

Prospect Park Association Community Meeting

July 27, 2015 6:30 pm
Prospect Park United Methodist Church (PPUMC)

Board of Directors Present:

1. Richard Adams
2. Eric Amel
3. Dick Brownlee
4. David & Sigrid Coats
5. Steve Cross
6. John Cushing
7. Kate Donahue
8. Diana Dukich
9. Tony Garmers
10. Dick Gilyard
11. Susan Gottlieb
12. Del Hampton
13. Ken Hampton
14. Tamara Johnson
15. Sally & Charles Jorgensen
16. Martha Joy
17. John Kari
18. Christina Larson
19. Susan Larson-Fleming
20. Florence Littman
21. Eric Lueneburg
22. Andy Mickel
23. Karen Murdock
24. Vince Netz
25. John Orrison
26. Dick Poppele
27. Joe Ring
28. Evan Roberts
29. Serafina Scheel
30. Bill & Jane Seely
31. Ladan Yusuf

Board of Directors Absent:

1. Phil Anderson
2. Stu Anderson
3. Judy Britton
4. Dick Kain
5. Tom Kilton
6. Dorothy Marden
7. Peggy Rejto
8. Robert Roscoe
9. John & Wendy Wicks

Members & Community-at-Large Present:

1. Bob Sykora
2. Paul Figmiller
3. Doug Johnson, Oliver Real Estate Services
4. Craig Reiners, Riverland Ag Corp
5. John Carmody, U of M
6. Ross Kylo, member
7. Julia Wallace, member
8. John Holmquist, member
9. Michelle Montbriand, member
10. Manivanh Voravong, member
11. [illegible]
12. Neal Simons, member
13. Clay Lambert, business member
14. Lydia McAnerey, member
15. Marybeth Luing, Concert Committee
16. Reed Polakowski, member
17. Meredith Poppele, member
18. G. Lindt, guest
19. Dan Winden, guest
20. Cam Gordon, Ward 2 Representative
21. Jessica Buchberger, PPA staff

1. **Welcome & sign-in.** *Christina Larson*, PPA President and meeting chair, welcomed everyone to the meeting at 6:30 pm. and asked that all sign in at the back of the room.
2. **Announcements.** *Christina Larson* opened the floor for announcements:
 - A. **July Refreshments.** *Karen Murdock* provided refreshments for the July meeting.
 - B. **Neighborhood Clean Up.** The Neighborhood Cleanup is set for Saturday, September 19, 2015. The focus is yard brush, tires, concrete, and metal.

1. **Discussions/presentations.**

- A. **Electric Steel Elevator.** *Eric Amel* made a presentation on the Electric Steel Elevator property at 600 25th Avenue SE that:
 1. Detailed the history of the structures, location within the context of the Southeast Minneapolis Industrial corridor, the history of area master planning that proposes preservation and reuse of the structures within the future development of the area north of University;
 2. Showed revitalization precedents of grain elevator structures worldwide, and showed conceptual reuse options of the Electric Steel Elevators as a) art center, b) combined heat and power plant, and c) data center as a demonstration of a range of economically plausible reuses;
 3. Questioned whether adequate security measures have been taken by the current owners;
 4. Proposed a resolution for consideration by the Board of Directors in support of preservation of the extant Electric Steel Elevator.

Craig Reiners of Riverland Ag Corporation and *Doug Johnson* of Oliver Real Estate Services presented the Owners request for support by the neighborhood for demolition of the structures in appeal of the earlier decision of the Zoning & Project Review Committee not to support demolition. *Mr. Reiners* and *Mr. Johnson* indicated that:

1. They have found no businesses interested in using the facility for grain storage operations;
2. The elevator threatens the safety of trespassers on the property; and
3. Riverland Ag is motivated by an agreement to purchase the property by the University of Minnesota for no specified use as long as the existing structures are demolished.

The Board will deliberate the comments and resolution directly following the Community meeting.

