

## PPERRIA Community Meeting

February 24, 2014 6:30 pm  
PPUMC

### Board of Directors Present:

1. Richard Adams
2. Eric Amel
3. Dick Brownlee
4. David Coats (Sigrid Absent)
5. Steve Cross
6. John Cushing & Martha Joy
7. Kate Donahue
8. Tony Garmers (Greta absent)
9. Susan Gottlieb (Jeff absent)
10. Ken Hampton
11. John Holmquist
12. Tamara Johnson
13. Sally & Charles Jorgenson
14. Dick Kain
15. Roger Kiemele
16. Tom Kilton
17. Christina Larson
18. Susan Larson-Fleming
19. Florence Littman
20. Dorothy Marden
21. Andy Mickel
22. Karen Murdock
23. Dan Peters
24. Dick & Meredith Poppele
25. Joe Ring (Susan Thrash absent)
26. Evan Roberts
27. John Wicks (Wendy absent)
28. Paul Zerby

### Board of Directors Absent:

1. Phil Anderson
2. Greg Bernstein/ Robin Schow
3. John DeWitt
4. Dick Gilyard
5. Dean & Janet Lund
6. Ann Munt
7. Rob Nordin
8. John Orrison
9. Peggy & Peter Rejto
10. Rebecca Shockley
11. Jerry & Margy Stein
12. Lois Willand

### Members and Community-at-Large Present:

1. Eric Lueneburg, new member
2. Greg Smith, resident
3. Barb Short, St Anthony Ave
4. Diana Dukich, member
5. Ethan Nelson, MN Daily
6. Dean Carlson, MPHA
7. E. Zerby, member
8. Anne Campbell, member
9. John Evans, Hennepin County
10. Jane Hanger Serly (?)
11. Donna Schneider
12. Marybeth Luing, concert committee
13. Cam Gordon, Council Rep
14. Jessica Buchberger, PPERRIA staff

1. **Call to Order.** *Christina Larson*, PPERRIA President and meeting chair, welcomed everyone to the meeting.
  
2. **Announcements.**
  - A. **Advertisement for PPERRIA BoD Candidates.** *Christina Larson* said that nominations are invited for the Board of Directors elections at the PPERRIA annual meeting on 28 April 2014.
  
  - B. **Advertisement for PPERRIA Committee Members.** *Christina Larson* said that PPERRIA seeks committee participation from Board members and members alike.
  
  - C. **Advertisement for Prospect Park Forward Task Force Members.** *Christina Larson* said PPERRIA seeks task force members to determine an action plan for Prospect Park Forward fundraising to date and future vision for the initiative.
  
  - D. **Advertisement for PPERRIA Meeting Refreshments Volunteers.** *Tamara Johnson* said PPERRIA seeks volunteers to provide refreshments for the monthly meeting, and passed around a sign-up clipboard. *Tamara* will call to remind a week in advance of the meeting volunteers sign up for. *Richard Adams* submitted that effort and expense are welcome. *Tamara* was thanked for today's refreshments and libations.
  
  - E. **Other: Earth Day 2014.** *Tom Kilton* announced that the 20<sup>th</sup> annual Earth Day clean up in PPERR will meet at East River Parkway and Franklin Avenue at 9:30 AM, 26 April 2014.

3. **Presentations and Discussion.**

- A. **Glendale Update.** *Dean Carlson*, Development Manager for the Minneapolis Public Housing Authority, spoke to the future of the Glendale neighborhood. Glendale is currently about 14.5 acres, 184 units, 22-23 building and intended for families. Public housing is intended for the lowest income bracket. Most of the budget [90% +] is from HUD. Glendale was built in 1952 for war vets and families with an intended 50/60-year project lifespan. A need assessment study shows a critical situation as \$12 million investment is needed just for deferred maintenance compared to a total property value of \$36 million. This number does not include improvements, modernizations, or accessibility and fire/life safety code compliance.

