

March 2002 PPERRIA Newsletter

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Editor's Note: To add any news or info to the next newsletter, please contact me at 623-3747 and either E-mail me at <pjwollum@hotmail.com> or provide content on floppy disk. – Pam Wollum

PPERRIA Board/Membership Meeting Notice and Agenda

Our March PPERRIA Meeting is Monday the 25th, 7-9 p.m.

at the Prospect Park United Methodist Church, corner of Orlin and Malcolm Avenues Southeast

1. Welcome.

4. New/Old Business.

2. Approve agenda/last meeting's minutes.

5. Adjourn.

3. Motions for Consideration:

Decision	Tabled motion to convene a committee to review options for vacant lots
Decision	Motion to ratify the Citizen’s Call for A National Solution to Power Plant Pollution
Information	Update on Unocal townhome project
Information	Update on Pratt School/Pratt Community Center 5-year plan

Minutes from February 25th PPERRIA Meeting

- 1) The 2/25/2002 Prospect Park East River Road Improvement Association Inc. (PPERRIA) Board of Directors/Membership/Neighborhood (B/M/N) meeting was called to order by Steve Cross, President, at 7 PM at the Textile Center (University and 30th Avenues SE). A quorum of the BOD was present. The director of the Textile Center (Center) welcomed all to the recently opened building. If textiles are an interest, information is available regarding the 28 textile organizations that make the center their home. The Center is in the process of a two-million dollar endowment campaign. Motion made, seconded and passed without noes: "To accept the agenda available at the meeting." See attached Item A.
- 2) Motion made, seconded and passed without noes: "To accept the amended minutes published in the 2/2002 PPERRIA Newsletter." Amended were: Item 7, A) add before Paragraph Three [Steve Cross motion]...Steve Cross relinquished the chair to Florence Littman, PPERRIA Vice President so he could introduce his motion. After the motion was decided, Steve Cross resumed the chair... B) Paragraph Four, fourth sentence: delete...extend debate (passed)...
- 3) Amy Klobuchar, Hennepin County Attorney, introduced Krista Bettinger as the county prosecutor who handles all cases of adult felonies that involve the neighborhood. This prosecutor/neighborhood relationship has been implemented in other county neighborhoods resulting in a higher sentencing rate, a more one-on one relationship between county prosecutor and neighborhood and a clearer linking of what happens in the neighborhood and what happens in the court room. If there are concerns or questions contact Krista Bettinger at 612-348-5550 or <<http://www.hennepinattorney.org>> See attached Item 3.
- 4) Motion made, seconded and passed with 15 yes votes and 11 no votes: "To table the issue of formation of a PPERRIA Green Space Preservation Committee to the 3/25/2002 PPERRIA B/M/N meeting." [Note: The vote on the motion was taken well into the meeting and after a number of those attending the meeting had left.] Paul Zerby, Minneapolis Council member, opened with "Rumor Control on the proposed 221 and 228 Melbourne Avenue SE Minneapolis Department of Transportation [MDOT] Property Development. He reviewed what has happened up to now regarding the two clear parcels at the east end of Melbourne Avenue SE (211 and 222) that abut the I-94 sound wall. These parcels remain of the many lots that were taken 40 years ago by the MDOT for the construction of Interstate I-94 through the neighborhood and which now remain outside I-94. The parcels have been transferred to the City of Minneapolis and now seem to be in play. See attached Item 4, the motion passed at the 9/24/2001 PPERRIA B/M/N meeting and sent to the City of Minneapolis. A similar motion was sent to MDOT several years earlier. The motion states PPERRIA's position regarding parcels of this nature: that abutting property owners be given the right of first refusal in the sale of these parcels at a fair market price. The first contact with Mel Allen, the proposed developer, was a phone message to Florence Littman, PPERRIA Zoning and Land Use Committee Chair, by him on 6/28/2000 regarding building a house on 228 Melbourne Avenue SE, the parcel between Cari and Peter Degan's property and the I-94 sound wall. The parcel is zoned R1a (single family). Varied information regarding the 228 and 221 (south across the street from 228) Melbourne Avenue SE parcels has circulated and has increased during Fall 2001. PPERRIA then adopted the 9/24/2001 motion. Mel Allen appeared unannounced at a Minneapolis Zoning Committee meeting with a proposal. Neither of the adjacent neighbors or PPERRIA had been contacted. Mel Allen then had conversations with Paul Zerby, Council member, as of 1/1/2002. Due to the large amount of hearsay, conflicting information, and the importance of this issue, not only to the parcels in question but in regard to other parcels in the neighborhood of same status and the request of Council member Zerby, the PPERRIA Executive Committee decided that Mel Allen be invited to the next scheduled PPERRIA Zoning and Planning Committee Meeting on 2/19/2002 and the next scheduled PPERRIA B/M/N Meeting on 2/25/2001. At BOTH of these meetings, this issue will be on the agenda for INFORMATION ONLY, no recommendation will be made. The PPERRIA Zoning/Planning Committee will research the issue regarding such items as definition of buildable; if buildable, what zoning changes and/or variances would be required; what lot surveys have been done; what was on the lots before the I-94 was built; what has the city told anyone asking about the lots; what interest do the two adjacent property owners have in the lots; and whether there are any easements due to utilities, streets, sidewalks and driveways.
- 5) Providing information and answering questions were two representatives of the Minneapolis Public Works and Zoning Department who will provide information to the Minneapolis Council, who will make

