

, 1999 PPERRIA Newsletter

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Note: New PPERRIA Newsletter structure by editor Andy Mickel. To add any news or information to the newsletter, contact Andy Mickel at 331-8396 and either E-mail him at andym@mr.net or provide content on floppy disk using nearly any Mac, UNIX or Wintel text format . However for the July Newsletter, please provide content to Sue Gottlieb at 331-2104 (no E-mail) in Wintel format by Friday, July 9, 1999. [Andy on vacation!]

Note from the President

Dear PPERRIA members and PPERR neighbors,

We have a very important item for consideration at the upcoming June PPERRIA General Membership meeting regarding proposed townhome developments for the 4th Street (Kampa corner) site(s) and the Unocal site. In addition, we continue to refine PPERRIA's operations as we look at options to better inform our neighborhood about meetings and approve or amend a PPERRIA NRP Grievance Policy which better reflects the current phase of implementation of the NRP Plan. Please don't miss this meeting!

Thanks, Steve Cross

PPERRIA Meeting Notice and Agenda

Our June PPERRIA Meeting is Monday, June 28, 7 – 9 p.m.  
at the Prospect Park United Methodist Church  
ground floor level.

1. Introductions.
2. Approve minutes from last meeting.
3. Presentations/Informational items.
4. Motions for Consideration:  
Info/decision Motion to release additional \$500,000 for development of new housing on SE 4th Street/Bedford Street (Kampa corner)  
Info/decision Revisions to PPERRIA/NRP Grievance Policy  
Info/decision Motion to poll/inform neighbors about Unocal Housing.
5. New/Old Business.
6. Adjourn.

Active PPERRIA Committees  
Susan Larson-Fleming 331-8819  
378-5287  
331-2970  
Alison Savin 378-9751  
& Security Harrison Nelson 378-5377  
Montgomery 378-2714  
331-2970  
Education & Human Services  
Environment Bill Kahn  
Housing Development/Improvement Florence Littman  
Safety  
Transportation Eleanor  
Zoning & Plan Review Florence Littman

Minutes of May 24 PPERRIA Meeting – Dan Patenaude

1. The 5/24/99 Prospect Park East River Road Improvement Association, Inc. (PPERRIA) Board/Membership/Neighborhood (B/M/N) meeting was called to order by Steve Cross, PPERRIA president, at 7 pm at the Prospect Park United Methodist Church (PPUMC) (Orlin and Malcolm SE.) A quorum was present. Motion made, seconded and passed without noes: "To accept the printed agenda as available at the meeting." There were no additions or corrections.
2. The previous B/M/N minutes will be published in coming PPERRIA Newsletters.
3. Nicole Magnan and Officer Gary Hein provided copies of the 4/25/99 to 5/23/99 neighborhood crime statistics. There were several thefts in the University Avenue area. Materials were provided reviewing actions neighbors can take to prevent this type of criminal activity. As this is the open window/door season, we are reminded that screens alone do not provide prevention from crime, nor does restricting the opening of windows or doors. Also talked about was the importance of not letting mail set in outside mail boxes especially as this is the time for tax refund check mailings. Recommended that bicycles, outboard motors, lawnmowers, snowblowers, etc., left in garages be attached by chain and lock to the floor or walls of the garage, even if the door is closed and maybe locked.
4. Andy Mickel, PPERRIA Housing chair and PPERRIA/NRP Joint Improvement/UNOCAL/ Fourth St. Housing Committee member, circulated a Housing Committee update as of 5/17/99 by Brighton Development

