

Oct, 2000 PPERRIA Newsletter



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Editor's Note: To add any news or info to the next newsletter, contact me at 331-8396 and either E-mail me at andym@mr.net or provide content on floppy disk using nearly

any Mac, UNIX or Wintel text format. - Andy Mickel

Note from the President

Dear PPERRIA members and PPERR neighbors,

Please consider attending this month's meeting and discussing our new neighborhood ID signs and the final review of the Motley home loan program. I wrote a letter to Wellington development regarding their proposed housing development east of Emerald and invited them to our meeting. Finally we want the full membership to decide on how best to improve our meeting process; Harrison Nelson presents a modified set of rules here. Thanks, Steve Cross

PPERRIA Board/Membership Meeting Notice and Agenda

Our October PPERRIA Meeting is Monday, the 23rd, 7 - 9 p.m.

at the Prospect Park United Methodist Church (ground floor) SE Malcolm @ SE Orlin Aves.

1. Welcome. 2. Approve agenda/last meeting's minutes. 3. Presentations/Informational items.

4. Motions for Consideration:

Decision	Approve final program guidelines for Motley housing programs
Information	Update on redevelopment plans by Wellington Corporation
Information	Update on neighborhood signage plans

Information	Proposal for Wool Marketing site on 27th Ave. SE – JPI, Inc.
Information	Update on light rail transit (by Council Member Campbell)

5. New/Old Business. 6. Meeting Evaluation 7. Adjourn.

PPERRIA Committees and Chairs

Community Events	Lois Willand	378-9697
East River Gorge Park	Tom Kilton	339-3064
Education & Human Services	Susan Larson-Fleming	331-8819
Environment	Bill Kahn	378-5287
Executive	Steve Cross	376-0094
Glendale/Prospect Park	Jerry Stein	623-0588
History Project	Florence Littman	331-2970
Holiday Cards	Mary Alice Kopf	379-7436
Housing:		
Co-liaisons Housing	Florence Littman	331-2970
	Sally Bell	623-0390
Housing Improvement	Andy Mickel	331-8396
Fourth Street Housing	Mike & Mary Huss	379-3362
Unocal Oil Housing	Dean Lund	378-2486
Landscape	Karen Murdock	340-1338
Membership	Dan Patenaude	378-3038
Safety & Security	Harrison Nelson	378-5377
Tower Hill Park	Susan Thrash	379-4587
Transportation	Eleanor Montgomery	378-2714
Zoning & Plan Review	Florence Littman	331-2970

Meeting Ground Rules Proposed for October Meeting - Harrison Nelson

1. Start the meeting on time.
2. Stay on the agenda and do not exceed the time allotted for each topic.
3. Audio or video-taping the meeting is not allowed without permission.
Sanctions for violation of this rule are that the Secretary take down the member's name in the minutes with a notation of his or her refusal to comply with this rule.
4. Meeting attendees respect each other (no raised voices and no insults).
5. All speakers address the chair.
6. The topic's presenter has _____ percent of the time allotted (on the agenda).

7. Every attendee may comment, for up to _____ seconds, on each topic (if there is time remaining).
8. An attendee may comment twice on a topic, the second time after everyone else who wishes to comment has spoken (if there is time remaining).
9. Evaluate the meeting (at the end).

Minutes of Sept 25 PPERRIA Meeting - Susan Gottlieb

The 9/25/00 PPERRIA General Membership/Board meeting was called to order by President Steve Cross at 7:00 p.m. and the printed agenda was approved.

