv no tau li cas.

Yog koj xav kom muaj neeg pab txhais cov lus qhia tseeb ntawm tsab ntawv ceeb toom tias yuav muaj kev sib ntsib sib tham, thov hu rau 612-673-3737 kom luag nrhiav neeg pab txhais lus.



The Minneapolis Downtown Improvement District's purpose is to  
**make Downtown a thriving and competitive environment**

for recruiting and retaining businesses, employees, residents, and visitors. The District accomplishes this

**by delivering clean, safe, green, and better services**

that raise the standard of care and behavior in downtown.

## 2010 Operating Plan



*As a result of the wonderful Ambassador's service, we have been able to plan activities for our short time in the City. This is a great initiative!*  
- Visitor (from Australia)

*Having the Ambassadors out there now is invaluable.  
- Police Officer,  
Downtown 1<sup>st</sup> Precinct*



Unlike 2009, when District services transitioned mid-year, 2010 offers the opportunity to perform more and complete services, including:

- ◆ A robust greening program
- ◆ Maintenance and repair of streetscape features
- ◆ Extended hours of monitoring SafeZone cameras
- ◆ Coordination of City construction with downtown business activities

Of course, the services that launched in 2009 will continue in 2010, and that's great news because, even though they had only just begun when publishing this plan, the results were adding up fast. From providing business recommendations and directions, to cleaning up our downtown, the *feedback we are receiving shows the direct connection between District services and the perception of downtown as the place to be.*

### Fast Facts -- Service Results for July 2009:

◆ Pedestrian Assistance/Recommendations.....	8,263
◆ Property Owner/Building/Manager Contacts.....	457
◆ Passive Panhandling.....	257
◆ Aggressive Panhandling.....	54
◆ Request for Police Assistance .....	37
◆ Trash Removed (pounds).....	62,550
◆ Graffiti Removed .....	3,537
◆ Pressure Wash (block faces).....	59
◆ Weeds Removed (block faces) .....	273
◆ Lives saved .....	2

*The work you are doing is fantastic and makes a HUGE difference.  
I feel much safer and am very proud to work downtown.  
- Downtown Employee*



## THE DISTRICT MODEL

The District is 100% business led and business managed, utilizing sound business principles and the same quality and cost controls demanded by businesses when managing private properties. The District provides transparency in all District functions, efficiencies in procurement and implementation methods, as well as accountability. This District is patterned after many other successful districts that exist nationwide, where studies reflect increased property values resulting from businesses and people wanting to locate in cleaner, safer, greener, and better areas.

*Thank you for the folks  
in green - lots of extra  
picking up and  
directions have been  
observed.  
- Downtown Resident*



## PAYMENT PROCESS

Subject to approval of the services and service charges, the 2010 service charges will appear as a special assessment on property tax statements issued by Hennepin County. Any service charges that remain unpaid from 2009 will also be part of the 2010 property tax statements.

## NICOLLET MALL AND HENNEPIN THEATER DISTRICTS

For property owners who have paid into the prior Nicollet Mall or Hennepin Avenue districts: any unspent amounts paid into existing districts will be used to offset new District charges until the balance is eliminated. Deficits for amounts spent but not yet collected for existing district services will be handled through separate service charges until eliminated. For a schedule of credit/deficit balances remaining for specific property/s, in either of these districts, please contact the District.

## RESIDENTIAL AND NON-PROFIT PROPERTY

Residential and certain non-profit property is exempt from paying service charges for the District (although many have opted to pay voluntarily since they will also benefit from the services).

## OPEN HOUSE: OPPORTUNITY FOR Q&A

A public hearing will be held on September 22, 2009, to discuss the services and estimated budget details in this 2010 Operating Plan. Prior to the public hearing, the District will host an open house to answer questions from property owners in an informal setting. Please join us on Thursday, September 17, 2009, 8:00-9:00 a.m., at Dorsey & Whitney, 50 S. 6<sup>th</sup> St, 15<sup>th</sup> Floor.