Corporation of their activities on the proposed housing for the UNOCAL and Fourth Street sites. Acceptable to the neighborhood, housing development on the UNOCAL and Fourth Street sites was identified as a neighborhood priority during the development of the PPERRIA/NRP Action plan in 1995: "places for neighbors to move to within the neighborhood and development of the two remaining possible housing sites in the neighborhood." Linda Donaldson, a principal member of the Brighton Development Corporation (Brighton), talked about their activities with the two sites. Brighton earlier developed the townhouses now on the Motley School site in the Motley neighborhood. Brighton has sent a purchase agreement to UNOCAL and UNOCAL has verbally agreed to most points. Remaining is the proposal for UNOCAL to sell the property to Brighton for \$0 and, in return, Brighton will purchase insurance that takes UNOCAL "off the hook." for any liability for pollution on the site. Probably an even deal. Brighton is working (1) with the city to rezone to R-3, medium density housing; (2) with the Minnesota Pollution Control Agency (MCDA) on the ongoing site pollution issues and (3) on a building plan for the site. The market for market rate townhouses is strong and expected to remain so.

Although it is the neighborhood's plan to develop the UNOCAL and Fourth St. sites at the same time and with the same developer for the benefit of all, timing considerations have forced the development of the Fourth Street site first. The planned expansion of Hubbard (KSTP) on property north of Fourth Street has been put on hold with the sale of United States Satellite Broadcasting (USSB) by Hubbard. This original sale of the north of Fourth Street property has reduced the size of the proposed housing to 12 units south of Fourth Street. The necessity for (1) the relocation of Kampa Tire and (2) the increase in asking prices of the current owners of the remaining properties due to long standing proposed housing for the sites, along with (3) the reduction of the number of units, has resulted in the need for some "buydown" on the site. This will not be necessary for the UNOCAL site.

Brighton has purchase agreements on all sites except for an open lot owned by Gopher Machinery which, due to the death of its owner, is in probate and will require condemnation by the city. Brighton's purchase agreements need to be done soon, before they expire, to avoid the possible purchase of the sites by others who are not as willing to consider the concerns of the neighborhood as to what is placed on the sites. Although there have been proposals for housing for the site for as long as anyone can remember, to get construction of any housing other than rental walkup buildings on the sites, will require some buydown on the sites' prices. There currently has been \$100,000 approved for this purpose and an additional \$500,000 will be requested. In answer to questions about the buydown using PPERRIA/NRP funds on these units, we should consider that the proposed project is (1) on the neighborhood "wish list," and (2) that the original intention was that these units be included with the proposed 40+ units on the UNOCAL site. This will also allow the project to be completed within this millennium! The housing committee will work with Brighton

on the many financial questions raised at the meeting. Individuals are requested to put their questions in writing, so none are overlooked, and send to Steve Cross at PPERRIA 66 Malcolm SE or cross@isd.net

5. Kris Amundson & Tim Busse, University of Minnesota (UM) staff, provided materials and talked about UM construction projects. They reported that there are starting or soon to start 30 major and 550 other projects. They say that there will be increased contact by the UM with the affected neighborhoods about the effect on the neighborhoods. Current projects should not affect entrances to the campus and almost all displaced parking was contract parking now at other UM parking sites. During the next 3 summers, Hennepin County will be painting the traffic level of the Washington Avenue bridge and traffic will be one lane each way most of the time.

Neighborhood comments centered on UM-related parking in the neighborhoods and that information requested at an earlier PPERRIA/UM meeting concerning this issue has not been received—especially about parking from the Dunbar site, 25th to 27th Avenues on Washington Avenue, as the UM has leased a large part of that housing project for UM dorm students.