1. Harrison Nelson presented a set of nine ground rules for this meeting: 1) start on time at 7:00 pm, 2) stay on the agenda and not exceed time limits listed, 3) decide as a group whether or not audio-visual equipment would be allowed, 4) use no raised voices or insults, 5) address the chair when speaking, 6) allow topic speaker to use 75% of the time allotted to present issue before questions are taken, 7) every attendee may comment for up to 30 seconds, 8) attendees may comment for a second time after others wishing to speak have had a chance to do so, and 9) everyone will evaluate the rules at the end of the meeting. Harrison asked the group to indicate whether they preferred to allow or disallow taping of the meeting. The majority of those present voted to disallow taping. There was discussion about some of the other rules for behavior. Many in attendance wanted to try the rules for this meeting. The rules were adopted for this meeting by majority vote. Michael Atherton, who was recording the meeting was asked by the chair to turn off his tape recorder, which he refused to do, citing his constitutional rights. The chair then asked him to leave the meeting, which he also declined to do. The chair then asked a police officer in attendance to escort the man from the meeting. The officer declined to do so, noting that the chair could choose to adjourn the meeting or suspend the rules. The chair noted that Mr. Atherton had violated the meeting rules, conduct he found insulting. The motion was made, seconded and passed by majority vote to suspend the rule for no recording for this meeting.
2. Nicole Magnan reported on criminal activity both in the Prospect Park area and in Southeast as a whole. She also provided handouts regarding Internet safety for children.
3. The minutes of the July 24, 2000 Membership/Board meeting were approved as amended: 1) Note that Betts and Paul Zerby agreed to serve on the NRP Phase II planning committee; 2) in item #10, substitute the word "cultural" for "environmental" impact study; and 3) in item #5, note that the group approved the option of having Motley Home Improvement Loans be assumable if the property were purchased by another homeowner occupant who met the income guidelines criteria.
4. The nominating committee, led by Susan Larson-Fleming, recommended that PPERRIA elect Lois Willand the new PPERRIA Treasurer. Susan thanked Dave Anderson who has served as Treasurer until the end of this month and Patti Harper who has acted as an interim Treasurer. Ballots were circulated and votes tabulated. Later in the meeting, it was announced that Lois is the new Treasurer.
5. Linda Donaldson of Brighton Development Corporation reported on the two projects they are working on for our neighborhood—Bedford Townhomes project and Unocal site project. She has been in contact with the owners of the Unocal property, who say they plan to sell to Brighton in 2001 (in order to have a tax write-off for the 2000 tax year). All the property in the Bedford Townhomes project is currently owned by either Brighton or Fraser School. By fall, site cleanup and clearing will begin with an expected spring construction start. PPERRIA approved having the date for writing a redevelopment agreement (between Brighton and the MCDA) changed to no later than December 31, 2000, and the date for construction start changed to no later

than July 31, 2001. PPERRIA will write a letter to the MCDA and Brighton with these approved changes. The question arose about whether Brighton intends to build high-density, luxury townhomes on the Unocal site. Linda stated that it would be low to medium-density, market-rate townhomes.

6. Pam Wollum, who lives on Emerald Street and is on committee to review proposed redevelopment plans by Wellington Corporation, reported on Wellington's efforts to build an office tower/housing complex on land between University and Franklin Avenues between Emerald and Curfew Streets in St. Paul. City Council Member Joan Campbell was instrumental in ensuring that the Prospect Park neighborhood had representation at the committee meetings. Project plans are not yet firm, but Ms. Wollum distributed an article by *City Business* which described Wellington's initial plans for the site. Joe Ring noted that if federal funds are required for this project, once Prospect Park is designated an historic district, there will be an impact study required before construction could begin. Ms. Wollum urged members to call or e-mail key committee members and policy makers with opposition to the project, citing a study commissioned by Wellington which reported that about the only adverse effects of the project would be felt by the residents of Prospect Park. Other PPERRIA members disagreed that such a project would have detrimental effects on the neighborhood; Michael Atherton pointed out that he had spoken with Wellington developer Tanya Bell this afternoon and there were no clear plans for the site. Later, Mr. Atherton noted that it is suspicious that the PPERRIA Executive Committee is friendly to Brighton as a developer but hostile toward Wellington Corporation. Many members indicated that they considered that remark insulting. It was moved, seconded and approved to have the chair write a letter to Wellington Corporation to invite their representative to the October PPERRIA meeting to explain their plans. The next development committee meeting (at South St. Anthony Community Center) will be October 18.
7. Jim Forsythe of the Southeast Economic Development committee (SEED) presented the recently published Alternative Urban Areawide Review (AUAR), commissioned by the city, SEED, and the MCDA to look at the future of the Southeast Industrial Area. The complete report is available at local libraries or by contacting Bill Kahn, SEED and PPERRIA member. Highlights of the report were distributed and offered maps showing a master plan for the area, including transportation, contamination and stormwater/hydrology concerns and their mitigations. A north/south roadway will connect Highway 280 with the area, removing lots of truck traffic from University Ave.
8. The Textile Center of Minnesota plans to relocate in Prospect Park, according to director Margaret Miller. They have offered a purchase agreement to buy the Panelcraft building on University and Arthur Aves. She passed out preliminary drawings of their plans. They are waiting to hear back from Panelcraft owners. The Textile Center has member groups who hold their meetings on evenings and weekends, so they have sought agreements with nearby businesses for parking arrangements. The maximum size for meetings would be 250 members. The Center will house offices, meeting spaces, and a small retail store and coffeeshop. They offer classes and education as well.
9. Susan Gottlieb asked for volunteers to serve as an Elector and Alternate to elect the next Protection and At-Large representatives to the NRP Policy Board on November 16. Three members volunteered, but Michael Atherton withdrew his name. Susan Larson-Fleming will serve as elector, with Florence Littman as alternate.
10. Bill Kahn gave a list of volunteer opportunities at Pratt School. To help, contact Bruce Graff at 628-1122.
11. Susan Larson-Fleming reported on the timetable for the evaluation of NRP Phase I, which is the first step in planning for the next phase of NRP. Committee reports and recommendations for possible reallocation of funds are due back by October 19. The Executive Committee will make a recommendation about a possible reallocation of funds, which will be decided in a community-wide meeting in January (date and location to be determined).

