



ULI OKLAHOMA EXCHANGE TRIP

MINNEAPOLIS, MN
SEPTEMBER 28-30, 2023



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ATTORNEYS • COUNSELORS • CONSULTANTS

PARTICIPANT GUIDE

- Contribute to the conversation on Facebook/Twitter/Instagram: @ULIoklahoma #ULIOKtravels
- Add the organizers' phones to your address book for emergencies (*see reference section*)
- If you miss a stop, please make your own way to the next stop of your preference
- There will be a LOT of walking on this trip – feel free to grab an Uber/bike/transit at any time to meet us at the next scheduled stop
- Meals NOT Provided:
 - All breakfasts, Thursday lunch & dinner, Friday dinner, Saturday lunch
 - A \$150 Visa gift card will be provided to cover a portion of these meals. Feel free to utilize how you'd like to cover trip expenses.
- Ask lots of questions & engage - We hope this is a valuable trip for each of you!

RECOMMENDED PACKING LIST

- Suggested Dress Code: comfortable/casual, good walking shoes, layers for rain/cooler weather
- Water Bottle ... there will be a LOT of walking/biking throughout the trip, you'll need to be prepared to carry your own drinking water. We will provide a small tote bag for all participants
- *Bike helmets are recommended but not provided for group ride – please pack accordingly or plan to opt out*

PRIOR TO ARRIVAL

1. Download Lime App
 - APPLE - <https://apps.apple.com/us/app/lime-ridegreen/id1199780189>
 - GOOGLE PLAY - https://play.google.com/store/apps/details?id=com.limebike&hl=en_US&gl=US&pli=1
2. Set up Lime account & ensure you have form of payment loaded, & all waivers signed
 - *Personal credit card will not be used, but you need to have app ready to roll for bike ride*
3. Enter promo code upon arriving in the city (MINNEAPOLISRIDE23 all caps) for access to bike credits for group ride – *please note that it doesn't work until you're on location.*



PRIOR TO ARRIVAL (cont'd)

1. Download Metro Transit Mobile Tickets App

- APPLE - <https://apps.apple.com/us/app/metro-transit/id1153451926?ls=1>
- GOOGLE PLAY - <https://play.google.com/store/apps/details?id=org.metrotransit.mt.mobiletickets&pli=1>



2. Purchase Rail Pass

- Open Metro Transit Mobile Ticket App & create an account
- Select “Buy Tickets”
- Select Fare (*unless over 65, Medicare recipient, or individual w/ disability*)
 - For most, it will be Adult → Local Bus/METRO → applicable fare
 - \$2.50 during rush hour, \$2.00 non-rush
- Select “Add to Cart” & repeat if you need return trip
- Navigate to “Multiple” Tab to purchase more than one ticket
- Purchase 2 Regional/Airport Day Passes (\$10.50 x 2 = \$21)
- Check out & save mobile confirmation
- Tickets are valid for 2.5 hours after activation (located under “My Tickets”)

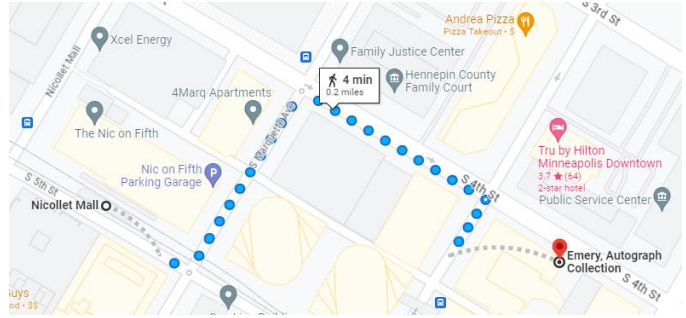
Thursday, September 28th – ARRIVAL & CHECK IN

- Upon your arrival at Minneapolis-Saint Paul International Airport, follow signs to the **METRO Blue Line station**. The airport has two airport station locations:
 - **Terminal 1** METRO Blue Line station is located below the Red, Blue and Silver parking ramps. From the Tram Level (one level below bag claim), take the tram to the Red, Blue and Silver parking ramps. When you exit the tram, follow the signs to the METRO Blue Line station.
 - **Terminal 2** METRO Blue Line station is located on the north side of the Orange Ramp. From Level 1, near Ticketing, take the elevator or escalator up to the Orange Ramp skyway. Follow the signs to the light rail station. Take the escalators or elevators down one level to the station platform.
 - If you did not pre-purchase your mobile ticket, locate a Ticket Vending Machine & purchase tickets.
- Proceed to rail platform and board **METRO Blue Line** towards downtown Minneapolis - Trains depart to and from the airport every 12-15 minutes throughout the day.
- Hop off at the **Nicollet Mall** station

IMPORTANT: Fare inspectors circulate through rail cars to check for valid fare. When asked, show your validated ticket. You may also be asked to show your ticket at rail stations in areas identified by "Fare Paid Zone" signs.