6. Announcements: ( Susan Larson-Fleming reported that the earlier approved variance for an outside elevator shaft on the Genesis II building at University and Malcolm SE is no longer needed as the elevator will be built within the building. ( Nick Pusak circulated 6/4/99 Pratt Ice Cream Social posters and requested workers. ( Cheryl Volhaber circulated posters for the 6/26/99 Garden Walk (6/27/99 if rain) and announced the regular monthly garden club meeting the 4th Wednesday of the month. Call 379-7234 if interested. ( Tom Kilton announced that Kiltons will continue to be involved in the Impulse Teen Club at University and 27th Avenue SE. The club has been at its 370 maximum membership for some time. It is a social place for younger teens who meet twice per month from 7 to 11 pm. Call 339-3064 if interested and for more information. ( Watch for the announcement of the summer community concerts. ( Minnesota Department of Transportation (MDOT) has put out for bid the extension of the I94 sound wall at Luxton Park. August 1999 is expected start of construction. ( Susan Thrash reported that the repair of the stucco and the banister on the Prospect Park water tower should be completed by the Ice Cream Social. ( Since Joe Ring has been removing graffiti from the tower, new graffiti appears less than once per month. ( Harrison Nelson reviewed the results of the 5/15/99 neighborhood clean up and introduced the neighborhood workers (aka Truckies.) ( At Franklin and Emerald SE, there will soon be stop signs at each corner. This is the latest in reducing the speed on Franklin SE. ( Harrison asked that now that the Minneapolis City Council and approved the installation of sidewalk lighting, we all need to work to deal with unresolved issues facing the neighborhood. ( Eleanor Montgomery indicated that the segment of Arthur SE that connects Williams SE is being considered for speed humps like the ones already installed on

Bedford SE. ( The 5/99 PPERRIA Newsletter was not received by the start of this meeting even though it was mailed at least a week ago. This is due to using third class rather than first class postage, at a considerable saving. This delay has not happened for several years.

8. Susan Gottlieb, PPERRIA/NRP Implementation Coordinator, indicated that at the sign-in table were copies of the 4/26/99 PPERRIA/NRP Action Plan budget status report. She reported that within the Administration section now were the Winter Splash program at Luxton/Pratt and the Block Club program. Of a budget total of \$3,236,010, \$741,863 has been released and contracted (paid), \$1,115,258 has been released but not contracted and \$1,379,789 has yet to be released by PPERRIA. The great bulk of this is for the proposed housing on the Gopher and Kampa sites. The remainder is remaining balances for not-yet-completed other programs.

9. Florence Littman, PPERRIA Zoning cochair, reported that the committee has: recommended a hardship variance for an addition at 13 27th Avenue SE; the continuance of the nonconforming housing use at 3110 4th Street SE; and that there is a nonconforming structure recently built in the back yard of 3135 4th Street SE. The building inspector has been notified and it is the committee's position that a hardship variance is not in order. An unresolved issue is the nature of the zoning and any variances for properties owned by the Ronald McDonald House in the Motley neighborhood.

10. See the back of the 5/99 PPERRIA Newsletter for the PPERRIA/NRP contractor activities report 4/10/99 through 5/7/99. Since the start of the PPERRIA/NRP Action Plan on 10/18/95, 89% of the PPERRIA/NRP contractor budget has been paid.

11/12. Old and new business. Mike Atherton, PPERRIA member, stated that PPERRIA has done its best to alienate people in the neighborhood in the administration of the PPERRIA/NRP Action Plan and if they want to be inclusive of neighborhood residents, PPERRIA is going to have to start letting people know about when actions of the PPERRIA/NRP Action Plan are to be implemented. He presented slides of announcements in the 5/99 Southeast Angle of PPERRIA's listing in the Meetings section and a larger paid announcement by the Marcy/Holmes neighborhood. It was pointed out that Marcy/Holmes is in the early stages of their NRP Action Plan and their announcement was for participants in Residential Improvement programs, not announcing meetings. When the neighborhood wrote the PPERRIA/NRP Action Plan, the neighborhood did not rate individual resident improvement programs high enough to be included in the PPERRIA/NRP Action Plan. The issue of information to the neighborhood is valid and an ongoing task. Jeanne Moses, PPERRIA member, indicated that she will contact the Southeast Angle as to the time table and costs of PPERRIA/NRP placing individual adds and indicated that the Southeast Angle Board of Directors is working on an improved "Neighborhood Page."