12. Chair Steve Cross asked if there were objections to postponing items #11-14 on the agenda until October. The motion was made, seconded and passed to postpone those items, because of the lateness of the hour.
13. Julia Wallace, who has sought to have her grandfather's house moved from University Ave. to make way for construction of the Bedford Townhomes and Fraser School, announced that Hubbard Broadcasting has made a temporary space available on their land for the home. It will be moved, double-fenced and windows boarded to prevent vandalism. No city or public funds will be used and a new permanent site is still being sought. Ms. Wallace asked for the chair to write a letter from PPERRIA supporting the temporary move and thanking Hubbard for its generosity. The chair agreed to send a letter.
14. The chair called for a meeting evaluation. Members shared likes and dislikes, including liking the fact that so many members were able to participate with comments kept short and disliking not having a printed handout of the meeting rules. There was general concern about enforcement of the rules.

Submitted by Susan Gottlieb, Susanmsg@aol.com, Acting PPERRIA Secretary.

Motion for Motley Home Improvement Program - Andy Mickel

Motion: To approve the policy guidelines, scope of services and budget for the Motley Home Improvement Program.

PPERRIA has chosen the Greater Minneapolis Metropolitan Housing Corporation (GMMHC) as program administrator for the new Motley Home Improvement Program in a competitive bidding process. Recently, the NRP Implementation Coordinator, MCDA representative and representatives from GMMHC have met and finalized policy guidelines, scope of services and budget for the program. Here is a summary of the program.

Total Dollars for Loans: \$75,040 (after GMMHC's fees of \$5,475 administrative & loan servicing fees)

Loan Amounts: Minimum size = \$1,000; maximum size = \$5,000

Borrower Guidelines: Applicant's annual income must be equal to or less than 90% of the area median income (using most recent Federal Income Tax Return to determine). Eligible properties include owner-occupied single family homes or duplexes located in Motley area built prior to 1940.

Multiple Assistance: If they qualify, borrowers may participate in both homebuyer's assistance and home improvement deferred loan programs.

Loan Term: Deferred loans are maximum 7 years (with graduated re-payment if sold before that time). If owners sell to non-homeowner occupants they will have to repay the loan according to schedule. Homeowner occupants who purchase home from a Home Improvement Loan Program borrower and are themselves within the income guidelines can assume the loan for its remaining term.

Eligible Improvements: Interior and exterior conditions of home and/or garage.

Ineligible Improvements: Recreation or luxury projects, furniture, appliances, funds for working capital, debt service or refinancing of existing debts.

Work by Owner: Work can be performed by "sweat equity", but loan funds may only pay for materials.

Custody of funds: After loan closing, loan proceeds are held in escrow by GMMHC and not released until work has been approved by owner and inspected by GMMHC.

Motley Homebuyers Assistance Program: GMMHC will concurrently administer any future applications to the Homebuyers Assistance Program, with currently approved program guidelines.

Term of Program: Program will begin to accept applications November 1, 2000, and will accept no further applications after December 31, 2002.