the decisions. The Minneapolis Council has requested information regarding the remaining "excess property" parcels now held by the city. These parcels usually have remained after the construction of freeways. They were deeded to Minneapolis by MDOT in 1985. Minneapolis now wants to dispose of the parcels to reduce the cost of maintenance and liability, to receive any income from the disposition of the parcels, as well as income from any property taxes. The Minneapolis Public Works Department does not have the resources to determine the economic value of these parcels and is negotiating a Development Agreement with the Minneapolis Commercial Development Agency [MCDA]. At this meeting, a lengthy discussion was held largely regarding the definition of "buildability." Minneapolis does have criteria for a buildable lot as a surface of 5,000 square feet. But this is subject to surveying criteria, variances and action by the Minneapolis Council. The first step is for the Minneapolis Zoning Department to plot the parcels; criteria is the highest and best use. The Minneapolis Council will determine the best use on each individual parcel and then decide if the parcels may be up for sale. The Minneapolis Planning Committee is the agency that recommends use for public/open space. The Minneapolis Park Board has indicated that they are not interested in small parcels, i.e., "pocket parks," parcels are of irregular size. There is an undetermined issue of easements for access to a sewer pipe, the I-94 sound wall, streets, alleys, sidewalks, etc., that are on and/or adjacent to the parcels. There seem to be four of these parcels in the Prospect Park neighborhood east and south of I-94. Several individuals requested that the parcels in Prospect Park remain as "green space" as there is little in the neighborhood. Council member Zerby reported there is Minneapolis staff work to be done before the Minneapolis Council can make a determination and, once that is done, then Minneapolis departments can start the review process. Zerby indicated he will be providing information about when the neighborhood can address the issue publicly. See attached Items 4B and 4C.