Motion made, seconded and passed without noes: "To adjourn."  
Daniel Patenaude, PPERRIA Secretary. Comments and/or corrections to  
117 Arthur Avenue SE or marko001@tc.umn.edu  
Report on Pratt Ice Cream Social - Andy Mickel

The annual Pratt Ice Cream Social was held in ideal weather on Friday, June 4 at the Pratt Community Education Center Village Green, a blocked-off section of SE Malcolm Ave and Tower Hill Park. The Tower was open not only for customary scenic viewing but also revealed its recent rehabilitation for inspection. Brats, Hot Dogs, Pop, Cake, Ice Cream, Popcorn, Root Beer Floats, as well as food from U Garden and the Signature Cafe were available. The annual Fish Pond, Cake Walk, Hmong Crafts Sale, JOY Plant Sale, LOFT Book Sale were held. A full lineup of Entertainment, as well as information booths on the Garden Walk, Pratt History, Community Events, and Community Crime Prevention were available. And of course neighbors met and conversed with neighbors, former neighbors, prospective neighbors, and visitors to our neighborhood again this year.

Plans for 5th Annual Garden Walk Underway - Pam Wollum  
Plans for the Prospect Park 5th Annual Garden Walk are coming together. This year's event will be on Saturday, June 26, from 10 am to 3 pm (rain date: Sunday, June 27). Maps will be available at Tower Grocery and Schneider Drug Store. If you would like to enter your garden, please contact Cheryl Vollhaber at 379-7234 or Pam Wollum at 623-3747.

Nominations for 1999 Blooming Boulevards Awards - Steve Cross

Kristine Harley of the Minneapolis Planning Department Neighborhood Environment Committee, 673-3014 sent out a press release last month encouraging neighbors to nominate any private, public or their own boulevard garden for these awards: Garden of Appreciation; Garden of Merit; First Place; First Place/Exceptional and the singular Nate Siegal Award. Guidelines are in the Blooming Boulevards pamphlet; nomination forms can be obtained by calling CUE at 673-3014 with a deadline for nominations of July 31.

Environment Committee News - Bill Kahn

The Environment Committee will be discussing what our role and mandate in the neighborhood can and should be at our next meeting. Overlapping interests in SEED, Zoning, Housing, Safety & Security, Landscape and other committees exist; these interests are not always apparent to individual committee members and some way of bringing a comprehensive approach to common issues is necessary. The Minneapolis NRP process has spotlighted some problems with our approach to neighborhood action

including the insular nature of our committees; though practical and timely, our methods can lead to the exclusion of valuable input from the neighbors who do not normally participate. One possible way to respond is posting committee business on the web site and around the neighborhood with a method of contacting the appropriate people before actions are decided at the committee level. Bring your ideas on this problem for discussion after the conclusion of other business of the Environment Committee on Monday, July 19, 7 pm at the Pratt village green or someplace else if the weather's bad. Contact Bill Kahn at 378-5287 or E-mail him at WJKAHN@aol.com.

#### Text of Motions for Consideration at June PPERRIA Meeting

Motion: To release an additional \$500,000 from Housing A.1. (in addition to \$100,000 previously released in 9/97), for a total of \$600,000 to develop townhomes on Kampa Tire and adjacent sites on 4th Street and Bedford Street, subject to the review and acceptance of the terms and conditions of the redevelopment agreement between Brighton Development Corporation and the Minneapolis Community Development Agency. Concurrently, this motion assumes that Brighton Development Corporation will continue its pursuit of a larger townhome building project on the Unocal site.

Motion: To accept and adopt the revised PPERRIA/NRP Grievance Procedure as changed to better reflect the present phase of the Action Plan implementation.

Motion: PPERRIA will conduct a non-binding referendum to determine the feelings/opinions of neighbors within a one-block radius of the Unocal development project.