Application Process: Initial applications for funds (for either program) will be submitted to PPERRIA with an ending date. If there are more applications than can be funded, a lottery will be held to determine process sequence. If there are fewer applications than funds, a lottery will not be conducted and applications will continue to be accepted until 12/31/2002.

Detailed Applications: Applications will include application form (description of proposed work items and cost estimate), copy of applicant's most recent property tax statement and federal income tax form, evidence that mortgage and property tax payments are current and signed "Data Privacy Act" form.

GMMHC's Role: GMMHC will counsel borrowers, aid in securing and choosing bids, report to PPERRIA, disburse payments, process applications, and provide other services as needed.

PPERRIA's Role: PPERRIA will approve program guidelines and supervise program implementation and help GMMHC with marketing program (and other loan opportunities) to neighborhood and Motley.

Neighborhood ID Signage Plan - Eleanor Montgomery

The PPERRIA Livability Committee will discuss plans for proposed PPERR neighborhood identification signs which mark entrances to our neighborhood. The committee for this project consisted of Lois Willand, Eleanor Montgomery, Andy Mickel, Ralph Rapson, Heidi Schwabacher and Paula Denman and worked over the past two years since the time funds were released from the NRP Plan for this project in November, 1998. The proposed sign design is by neighbor and architect Ralph Rapson. Signs will be deployed in about a dozen locations using existing sign poles where possible.

The PPERR Neighborhood can be entered from 3 directions: the South, the West and the East.
from the South:

1. Huron Blvd at Essex St SE, after the I-94 exit (new post)
2. East end of the Franklin Ave bridge (existing post)

from the West:

3. West side of East River Pkwy at Oak St (new post)
 4. South side of University Ave, east of Oak St (new post)
 5. Southeast corner of Oak St and Washington Ave (new post)
- [* South side of Essex St and Oak St (existing post)]
[* South side of SE 5th St and Oak St (new post)]

from the East:

6. North side of University Ave at Emerald St (existing post)
7. North side of Franklin Ave near the intersection of Emerald St (on the "City of Lakes" sign)
8. North side of East River Pkwy at Emerald St (new post)
9. West side of St. Anthony Ave at the St. Paul border (new post)

Eleanor Montgomery will present the proposal at the PPERRIA meeting and will bring a sample sign and a map showing the proposed locations. If you have questions, please call Eleanor at 378-2714.

Luxury Student Housing Proposed for Wool Marketing Site - Susan Gottlieb

JPI Marketing, nationally renowned developers from Dallas, Texas, has purchased (with closing anticipated by December 31, 2000) the former Wool Marketing site from current owners Dinnaken Properties. This site, 101 SE 27th Ave, is bounded by SE 27th Ave, Huron Blvd, and is just west of the railroad tracks off the I-94 Huron Street exit. (It is adjacent to the childcare center on Huron.) Sally Rowling of JPI and Eric Galetz of Leonard Street Dinard will present their proposal at the upcoming PPERRIA meeting and await approval from the city in November, with review by the PPERRIA Zoning Committee for a conditional use permit for the project. Sally presented the proposal to the Executive Committee, describing the project as “luxury student housing accommodations.” JPI, Inc. uses 100% private funds to finance their developments and specializes in this market niche of luxury apartments throughout the country. They have recently built a similar complex with “interior corridor” style (i.e., rooms are reached through internal hallways as in a hotel) in Ohio near the University of Ohio.

Sally noted that this apartment complex would feature no more than 600 beds in 174 units with one person per bedroom, except in 32 units called “2 bedroom bunks” in which two students share each bedroom with a “bunkbed.” There will be a 5-level parking garage which will accommodate 70% of the tenants (a higher ratio than other student housing available locally). Parking rates will be competitive. Because the site is zoned low-level industrial, JPI seeks a conditional use permit to allow multi-family housing. The Zoning and Land Use Committee will review site plans and other requested documents in November and JPI will seek full PPERRIA approval in November.

Summary of Decision in Teberg et al. vs. City of Minneapolis - Steve Cross

Here is a summary I have made of the court decision regarding the appeal of property assessments for the sidewalk-level streetlights installed this year. The full decision is 25 pages long, hence this summary.

