



## PPA Community Meeting

Special Meeting: December 11, 2017, 6:30-7:30pm  
Saint Francis Cabrini Church, 1500 Franklin Ave SE

### Board of Directors Present:

1. *Phil Anderson*
2. *Jeff Barnhart*
3. *John Cushing*
4. *Del Hampton*
5. *Claire Haskell*
6. *John Kari*
7. *Susan Larson-Fleming*
8. *Lydia McAnerney*
9. *Vince Netz*
10. *Robert Roscoe*
11. *Jonathan Schuster*
12. *Isabelle Wattenberg*
13. *John Wicks*

### Board of Directors Absent:

1. *Eric Amel*
2. *Dick Kain*
3. *Serafina Scheel*

### Community Members Present:

1. *Sam Heinrich, North Central States Regional Council of Carpenters*
2. *Robert Busch, North Central States Regional Council of Carpenters*
3. *Josie Vautrin, Mpls Building and Construction Trades Council*
4. *Dan McConnell, Mpls Building and Construction Trades Council*
5. *Jim Newham, Building Inspector, City of Mpls.*
6. *Bill Dane, Student Legal Services, UofM*
7. *Ben Grapevine, Williams Avenue SE*
8. *Wojin Jung, 117 27<sup>th</sup> Avenue SE*
9. *Kaylee Kopp, 117 27<sup>th</sup> Avenue SE*
10. *Hannah McMabon, 117 27<sup>th</sup> Ave SE*
11. *Jenny Steiner, 215 Saint Mary's Avenue SE*
12. *Jeremy Bergerson, 101 Arthur Avenue SE*
13. *Chris Bargsten, 145 Melbourne Avenue SE*
14. *Eric DeBord, University of Minnesota*
15. *Cleo Krejci, Minnesota Daily*
16. *Jane Burnham, PPA Livability Committee Chair*
17. *Clay Lambert, PPA business member*
18. *Richard Adams, 220 Cecil Street SE*
19. *Dick Gilyard, 194 Malcolm Avenue SE*
20. *John Orrison, 111 Melbourne Avenue SE*
21. *Rob Nordin, 45 Arthur Avenue SE*
22. *Joe Ring, 101 Melbourne Avenue SE*
23. *Steve Zimmer, Director, Luxton Park*
24. *Robin Garwood, Policy Aide, Ward 2 City Council Member*
25. *Cam Gordon, Ward 2 City Council Member*
26. *Coco Banks, PPA Staff Intern*
27. *Jessica Buchberger, PPA Staff*

1. **Call to Order and Welcome.** *Vince Netz*, Chair and PPA President, convened the meeting at 6:30 pm. and reviewed the agenda with the attendees.
2. **Announcements:**
  - A. **Upcoming Events in Prospect Park.** *Steve Zimmer*, Luxton Recreation Center Director, announced the annual Fire & Ice Festival will take place Saturday evening, February 3, 2018, 5:30 – 8:00pm at Luxton Park—Minnesota’s Super Bowl LII weekend. New from last year – U-Haul rented. Email *Mr. Zimmer* at [luxton@minneapolisparks.org](mailto:luxton@minneapolisparks.org) and give an address for picking up trees. The event will feature the annual Xmas tree bonfire; hayrides, music, birdhouse making, and caricatures.
  - B. **Textile Center Shop & Gallery.** The Textile Center announced its annual holiday market; with handcrafted items for sale in the gallery space.
  - C. **Thanks to all PPA donors:** *Vince Netz*, said giving letters were sent out last week and garnered a great response.
3. **Discussion of Prime Place Apartments, 117 27th Ave SE.** *John Kari*, a PPA Director and Vice-chair of the Land Use Committee, introduced the Prime Place Apartments (aka, The Arrow) issue. PPA provides input to the city about proposed developments. The Land Use Committee developed a memorandum of understanding (MOU) to come to agreement with developers about what they’d like to see and what changes they need, how PPA can help them make those changes, and what PPA wants to see in the development. Worked with neighborhood associations to develop guidelines. Boom in student housing development was one of the triggers to develop these guidelines – what impact would they have, and how would students get to the university, where would they park, how would they contribute to urban mix? Relationship between homeowners and college students goes back in neighborhood history. Problem: Once PPA has given recommendation, that’s the end of the involvement. A lot is out of our hands; we try to get the best projects approved, but then rely on city inspections to do their job. The Livability Committee is charged to monitor quality of life within the neighborhood. We’ll hear from *Jane Burnham*, PPA Livability Committee chair, about the issues that we’re hearing about.