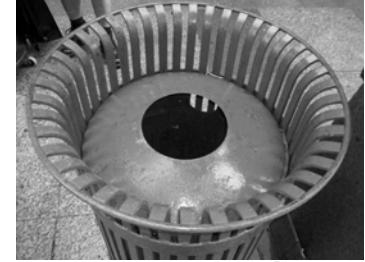
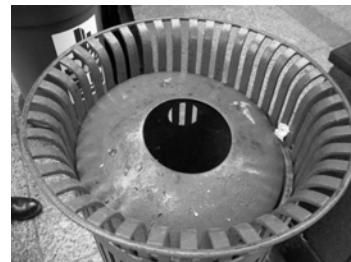
*...one of the  
Ambassadors  
witnessed the  
bad act and  
charges were able  
to be brought as a  
result.  
- City Attorney*

## DISTRICT WEBSITE: A RESOURCE - [www.MinneapolisDID.com](http://www.MinneapolisDID.com)

Please visit the District website for more information about services; the governance board, committees, and staffing; to sign up for mailing lists; or to send us a comment. Throughout the year, we will also post on the website important notices and information about various things related to downtown.

## CONTACT INFORMATION

For further information about this 2010 Operating Plan or the District in general, please contact the District at 612.338.3807, [info@MinneapolisDID.com](mailto:info@MinneapolisDID.com), via fax at 612.338.0634, or Minneapolis Downtown Improvement District, 81 South 9<sup>th</sup> Street, Suite 260, Minneapolis, MN 55402 or visit [www.MinneapolisDID.com](http://www.MinneapolisDID.com).





## District Governance and Management of Services

The District is a stand-alone 501(c) 6 non-profit entity governed by a Board of Directors comprised of business leadership from within the District, as follows: a) Up to ten (10) members representing properties paying services charges in the District (the properties vary in property type, size, and location within the District); b) Up to five (5) members representing large employers in the District; and c) Up to ten (10) members representing specific professional expertise, strategic alignments, and/or important constituent voices from within the District. The membership of the Board will change from time to time as terms are filled or expire. The membership as of July 1, 2009, is as follows:

	Office	Retail	Hotel	Other	Large	Mid-size	Small	Core	Std Plus	Std
<b>Property Members</b>										
David Sternberg, Brookfield Properties, City Center/Gaviidae	✓	✓	✓	✓	✓			✓		
Bill Chopp, Hines Interests , 225 S 6 <sup>th</sup> , Wells Fargo Ctr, 50 S. 6 <sup>th</sup> , ING portfolio, US Bank Plaza	✓			✓	✓			✓	✓	
Jim Durda, Inland American Office Management, IDS Center	✓	✓	✓		✓			✓		
Kevin Fossum, Piedmont Office Realty Trust, US Bancorp Center	✓				✓			✓		
Collin Barr, Ryan Companies, US.Retek/AT&T/TCF/Perkins &Will/W Hotel	✓	✓	✓	✓	✓	✓	✓	✓	✓	
David Menke, Opus Northwest, LLC, 3 Development Sites				✓				✓		
Bruce Engelsma, Kraus-Anderson Construction Company, Kraus-Anderson Corporate Headquarters	✓				✓					✓
Jean Kane, Welsh Companies, Shinders redevelopment and International Center	✓	✓			✓		✓	✓		
Chip Johnson, Turnstone LLC, Pence Building	✓			✓		✓	✓	✓		
<b>Employer Members</b>										
Kathy Stalwick, Ameriprise Financial	✓				✓			✓		
Mike Litwin, Target	✓	✓			✓			✓		
Brent Hansen, Wells Fargo	✓	✓			✓		✓	✓	✓	✓
David Wright, US Bank	✓				✓		✓	✓	✓	✓
David Wilson, Accenture Gov't Client Service Group	✓				✓		✓	✓		
<b>Key Members</b>										
Tom Hoch, Hennepin Theatre Trust					✓		✓	✓		
John Luke, Hospitality Association, Chair					✓		✓	✓		
Robert Anderson, Loring Green (resident)					✓			✓		
Tim O'Connor, Downtown Council, Chair										
Russ Nelson, Minneapolis Foundation										
Prospect in Discussion (finance/audit)										
Mark Hamel, Dorsey & Whitney (Legal)										

The District is managed by a small staff of professionals with expertise in real estate and project management as well as services procurement and oversight. The District management team is led by Sarah Harris, Chief Operating Officer. Services are implemented via contracts with vendors. Please visit the District website at [www.MinneapolisDID.com](http://www.MinneapolisDID.com) for more information about services implementation, staffing, board, committee membership, etc.