2. **Other Business.**

- A. Prospect Park resident and Association member *Neal Simons* questioned ways and means for the Association's conducting of business and the expression of neighbor concerns. Specifically, *Mr. Simons* contended that PPA has ignored the lack of curb access in 14 locations in the neighborhood.
3. **Next Community Meeting.** The next community meeting will be September 28, 2015.
4. **Adjourn.** The meeting adjourned at 7:30 pm.

Prospect Park Association Board of Directors Meeting

July 27, 2015

7:30 pm

Prospect Park United Methodist Church (PPUMC)

1. **Call to Order.** Chair and PPA President *Christina Larson* called the meeting to order. A quorum of the Board attended.
2. **Consent Agenda.** *Christina Larson* presented the Consent Agenda for approval consisting of the Board of Directors meeting minutes for June 22, 2015; Executive Committee minutes for June 15, 2015; Administrative Committee report (including Treasurer's report for June 2015) for July 2, 2015; Membership & Communications Committee report for June 11, 2015; Zoning & Project Review Committee Report for July 9, 2015; Glendale Committee Report for July 2015.

Moved to approve the motion as amended. Seconded. Discussion: None. Unanimously approved on a voice vote.

3. **Regular Agenda.** *Christina Larson* presented the revised Regular Agenda for approval. *Vince Netz* motioned to approve. *Diana Dukich* seconded. Discussion: None. Unanimously approved on a voice vote.

4. **Action Items.**

- A. **Motion to Rescind PPERRIA-Cabrini Community Oven Operating Agreement.** *Christina Larson* introduced the community's request for the Board of Directors to take up the issue to rescind the PPERRIA-Cabrini Community Oven Operating Agreement that was tabled at the previous month's Board meeting.

Resolved, that the PPA Board of Directors rescinds its previous resolution of support of the PPERRIA-St. Frances Cabrini Catholic Church Community Oven Operating Agreement that followed upon the September 22, 2014 PPERRIA Community Meeting Community Oven Site Preference Voting that determined Cabrini Church side yard as the favored site.

Discussion: *Richard Adams* spoke to rescind the Agreement. He said concerns have evolved about the terms of the Agreement and he is not interested in PPA owning an oven in perpetuity akin to owning real estate. Specific concerns are:

1. PPERRIA signed on with the condition that the Good Neighbor Fund grant was approved. Since the grant was turned down, PPA is now on the hook for the cost of the entire oven.
2. Additional costs to PPA per the agreement are general facility maintenance, graffiti maintenance, sign, obtaining of waivers. On-going maintenance is unknown. High quality firewood is a continuing obligation of the Association. Walkways are the Association's responsibility to keep free of snow and ice.
3. Liability obligations are an issue: general liability of a \$1,000,000 per occurrence must be maintained as well as insurance for replacement value of the oven. The Association must hold Cabrini Church harmless of all incidents. The Association does have a general liability policy but it is not clear that oven is covered. Due diligence is required to clarify.

4. Regarding the controversy on smoke, due diligence is also required on what this means. Many have done research at several locations. A gas-fire feature was admitted to working by at least one expert.

Steve Cross spoke in support of the existing agreement and referred to the material handout emailed board members earlier. *Mr. Cross* contends many statements made at the last community meeting are not true and he has recorded responses in the material. Without Good Neighbor funding, he has proposed a 'Plan B' to build with contributions of \$2000 from PPA, \$2000 from Cabrini Church and \$2000 from another funding source to be determined — to which *Mr. Cross* said Cabrini Church has agreed. *Mr. Cross* said the smoke issue is nonsense: a photo at Hamline Church oven does not issue smoke and operates on the premise of retained heat. *Mr. Cross* said the Association made this decision two years ago.