HOTEL EMERY MINNEAPOLIS

215 S 4th St, Minneapolis, MN 55401



- Upon arrival at Nicolet Mall transit stop, walk to the hotel
 - (.2 miles. 4-minute walk)
- Reservations are the responsibility of each registrant – please keep have your confirmation information handy
 - *You will need a personal CC @ check-in*
 - Check in begins at 3pm but if you arrive earlier, they can store your baggage
 - If you have difficulty with the check-in process, please call/text Michelle (417-773-1838)

1:00 PM Bus Departs Meet in hotel lobby *no later than 12:50pm*

1:30 PM **Minneapolis "Yesterday/Today/Tomorrow"**

TRI Construction

927 W Broadway

Maya Beecham – Phillips Family Foundation

Faith Kumon – Heirloom Properties

Ben Shardlow – Downtown Improvement District

4:15 PM Bus Departs

Windshield Tour

J. Alex Frank - Magnolia Homes, LLC

5:30 PM **Northside Epicenter**

705 42nd Ave N

Anissa Keyes – Arubah Emotional Health Services

6:30 PM Bus Departs

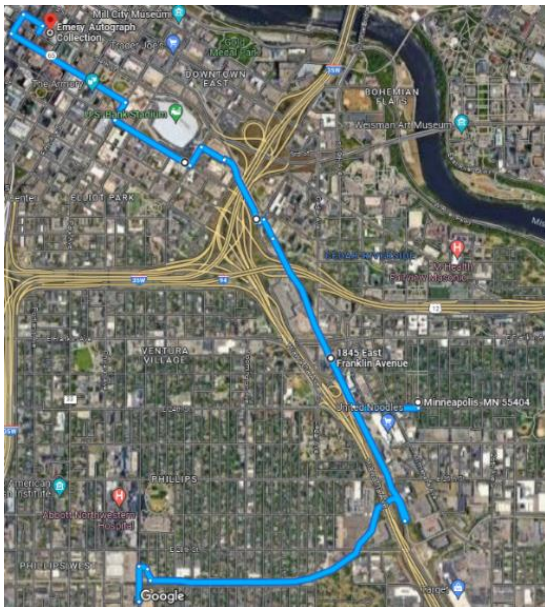
7:00 PM **DINE AROUNDS**

<u>RESTAURANT</u>	<u>ADDRESS</u>	<u>GUESTS</u>
		<i>**Reservations have been made at each restaurant for your group. Reservation is under <u>MONIQUE SHORT</u>**</i>
Sanjusan	33 N 1st Ave MPLS, MN 55401	DeAndre Martin (405-371-5679) , Asa Highsmith, Caitlin Whitley, Allison Barta-Bailey, Gary Caplinger, Cassi Poor, Matt Peacock, Russell Wantland
Billy Sushi	116 N 1st Ave MPLS, MN 55401	Erica Emery (405-514-5114) , Richard McKown, Liz McKown, Girma Moaning, Tammy Fate, Andrew Hwang, Ashley Terry, Sandino Thompson
Butcher & The Boar	901 N 3rd St Suite 195 MPLS, MN 55401	Monique Short (405-706-4996) , Reeve Tarron, Britta Newton-Tarron, Olen Cook, Nikki Nice, Mark Zitzow, Megan McGinnis, Tim Johnson
Guacaya Bistreaux <small>*Reservation under M McBeath</small>	337 N Washington Ave Suite 100 MPLS, MN 55401	Michelle McBeath (417-773-1838) , Carrie Blumert, Cameron Brewer, Dorita Herd, Quintin Hughes, Hayden Welch, Chad Huntington, Emily Pomeroy
Bar La Grassa	800 N Washington Ave MPLS, MN 55401	Shane Hampton (405-694-7105) , Candace Baitz, Justin Brannon, Nathan Cao, Scarlet Le Cao, AJ Kirkpatrick, Lou Leake, Aman Aggarwal