- 6) Motion made, seconded and passed without noes: "To release \$12,500 from the PPERRIA/NRP Action Plan I, Transportation, Traffic Calming Efforts (B,1,a) for five speed humps to be installed on Dartmouth Avenue SE (1), Erie Street SE (2) and Ontario Street SE (2) IF approved by petition among property owners/residents in the immediate area" Previous motion made, seconded and passed without noes: To amend the original motion to increase the number of speed humps from three to five, add two speed humps on Ontario Street SE, and increase the amount from \$7,500 to \$12,500." Eleanor Montgomery, PPERRIA/NRP Traffic Committee Chair, reviewed the motion and information available at the meeting. Recently, residents of Ontario Street SE, indicated that there should be speed humps on their street. Residents on Erie and Ontario streets SE and Dartmouth Avenue SE have reported that the traffic is fast and heavy on these streets. Because of their proximity to the University of Minnesota (UM), traffic can be quite heavy at certain times of the day. The PPERRIA/NRP Transportation Committee is working with the Minneapolis Transportation Department on a plan to propose installation of the five speed hump, to ensure that cars slow down on these streets. A petition will be circulated among the property owners/residents in the immediate area. Council member Zerby has agreed that at least 65% of the property owners/residents must agree to this traffic calming measure in order for it to proceed through the Minneapolis Council approval process. Other speed humps are planned (pending approval) for Arthur Avenue SE and two streets in the Glendale area of Prospect Park. Dean Lund, PPERRIA/NRP Action Plan Director of Financial Review, has indicated that the release of these funds is consistent with the PPERRIA/NRP Action Plan I and that there are no alternative implementations to be considered. Steve Cross reported that the PPERRIA Executive Committee has recommended that this motion be approved. This motion was requested before the completion of the petition process so that residents could be assured that there would be no cost charged to the residents. There is sufficient funds remaining in the Traffic Calming PPERRIA/NRP Action Plan I fund for the proposed speed humps on Arthur Avenue SE and Glendale. The Minneapolis Transportation Department has reported that there are sufficient existing traffic studies to warrant the speed humps and if the petitions are done in a timely manner and pass, the speed humps will be installed. Snow for PPERRIA attached items 5A and 5B welcomed. B) Lois Willand, PPERRIA Events Chair, announced a Family Folk Dance at Pratt Center [Pratt], 66 Malcolm Avenue SE, on 3/1/2002 at 7:30 PM sponsored by the Pratt Council. Learn and dance folk dances. Caller and music provided. See attached Item 6B. C) Steve Cross announced that Jerry Stein, PPERRIA BOD member, will chair the Nomination Committee which will make recommendations for 20 Board of Directors for two-year terms, Executive Committee members, Officers and Committee Chairs. Current Executive Committee members and Officers do not serve on the nominating committee. Two PPERRIA members are needed for the committee as well as nominations. Contact Jerry Stein at 612-623-0588. D) Susan Gottlieb, PPERRIA/NRP Implementation Coordinator, announced a meeting at Pratt regarding the Minneapolis Public School at Pratt. This is a public

meeting to counter the earlier information that Pratt was to be a K to 2 school. Pratt is planned to be a K to 5 school with the addition of the third (2003/2004), fourth (2004/2005), and fifth (2005/2006) grades.