The conclusion at MPHA is the need to look at redevelopment of entire site. UofM Metropolitan Design Center study looked at capacity and potential of site. It looked at history, land use, etc. Findings: appropriate for continued residential use up to 630 units. *Dean Carlson* said there likely would not be that quantity of units looking forward. The study also recommended two phases: phase I would place about one third of the units along 27<sup>th</sup> Ave SE. The phase II would place two thirds moving uphill to the east. [The range is approximate: 33/67 to 40/60, to be determined]. To grow, planning would demand higher density. Currently, Glendale is considered low density. On 27<sup>th</sup> Ave SE, five storey development. Closer to the single family dwellings of the Prospect Park neighborhood would be three storey housing. Then MPHA engaged with Maxfield research for market study. That study showed

demand for 600 units and recommended a mix could be supported of 150-units public housing, 150 to 175-units market-rate geared toward empty nesters and recent grads. The study contends subsidy will grant 185 -225 public housing. Senior housing could include up to 200 senior independent 50/50 rental/own, and 65 assisted living units. Additional retail on University is supported by the study. MPHA believes the result is similar to Metropolitan Design Center research.

Next steps: what is the best vehicle to redevelop the area and keep public housing? Some mixed income housing is imagined with a developer. Some HUD rules need to be figured out. Some due diligence is yet required. Need phase I and phase II environment studies. Need appraisal for HUD. More in-depth physical needs assessment is required. What it takes to redevelop this area for HUD is required. MPHA plans to procure a master developer to master plan and develop financing tools. Late spring and summer is the time frame for beginning the master plan. Timing, phasing, zoning, massing, traffic flow analysis, etc. will be evaluated in the plan. MPHA will work closely with the neighborhood association and the city and the UofM.

Questions: What are the guidelines for sustainability and livability. *Andy Mickel* said Glendale currently has a lot of green space. Concern that high density not same as quality of life. Asked about Heritage Park [Summer Field] as it has green space, yet *Dean* said maybe too suburban and MPHA will take that to heart. Can't put families in high-rises and superblocks. Need places to play. If a mix, the development will remain family oriented. *Florence Littman* inquired about displacement of people and the community currently there: *Dean* responded that HUD rules indicate a place to live must be provided. *Florence* still contended this still breaks community. *Dean* said the MPHA approach could be to relocate residents nearby during phase I, and relocated those displaced in the phase II to the new phase I dwellings. *Dean* indicated there are also significant churn rates in this income group because once income is higher; those residents no longer qualify for the housing. *John Cushing* pointed out that a PPERRIA task force is working for better communication with Glendale. An event is scheduled for May 3 regarding Glendale futures at Luxton Community Center in an effort to ensure that area is well informed. *Tamara Johnson* asked about the anticipated lifespan of the current planning: another 50 years? *Dean* said MHPA is committed to building for a long time yet in this building type 50 years is a long time and beyond that carries a significant premium. *Roger Kiemele* said HUD owns property including Head Start and that it sounds like MPHA priming the community for density. To this *Dean Carlson* said, "I don't think we will triple the number of units, double is more likely."

- B. **Hennepin County Brownfield Assessment Grant Application.** *John Evans*, Hennepin County Department of Environmental Services, Supervisor of Land and Water, spoke to the County's application for a grant to assess brownfield conditions in the industrial area north of University Avenue. This group has funded the Boeser and Surly sites. Applied for EPA assessment grant last year for properties within half mile of mass transit. With proposal tweaks and with PPERRIA letter of support applying with EPA again. Will learn outcome in May. Focus is on suspected site near transit corridors. Will look for input from neighborhood group on sites to study and will attempt to assess within the constraints of the program. In prep, other grant money doing environment inventory including the Glendale site.