Findings of fact that were key to the decision are:

- Both sides presented evidence on the effect of lighting on the value of properties. The court found the city’s witnesses, “more credible.”
- The appellants’ evidence specifically lacked “before and after” values using “accepted appraisal techniques.”
- The effect of testimony by appellants as to the petitioning process by PPERRIA is not mentioned. (This probably means that the judge found it irrelevant.)
- Many of the appellants failed to file timely protests to the assessment.
- Appellants argued that the city had said that protests were timely but they offered no evidence that anyone relied on that statement.
- Petitions requesting the lights were circulated not because they were required but to politically show support for the project. There was majority support at the time the petitions were filed even though some signers were later prevailed upon to withdraw support. The letter of Shriner’s Hospital, by its own terms, is NOT a withdrawal of support.

Conclusions of law include:

- By joining many appeals, the court may only consider issues common to all appellants. Individual issues are considered only if individually appealed.
- The standard for constitutional review follows the following logic chain:
 - Assessments are constitutionally valid only if some benefit.
 - Assessments are legislative acts presumed to be valid.

- That presumption establishes the city's prima facie case.
- It is up to the appellants to overcome that case by proving that the improvements have, "no benefit."
- The appellants failed to prove that there is no benefit.
- Special assessments may not be invalidated by the courts unless:
 - The distribution among property owners is clearly erroneous;
 - The determination of the benefited area is clearly erroneous; and
 - The regularity of the city's process is clearly erroneous.
- The "street influence zone" assessment method is reasonable in all those respects.
- The city's home-rule charter not Minnesota Statutes controls this case.
- The Minneapolis city charter:
 - Does NOT require approval of a special assessment by property owners.
 - Does require that a protest of the special assessment be filed with the city before the assessment's approval in order for there to be an appeal later.
 - Allows the court only to confirm or annul the assessment.

Judgment of the court was:

- The special assessments are confirmed.
- Most of the appellants are dismissed from the case because they failed to file a timely protest.

Memorandum of law showing the cases that the court relied upon as precedent for its conclusions of law were:

- Buettner v. St. Cloud for the standards of review.
- Bisbee v. City of Fairmont for the limitations on appellants who join in one action.
- Anderson v. City of Bemidji for the fairness of the street influence method of assessment.
- Habel v. Chisago City for the lack of timeliness of protests.
- Ridgewood Dev. Co. v State for the need for evidence that appellants relied on a statement by a city official to his or her detriment.

Neighborhood to Look at Reallocating Funds - Susan Larson-Fleming

The Prospect Park East River Road neighborhood will be asked to approve a proposed reallocation of NRP funds from the current NRP Plan in January, 2001. Members of the NRP Phase I Review Team, headed by Susan Larson-Fleming, are currently gathering recommendations from committees and neighborhood groups which oversee the various strategies in the Plan. A number of the strategies still have funds remaining, which must be used or reallocated to another strategy within the Plan. According to NRP program guidelines, if the total amount to be reallocated exceeds \$25,000, the neighborhood as a whole should approve any Plan Modification. Committees will submit requests for reallocations and show plans for implementation of strategies by October 18. The Phase I Review Team will recommend a reallocation of resources based on those recommendations to both PPERRIA Executive Committee on November 13th and PPERRIA General Membership on November 27th. Additionally, the recommendations (as approved or modified) will be available for members of the Prospect Park community throughout the month of December at Pratt Community Center, Luxton Park building or by calling Susan Gottlieb at 331-2104 or Susan Larson-Fleming at 331-8819. A community-wide meeting to approve a plan modification (reallocation) will be held in January, time and specific date to be determined and published later. Look for information in this newsletter and in the *Southeast Angle* in November and December.

