

Prospect Park East River Road
 Improvement Association Inc.
 66 Malcolm Avenue S.E.
 Minneapolis MN 55414

Dear members of PPERRIA:

Please join us at the November PPERRIA meeting, where we will vote whether to spent up to **\$23,000** remaining in the Livability section of the NRP Plan. These funds will be divided between two initiatives, for neighborhood signage and to help build the Performing Circle at the Pratt Village Green. We need your presence as we discuss these important issues.

Alison Katagiri, PPERRIA President

PPERRIA Voice Mail: 331-2970

Agenda for our **PPERRIA Meeting on Monday, November 23, 1998**
 At **7:00 P.M.** at the Prospect Park United Methodist Church

Info/Decision	Motion to return \$2,200 to Contingency funds
Info/Decision	Motion to release up to \$1,800 for neighborhood signage
Info/Decision	Motion to release up to \$23,000 for Performing Circle at Pratt Village Green

PPERRIA Web Site: <http://freenet.msp.mn.us/nhoods/mppls/pperria.html>

Minutes of October 26, 1998 Meeting

1. The 10/26/98 Prospect Park East River Road Improvement Association, Inc. Board/Membership/Neighborhood (PPERRIA-B/M/N) meeting was called to order by Alison Katagiri, PPERRIA President, at 7 PM at the Prospect Park United Methodist Church (Orlin/Malcolm SE). A quorum was present. The agenda available at the meeting was accepted without additions or corrections.
2. Motion made, seconded and passed without noes to "Accept without changes or corrections the 9/28/98 PPERRIA-B/M/N minutes available at the meeting."
3. Nicole Magnan, Minneapolis Police Department, circulated copies of the 9/98 Prospect Park crime statistics. There were several dwelling burglaries during the day with entry through cut screens.
4. Motion made, seconded and passed without noes "To move \$2,000 from PPERRIA/NRP Parks and Recreation A.1.b (Luxton Sports Camps) to A.1.c (Luxton Sports Equipment." Jeanne Moses, Luxton Council, reported that the funds Luxton receives from the Minneapolis Park Board does not cover the increased needs for equipment at Luxton.
5. Motion made, seconded and passed without noes to "Release an additional \$11,000 from PPERRIA/NRP Action Plan Housing section A.1 from the \$100,000 set aside for the purchase of properties in the Motley neighborhood, to be used for code-compliance on the housing coop at 635 Erie St. S.E." Paul Scheurer, PPERRIA/NRP Housing Committee member, indicated this was necessary to complete the purchase using a mortgage provided by the NorthCountry Cooperative Development Fund and allow the rehab to start on the only University of Minnesota (UM) owned house in Motley sold to an owner/resident. The UM will not bring the house up to code and the Minneapolis Community Development Agency (MCDA) no longer provides funds for coops. Any funds unused for code compliance will be returned to the Housing Fund. He

also said that there might be up to two additional UM Motley houses yet to be sold. The funding of the original \$5,000 does not take from any other UM Motley property due to the UM selling almost all to nonresident owners. All administrative matters are being handled by MCDA.

6. Motion made, seconded and passed without noes with a friendly amendment "To began negotiations with Brighton Development Corporation to implement the development of both the Unocal (Franklin/27th Ave. S.E.) and the Fourth Street (Bedford/4th St. S.E.) housing sites in order to fulfill long-standing neighborhood wishes to complete both projects. This good faith negotiation would allow the neighborhood to use one developer, with whom it has had successful dealings in the past and with whom it would work toward developing a mutually agreeable development package for both sites. Some critical issues to be addressed in any contract with Brighton would be that the agreement with PPERRIA/NRP is contingent upon the successful negotiation with the city for a Tax Development Financing District, the designation of the Unocal site as R-2 for zoning purposes, with successful negotiation between Brighton and Unocal of a purchase agreement of the Unocal site and the use of the highest standard of construction which is architecturally compatible with the neighborhood in the development of the sites." Sally Bell, PPERRIA/NRP Joint Housing Site Committee, reported that Brighton's purchase agreement of the Fourth Street site is soon to expire and if this happens due to the current zoning on that site and the possibility of any of the four different owners selling to highest bidder, as well as due to the current zoning on the Unocal site, Unocal could also sell to the highest bidder. It is imperative that there be a "beginning" of the PPERRIA/NRP Unocal/Fourth Street Housing Project. This would allow further time to locate the additional funds needed to develop both sites as planned. Concern was expressed that there may be "better" developers." Development on these sites have been talked about for "years" and this agreement is only to "negotiate" not "sign now." An abstract will be prepared about the history of the development on these sites.