#### Grievance Procedure Revisions – Steve Cross

When the current grievance policy for PPERRIA/NRP was approved in December, 1993, PPERRIA was in its initial stage of NRP Planning. A steering committee was formed, which directed much of the discussion and debate about the proposed NRP Action Plan. NRP rules and guidelines require all neighborhoods undergoing this process to have a grievance procedure as part of their participation agreements. An acceptable grievance procedure, by NRP standards, would include "specific progressive steps and timeline to be used to resolve the grievance, ...methods of publicly sharing the approved grievance procedure with the residents of the community and members of the neighborhood organization, ...progressive steps that would end at the neighborhood level with third party participation through a lottery of neighborhood volunteers, mediation by a neutral outside party, and/or arbitration, ...the opportunity to submit a written appeal to the NRP Policy Board after neighborhood steps have been tried to no avail, and ...ground rules for meetings that encourage respectful behaviors, even in disagreement. While PPERRIA has a separate policy governing

meetings, its grievance procedure is out of date, referring to a long-disbanded steering committee. Upon review of the current procedure in light of the grievances filed against the organization, the Executive Committee, with input from NRP, has recommended some changes to the procedure. Some of the highlights of the changes proposed include, of course, having the grievance directed to the Executive Committee, rather than the now-defunct steering committee, the specific language governing the appointment of a special subcommittee to first hear the grievance, rather than the "and/or" language of who hears the grievance now, and the specific suggestion of using the Minneapolis Mediation Project to help resolve grievances at a neighborhood level. Please review the suggested revisions to the procedure before the meeting and come prepared to discuss them.

NRP/PPERRIA Executive Committee Grievance Procedure  
As Amended at December 6, 1993 Meeting  
(Proposed revisions 5/3/99)

1. The grievance procedure is available to any resident, business or property owner within the Prospect Park East River Road neighborhood affected by the NRP Action Plan implementation process and who believes there has been a procedure followed by the General Membership or Executive Committee of PPERRIA which is inconsistent with the basic principles of open, democratic decision-making. This is to be distinguished from disagreement with the content of the decisions made in a democratic way.

2. Any resident, business or property owner may file a grievance concerning the NRP procedure by using the following process:

a The grievance is presented in writing to the NRP/PPERRIA Executive Committee by sending it to the PPERRIA President at the PPERRIA mailbox, 66 Malcolm Ave. SE.

b The written submission must address these questions:

- 1 What is the concern regarding the NRP implementation process?
- 2 What specific action(s) by the PPERRIA General Membership and/or Executive Committee are(were) incorrect?
- 3 What should be done to correct the problem?
- 4 Does the grievant wish to have a member of the Executive Committee appointed by the President available to assist the grievant in presenting the grievance (as prepared by the grievant) at the Executive Committee meeting and/or subcommittee meeting?

c The PPERRIA Executive Committee may appoint a special subcommittee, composed of members of the Executive Committee, who would hear the grievance and make recommendations to the Executive Committee. The PPERRIA Executive Committee will consider these

recommendations and accept, reject or modify them.

d The Executive Committee will make an effort to respond to the grievance within 30 days.

e The Executive Committee's decision/resolution will be provided in writing to the person(s) filing the grievance and to the Board of Directors of PPERRIA.

f If this decision does not resolve the issue, the Executive Committee may request outside assistance with mediation, such as from the Minneapolis Mediation Project. Once an offer of mediation has been extended to the grievant by the Executive Committee, the grievant has 30 days to accept this offer.

g If the PPERRIA Executive Committee action does not resolve the issue, the person(s) filing the grievance may file a formal request to the Minneapolis NRP Policy Board for further assistance.

NOTE: This revised grievance policy will be added as an exhibit to PPERRIA's contract with NRP and is available on PPERRIA's website at: <http://tcfreenet.org/org/pperria/>

PPERRIA to Consider Polling Neighbors for Unocal Project  
- Mike Atherton

To better inform neighbors of upcoming projects in their geographical proximity, we should try to be as inclusive as possible (not everyone is a PPERRIA member or receives the PPERRIA Newsletter). PPERRIA should conduct informational survey with a non-binding ballot to determine the feelings and opinions of neighbors within a one-block radius of the Unocal property about the proposed townhouse development. The survey will be conducted by mailing a preliminary description of the development (as much as is known at present) and a ballot to property taxpayers. The ballot would contain the choices: Support, Oppose or Undecided. Property taxpayers will be required to provide sufficient information so that each ballot could be verified.