*Jane Burnham*, PPA Livability Committee Chair, said Prime Place has been on the Livability Committee’s radar for a while. Even during construction, the development did not seem safe or convenient, or aware of concerns. Some exposed wires were addressed with a letter, that was responded to. The Livability Committee wants to help in any way.

*Vince Netz* shared the statistic that Prospect Park is 70% renters, and introduced *Bill Dane*, Attorney, Student Legal Services, University of Minnesota, and 30+ year resident of Como neighborhood. In his works at Student Legal Services, *Mr. Dane* has never seen an issue like Prime Place: 300-400 students with landlord issues; it’s a challenge, but the university is working to assist their students’ rights and needs. First became aware of issues in July when students started coming with issues. Then, the developer was telling students they wouldn’t finish in time (upwards of 300), but they didn’t want to lose renters, so kept egging them on, saying some students could be accommodated, then just stretching out the time and delaying the move-in date. From *Dane’s* perspective it is crucial not to have homeless students, so the developer agreed to make arrangements with hotels for students. Prime Place had told students they must move on

September 28, 2017 because they would stop paying for hotels, but they had no certificate of occupancy or rental license on that date. Legal Services immediately began hearing about problems, including noise from construction, gas leaks, no security, key fobs that don't work, and two-thirds of the building remained under construction. City has told Student Legal Services they have to talk to the city attorney. Legal Services must make plans for what to do with the other students. They've received emails that say February 2018 the property will be available to move in, but Legal Services isn't confident about that. Since it's open there have been multiple problems, including air circulation; Prime Place's response is for students to sublet. Some cases have worked out and been resolved, but most have not. The other issue is that students were promised amenities, such as a rooftop patio, that they are not receiving. Moving forward, it is important for the city to monitor the progress of Prime Place and keep students informed. Current understanding is that no one else moves into the building until it is complete; we don't know when that is. Still gathering information on individual claims. As additional problems develop, more students need to move out. Those cases are being worked on, so cases involving compensation for those who didn't move in are still on the list to be completed. For example, when you find temporary housing, the expenses grow, the longer the student is there. Likely to experience additional issues in spring; windows don't currently have screens. Everyone needs to focus on the same outcome: safe housing and fair compensation, and that's what Student Legal Services will be working on over the next few months.

*Vince Netz* introduced *Cam Gordon*, Council Member, Ward 2. *Mr. Gordon* pledged to *Mr. Dane* a meeting with the city attorney; wasn't aware of the restricted communication. Been aware of the issues for a while; received calls about construction, construction site. Went out and toured the site. Of all time on council, construction projects usually follow rules and there aren't problems and the projects pass inspection. This is the worst project ever seen. Wants to know what aspects inspectors should go back and look at, and potential areas that rules and regulations didn't address but should. Unsafe working conditions as well; mold on plywood, signs of patch-ups. Stories of contractors fired for pointing out issues.

*Vince Netz* relayed that a representative in Kansas City for Prime Place said they would receive comments and questions. A PPA staffer is gathering questions for the community.

*Cam Gordon* was questioned: how could students be allowed to move in? *Mr. Gordon* responded that they did meet minimum standards of inspection. They got a partial certificate of occupancy. Building security, other than units each having a lock, is not required by building code: just need each unit to be locked. Building code is a floor for what's acceptable. There were some basic standards our inspectors felt were met.

*Jim Newham*, Building Inspector, City of Minneapolis, said meeting the minimum is not great; developments are encouraged to go above and beyond, but it's not required. Temporary means they have temporary use of part of the building.