7) Steve Cross reviewed a summary relevant to PPERRIA and the full recently accepted Minneapolis NRP Conflict of Interests published in the 2/2002 PPERRIA Newsletter with copies available at the meeting. For a full copy, call PPERRIA at 612-331-2970. A conflict of interest includes: A) Financial-When someone in PPERRIA personally benefits from a neighborhood decision on the use of NRP funds. B) Relationship-When someone in PPERRIA is also an officer in another organization and that other organization may benefit from NRP funds. If a conflict occurs, then the procedure is: A) anyone in PPERRIA may state an actual, probable or possible conflict of interest. B) Anyone in PPERRIA may make a point of order that a conflict of interests exists regarding a named person and/or a specific issue. C) The presiding officer rules on the point of order. D) Any PPERRIA member may "appeal the decision of the chair." The motion is not debatable and requires a two-thirds vote of those present and voting. D) PPERRIA must record certain specific records of the disposition of the matter. E) Presumably, anyone aggrieved may protest to the NRP. However, NRP will sustain the action if the above procedures were "followed in good faith." PPERRIA may adopt its own policy that is more restrictive than the NRP's policy. See attached Item 11. Steve Cross indicated that the above is more acceptable than the original draft but still needs work that NRP has indicated is to be done. NRP drafted the policy due to an issue two years ago of a Minneapolis Council member receiving funds from their neighborhood housing NRP Action Plan Program. Steve Cross attached the 7/18/2002 information meeting regarding the removal of the contaminated soil and replacement with clean soil on the UNOCAL Site (Franklin and Thornton Avenues SE) prior to the construction of the as yet unnamed town homes on that site. Watch for announcement of a neighborhood wide information meeting. Phil Anderson, PPERRIA Zoning and Planning Committee member, had provided copies of a data sheet regarding the truck traffic on the proposed Brighton Development Corporation [Brighton] pollution clean-up of the UNOCAL site, Franklin/Thornton Avenues SE. See attached Item 5. It is estimated that to remove/replace the estimated 50,000 cubic yards of dirt from the site, assuming 18 yard loads and each load will be a load in and a load out, the estimated 2,800 trips will take up to three (3) weeks. Starting at the site trucks can go east on Franklin Avenue SE to Highway 280, north on 27th and University Avenue SE to Highway 280 or south on Franklin Avenue SE to Highway 35W. Brighton has indicated that using the existing railroad track adjacent to the site on the east will not be done. Added was a recommendation of exiting the site on the northwest side on Thornton and Yale Avenues SE and use 27th east and Huron Avenues SE to access I-94. See attached Item 8. There is soon to be another neighborhood information meeting. Watch for announcement from Council members ~~Dr. Steve Cross~~ provided copies of a summary of 11/26/2001 the opinion of the Commissioner of The State of Minnesota Department of Administration, which PPERRIA just recently received. It is a 6 page analysis of the facts and the law regarding PPERRIA's status as to the Minnesota Statue of Open Records Law. PPERRIA had earlier requested an opinion. A) The Commissioner found that PPERRIA is a stand-alone non-profit corporation and is not "government" at least for the purpose of the Minnesota Open Records Law. B) The Commission found that neither PPERRIA nor any of the records in its possession are under its contract with the City of Minneapolis' Neighborhood Revitalization Program (NRP) making PPERRIA the "fiscal agent" for PPERRIA/NRP programs are subject to the Minnesota Open Records Law. C) The Commission found that the Minnesota Open Records Law contractually governed records relating to the PPERRIA/NRP Motley Homebuyer's Assistance Program. That means that records relating to the program are public excluding only records excepted by the Minnesota Open Records Law itself. The relevant exception is that "personal information" relating to that program is not an open record. In practical effect, what this means is that records such as minutes, advertisements, information and brochures that relate to the program generally, must be made available to anyone who asks for them. However, information on a particular individual, such as an application and credit reports may not be given to anyone without that particular individual's knowledge and consent. In addition Cross indicated that the Minnesota Non-Profit Corporation Act (PPERRIA is a 501C3 Non-Profit Minnesota Corporation) has a provision on what records must be available to corporate members. It also states the procedure to ask for PPERRIA corporate records. These records are available at the Pratt Community Building, 66 Malcolm Avenue SE. As a volunteer organization, we cannot promise that we can produce instantly a particular requested record. It has been PPERRIA's policy that any record that a member wants a copy of, that member can have. PPERRIA has steadfastly refused to give the PPERRIA Membership list to non-members and has given the membership list to members under the limited circumstance and procedures of the Minnesota Non-Profit Corporation Act. This is primarily to limit junk mail and spam sent to members. If you would like a copy of the Steve Cross opinion on the R Steve Cross at 612-331-2970 has stevenc@red.us.com HF 3445, the legislation introduced in 2001 that was thought to be on hold and being worked on. HF 3445 is intended to address the several instances of a small, (usually less than a hand-full) group within a neighborhood which operates in a non-transparent way regarding selective issues. Cross has and continues to have extensive contact with Wegenius and

was of the opinion that amendments were addressing the issues of those groups with large Boards of Directors with staggered terms that allow sufficient time for single issues and a membership that represented the residents point of view(s) as the government, business, non-resident property owners, and institutions already have organizations of their own that look after their interests.

11) Florence Littman, PPERRIA Zoning and Planning Committee Chair, referred all to an announcement available at this meeting concerning the design plans for the proposed Emerald Park development by Wellington Management (between Franklin and University and east of Emerald Avenue in St. Paul). The meeting is called by the St. Anthony Park Community Council and will be held on 2/28/2002 at 6 PM at the South St. Anthony Park Recreation Center (Territorial Road and Cromwell in St. Paul). See attached Item 11.

12) Susan Gottlieb reviewed the 1/12/2002 to 2/8/2002 PPERRIA/NRP Contractor Activities Report published in the 2/2002 PPERRIA Newsletter. Billed was \$296.00. Remaining in contractor's budget is \$17,760.27. Billed 10/18/95 to 2/8/2002 is \$129,885.15. Contractors have supported the PPERRIA Committees of Education, Housing, PPERRIA/NRP Action Plan Phase I and Executive along with Buckthorn Removal, Newsletter/Calendar, Block Clubs, and any item that needed immediate attention.