*John Cushing* asked with funding how long is the assessment study: estimate contract in place in September and three years to spend money with ability to extend one year. The area of assessment is properties with suspicion of material within a half mile of the six Metro transit corridors. Neighborhood group can offer suggestion for sites and may assist in gaining access to privately held sites. Phase two is soil borings. Anticipating there will be opportunities in the Southeast Minneapolis Industrial [SEMI] area. An Environment Response Fund was mentioned regarding the Boeser, Surly and Wahoo sites. Can also team with State of Minnesota's DEED program, and Met Council.

- C. **Community Oven Update.** *Steve Cross*, Chair of the PPERRIA Community Oven Task Force, spoke to the status of the PPERR community oven project. Submitted architects' rendition for design. Applied for Good Neighbor Fund: a first year request is made for \$2000 for planning, copying, etc. A second year request for \$15,000 is made for actual construction. Regarding site selection, *Steve* met with the Minneapolis Park Board and believes the process will be protracted to get city to agree to a city site. By end of this year, the Task Force is hoping to have a site and will alert membership when news might break.

About security, the oven is locked down until authorized use with mesh gates not shown in the design. *Martha Joy* asked about Luxton flooding. *Steve* said it is the ball fields that flood. The selected area does not flood. No landfill is needed. The picnic area is currently rarely used.

- D. **Winter Parking Q&A.** *Cam Gordon*, City of Minneapolis Ward 2 Council Member, spoke to the current winter snow conditions on Minneapolis streets. A parking ban has been put into effect citywide on one side only. Citizens were calling with concerns, school buses were stuck and fire department cannot move rigs through the streets. *Cam* said there could be a conversation of one side only all year or yearly during the winter yet is reluctant if not needed. Barton Ave SE, for instance, is already one side. The current odd only measure conflicts with some signage, which will be resigned. Now that the immediate issue handled, what is the process for making a change. *Cam* said rather than a couple neighbors issuing complaint, it is better if neighborhood group gets behind the issue. There would be a meeting with the City; the Streets and Sign Department would review elected preferences. *Cam* said there are no particular rules that prevent such a process from making best decisions for the neighborhood. Some areas are difficult all the time and should be discussed. *Andy Mickel* said Arthur Ave SE snow removal went well with the street temporarily blocked off while work took place. *Richard Adams* wants process to begin/initiated with the neighbors on that particular street.

*Christina Larson* said that there is a resolution in her hand brought forward by member *Bill Seely* to limit parking to one side of Melbourne Ave SE between Malcolm Ave SE and Bedford Ave SE. *Tamara Johnson* and *Richard Adams* stated this process should start with the neighbors. *Dick Kain* made the motion:

*PPERRIA to sponsor a community meeting in June and to have a task force chaired by Betts Zerby and Bill Seely to recruit stakeholders from each block to focus on PPERR street width issues.*

Seconded. The floor was open for comments. *Bill Seely* on Barton Ave SE characterized the danger of the current narrow street situation where an emergency vehicle cannot pass through. *Dan Peters* said snow removal should be timelier. Call 311. Call *Cam's* office. *John Cushing* summarized that we don't want a disaster. Someone suggested calling a special meeting. *Betts Zerby* said she has tried on Arthur Ave SE. *Dick Poppele* wants a process to create standard advice rather than an anecdotal approach. *Evan Robert* pointed to studies that show parking on both sides is traffic calming and more livable, and thus year-round single side parking is different than winter safety issues. Tony Garmers submitted that the maximum vehicle width including fire trucks is 8'-6" (*exclusive of rearview mirrors*)(M.S. § 169.80 and 169.81). *Paul Zerby* suggests a task force to deliberate and get each street involved. *Betts Zerby* wants one representative on each street. There was agreement that this process should take place before the football season begins. *Richard Adams* wants all members to assist recruiting for the task force. A voice vote indicated a majority in favor with one member in opposition. *Dan Peters* opposed.

- E. **Pratt Council news.** *Susan Larson-Fleming* described Pratt Council as a nonprofit 501.3c whose purpose is a more global group than the elementary school curriculum. The biggest undertaking is the Pratt Ice Cream Social. Other activities are the annual Boot and Pancake Sale, playground improvement, accessibility, Fire and Ice Celebration, SEMCOL, seed education committee of PPERRIA, and to be advisory to Community Education.