*Dan McConnell*, Minneapolis Building and Construction Trades Council representative, advocates for union projects. The Trade Council became aware of the project about two years ago. Started reaching out to ask Prime Place what their plans were. Tried to refer Prime Place to local contractors, but they brought undocumented workers, wage theft, inexperienced workers. Brought in temp agency people with no experience. *Mr. McConnell* asked that we use influence when the next project comes along. Contractors won't come back because they aren't getting paid. When asked about the chain of different people coming in to work, who will finish the rest

of the work *McConnell* said it's better if prior contractors don't finish. When asked about OSHA, *McConnell* said they have been on site, and would send letters to Prime Place. The project is on its eighth project director.

The question was asked: in years working construction, never had or heard of a temporary/partial certificate before. Is this normal/new? *Mr. Newham* responded that it is allowed. Temporary means up to 120 days.

*Tenant*: we moved in October and were told they didn't have anything, when we contacted them.

*Jim Newham*: they got one on September 28, 2017.

*Sam Heinlich*, North Central States Regional Council of Carpenters representative: I was there on Saturday and walked onto the roof and saw workers attempting to fix leaks.

*Jane Burnham* invited tenants to be heard.

*Tenant 1*: Starting with move-in date getting pushed back to August 30, 2017 (**verify month**), had to find different places to live. Even when we moved in, despite construction issues, the unit itself was not at all ready. Poor construction, poor work, and lots of people were frustrated, talking on move-in day. Many people were cancelling leases at that point too. Since then things have worsened; lots of people have been experiencing health issues, a student not here tonight grew up with asthma and has had to go to the ER twice since moving in. Another roommate has experienced bronchitis, sinus infections, even asthma with no pre-existing conditions. When working with Legal Services, they informed us that with the sheer number of residents experiencing health issues, it is something that needs to be addressed.

*Tenant 2*: Took hundreds of pictures.

*Tenant 1*: Started a Facebook group to share discussion about what options we have to deal with issues. Had a fire inspector come by about a month ago; very helpful and concerned about issues. Finally responded and said after he visited, everything was taken out of his hands and sent to city licensor.

Q – Top concerns written down?

*Tenant 1*: Nothing laid down, so paint is everywhere. Toilet not connected fully to the wall. Lots of sinks and toilets were used, not caulked, tubs not caulked either. Trim of the island is hand cut, looks like outlets were hand cut. 4-inch gaps between doors and floor. Sinks sink down. Rent is about \$700/month for a 3-bedroom.

Q – Still paying rent?

*Tenant*: Made all students provide bank account so they can automatically remove. Have not taken out December rent yet though; they gave a \$50/day rent deduction for each day they delayed their move, so Oct.-Nov. rent was mostly covered.

Q from *John Cushing* – Approval process, what is the next step?

*Jim Newham*: After full capacity, falls under jurisdiction of housing inspectors; they deal with issues of occupied. Cosmetic issues cannot be addressed by inspectors.

Various questions – What about health issues and mold?

*Jim Newham:* How is it proven that the air quality is poor?

*John Cushing* – How do we get city to put pressure?

*Cam Gordon:* We can get other inspectors there. There is reluctance to tear apart walls, but they could be hiding something. Must be careful about condemning buildings and making sure people have time to relocate. But we need to get people in there. We have air quality testing we can do – health department can do something, they are a different city department from rental licensing inspectors.

*John Cushing* – What about the two-thirds under construction. Hearing comments that some things aren't being done safely there that could affect the occupants.

*Cam Gordon* asked *Jim Newham* if inspections was going out regularly to review construction? *Newham* replied yes.

*Bill Dane* commented that the issue is when City of Minneapolis Building Inspections approves the building, the matter is out of their hands. Can students hire someone?

*Cam Gordon* – Health department can do it

*Bill Dane* – That's the solution you're looking for. That's a lot to put on students.

*Cam Gordon* – Know the city and neighborhood association will back you up, trade association.

*Richard Adams* asked whether tenants can vacate? One tenant said they must pay three months rent. *Cam Gordon* said courts would have to make that decision. *Bill Dane* said we must work one lease at a time, but we've gotten people out of leases. We can void, but Prime Place doesn't take that position. They say go sublet.