Vince Netz said the issue needs refocus: he is in favor of the oven idea, yet the issue on the table is this agreement. The SECIA community oven model differs: FairShare Farmers keeps their oven. Other churches keep their ovens as a model. *Mr. Netz* contends that PPA should catalyze and encourage neighborhood improvement and should not own an oven. An interest group should form a specific 501c3 to handle. It is easy to set up. *Christina Larson* reminded the board of fiduciary responsibility comprising of both time and money. *Sigrid Coats* asked if neighbors were informed. *Mr. Cross* said notices were circulated to 200 feet. *Del Hampton* said he likes ovens but does not support this agreement. He supports *Mr. Netz's* point that it should be another entity. *Mr. Hampton* said that the Prospect Park Community Garden [PPCG] organization has an oven at the Yale garden and gets grants from several sources. The way PPCG did it protects PPA. *Andy Mickel* is not a big fan yet is not gluten intolerant and thinks the project is in service to the community. *Bill Seely* moved to call question. *Christina Larson* seconded and found a quorum to agree. A vote was called on the previous question. Aye: 25, Nay: 2 [*Karen Murdoch, Steve Cross*], Abstain: 4 [*Christina Larson (Chair), John Cushing, Tamara Johnson, Florence Littman*]. *Steve Cross* raised a point of order stating that rescinding the agreement with the church kills the community oven objective going forward. The Chair ruled the point of order not well taken. Motion carried.

- B. **Revised Financial Policy.** *Christina Larson* introduced the business stating there were comments at the last Board meeting to clarify and strengthen the proposed Financial Policy. *Tamara Johnson* went through changes to the policy line by line. The name PPERRIA is maintained in the document as that is the legal entity of the Association.

The floor was opened to discussion: *Florence Littman* pointed out that any person collecting donations for PPA should identify themselves. *Ms. Littman* asked what happens should funds need to be returned [as the alternative to funds reverting to the General Fund]. There was much discussion on returning donations. *Dick Poppele* and *Martha Joy* spoke to checking with donors on returning a donation as the first priority, not reverting to the General Fund. *Vince Netz* asked about a fiscal procedure document intended as a companion piece as is often done in organizations. That could solve some difficulties with the document ultimately. *Sarafina Scheel* spoke to the signature requirement for grants: written approval by one PPA officer is the requirement.

Thanks went to *Ms. Johnson*. With the changes captured, *Ms. Larson* called for a motion. *Richard Adams* made the motion:

Resolved, that the PPA Board of Directors adopts the revised PPA Financial Policy.

John Cushing seconded. *Ms. Larson* called the vote. Aye: 28, Nay: 0, Abstain: 3 [*Christina Larson (Chair), Ken Hampton, Florence Littman*]. Motion carried. *Mr. Hampton* said his abstention was a question of honoring *Ms. Littman's* previous investment and stated that if *Ms. Littman* is comfortable, he would abide. *Ms. Littman* said she opposes legal fund going to the general fund. She collected the money and feels it is under false pretense to reroute the funds to a general fund. She proposes putting the remaining funds in an interest bearing account. *Ms. Johnson* stipulated that the policy under consideration is a future focused.

A note for future business, *Ms. Larson* asked *Ms. Littman* and *Mr. Netz* to form a procedure policy. *Ms. Scheel* said it related to the development framework for the Association. *Mr. Netz* agreed this was a critical next action.

- C. **Electric Steel Elevator.** *Christina Larson* introduced the business of the Electric Steel Elevator. *Eric Amel* moved the resolution document as distributed at the Community meeting, including a list of Whereas conditions [attached to the record]:

The Board of Directors of PPA hereby resolves:

- 1. To disapprove of the Demolition of Historic Resource application to the City of Minneapolis for the Electric Steel Elevator.*
- 2. To endorse interim protection by the City of Minneapolis while a designation study for local and national historic registry can be executed.*
- 3. To simultaneously endorse the thorough study of adaptive reuse consistent with Secretary of the Interior Guidelines and within the framework of the SEMI area planning identified above to investigate gainful economic reuse of the existing structures.*
- 4. To encourage the current owner to participate with community stakeholders and the potential buyer of the University of Minnesota to discover creative, elevating reuse of this heritage asset.*
- 5. To support more active measures to secure and surveil and patrol the property consistent with a reasonable level of care until the building is in active use once again, and,*
- 6. To urge the Minneapolis Heritage Preservation Commission and CPED to immediately call a moratorium on grain elevator demolition in the SEMI Area for a limited interim time to execute a SEMI Area grain elevator study and comprehensive plan.*