8:30 PM **OPTIONAL Late Night Hang** **Cobble Social House - 213 3rd Avenue North**

Friday, September 29th

8:45 AM	Depart Hotel (walk)	Meet in hotel lobby <i>no later than 8:30am</i> The City of Minneapolis - 505 4th Ave S
9:00 AM	City of MPLS Programs & Initiatives	Kevin Knase – City of MPLS
11:15 AM	Walk back to hotel	<i>Pick up lunch at hotel lobby</i>
1:00 PM	Bus Departs	Meet in hotel lobby <i>no later than 12:45pm</i>
1:30 PM	KoLo Apartments	3616 Bryant Ave S Jeff Hall – Hall Sweeney Properties
2:30 PM	Bus departs	
3:00 PM	The Sundial Building	15 W 37th Faith Kumon – Heirloom Properties
4:00 PM	Midtown Global Market	920 E Lake St
4:30 PM	Walk to Greenway entrance	2837 10th Ave S
5:00 PM	Group LIME E-Bike Ride	Karl Hedlund – Move Minneapolis LIME Promo Code MINNEAPOLISRIDE23 (all caps)



GOOGLE MAP – Bike Route

- Midtown Global Market to Midtown Greenway
- Midtown Greenway to Sabo Bridge
- Sabo Bridge to Hiawatha LRT Trail
- Hiawatha LRT Trail to 24th to Milwaukee Avenue
- Return via 24th back to Hiawatha LRT Trail
- Stop on the trail near the Red Lake Apartments
- Continue north along Hiawatha LRT
- Take the Samatar Crossing* to the South 6th Street contraflow lane
- Return to hotel

IMPORTANT: *Helmet is recommended! After your ride, please end the ride on your app and make sure bikes are LOCKED at a public bike rack. We will acquire additional charges if not locked properly.*

6:30 PM	BREAK	
7:30 PM	Group Dinner	Giulia (hotel restaurant) Reservations under: Short/Emery – Table of 6 McBeath/Zitzow/Terry/Brewer/Martin/Tarron/Poor - Table of 4 Hampton – Table of 2 at 7:45pm
9:00 PM	FREE TIME	

Saturday, September 30th

8:30 AM	Check Out & Store Bags	Be prepared to leave <i>no later than 8:45am</i>
8:45 AM	Depart hotel (walk)	
9:15 AM	A-Mill Artist Lofts	315 Main Street SE Scot Thorson – Dominum
10:15 AM	Depart (walk)	
10:45 AM	Eight Ball Building	528 University Avenue SE Michael Lander – Lander Group
11:45 AM	OPTIONAL Brunch	Graze Provisions + Libations 520 N 4th St – Uber recommended

DEPART - *Allow at least an hour travel time from hotel to airport.*

SPEAKERS & HOSTS



Maya Beecham – The Jay & Rose Phillips Family Foundation

<https://phillipsfamilymn.org/>

Maya is the Program Director of Economic Ecosystem grantmaking for the Jay & Rose Phillips Family Foundation of Minnesota. Her experience ranges from the public to private sectors with specific focus in philanthropy, strategic partnerships, education, policy, and the arts.



Ben Shardlow – MPLS Downtown Improvement District

<https://www.mplsdid.com/>

As Director of Urban Design for the MPLS Downtown Improvement District, Ben Shardlow advocates for investments that create a more successful pedestrian environment – including street redesigns, park and plaza projects, and private property redevelopments – and leads collaborative work with community partners addressing root causes of public space challenges.



Faith Kumon – Heirloom Properties

<https://www.heirloomproperties.net/>

Faith provides project financial analysis, interior design, landscape design, and property management services for Heirloom. As a current project manager in nonprofit affordable housing in Minneapolis, Faith has closed or is currently working on multi-family buildings totaling over \$70 million in development costs and over 250 units. Many of her projects partner with supportive housing service providers to support local communities of color and other vulnerable populations at 30-50% AMI. Born and raised in South Minneapolis, Faith has a background in public private partnership management, urban design and construction management.