*Dick Gilyard:* sees a few problems such as the contractor cannot even complete the job. Moving forward, the university has created an agreement that student housing will be provided by private properties. There is a role for the university to take responsibility; if 200-odd people cannot move in, the building could lose its bond or something. There's a place for the university to be involved going forward.

*Jeff Barnhart*, PPA Board business member, asked how many students want to move out? One tenant responded that not to assume, but there are 142 Facebook members. *Mr. Barnhart* continued that it seems like we should get a legal team together to propose a solution, but only if students want it. We should identify how many people really do want out. Could come down to not renewing temporary lease.

*Robin Garwood*, Policy Aide to Cam Gordon, Council Member, Ward 2, asked what would the effect be if the city declared the building uninhabitable; how problematic would it be? *Bill Dane* responded that action would create several problems. Student Legal Services is working case by case. Was working with a group of students who wanted to leave but just did not have a place to go. The market is incredibly tight. We won't know the market for next year until closer to fall.

*Sam Heimlich*, Carpenters Council representative, said this developer has produced several disastrous buildings, and tends to move around in the Midwest. If you look at other buildings, there are longstanding issues. This one is going to get worse. I've walked onto the job site and observed people spray-painting over mold. *Dan McConnell*, Trades Council representative, added that he saw mold all over the base and walls, and the contractor had painted over it. Mold is visible bleeding through the paint.

*Clay Lambert*: Can't you force the developer to do the inspecting? What about the financier? *Mr. McConnell* said Prime Place is financing it and building it.

*Tenant 3*: Heater won't shut off. *Mr. Heimlich* said every heater in the building is on 24/7. They say that's how they're designed, but that's not true – they are using it to get particles out of the building until they leave town.

*Vince Netz*: We have 3,000 residents moving in in the next five years, so we don't want this repeated.

*Tenant 1*: Regarding question of how many people would move out immediately without penalty if they could? Within six minutes, ten people have said it depends, six said yes.

*Vince Netz* requested to keep track of that poll.

*Del Hampton*, PPA Board member, asked how do we roll back temporary permit or make sure we don't grant a permit for the rest of the building? My hope is that the city inspectors have heard and are wary of granting a permit for the rest of the building. We should look carefully at whether we want to make that temporary permit permanent.

*Tenant 3*: Roommate stayed in a hotel and was still charged September rent

*Bill Dane* – There are several scenarios to play out, so encourages renters to contact Student Legal Services.

*Jeff Barnhart* asked if others working with attorneys on these issues? *Tenants 1 & 2* said they have been working with Student Legal Services, but one student worked with a private lawyer who took it right away. *Lydia McAnerney* asked if this business is a class action suit? *Bill Dane* responded no, because we can identify everyone who is affected. With a class action case, they represent a broader group of people who are not all identified. Student Legal Services cannot handle those; they do not discourage students from doing so, but they would not oversee the suit. With landlord v. tenant cases, there are few attorney fee opportunities.

4. **Adjourn.** The meeting was adjourned by the meeting chair, *Vince Netz*.



## PPA Board of Directors

Special Meeting: December 11, 2017, 7:30-8:30pm  
Saint Francis Cabrini Church, 1500 Franklin Ave SE

1. **Call to Order and Regular Agenda.** *Vince Netz*, Chair and PPA President, called the meeting to order. A quorum of the Board of Directors attended. *Mr. Netz* proposed changes to the published Regular Agenda for consideration. Budget update is proposed to be tabled as *Serafina Scheel*, PPA Treasurer, is absent. *Jeremy Bergerson* is proposed to present a 2018 Good Neighbor Fund grant proposal in lieu of *Mr. Netz*. Motion to modify the Regular Agenda as proposed was made and seconded. Approved by acclamation. Motion to approve the revised Regular Agenda was made and seconded. Approved by acclamation.
2. **Consent Agenda.** *Vince Netz* presented the Consent Agenda for approval consisting of:
  - Committee Reports/Minutes.
    - Management Council, November 21, 2017
    - Environment Committee, October 24, 2017
    - Livability Committee, November 1, 2017
    - Neighborhood Relations & Outreach Committee, October 26 and November 9, 2017
    - 2017 Community Concert Season Report, no date
  - Letter to Harlem Irving regarding 4<sup>th</sup> Street SE Lofts, November 15, 2017
  - Letter to City of Minneapolis regarding Franklin/Bedford Intersection, November 27, 2017

Motion to approve the Consent Agenda was made and seconded. The Consent Agenda was approved by acclamation.