13) Motion made, seconded and passes without noes: "That the Minneapolis Council be requested to accept the boundaries of the Prospect Park Neighborhood Historical District." Florence Littman and Joe Ring reviewed the adjustment of the Southeast Industrial Area (SEIA) south boundary to match the north boundary of the Prospect Park Neighborhood Historical District. The adjustment was made to remove resident housing areas on neighborhood streets south of University Avenue SE from the SEIA plot and that overlapped the boundaries of the Prospect Park Neighborhood Historical District that the Minneapolis Preservation Commission had earlier accepted. There was no new business.

15) Motion made, seconded and passed without noes: "As there was no additional items to be brought to the attention of the neighborhood, that the meeting be adjourned."

Daniel Patenaude, PPERRIA Secretary.

Comments and/or corrections to 117 Arthur Avenue SE or <marko029@umn.edu>

Motions for February PPERRIA Meeting

Tabled Motion from February meeting: To convene a committee to review possible options for use of vacant properties on Melbourne Avenue Southeast.

Motion: To ratify the following statement drafted and released by a national coalition of environmental groups:

**Citizen's Call for
A National Solution to Power Plant Pollution**

Power plant pollution is taking its toll on America's health. Mountains of scientific evidence show that it aggravates respiratory problems like asthma and emphysema and shortens lives. At the same time, power plant pollution contributes to some of our worst environmental problems, such as acid rain, ozone damage to trees and crops, mercury contamination of fish and streams, and global climate change. Power plants are the largest industrial source of air pollution, emitting two-thirds of all soot-forming sulfur dioxide, more than a quarter of ozone smog forming nitrogen oxide, forty percent of the US's carbon dioxide, and thirty-four percent of mercury.

As the debate over energy policy moves forward, all Americans will be affected by the pollution that could result if policy makers fail to protect public health and the environment as they enact policies designed to ensure affordable, reliable energy. The following steps must be taken:

- Strong enforcement of current clean air laws. The Clean Air Act seeks to prevent excess pollution from the oldest and dirtiest facilities. Both state and federal governments must make sure companies obey the law and must hold accountable those that do not.
- New clean air laws for power plants that will dramatically reduce pollutants that cause smog, acid rain, respiratory disease, global warming, and mercury contamination.

Studies show that in order to protect public health and restore vital ecosystems, the four major power plant pollutants should be cut by the following amounts by 2007: NO_x emissions should be cut by 75 percent from 1997

levels; SO₂ emissions should be cut by 75 percent from 1999 levels; and CO₂ emissions should be cut to 1990 levels as required by the *Framework Convention on Climate Change*, which was signed by former President Bush and unanimously ratified by the U.S. Senate.

- An end to the grandfather loophole that exempts dirty, old coal plants.

Old dirty power plants emit as much as ten times more pollution than modern facilities. They were exempted from modern pollution controls nearly 25 years ago because it was expected that they would be retired and replaced with new clean plants. However, most of these old dirty plants have not retired. There must be some reasonable limit on the grandfather loophole. All power plants on their thirtieth birthday should be required to meet modern emission standards.

As the scientific evidence of adverse health and environmental impacts from power plant pollution mounts, it is clear that we must take steps to clear the air. Our health and our environment demand it.

Since the introduction of this tabled motion a coalition of metropolitan environmental and neighborhood groups has been formed to work collectively to reduce or eliminate the use of coal in our power plants; it is called Clean Energy Now (CEN). Resources of some of the member organizations of CEN allowed the purchase of lawn signs to increase the awareness of this pollution issue. Information and sign-up sheets (for signs) will be available at the March PPERRIA meeting.

Neighborhood Cleanup Tentatively Scheduled – David Kaar

Our annual Neighborhood CleanSweep is tentatively scheduled this year for Saturday, May 18th, with pickups from approximately 9:00 a.m. to 4:00 p.m. Volunteers will pick up old appliances, plumbing materials, metal, building materials, concrete, brush, large furniture and more. The City of Minneapolis furnishes garbage trucks and volunteers also supply pickup trucks to haul away the rubbish. Residents should begin their spring cleaning and have these items to the curb by 8:00 that morning. More specific information will be available in the next newsletter and by flyer. Anyone who is interested in volunteering to help with pickup, food or publicity should contact David at 331-9015.