7. Alison Katagiri reported that the process of reallocation of "uncommitted" PPERRIA/NRP Action Plan funds continues. The PPERRIA/NRP committees and neighborhood groups have determined their plans to implement remaining PPERRIA/NRP strategies. Not surprisingly, most will implement their strategies. However, there remains an estimate of \$17,000 to \$40,000 no longer deemed necessary strategies. Area residents are being asked to consider the implementation of PPERRIA/NRP Livability C.2 (Gateways/Signs/Kiosks). The action plan states that the goal is to "identify both the geographic boundaries and districts within the neighborhood, and create identifiable entrances and gathering places." If any group or individual has a proposal for implementing this strategy, they will be asked to respond by 11/26/98. This request will be advertised in the SouthEast Angle and by neighborhood signs. Alison Savin and Harrison Nelson will co-chair the PPERRIA/NRP Action Plan Reallocation Committee with a goal to have a final report by January 1999. Funds not implemented will be allocated to the PPERRIA/NRP Contingency Fund.

8. Motion made, seconded and passed without noes to "Accept the PERRIER Zoning Committee recommendation for a set back variance for 300 Seymour Place. As this is a corner lot, there are two front sides and a second story addition to the existing house is currently illegal. Florence Littman, PPERRIA/NRP Zoning co-chair, also reported that the UM is considering changes to their agreement for UM student housing in the Dunbar building under construction between 25th and 27th on University Ave. SE. after the comments at the 9/28/98 PPERRIA-B/M/N meeting. The UM also is talking about Neighborhood Impact Statements. The recent tax sale buyer of the Bambies' site (26th/Essex S.E.) has now proposed resident housing on this site. No one has seen any building documents. The State Capitol Credit Union has expressed interest in the recently closed Embers and Fina businesses between 24th/25th Streets and University Avenue. A phone message was left regarding a proposed grocery store on University Avenue somewhere between 280 and the UM. Attempts to return the call have not been successful. SuperAmerica has withdrawn their request for unattended, 24-hour available, credit card only gas service at the SuperAmerica site on the southwest corner of University/Bedford SE. There is talk that this store is to be sold. The Dinniken appeal before the Minneapolis Zoning Committee of an earlier rejection for a parking variance due to hardship on a lot from which they had earlier removed the house was rejected. The lot is at the northeast corner of Ontario/Delaware S.E. The PERRIER Executive Committee at the 10/12/98 passed the following motion: "That the maps of the proposed Minneapolis Zoning Code be referred to the neighborhoods to allow for meaningful comments and concerns." Although initial wording of the proposed revised Minneapolis Zoning Code did not sound too bad, now that the maps are available there are big problems. The maps were never referred to the neighborhoods for comments and concerns and show zoning much too dense for certain areas and changes in housing that were earlier indicated not to happen.

The PPERRIA Zoning Committee will continue to advocate that original zoning principles are held to, that corrections be made and that the neighborhoods participate in all phases of the process.

9. Mary Ledgers, PPERRIA/NRP Contract Worker, reviewed the Sept/Oct 98 PPERRIA/NRP Contract Worker Report as published in the 10/98 PPERRIA Newsletter and available at the meeting. The total funds paid remain well under the budgeted amount with one year remaining on the budget.

10/11. Expressed were strong comments about neighbors illegally raking leaves into the street and in past years not timely removing the snow from public walks. These are two of a series of unresolved ongoing "Livability Issues" that for the lack of someone to "take charge" will continue to be handled by the concerned individual. Andy Mickle indicated that the company he was able to convince to move to the neighborhood has relocated in larger quarters within the neighborhood. Expressed was concern of the recent increase in Canadian Pacific railroad switching on their tracks between the I-94 and East River Terrace S.E. Callers to the railroad were told by the railroad that this was due to reduced switching at the Hawatha site and nothing would be done to reduce the noise. Callers to our council member were told by our council member's office that this was not the city's problem, but were advised to keep a record of the individual noise events. An unresolved issue. PPERRIA will send letters of concern to both parties. Motion made, seconded and passed without votes to adjourn.