### 3. Organizational Business.

- A. **Prospect Park Submission for Comprehensive Plan 2040.** *John Kari*, PPA Land Use Committee Co-chair, presented proposed changes to the Prospect Park submission to the City of Minneapolis for its Comprehensive Plan 2040. The submission was circulated to the Board. *Mr. Kari* said these are points that have been gathered from multiple sources: informational workshops, social media, surveys. Walkability survey, arts and culture. Seeking more feedback from across the neighborhood and community, from those who visit but don't live. We want to be a destination. Conducted three outreach meetings, development walks, board meeting—aimed mostly at residents. Also set a goal of coordination, consultation, with partner agencies. Most people don't treat Emerald Street SE like a border, but it is: wanted to include them in the conversation anyway. Towerside Alliance, Minneapolis Parks and Recreation Board. Haven't had great green space in the neighborhood, looking to

increase this. Also wanted to build on previous work. Minnesota Design Center at the University of Minnesota College of Design had already been charged by Towerside to look at several former plans, so we had the opportunity to review and evaluate. Wanted to get in front of developers and serve as a leader for what we want to see, providing definition to what an innovation district is. Wanted to balance continuity and change: embrace change, protect longstanding areas and structures. The plan aims to include and address all of this. A motion to approve the plan is requested, and then we can discuss. Motion by a PPA Director:

***Moved,** the Prospect Park Association approves the Prospect Park Planning Framework for 2040 “representing the community’s vision for change and continuity into the future” to be submitted to the City of Minneapolis to inform the Minneapolis 2040 Comprehensive Plan.*

Seconded. Discussion on plan: *Del Hampton*: feedback from a park board member; feels we’re blessed to have the skills in the neighborhood to produce such a detailed, informed document. We should take pride in being able to take the lead. *John Kari* said many hands went into the document’s creation; the committee, including *Vince Netz*, *Jeff Barnhart*, *Dick Gilyard*, and *Julia Wallace*; represents different districts within the neighborhood. The plan does two things: first, the intent is for readers to understand the diversity inherent to Prospect Park. And second, wanted to tie it together and shape the big picture: what whole and subparts of neighborhood will see happen. Wanted it to speak to everyone.

1. **Consent Amendments.** *Vince Netz* said embedded in the motion to approve the plan above, there are two (2) framework amendments that are considered consent items:
  - i. **Consent Amendment 1:** *John Kari*: We wanted to implement some organization elements, and these are in the plan, but we have some additional: changing East of Motley Area to West of Motley Area. *Vince Netz*: a lot of partners were added, so he pointed out a few notes: the railroad bridge is not the boundary, it’s near.
  - ii. **Consent Amendment 2:** *John Kari*: Include the boundary of the historic district on the map. It’s referred to, but not on the map.

Motion by a PPA Director:

***Resolved,** the Prospect Park Association approves Consent Amendments 1 and 2 to be made to the draft Prospect Park Planning Framework for 2040.*

Second. The Consent Amendments were approved by acclamation.

2. **Amendments Submitted to the Committee at Public Meetings.** *John Kari* said embedded in the motion to approve the plan above, there are five (5) framework amendments that are submitted to the committee at public meetings:
  - i. **Public Meeting Amendment 1:** from a community member to add to transportation part to encourage Metro Transit to add no-transfer route to Dinkytown and NE Minneapolis. (page 6 in plan). Discussion – where in Northeast? *John Kari* – likely to connect in Central. *Del Hampton*– very specific language. Can we make more general to address potential changes over the years? *John Kari* – we do address routes to some

parts. Question: we are an island in the Southeast region: we can only get directly downtown. *John Kari* – generalizing could be a good way. *Vince Netz* – Updated to state, ‘encourage public transit to provide additional direct service to other parts of the city.’ Motion by a PPA Director:

*Resolved, the Prospect Park Association approves Public Meeting Amendments 1 to be made to the draft Prospect Park Planning Framework for 2040.*

Second. No further discussion. The amendment was approved by acclamation.