Minneapolis Park Board Details Plans for Bike Path – Jennifer Ringold

After holding several neighborhood meetings, the Minneapolis Park and Recreation Board (MPRB) has more specific plans for a bike path to accommodate parking needs and to serve bikers along East River Parkway. The specifics of the design are as follows:

- 8-foot parking land from Franklin Avenue to St. Paul city limits along the eastern (residents') side of the parkway.
- 8-foot parking lane from Franklin Avenue to St. Paul city limits along western (river) side of parkway, except in areas where parkway will be 32 feet wide.
- Striped lanes to delineate parking and driving lanes.
- No parking along parkway (both sides) from 7 am to 9 am and from 4 pm to 6 pm Monday through Friday.
- No changes will be made to the midnight to 6 am parking restrictions where they currently exist.

If you have any questions or concerns, please contact Jennifer or Tim Brown at 661-4800.

Center for Neighborhoods Requests Nominees for Board – Dan Nordley

The Center for Neighborhoods is looking for candidates for its Board of Directors. The Center serves as a catalyst and resource to promote and encourage ideas, alliances, policies, and actions that increase the capacity of neighborhoods to strengthen the livability and vitality of their communities. The work of the Center is dedicated to bridging the neighborhood work of Minneapolis and St. Paul, and our board consists of representation from both cities. Our goal is to strengthen cities and the region by deepening civic dialogue at the neighborhood level, where shared goals can be set between public and private interests, and where people can actively participate in making their communities better. If you know someone who would be a good candidate for the Board, please contact Gretchen Nicholls at 339-3480. Nominations are due by Friday, March 29, 2002, and applications are available at 331-2104.

Major Reallocation of NRP Funds May Be Upcoming

Brighton Development has told the PPERRIA Executive Committee that it expects to give formal notification soon that it does not need any NRP funds to redevelop the “Gopher Oil site.” There are two effects of that action. First, there will be no PPERRIA vote releasing NRP funds for the redevelopment precisely because no NRP funds are to be used. Second, the funds reserved for the Gopher redevelopment in the original Action Plan will need to be reallocated to other uses. The amount of funds to be reallocated may total up to \$600,000.

The reallocation process is done through a neighborhood-wide process and not within PPERRIA. Once it is known for sure when and how much of that the money will be available, notices will go to everyone in the neighborhood. Public meetings will be held to receive suggestions and weigh alternatives. Once the neighborhood makes its decision, PPERRIA will act as fiscal agent to implement whatever decisions the neighborhood makes.

The present Action Plan allocates the money to “Housing.” But the neighborhood is not restricted to using the funds for housing purposes. It may decide that because seven years have elapsed since the original Action Plan was adopted, that other priorities have supplanted it. Nevertheless, individual or groups of neighbors may informally discuss their priorities for the use of the funds at anytime to prepare for the formal process that will begin later.

According to NRP guidelines, any plan modification that reallocates more than \$25,000 and more than 10% but less than 35% of the total NRP plan allocation between existing strategies must have broad, 30-day public notice to the neighborhood with neighborhood/PPERRIA Board of Directors approval, and would have final approval required by the NRP Management Review Team and Policy Board. Funds could be reallocated from housing (that is, they could be used for other purposes), so long as the city-wide total spent for housing averages 51% of all dollars. Proposals would be sought for uses of the funds once it is determined that the funds are available for reallocation.

Gopher Oil Site Redevelopment to Include Five Affordable Units

Under the rules for TIF-supported housing development, a certain percentage of funds must be used for affordable housing. In the Gopher site, ten affordable units would be required. The developer, Brighton Development, was initially going to provide all those 10 units off-site through an MCDA project. Brighton has now decided to include five affordable units on-site and five units off-site.

The reason for that change has to do with the labyrinthine details of how TIF financing works. For the size, location, and cost of this development, five units of affordable housing had to be on-site and five off site.

Under current standards, an “affordable” home means that someone with an annual income of about \$25,000 would be able to make the payments on the principal, interest, taxes, and insurance. For the homes at the Gopher Oil site, that means that about half of the \$270,000 purchase price would be subsidized. It would be as if the owner were buying the property for \$135,000.