J. Alex Frank – Magnolia Homes, LLC

J. Alex Frank currently serves as the managing director (owner) for two companies Magnolia Homes, LLC, a real estate development company focused on providing attainable missing middle housing solutions, and Magnolia Residential Properties, LLC, a real estate holding company operating in multiple states. He has been a real estate investor for over 25 years. Alex is a member of the ULI Minnesota Management Committee. He is a former ULI REDI Program co-chairman – a program focused on increasing the number of women and minority real estate developers in the Twin Cities and a past volunteer with the ULI UrbanPlan high school program, which exposes high school students to the real estate development process.



Anissa Keyes – Northside Epicenter

<https://www.northsideepicenter.com/>

Anissa Keyes is the President of Arubah Emotional Health Services, PA. Her small business provides support to over 860 individuals and families a year, with 4 office locations, more than 7 co-location partnered sites, and 35 staff. After Anissa expanded her clinic into their second office space, and the clinic became a fixture in the community, she began to look into commercial real estate purchasing options and purchased her first piece of commercial real estate in 2018.



Kevin Knase – City of Minneapolis – Community Planning & Economic Development

<https://www2.minneapolismn.gov/government/departments/cped/>

Kevin is the current Real Estate Project Supervisor of the Community Planning & Economic Development department at the City of Minneapolis.



Jeff Hall – Hall Sweeney Properties

<https://www.hallsweeney.com/>

Jeff has been a real estate developer for 25 years, mostly in Minneapolis and Milwaukee. He has developed over one million square feet valued at over \$250 million. Prior to his work in real estate, Jeff graduated from Harvard Business School and worked in marketing at General Mills.



Scot Thorson – A-Mill Artist Lofts

<https://www.a-millartistlofts.com/>

Scot is the Community Manager for Dominion's A-Mill Artist Lofts. In this role, Scot oversees the 251-unit complex and organizes its numerous resident events.



Karl Hedlund – Move Minneapolis

<https://moveminneapolis.org/>

Karl is an Outreach Specialist for Move Minneapolis. In this role, Karl is committed to eliminating active transportation barriers. His biggest mission is to contribute towards a community where a safe commute to the grocery store can be the best part of your day.



Michael Lander – Lander Group

<https://www.landergroup.com/>

Michael Lander is a real estate developer and broker, urban planner, speaker, new urbanism advocate, and expert on Smart Growth and transportation policy. As founder and president of Lander Group, he leads the planning, design, and development of commercial, residential, and mixed-use developments. Lander's work is known for creating thriving urban spaces incorporating new urbanist principles, high-quality design and construction, and a commitment to the public realm.

IMPORTANT PHONE NUMBERS

Monique Short (Event Co-Chair)	405-706-4996
Erica Emery (Event Co-Chair)	405-514-5114
DeAndre Martin (Event Co-Chair)	405-6378816
Michelle McBeath (ULI Manager)	417-773-1838
Hotel Emery	612-340-2000

SOCIAL MEDIA

<u>NAME/LOCATION</u>	<u>TWITTER</u>	<u>INSTAGRAM</u>
ULI Oklahoma – Tag us!	@ULIoklahoma #ULIOKtravels	@ULIoklahoma #ULIOKtravels
Emery, Autograph Collection		@hotelemery
Ideal Homes (Sponsor)	@IdealHomesOK	@idealhomesok
Omega Investments (Sponsor)		@moderntouchbyomega
Resolution Legal (Sponsor)	@ResolutionLegal	

EXPLORE ADD'L DISTRICTS

NORTH LOOP & WAREHOUSE DISTRICT

- This melting pot of buzzy shops and innovative restaurants has transformed warehouses from the late 19th and early 20th centuries to create a vibrant neighborhood that is continually growing.
- 17 minute walk from hotel

LORING PARK

- One of the largest parks in the city, Check out great restaurants just outside the park or stroll through the Sculpture Garden at the Walker Art Center.
- 20 minute walk from hotel

EAT STREET

- A stretch of Nicollet Avenue south of Downtown that's known for packing a wildly diverse melange of restaurants into a few short blocks. It's Minneapolis's Grand Tour of international food.
- 20 minute transit or 14 minute bike ride from hotel

UPTOWN

- Hip Uptown is full of buzzy gastropubs and fashionable bistros, as well as stores and independent boutiques selling contemporary designer clothing, vintage garb, furnishings and locally made gifts.
- 34 minute transit or 21 minute bike ride from hotel