Respectfully
submitted, Daniel
Patenaude,
PPERRIA
Secretary.
Comments and
corrections to
117 Arthur
Avenue SE or
marko001@tc.u
mn.edu

Joint Housing Committees Meeting Summary of 10/13/98

The two housing committees and interested parties reviewed work completed to date. Dean Lund heard from Lois Hague that Unocal is not interested in our proposed amendments to the Right of First Refusal/Offer. In fact, they may not even sign the original contract.

Florence Littman noted that Brighton's options on the 4th St. properties expire in early November. She had asked Linda Donaldson from Brighton Development to speak to the group later this evening.

Andy Mickel reported on the 10/7 breakfast meeting with Joan Campbell, attended also by Dean Lund and Alison Savin. Dean stated that he believes, as a result of the meeting, that the neighborhood has a chance to do both projects (Unocal and 4th St.) simultaneously with more city funds included. Joan reminded us that if we get MCDA funds, 20-25% of the units constructed must be low-income housing (below the median housing cost), which translates roughly to \$130,000 or so per unit. The Unocal site might qualify for state brownfield money with the help of the city. On next Wednesday, 10/21, Unocal will meet with the MPCA and with Joan Campbell's office to investigate brownfield funds, which require a match.

Linda Donaldson of Brighton Development met with the group and indicated that the contingency clause on Brighton's purchase agreement with the various properties on 4th St. (including Kampa Tire site) expires between 11/4 - 11/13. The biggest sticking point is that, because of commercial zoning restrictions, Kampa may use the opportunity to execute a long-term lease arrangement (forbidden under the current purchase agreement), which could greatly complicate the deal. Linda spoke of Brighton's successful track record of working with both the city and reluctant, polluting landowners to achieve residential housing development. Brighton is very interested in working on **both** projects and would like to work out an arrangement with the neighborhood to begin solving the problems for both sites. She indicated that one of the first items on the agenda, should the neighborhood agree, would be to establish a TIF district and have the Unocal site zoned R2 (which Joan had indicated to our committee wouldn't be probable, but which Pat Kelley had indicated to Brighton is more than a possibility). Linda also noted that possible upcoming legislation will do away with TIF districts, and it is important to work now to ensure that Unocal has the best possible land

arrangement. She noted that the financial risk for any developer is greatly reduced when a TIF district is set up. She also indicated that such a TIF district could be arranged in such a way to ensure adequate funds for greater amenities and a higher level of construction standard, if the neighborhood chooses.

Committee members discussed the notion of working with a developer in general and Brighton in particular. Several important concerns were raised. The group determined that Linda had very convincing arguments to move forward with a developer for both sites, from this point on. Sally Bell made the motion: "To begin negotiations with Brighton Development to implement the development of both the Unocal and 4th Street sites in order to fulfill longstanding neighborhood wishes to complete both projects. This good faith negotiation would allow the neighborhood to use one developer for both sites, with whom we have had successful dealings in the past and with whom we would work toward developing a mutually agreeable development package for both sites. Some critical issues to be addressed in any contract with Brighton would be that the agreement with PPERRIA is contingent upon the successful negotiation of a purchase agreement between Brighton and Unocal, the designation of the Unocal site as R2 for zoning purposes, and use of the highest standard of construction which is architecturally compatible with the neighborhood in the development of that site.

The motion was seconded and passed unanimously. The recommendation will be passed to the Executive Committee by phone balloting and then to PPERRIA general membership at the October meeting.

Motions for October PPERRIA Meeting

Motion: To return \$2,200 previously released for acoustic measures to the NRP Contingency Fund. These funds are no longer needed to support the effort at freeway noise reduction.

Motion: To release up to \$1,720 from Livability C.2. (Gateways & Signs) for signs identifying the Prospect Park East River Road neighborhood in up to 10 locations throughout the area.

Motion: To release all funds remaining, up to \$23,000, from Livability C.2. to help build the Performing Circle at the Pratt Village Green.

Motion: To move \$14,985 in funds from areas listed below to the Contingency Fund. These are funds which groups have identified as no longer being needed to implement NRP strategies, and will be reallocated pending a neighborhood-wide process to review all proposals.