Unlike affordable housing that is for rent, affordable housing that is for sale poses some major conceptual problems. For rental housing, it is easy enough to “buy-down” the rental rate through a subsidy. But problems occur if there is just a buy-down of a sale price. The most obvious of those is that after the price is bought down, what’s to stop the owner from selling the property at market rate and walking away with the subsidized portion of the original purchase price. Another problem involves who owns any increased equity because of capital appreciation of the property. Still another involve how to deal with property taxes that are still based on the full value of the property including that portion purchased with public funds. All those issues must be worked out before the affordable homes at the Gopher site can actually be sold. It will undoubtedly lead to some complex legal forms for the purchasers to sign.

Nevertheless, Brighton is committed to having the five affordable units and that the legal details can be worked out during the year or two before the units are actually constructed and are on the market.

“The Homes of Gopher Oil Superfund”

How would you like to live at “The Homes of the Gopher Oil Superfund?” Sound a little repulsive? Brighton Development thinks so too. So does PPERRIA and anyone else who has been asked.

The problem is that no one has come up with a good name even though there is high motivation to find something else. Since construction and sale will start SOON, it's imperative to decide on a name. There are no rules and there is no prize, but anyone with an inspired name would find it very welcome. We’d like something that fits Prospect Park and that doesn’t sound like it is a suburban gated community guarded at night by attack dogs.

Send any ideas to Linda Donaldson at Brighton Development. The email address is lindad@brightondevelopment.com and by phone at 612-332-5664.

Intensive Remediation Efforts to Begin Soon at Gopher Oil Site

Possibly as early as mid-May, intensive remediation efforts will begin at the Gopher Oil site. It consists of removing 50,000 cubic yards of dirt and taking it to a site for decontamination. (For those new to the neighborhood, since 1907 Gopher Oil used the site on Franklin Avenue at Thornton for mixing oil products. Over the years, surplus oil products were simply dumped on the land.) At the same time, 50,000 cubic yards of good soil will be trucked in. Once that work is completed, the site will be ready for construction that will commence this fall.

Obviously, that work means there will be heavy trucks coming and going, noise, dust, and probably other disagreeable occurrences. None of them will make anyone happy. But it is intended that the pain be minimized both in intensity and duration. A “you all come” meeting is planned for anyone conceivably affected by that work. Tentative plans for the work will be presented and there will be plenty of opportunity for questions, responses, and bright ideas.

Councilmember Paul Zerby has indicated that his office will help in getting the word out about the meeting. It will come by mail and state the date, place and time of the meeting. For obvious reason, that meeting will be held soon.

Bunny Brunch

Saturday, March 30, Luxton Recreation Center, 11am-2pm \$2.00.

Celebrate with your family, friends, and neighbors at the annual Luxton Park Bunny Brunch. Hop on over for a meal, basket making, egg decorating, and our ever famous egg hunt.

Legislative Changes to Non-Profit Corporation Act may Adversely Affect PPERRIA - Steve Cross

Representative Jean Wagenius and Senator Jane Ranum are sponsors of HF 3445 that was recently introduced and seems to be on the fast track toward adoption into law. If the bill becomes law, PPERRIA will have some serious decisions to make.

Here are some of the bill's effects on PPERRIA as it currently reads:

(1.) All members of the board of directors must be elected every year. Most of the neighborhoods have a board of 6 to 12 members. For them, yearly elections are not much of a problem. But PPERRIA has a 40-member board, with 20 members elected each year on staggered two-year terms. It is intentionally so to ensure the broadest possible representation in decision making. But the practicalities of electing 40 people every year make it doubtful that a board of that size can be maintained.

(2.) For "each matter voted on by the members" anyone can vote who produces an ID showing residence in the neighborhood or who is vouched for by someone with that identification. So what is adopted at any meeting depends on who has corralled people (not necessarily members) to come in to vote on any particular issue (not just NRP issues) without prior notice to anyone.