- ii. **Public Meeting Amendment 2:** from the Environment Committee. Rewrite of item 12 (page 8 in plan). Improves what was initially stated. *Del Hampton:* Tried to keep spirit of original language but provide definition to what we want the environmental committee to accomplish. Key phrase; defining what environment means. Motion by a PPA Director:

*Resolved, the Prospect Park Association approves Public Meeting Amendments 2 to be made to the draft Prospect Park Planning Framework for 2040.*

Second. No further discussion. The amendment was approved by acclamation.

- iii. **Public Meeting Amendment 3:** Relates to (Page 19 in plan) Tower Hill and question around changes to narrowing streets and triangles we have, making sure changes to public domain would be reviewed to recognize historic status. Add a second sentence to second bullet under planning issues. Question – why added here? That is one example of how it’s been implemented in the past but is more general. *John Kari:* Make it a fifth bullet (on page 20 in plan). Motion by a PPA Director:

*Resolved, the Prospect Park Association approves Public Meeting Amendments 3 to be made to the draft Prospect Park Planning Framework for 2040.*

Second. No further discussion. The amendment was approved by acclamation.

- iv. **Public Meeting Amendment 4:** From the Transportation Committee to clarify improving having Essex Street SE and other streets the University of Minnesota is working on to make sure they have bicycles in both directions and connect to Grand Rounds and the Oak Street Bikeway—finishing the connections. We worked with the university and Transportation Committee to improve bike paths: we need a clearer bike connection. The university knows it is an issue. They intend to tear down the parking garage on Oak Street SE and open a bike path. They want us to support improving bike access between Oak Street SE and University Avenue SE. Motion by a PPA Director:

*Resolved, the Prospect Park Association approves Public Meeting Amendments 4 to be made to the draft Prospect Park Planning Framework for 2040.*

Second. Discussion requested: *Del Hampton:* can we have a reading of how it fits in? Page 15, three bullet points. Assuming it fits into the first. *Jeremy Bergerson,* PPA

Transit Committee: At the end of the first bullet, clarification would be that there are bike lanes in both directions. Remove lane and put lanes, ‘bicycle lanes in both directions, thereby connecting future Grand Rounds paths to the Oak Street Protected Bikeway Lane.’ The parking would be lost. *John Kari* – the city is looking at making Essex Street SE a two-way street again. Question – Concern it’s not wide enough to have both. *John Kari* – railroad tracks that go from Franklin Avenue SE past prime place to Essex St. – we are designing a system that requires this happen; otherwise it’ll be a choke point. We do need better access from Prospect Park to the University, and this is the best option. *Del Hampton*: we should proceed with a vote. *Vince Netz*: this is the recommendation of the Transit Committee, to clarify. *John Wicks* – we should have more discussion regarding the bicycle lanes. Question – if we accept as is written, would it preclude future consideration? *Vince Netz/John Kari* – No. *John Wicks* – Recall previous conversations, which involved a complex bicycle map of the city – numerous had dead ends in our neighborhood. Question – is there objection with how it’s currently written, without the change? *Bob Roscoe* – bicycle transportation needs more than what’s in the plan right now. Things will change. *John Wicks* – What is the impact of the word convention?

Discussion closed, and a vote taken. The amendment was approved by acclamation.