(Areas from which funds will come are: Environment A.4.c. Watershed Study (\$4,040), Livability A.2. Welcome Packet (\$152), Livability A.3. Neighborhood Directory (\$1,930), Business/Jobs C.2. University Avenue Business Corridor Study (\$10,000), Administration A.3. Neighborhood Foundation (\$5,000); less \$6,137 in expected overages for Safety & Security A.3. Parking Stickers (\$137) and Admin. Office equipment/supplies (\$6,000). Total to be moved = \$14,985. In addition to \$11,066 currently in Contingency Fund, the total for reallocation will be \$26,051.)

NRP Reallocation Process Begins

Now that PPERRIA committees and neighborhood groups have determined their plans to implement remaining NRP strategies or not, the funds which will revert to the Contingency Fund include \$14,985. Together with the Contingency Fund total (pending the return of \$2,200 from unused funds for acoustic measures to be voted upon at the November PPERRIA meeting) of \$11,066, the total amount available for reallocation will be \$26,051.

Harrison Nelson has relinquished his position as co-chair of the re-allocation committee. PPERRIA needs a volunteer to co-chair this committee with Alison Savin. This committee will oversee the re-allocation of the \$26,051 that will revert to the contingency fund, pending approval by PPERRIA in November. This fund has been utilized to temporarily house dollars until the re-allocation committee can disburse the funds. This will be done through a process involving PPERRIA and members of the neighborhood. After the June '98 meeting where the neighborhood voted to involve a more representative group in the re-allocation process, the PPERRIA Executive committee invited neighborhood groups and NRP committees to indicate which initiatives would be implemented. That process has been completed. At the October PPERRIA meeting, the Executive informed the BOD of the amount available for re-allocation. If you would like to volunteer as co-chair, please call Alison Katagiri at 331-5279.

Grant Writing Workshop

On Tuesday November 10th, 1998, ten volunteers from our neighborhood attended an all-day workshop on How to write grant proposals. After the seminar, this group agreed that the neighborhood should designate one person to be the Focal Point for information about Neighborhood Grant Proposals. Char Ellingson (331-4598) volunteered to be our Focal Point for grant information. If you are planning to submit a grant proposal on behalf of the neighborhood, please keep Char informed; she may have information that can save you a lot of time.

Prospect Park East River Road Neighborhood Calendar

Date and Time	Event and Location
Tuesday, 6:30 pm November 17	PPERRIA Zoning Committee meeting at Prospect Park United Meth
Thursday, 6-8 pm November 19	Pratt Council meeting at Pratt Community Center. Childcare and rides
Monday, 7:00 pm November 23	PPERRIA General Membership meeting at Prospect Park United Me
Tuesday, 7:30 pm December 8	Luxton Park Council meeting at Luxton Park building
Wednesday, 5:00 pm December 9	Glendale Resident Organization meeting at 92 St. Mary?s Ave.
Monday, 7:00 pm December 14	PPERRIA Executive Committee meeting at Prospect Park United Me
THERE IS NO	DECEMBER PPERRIA MEETING
Tuesday, 6:30 pm December 15	Zoning & Planning Committee meeting at Prospect Park United Metf
	PPERRIA Committees
	Community Events Committee
	East River Gorge Park Committee
	Education & Human Services Committee
	Environment Committee
	Glendale/Prospect Park Committee

	History Project Committee
	Housing Improvement Committee
	Landscape Committee
	Safety & Security Committee
	Tower Hill Park Committee
	Transportation Committee
	Zoning & Plan Review Committee
	Recurring Community Events
Tuesdays & Thursdays from 1 to 4 pm	Food donations can be dropped off at the Care & Share Food Shelf at !
Tuesdays, 4 - 5 PM 1 st Monday 11:15 AM 4 th Wednesday 9:45 AM	Bookmobile at Luxton Park Bookmobile at Pratt Community Center Bookmobile at Univ. Good Samaritan Ctr.
Tuesdays 7:00 pm	Community Choir at PPUMC

To include items in PPERRIA calendar, contact Susan Gottlieb at 331-2104 by **Friday, December 11, 1998.**

To add any news or information to the newsletter, contact Steve Cross at cross@isd.net by Friday, December 11, 1998.