Representative Phyllis Kahn has taken an active interest in the bill. You should look at the bill yourself and let her know what you think. You may read the bill on the web at: http://www.revisor.leg.state.mn.us/cgi-bin/getbill.pl?session=ls82&version=latest&number=HF3445&session_number=0&session_year=

PPERRIA Committees and Chairs/Contacts

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
History Project	Florence Littman	331-2970
Housing Redevelopment	Florence Littman Dean Lund	331-2970 378-2486
Housing Improvement	Andy Mickel	331-8396
Landscape	Mary Alice Kopf	379-7436
Membership	Dan Patenaude	378-3038
Safety & Security	David Kaar	331-9015
Tower Hill Park	Susan Thrash	379-4587
Transportation	Eleanor Montgomery	378-2714
Zoning & Plan Review	Florence Littman	331-2970

NRP Contractor Activities - Susan Gottlieb

Reporting period: February 9, 2002 through March 8, 2002. Major activities and results:

Supported NRP Phase I Evaluation Team in reallocation and evaluation efforts	Maintained the neighborhood calendar & supported production of PPERRIA newsletter		
Supported various PPERRIA committees and the Executive Committee	Worked with housing redevelopment committee to address developments on NRP Plan targeted sites		
Worked to ensure ongoing viability of neighborhood school in Pratt Community Center	Worked to plan and implement neighborhood cleanup for spring, 2002		
Worked to revitalize block club network in neighborhood	Worked with Landscape Committee/Garden Club on Buckthorn removal project		
Expense for contractors' services:	Hours billed	Total expense	% of total contractor Budget
Totals 2/9/02 to 3/8/02	71.0	\$1136.00	.8%
Totals 10/18/95 to 2/8/02	7,617.85	\$129,885.88*	88.0%
Totals 10/18/95 to 3/8/02	7,688.85	\$131,021.88*	88.7%

Total revised PPERRIA NRP budget for independent contractor services = \$147,646.15; **\$16,624.27** remains.

* These revised amounts reflect additional funds reallocated to this strategy 11/27/00, 2/27/01, and 6/25/01 and adds in funds from Livability B.2.b. Landscaping Projects – Buckthorn removal program, from Safety & Security A.1. Block club coordination, and from Education A.1.a. Neighborhood learning center – Education committee worker.

NOTE: Contractors include Susan Gottlieb, whose contract expires 4/30/03, Paula Denman, whose contract expires 12/31/02, David Kaar, whose contract expires 8/31/02 and Jerry Stein, whose contract expires 6/15/02.

Prospect Park East River Road Neighborhood Calendar

To include items in PPERRIA calendar, contact Susan Gottlieb at 331-2104 by **Friday, April 5, 2002.**

Date and Time	Event and Location	Whom to contact
Tuesday, 7:00 pm March 19	(Tentative) Zoning & Planning Committee meeting at Prospect Park United Methodist Church	Florence Littman 331-2970
Thursday, 6-8 pm March 21	Pratt Council meeting at Pratt Community Center	Mary Alice Kopf 379-7436
Monday, 7:00 pm March 25	PPERRIA Membership and BOD Meeting at Prospect Park United Methodist Church	Steve Cross 376-0094
Wednesday, 6:30-8:30 pm	Garden Club meeting at 260 Emerald Ave. SE	Pam Wollum 623-3747
March 27 Saturday, 11am-2pm March 30	Bunny Brunch at Luxton Park	Kris Hammes 370-4925
Wednesday, 7:30 pm April 3	Luxton Park Council meeting at Luxton Park Building	Jim Oberly 379-3397
Saturday, 9-5 April 6	Textile Center Garage Sale at 3000 University Avenue SE	436-0464
Monday, 7:00 pm April 8	PPERRIA Executive Committee meeting at Prospect Park United Methodist Church	Steve Cross 376-0094
Wednesday, 5:00 pm April 10	Glendale Resident Organization (GRO) meeting at 92 St. Mary's Ave.	Shirley Davis 342-1952

Day and Time	Recurring Community Events	Whom to contact
Tuesdays & Thursdays 1 – 4 pm	Food donations can be dropped off at the Care & Share Food Shelf at 92 St. Mary's	Ginia Klamecki 331-7056
Tuesdays, 4 – 5pm 1 st Monday 11:15-12:15 3 rd Monday 2:30-3:15pm 4 th Tuesday 3:15-3:45pm	Bookmobile at Luxton Park Bookmobile at Pratt Community Center Bookmobile at Univ. Good Samaritan Center	Susan Larson-Fleming 331-8819
Tuesdays 7:00 pm	Community Choir at PPUMC	Curt Oliver 331-3713

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

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