News on the Pratt renovations: posted drawings of the proposed renovations are available. Continued viability of education in the neighborhood. Third floor? Attic is part of a master plan.

Summer Splash summer program update: because of Pratt renovations, it will be at Luxton. School board recognizes as program, not building. Change Luxton Learners to 9 AM to 4 PM, four days a week. Fee based and non-fee on ability to pay. School morning, fun afternoon all part of same program. Can potentially just do fun part. Friday field trips.

There is an elevator in Pratt. School Board did not spend to get the elevator to serve third floor. Stair was affordable. *Dan Peters*: HVAC design work considered. Renovations will take place this summer at Pratt.

#### 4. **Other Business.**

- A. **Lunch in the Park.** *Anne Campbell* said the March Lunch in the Park will be hosted at Tea House Chinese Restaurant, 2450 University Avenue SE, Thursday, March 6, noon.

5. **Next Board Meeting.** 24 March 2014.

6. **Adjourn.** The meeting was concluded at 7:59 pm.

## PPERRIA Board of Directors Meeting

February 24, 2014

8:00 pm.

PPUMC

1. **Call to Order.** Meeting was called to order at 8:00 pm by chair *Christina Larson*. A quorum of the Board was in attendance.
2. **Consent Agenda.** *Dick Kain* moved to approve the consent agenda as presented consisting of January Board of Directors meeting minutes, Executive Committee report, Master Plan Committee report, Membership/Communication Committee report, Administration Committee report, and Sound Wall Task Force Update. Seconded. Unanimously approved on a voice vote.
3. **Regular agenda.** *John Cushing* moved to approve the regular agenda as presented. Seconded. Unanimously approved on a voice vote.
4. **Reports and Discussion.**
  - A. **Calling Task Force Update and Letter to Directors.** *Christina Larson* presented that 14 persons are confirmed to run for board elections. She said average meeting attendance is 26 to 30 board members. *Roger Kiemele* asked why PPERRIA needs 40 board members. Bylaws discussion ensued. There was a difference of opinion on the need to have 40 members on the board. *Steve Cross* spoke that the quorum of 13 or 14 is part that matters. *Steve* said if fail to fill a seat it is simply considered a vacancy on the board. Question is called.

*PPERRIA seeks legal opinion by the State of Minnesota Attorney General office in its supervisory role over non-profits and the Secretary of State regarding PPERRIA's Bylaw to fill the prescribed 40 seats on the board and the Board's validity and ability conduct business. These opinions are to be sought by Paul Zerby in consultation with Steve Cross.*

Seconded. Unanimously approved on a voice vote. *Tom Kilton* observed a point of order that the previous was calling the question and now the motion needs to be made and approved. Motion same as above. Seconded. Unanimously approved on a voice vote.
  - B. **Alcohol Policy Task Force Report.** *Richard Adams* reported that *Phil Anderson* who is largely involved in the task force is out of town. Report will be giving at a future meeting.
5. **Other Business.**
  - A. **Sidewalk accessibility.** *Florence Littman* discussed bus stops and crossings in the neighborhood and along University Avenue with the current amount of snow and ice. *Florence* described the need to climb over snow banks and cars are not cautious enough. *Christina* said call 311. *Dick Poppele* added he saw fire department staff clearing a corner. *Christina* also brought the issue to *Cam Gordon's* attention.
  - B. **Annual meeting planning.** *Christina Larson* said the annual meeting committee would meet next Wednesday.

6. **Adjourn.** *Christina Larson* made a motion to adjourn the meeting. Seconded by *John Cushing*. Unanimously approved on a voice vote. The meeting adjourned at 8:21 pm.

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'Eric Amel', with a vertical line extending downwards from the end of the signature.

Eric Amel  
PPERRIA Secretary

AMENDED and APPROVED by the Board of Directors, 24 March 2014.