## District Assessment Methodology

Properties are subject to an assessment based on the following: a) Services that have a direct relationship to lineal footage, (e.g., sidewalk sweeping), are based on the lineal frontage of a property; b) Services that benefit the entire District without relationship to lineal frontage (e.g., greening) are based on the property's Gross Building Area (or land area if undeveloped) per City Assessor records (this properly addresses the relationship between the quantity of people within a building and the use of the District services); and c) In 2010, the District is divided into three service areas (core, standard plus, and standard, a map of these areas is located on the District website at [www.MinneapolisDID.com](http://www.MinneapolisDID.com)). Services are adjusted in these areas based on pedestrian demand, and costs are pro-rated accordingly.

Please contact the District with questions about the calculation for a specific property (or to identify the Lineal Frontage and Gross Building Area for that property).

Your  
ambassadors  
are doing a  
great job!  
High  
visibility  
and very  
helpful.  
- Downtown  
Employee



## 2010 SERVICES PLAN AND ESTIMATED BUDGET - MINNEAPOLIS DOWNTOWN IMPROVEMENT DISTRICT

SOURCES				
Service Charges	Services Prorated to Lineal Frontage (LF)			2,212,081
Service Charges	Services Prorated to Gross Building Area (GBA)			3,901,069
Other	Non-assessment sources			74,350
<b>TOTAL SOURCES</b>				<b>6,187,500</b>
USES				
Service	Description	Method	+/-	
Safe	Deploy Safety Ambassadors to: Patrol sidewalks as "eyes and ears" (on foot, bike, etc.); Provide greeter/hospitality services; and Address aggressive behaviors (panhandling, inebriates, intimidating behavior). Implement SafeZone initiatives in coordination with property owners and business owners.	Allocated	2,060,000	
Clean	Remove litter (pan and broom); Empty trash receptacles; Graffiti abatement; Scrub all streetscape surfaces including sidewalks; Pressure-wash sidewalks (as scheduled); Snow tidying on sidewalks and corner pedestrian ramps (property owners will still manage first-response snow services). The District will focus on consistency of snow removal and working with owners to make sure they meet City ordinance requirements for removal. (In future years, the District will determine, based on a cost-benefit analysis, its ability to include curbside snow mound removal services); Document and report all private property issues.	LF	1,200,000	
Green	Install spruce tips for winter; provide, install, and maintain new green features in multiple locations downtown.	GBA	487,500	
Public Area Maintenance	Maintenance and repair of enhanced streetscape elements and systems	GBA	729,500	
Snow	Continue snow removal services on Nicollet Mall. Continue ice melt spreading on Nicollet Mall.	GBA	225,000	
Communications	Annual report, quarterly newsletters, maps, user surveys, ratepayer database, and website, etc.	GBA	84,000	
Program Management	Allocated by service	Allocated	730,800	
Administration	Rent, parking, office supplies, postage, equipment, professional services, insurance, telephone, IT, Internet, financing costs and bank fees, and other administrative expenses	GBA	284,500	
Contingency		GBA	386,200	
<b>TOTAL USES</b>				<b>6,187,500</b>

Service vendors will assist in determining the frequency of service required to achieve a consistent, predetermined standard throughout the District, which will require greater frequency and/or faster response times in areas with higher pedestrian traffic or usage. The service level areas (map available on website) have been determined, in part, based upon these anticipated response times and frequencies. The turbulent economy gives us pause as we communicate this services plan to the rate-payers within the District. As with any business, recessionary times require investing in added service to protect our competitive edge. We must remain ever-vigilant in making downtown attractive to business investment. While focusing on our goal to provide service, we will also seek competitive pricing and cost controls wherever possible. The original estimated budget for full year services (used during the late-2008 petitioning process) was \$6.5+Million. Our emphasis on cost control while still focusing on delivering quality results, has enabled us to budget 2010 services at \$6,187,500, a reduction from the original budget.

The District would like to thank the Operations and Services Budget Committee for their efforts in preparing this budget. These members are: **Dave Wright**/US Bank (Chair), **Larry Bick**/Xcel Energy, **John Campobasso**/Kraus-Anderson, **Dave Dabson**/Piedmont, **Tom Hoch**/Hennepin Theatres, **Mike Litwin**/Target, **John Luke**/Hilton, **Nils Snyder**/Welsh Cos., **Kathy Stalwick**/Ameriprise Financial, **David Wilson**/Accenture, and **Amy Wimmer**/Hines.

*When I see DID on the streets helping with directions, cleaning up trash, and working with panhandlers, I actually feel safer.  
Keep up the good work! - Downtown Employee / Resident*