NORTHEAST MINNEAPOLIS ARTS DISTRICT

- Old warehouses housing artist studios, modern galleries, and live performance spaces are a hallmark of Northeast Minneapolis's Arts District.
- 25 minute transit or 20 minute bike ride from hotel

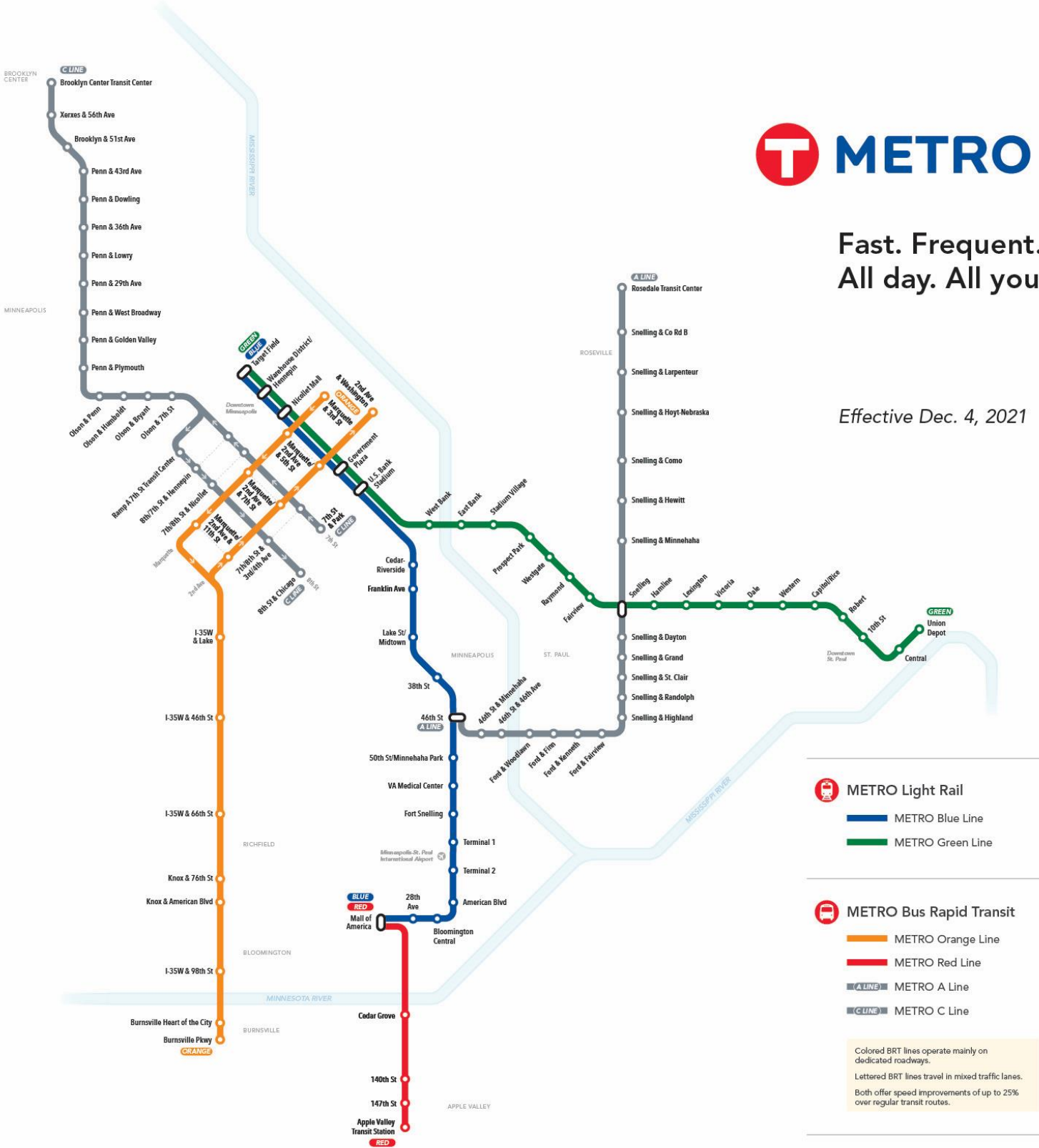
38th STREET / GEORGE FLOYD SQUARE

- The 38th and Chicago intersection, the site of George Floyd's killing, now known as George Floyd Square, is the most recognizable landmark in the district. But the corridor runs along 38th Street for nearly 20 city blocks and is a neighborhood with rich African American history dating back to the 1930s when it became the third Black neighborhood in Minneapolis, known as Southside.
- Due to restrictive housing covenants, this pocket of Minneapolis was one of the few at the time where Black people could own property. Black residents flocked to the area. From 1930 to 1970, the area became home to the Black Business District with more than 20 businesses. From 1980 to 2000, the district underwent drastic changes including the closing of Central High School in 1982, forcing families to seek education in other neighborhoods, rising Hispanic populations, and the closing of almost all the businesses in the area. But over the last 20 years, the area has transformed into a thriving hub of minority-owned businesses.
- A visit to George Floyd Square (GFS) is crucial to understand this district. The story of GFS is not one of a particularly coordinated effort, but rather an organic evolution of community coming together to demand justice, challenge the norm of institution, and create community healing.
- *When visiting GFS, please keep these words in mind from a conversation with Jeanelle Austin, a lead caretaker of the space, explaining that the space is not a tourist destination: "What's important is that when you're coming, remember that this is a neighborhood where people live, it's a sacred space, it's a place of pilgrimage." But what's most important is what we take home after visiting the space: "It's important that [we] learn from the imagination of how [we] can take the principles of community building back to [our] neighborhoods and practice justice in [our] communities."*
- 34 minute transit or 21 minute bike ride from hotel

EAST LAKE STREET

- This area of Minneapolis is working to rebuild its community after the events and unrest following George Floyd's death. The community continues to stay resilient and hopeful. In addition to supporting local businesses in this area, you can help by donating directly to the [We Love Lake Street](#) fund.

150 THINGS TO DO IN MINNEAPOLIS - <https://www.minneapolis.org/150-things-to-do-in-minneapolis/>