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June 1999 PPERRIA NRP Contractor Activities - Sue Gottlieb

Reporting period: May 8, 1999 through June 11, 1999. Major activities and results:

Addressed grievance directed at PPERRIA and NRP/answered questions about lighting  
Worked on Glendale jobs initiative and translation support for community in job-seeking activities  
Began process of planning for NRP Phase II  
Supported various PPERRIA committees and the Executive Committee  
Facilitated work with Housing & Zoning committees

to have projects at two sites Researched issues related to Y2K as they relate to neighborhood concerns Supported production of PPERRIA newsletter Worked to develop a neighborhood school at Pratt Maintained the Neighborhood Calendar. Helped ESNS to service potential employees from Glendale and elsewhere in Prospect Park. Expense for contractors' services: Hours billed Total expense % of total contractor budget Totals 5/8/99 6/11/99 109.5 \$1,752.00 1.5% Totals 10/18/95 5/7/99 6,181.85 \$103,851.60 \*88.9% Totals 10/18/95 6/11/99 6,291.35 \$105,603.60 90.4% Total PPERRIA NRP budget allocated for independent contractor services = \$116,852 \*Revision of total administrative staff fees includes all funds spent to date, including fees for grantwriting workshop.

Prospect Park East River Road Neighborhood Calendar

Date and Time	Event and Location	Whom to contact	
Tuesday, 12:30 - 4 pm			
June 22	Summer Splash program starts for those entering 1-7 grades; Luxton Pk & Pratt Center	Bruce Graff	
627-2279	Saturday, 10 am - 3 pm		
June 26 (Rain Date: 6/27)	5th Annual Prospect Park Garden Walk at neighborhood gardens	Cheryl Vollhaber	379-7234
Pam Wollum	623-3747	Monday, 7:00 pm	
June 28	PPERRIA General Membership meeting at Prospect Park United Methodist Church	Steve Cross	376-0094
7:30 pm			
July 6	Luxton Park Council meeting at Luxton Park building	Jeanne Moses	379-1871
Monday, 7:00 pm			
July 12	PPERRIA Executive Committee meeting at Prospect Park United Methodist Church	Steve Cross	376-0094
Wednesday, 5:00 pm			
July 14	Glendale Resident Organization meeting at 92 St. Mary's Ave.	Darlene Edwards	342-1986
Monday, 7:00 pm			
July 19	Environment Committee meeting at Pratt Village Green	Bill Kahn	378-5287
Tuesday, 7:00 pm			
July 20	Zoning & Planning Committee meeting at Pratt Community Center	Florence Littman	331-2970
Monday, 7:00 pm			
July 26	PPERRIA General Membership meeting at Prospect Park United Methodist Church	Steve Cross	376-0094
Tuesday, 6 pm - ??			
August 3	National Night Out Block Parties at various block club locations in neighborhood	Harrison Nelson	378-5377
Pam Wollum	623-3747	Day and Time	Recurring Community Events
Whom to contact	Tuesdays & Thursdays from 1 to 4 pm		
donations can be dropped off at the Care & Share Food Shelf at 92 St. Mary's	Contact Ginia Klamecki at 331-7056 for options	Tuesdays, 4 - 5 pm	
1st Monday 11:15 am			
4th Wednesday 9:45 am	Bookmobile at Luxton Park		
	Bookmobile at Pratt Community Center		

Bookmobile at Univ. Good Samaritan Center Contact Susan Larson-Fleming  
at 331-8819 for more information Tuesdays 7:00 pm Community  
Choir at PPUMC Connie Balcom 379-4958 To include items in  
PPERRIA calendar, contact Susan Gottlieb at 331-2104 by Friday, July  
9, 1999.

PPERRIA Web Site: <http://tcfreenet.org/org/pperria/>

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Prospect Park East River Road  
Improvement Association, Inc.  
66 SE Malcolm Avenue  
Minneapolis, MN 55414  
612/331-2970 (voice mail) Bulk Rate  
U.S. Postage  
PAID  
Minneapolis, MN  
Permit No. 2993