Diana Dukich seconded. Discussion: *John Kari* spoke in favor of demolition citing that previous studies did not want take away from the economic viable use. He said there are a number that we have looked to preserve, and nobody has come forth. Students have great ideas, but nobody has taken forward. Not convinced a study will develop a magical reuse. Working through University District Alliance and transportation infrastructure, this piece of ground can provide relief and could interest traffic and trucks. *Susan Gottlieb* commented on Hennepin County library as a possible partner for reuse and recalled the history Metropolitan Building. Once it is gone, it is gone. *Dan Winden*, a neighborhood resident, spoke about the powerful context of the historic grain elevators of the area. *Mr. Winden* said the commercial viability argument is in terms of grain elevator use. *Florence Littman* supports the resolution, suggests the intent of Granary road is traffic and trucks, and does not trust University just land banking. *Joe Ring* offered a point of information stating that if the Heritage Preservation Commission [HPC] denies the demolition permit, the decision will certainly be appealed and ultimately go to City Council. In this resolution, the neighborhood is providing our opinion and *Mr. Ring* is quite sure HPC will vote using similar reasoning. HPC will go with the statute, and in *Mr. Ring's* experience the property qualifies. *Dick Gilyard* said we have not been looking

at this elevator since it was in use until recently and also pointed to comment by Sid Hartman in the Star Tribune [July 25, 2015] that the land will be targeted for track and field sports yet University thinking is not transparent. *Mr. Gilyard* proposed that we don't do a study but rather get on a path to a real solution: a request for proposal [RFP] should be crafted for a real developer with a definitive timeline. *Vince Netz* said he likes that solution. He does not foresee a museum or reuse and is concerned about the burden on the property particularly if there is delay. *Andy Mickel* commented on the 2007 citizen advisory committee that said specifically that the structures are so unique. What happen to that idea? *Cam Gordon* was asked to comment on whether the Park Board would get involved. *Karen Murdoch* commented on the Zoning & Project review and said it seems like we hamstringing the property and therefore she likes talk of a finite deadline. *Dick Poppele* observed that grain is still being extracted from the site today. There was additional discussion of linking the issue to time, a possible RFP, and the status of the Grand Round initiative.

Richard Adams called the question. *Christina Larson* found unanimously support to close the discussion. *Christina Larson* called the vote on the previous question. Aye: 25 Nay: 5 [*John Cushing, Dick Gilyard, John Kari, Vince Netz, Karen Murdoch*] Abstain: 1 [*Christina Larson (Chair)*].

Mr. Poppele said a cover letter can extend the favor for an RFP. *Mr. Gilyard* said the tone should be upbeat to engage the University and the City. *Mr. Netz* is interested in timeline for RFP.

5. **Reports / Discussions.**

- A. **Association Identity Rollout.** *Diana Dukich*, Chair of the Identity Task Force gave a summary of the PPA identity rollout plan in the Board packet. An identity launch party is planned for Saturday afternoon, September 19, 2015. Details are forthcoming in an invitation to attend.
- B. **2720 University Ave. SE.** *Jessica Buchburger*, PPA staff, said the business of review and support of the Owner request for zoning change of 2720 University Ave. SE [State Farm and MPIRG offices] is being taken up by Zoning & Project Review.

6. **Other Business.**

- A. No other business presented.

7. **Adjourn.** *Chair Christina Larson* requested a motion to adjourn the meeting answered by many concurrently. Seconded. Unanimously approved on a voice vote. The meeting adjourned.

Respectfully submitted:



Eric Amel
Prospect Park Association Secretary

APPROVED by the Board of Directors, 26 October 2015.