Ideas to Make Our Neighborhood Even Safer - Harrison Nelson

As the new Safety and Security Sidewalk Lighting is being installed in most of the residential areas of Prospect Park, here are some actions each of us can take to enhance the benefits of this improved lighting and make our neighborhood even safer:

1. Keep a light on near a window in your house all night (so it will appear to a would-be criminal on the street that someone is awake in your house and may be watching the street).
2. Take an evening walk around Prospect Park with two or three of your neighbors. Use a cellular phone to report any suspicious activity.
3. Get to know your neighbors, and learn who belongs in your neighborhood and who doesn't. (Join your Block Club.)
4. Ensure that the paths to and from your home are well lit (motion-sensing lights, lights-on-timers or simply keeping your outside lights on all the time will work and is inexpensive).
5. Trim back tree branches and bushes that prevent your neighbors from clearly seeing a burglar breaking into your house via each door or window.
6. Make your house "look occupied" when you are away, by having a radio on and by leaving some lights on or using light timers.
7. Keep your doors and windows locked.
8. Secure easily stolen items such as grills, bicycles, tools and especially laptop computers.
9. To prevent or reduce the chance of your car being vandalized or stolen:
 - a) park your car in your garage,
 - b) If you can't park in a garage, park your car on a well lit street and consider a car alarm,
 - c) don't keep anything of value in the car (at least put it in your trunk),
 - d) also don't put a blanket over "some stuff" you keep in your car (car windows have been broken by thieves who think there may be valuables under the blanket).
10. Contact Nicole Magnan (at CCP/SAFE) (E-mail: Nicole.Magnan@ci.minneapolis.mn.us) for a free Security Audit of your home and property. Her telephone number is 673-2874.

October 2000 PPERRIA NRP Contractor Activities - Susan Gottlieb

Reporting period: September 9, 2000 through October 6, 2000. Major activities and results:

Supported communication between Housing Committee & city on Bedford Townhomes project		Supported various PPERRIA committees and the Executive Committee	
Worked to implement safety & security sidewalk lighting initiative in neighborhood		Maintained the neighborhood calendar	
Supported production of PPERRIA newsletter		Worked to implement signage in neighborhood	
Expense for contractors' services:	Hours billed	Total expense	% total contr. Budget
Totals 9/9/00->10/6/00	60.25	\$964.00	.8%
Totals 10/18/95->9/8/00	7,045.35	\$120,725.88*	101.0%
Totals 10/18/95->10/6/00	7,105.60	\$121,689.88*	101.8%

Total PPERRIA NRP budget for independent contractor services = \$119,522.69; \$0 remains.

*Note: These amounts correspond to latest Treasurer's Report of 10/5/2000.

NOTE: THE ONLY REMAINING CONTRACTORS INCLUDE SUSAN GOTTLIEB AND PAULA DENMAN. THEIR CONTRACTS WILL EXPIRE 10/31/00.

Prospect Park East River Road Neighborhood Calendar

Date and Time	Event and Location	Whom to contact
Tuesday, 7:00 pm October 17	(tentative) Zoning & Planning Committee meeting at Pratt Community Cntr	Florence Littman 331-2970
Thursday, 6-8 pm October 19	Pratt Council meeting at Pratt Community Center, childcare & rides available	Susan Larson-Fleming 331-8819
Monday, 7:00 pm October 23	PPERRIA General Membership meeting at Prospect Park United Methodist Church	Steve Cross 376-0094
Tuesday, October 31	Halloween	Andy Mickel 331-8396
Wednesday, November 1	PPERRIA begins to accept applications for Motley Home Improvement	send to: 66 SE Malcolm Ave, Minneapolis, MN 55414
Tuesday, 7:30 pm November 7	Luxton Park Council meeting at Luxton Park building	Jim Oberly 379-3397
Monday, 7:00 pm November 13	PPERRIA Executive Committee meeting at Prospect Park United Methodist Church	Steve Cross 376-0094
Wednesday, 5:00 pm November 8	Glendale Resident Organization (GRO) meeting at 92 St. Mary's Ave.	Shirley Davis 342-1965
Tuesday, 7:00 pm November 21	(tentative) Zoning & Planning Committee meeting at Pratt Community Cntr	Florence Littman 331-2970
Thursday, November 23	Thanksgiving national holiday	
Monday, 7:00 pm November 27	PPERRIA General Membership meeting at Prospect Park United Methodist Church	Steve Cross 376-0094

Day and Time	Recurring Community Events	Whom to contact
Tuesdays & Thursdays 1 to 4 pm	Food 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 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 Center	Contact Susan Larson-Fleming at 331-8819 for more information
Tuesdays 7:00 pm	Community Choir at PPUMC	Connie Balcom 332-5239

To include items in PPERRIA calendar, contact Susan Gottlieb at 331-2104 by **Friday, Nov 10, 2000.**

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

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