- v. **Public Meeting Amendment 5:** On page 20, on Fourth Street SE, fourth bullet: recommended rephrase to remove Fourth Street SE/Territorial Road re-opening. Years ago, it was requested to close to bring jobs back there. They never came; an apartment building came in instead. Concern is about traffic; people who live on fourth street favor it. The person who brought it is concerned about increase traffic on Fourth Street, although it’s closed on Malcolm Avenue SE. The board’s concern is we are recommending an extension of Bedford Street SE. We want to open the transitway to have more north-south transit. It would be advantageous to have territorial provide access to Minnesota State Highway 280 instead of it all going to Interstate-94. But the concern is that people use Fourth Street illegally by going through the apartment buildings and it acts as a through street. Motion by a PPA Director:

***Moved,** the Prospect Park Association approves Public Meeting Amendments 5 to be made to the draft Prospect Park Planning Framework for 2040.*

Second. Discussion: *John Kari*: Oppose the item. *Jeff Barnhart*: Abstaining because Prospect Park Properties is working with Hubbard Broadcasting. Access is messed up: this is one way to do it but there are other ways. *Vince Netz*: Oppose as well but abstaining. *John Wicks* asked are there maps? *John Kari/Vince Netz* – there are not. *John Kari*: Clarifying: it is the street behind the gas station – a little history: when they closed it off, the only opposition were those of us who liked the throughway. The neighborhood voted to give it over to Hubbard. *Jeff Barnhart*: It will involve Hubbard Broadcasting to ‘un-vacate’; if it were to come before the city, having our support would be good.

Discussion closed, and a vote taken. All opposed, with four abstentions. The amendment failed. Note, this failed amendment also negates the part of the consent amendment to change the map.

3. **John Wall Letter.** *John Kari* introduced the business of a letter by developer *John Wall*, President, Wall Development Company. *Mr. Wall* attended last month's meeting and had some questions. Sent a letter to the PPA Board with several points. A zoning and planning consultant was consulted; *Wall* discuss with other members including *Dick Gilyard*; in reading the letter and how it affects the plan, doesn't seem to require any changes. We have a memorandum of understanding (MOU) with Wall Companies and Prospect Park Properties relating to this area. We really liked the idea of the food court and it was part of our support of the Wall properties moving from industrial to transition industrial. We also wanted to support jobs and spaces for things other than housing. What is in the plan is protecting and providing space for small businesses, start-ups: we wanted to focus on those, not housing or retail or other activities. We also wanted to oppose tall buildings; the reasoning is because the objective we laid out is to encourage maker space, affordable housing and infrastructure: maker space on the ground floor, and one or two stories of worker space/office, and then housing on top that could be for workers who are in the area. That's the concept. There were also questions about continuation of roads going to new Granary Road to have more connections than just Malcolm Avenue SE. We have the continuation of 25<sup>th</sup> Avenue SE and 30<sup>th</sup> Avenue SE, so we should be covered. We think the letter is consistent with the MOU and there's not necessarily a need to change the plan, but as development proceeds, we'll go through the Land Use Committee to work on changes. The question is about the Floor Area Ratio (FAR) we're advocating. It is a technical zoning term: the result we wanted was ensuring 1-2 floor with space for jobs. The question comes down to how this fits into the market.

*Jeff Barnhart*: I helped develop the overlay district and negotiated the MOU on behalf of Wall Companies. The food hall and park are great ideas, and what we asked for in return is some flexibility to continue with mixed use. What we've done as a MOU is to get the vision from the neighborhood and move forward with what we can under current regulations. Two things to note: *Barnhart* asked for language under paragraph 5 to note that it is a neighborhood change regardless of the developer: the neighborhood should keep its word with the developers, and vice versa. Asked some clarifying language to ensure that: knowing we are trying to hybridize this into the type of zoning recommended. The FAR in the proposed zoning guidance doesn't make sense: 1 FAR means the full ratio for the whole plat: if you count parking space and city/market-driven spaces, you must make up for that space in additional stories, which is feasible. *Barnhart* has always seen less than in other proposals. What *John Wall* was trying to do was address this. A 1 FAR is too restrictive. Someone asked for clarification: it's strictly about page 26 that is at issue? There are three things being discussed here. *John Kari / Vince Netz*: that's correct. *Jeff Barnhart* – all can be passed without being an issue with the developer, but the 1 FAR is restrictive and should be investigated further. *John Kari* – do you propose an FAR? *Jeff Barnhart* – With a 1 FAR, you are supposed to build on everything, but with setbacks you cannot. *John Wicks* – more conducive to downtown buildings. *Jeremy Bergerson* – whether it passes here or not, the city may have something to say about it, and the developers will say it is extreme. *John Kari* – I would recommend that we leave it as is. What the neighborhood has done is work with developers, and by linking to MOU we've