Fast. Frequent.
All day. All yours.

Effective Dec. 4, 2021

- METRO Light Rail
 - METRO Blue Line
 - METRO Green Line
- METRO Bus Rapid Transit
 - METRO Orange Line
 - METRO Red Line
 - METRO A Line
 - METRO C Line

Colored BRT lines operate mainly on dedicated roadways.
Lettered BRT lines travel in mixed traffic lanes.
Both offer speed improvements of up to 25% over regular transit routes.

Station Transfer Station

PARTICIPANTS

For more info, check out the ULI Member Directory - <https://americas.uli.org/membership/member-directory/>

LAST	FIRST	ORGANIZATION	EMAIL
Aggarwal	Aman	GFO Companies LLC	aman.agwl@gmail.com
Baitz	Candace	Pivot Project	candace@pivotproject.com
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Brewer	Cameron	T Bank	cbrewer@tbank.com
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McKown	Richard	Ideal Homes, Terra Verde	mckownrichard@mac.com
Moaning	Girma	Price Edwards & Company	GirmaMoaning@gmail.com
Newton-Tarron	Britta	BNT & Co.	brittanewtontarron@gmail.com
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Peacock	Matthew	Peacock Design	ward8@normanok.gov
Pomeroy	Emily	Center for Economic Development Law	emilypomeroy@econlaw.com
Poor	Cassi	The Alliance for Economic Development of Oklahoma City	cassi.poor@theallianceokc.org
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Zitzow	Mark W.	Johnson & Associates, Inc.	mzitzow@jaokc.com

Waiver and Release: By registering for and attending this event, I understand that my participation in the Event involves a certain degree of risk of loss, harm or injury to my person or property, including, but not limited to, harm from contracting COVID-19 or other viruses, acts of God, theft, fire or accident. I also understand that participation in this Event is entirely voluntary and requires attendees to abide by any applicable rules of conduct or local or state laws that may be announced at any time during the Event, which may include wearing personal protective gear and engaging in social distancing. While ULI is the sponsor of this Event and takes commercially reasonable steps to require the Event facility to maintain the venue in a safe and healthy condition, I understand and acknowledge that ULI has no direct control over and is not responsible for the acts or omissions of the facility or others involved in producing this event. I have carefully considered the risk involved and waive and release ULI and all its officers, directors, employees, staff, volunteers, faculty and affiliates from any and all claims, damages, injuries, or expenses that I may incur from my participation in this Event