

Minutes of the Prospect Park Association Land Use Committee

Tuesday, January 8th, 2019

In Attendance on Sign-In sheet: Eric Amel, Karen Murdock, John Wicks Committee Chair, Devan Blanchard, Dick Gilyard, Florence Littman, Mike Nygard, David Frank, Jeff Barnhart and Preston Mosser Prospect Park Properties, Dan Bryant, Donna Schneider, Joyce Walker, Del Hampton, Laura Preus, Margy Stein, Jeff Ellerd Wall Development Co.

See Agenda for 01-08-2019 Land Use Committee.

John Wicks welcomed all persons attending the meeting and called the meeting to order at 7:05 PM.

1. **Old Business:** Minutes for the December 11, 2018 Land Use Committee meeting had been distributed and there were no recommendations for revision. A Committee vote approved acceptance of the minutes and that they be moved to PPA Board for approval and distribution.

2. **First topic of the evening was a discussion of the MOU process.**

A. Laura Preus gave a brief description of the MOU (mtg.) process to date and noted that a written draft of topics discussed is needed. Joyce Walker asked, "How can we do the process better?" Dan Bryant asked if Minutes had been prepared of the MOU sessions and if it would be possible for him to obtain minutes of the sessions?

B. Dick Gilyard commented on Communication noting that communication from Committees to the PPA Board has changed (transitioned) over the past few years. No longer do Committee Chairs present the topics of their Committees in front of the Board anymore, instead the process has been streamlined as consent agendas – and sadly it is likely that Board members vote on topics that they are not very familiar with.

C. Florence Littman noted that the neighborhood needs Block Captains to communicate to their neighbors regarding current topics.

D. Karen Murdock expressed how only in the last few years has the Land Use Committee been actively discussing big projects that had a neighborhood wide impact. In the past most projects consisted of garage modifications which only those person adjacent to the property in question cared about.

E. Del noted we need minutes of Task Force meetings and recommended that greater efforts are needed to provide PPA with minutes.

F. Laura stated that there are best practices that need to be added to the MOU process.

G. Jeff Barnhart made a motion that was seconded and approved by the Committee with Del abstaining, "To continue the Task Force process (that is in place) and prepare minutes of the meetings." *The purpose of the meetings is to make recommendations to the MOU process.* Margy Stein noted that the MOU Task Force must keep good records of their main discussions to determine how decisions are made. Finally, Jeff Ellerd commented that in his opinion PPA's MOU process is a good one and it should be noted as such.

3 **Malcom Yards Development by Wall Properties.** This topic began with a question by David Frank to Jeff Ellerd if Wall Development will build the Park shown or identified on the plans? Through a discussion of the overall process it was conveyed that the Minneapolis Park & Recreation Board and not Wall Properties will construct the Park. Wall Properties has entered into MOU agreements with the Park Board and Mississippi Watershed District regarding land use in their overall development. They also have an agreement with the City of Minneapolis regarding the direction of the Grand Rounds and "Missing Link" through their property. Although some in the Committee are in favor of Wall Properties proceeding with construction of the Park first, such construction would be abnormal to the typical development process Dick Gilyard noted. Instead, Wall Properties will provide the land to the Park Board

and they will eventually design, construct and manage it in the same way they take care of other Parks in Minneapolis. With PPA's MOU approval of Wall Development properties Phase I, it will be us to PPPA to keep in contact and lean on the Park Board to begin its process for developing the new park currently located in the Wall Development, Dick Gilyard noted.

4. **Discussion of Motley Project.** A brief discussion of the recent neighborhood meeting held by the Motley organization brought these comments: Laura Preus stated that she heard they intend to hold additional meetings in the future. In terms of the difficulty facing the developers, Dick Gilyard asked the Committee to think about our current discussions of the Wall Development verses the entire Motley project and their desire to control all development on the ground level and the implications that has. Joyce Walker requested further information be brought to the Land Use Committee by the Motley Group. Finally, a committee member asked "How do we want to engage with Motley, as individuals or as the entirety of the Land Use Committee?"

5. **Towerside.** Dick Gilyard was asked if he could give the Committee an update as to the status of the Towerside Development and in response Dick felt it would be more beneficial to the neighborhood if a special meeting could be held at our monthly PPA Board meeting or a special meeting at the Textile Center.

6. **Joe Ring & Friends of Tower Hill Park.** Joe Ring noted that he wanted to volunteer information regarding persons in the neighborhood who may be on the PPA Board who are participating in the organization known as "Friends of Tower Hill Park". Joe said that the "Friends..." are contributors to the Law Suit against the Vermillion Development due to the fact that they did not feel the City was following its own historic properties due diligence process under the laws of the State of Minnesota. The organization was formed as a separate entity and has nothing to do with PPA or the Board. Some of the persons in the organization are himself, Susan Larson Fleming and Eric Amel and they are plaintiffs in the law suit.

7. Next committee meeting will be February 6th, 2019, same time and place.