agreed on before, we can leave it. We need to make a strong message to the city that we're serious about jobs. *Bob Roscoe* – I don't see why a setback is required from a street. *Jeff Barnhart* – are we inserting language about staying consistent with MOU? *Vince Netz*: Page 25, under Zoning Overlay framework. *John Kari* – we would add; what we're referring to is an overlay the whole area. This is not the whole Towerside Innovation District: I suggest we put a footnote. *Jeff Barnhart* – the last paragraph should be put as a footnote, so people know about the past work we've done on this. *Vince Netz* – would go under the first paragraph. Footnote 3. Motion by a PPA Director:

*Resolved, the Prospect Park Association approves addition of the last paragraph of the letter from John Wall into the draft Prospect Park Planning Framework for 2040 as a Footnote 3 to page 25, Zoning Overlay Framework.*

Second. No further discussion. The motion was approved by the majority with 1 opposed, and 1 abstention.

*Vince Netz* brought the business back around to finalization of the full draft documented as amended. Motion on the floor is to pass the comprehensive plan with as amended. Motion by a PPA Director:

*Resolved, the Prospect Park Association approves the Prospect Park Planning Framework for 2040 (as modified by Consent Amendments 1 and 2, and Public Meeting Amendments 1, 2, 3, and 4) "representing the community's vision for change and continuity into the future" to be submitted to the City of Minneapolis to inform the Minneapolis 2040 Comprehensive Plan.*

Seconded. Discussion: *John Wicks* found it confusing the way the letter was written and the response. Kind of like the response goes off in other tangents. Discussion closed, and a vote taken. The resolution passed by acclamation (Abstained—1, *Barnhart*).

To finalize the business, *John Kari* indicated that *Cam Gordon*, Council Member, Ward 2, said he would assist PPA gain Small Area Plan status on the just approved Prospect Park Planning Framework for 2040. No further action was recorded on this statement.

- B. **2018 Budget Process and Fundraising Update.** *Serafina Scheel*, PPA Treasurer, updated the board on the fiscal year 2018 budgeting process and the status of Association fundraising. No action taken.
- C. **Good Neighbor Fund 2018 item.** *Jeremy Bergerson*, a PPA Transit Committee member, introduced a project for consideration for submittal to the University of Minnesota Good Neighbor Fund 2018 grant cycle overlaps with environment committee. The proposal for tree planting and other improvements at the disused path along the Arthur Avenue sound wall (adjacent to the Arthur Triangle Community Garden) would help with improve sound, air, and beauty. Related with that barren stretch, funding is sought to improve the footpaths connecting north and south. The business was referred to the Environment Committee for further consideration.
- D. **Southeast Seniors Support Issue.** *Lydia McAnerney* said the SE Seniors business was carried over from the November 27, 2017 Board of Directors agenda. The issue was to learn why SE

Seniors got 0% funding in the budget, but because of a presented letter it looks like they provided funding.

- E. **Staff Report.** *Jessica Buchberger*, PPA Community Outreach Coordinator, made a report on PPA intern staff.

4. **Other Business.**

- A. **Community Meeting Recap.** *Vince Netz* asked the board for comments from the earlier community meeting regarding Prime Place Apartments (The Arrow), 117 27th Ave SE. There is potential to create a resolution in coordination with the Land Use Committee. *Bill Dane*, Attorney, Student Legal Services, University of Minnesota has language to recommend. *Del Hampton* said the Association should take a more active role in solving this.

- 5. *Vince Netz* requested a motion to adjourn the meeting. A motion to adjourn was made, seconded **Adjourn.**, and unanimously approved on a voice vote.

Respectfully submitted:



*Eric Amel*  
Prospect Park Association Secretary

In the absence of the Secretary, December 11, 2017 meeting minutes were taken by *Isabelle Wattenberg*, PPA Board member; and formatted and reviewed by the Secretary.

**APPROVED**, by the Board of Directors, July 16, 2018.