

## PPA Land Use Committee Meeting held Thursday, September 9, 2021

Meeting held via Zoom

In attendance:

Eric Amel, Steve Gagnon, Joe Ring, Helen Sahlin, Lynn Von Korff, Kari Simonson, Julie Wallace, David Frank, Dick Gilyard, Gayla Lindt, Florence Littman, Karen Murdock, Jere Purple, Donna Schneider, John Wicks, Chairperson.

The meeting was called to order at 7:05 PM. The minutes of the July meeting were accepted with one change: David Frank recommended adding Aloida Zaragoza's name to those in attendance. This was accepted by the Committee.

**SECOND TOPIC:** At the July PPA Land Use Committee meeting, Patrick O'Shaughnessy reported on the efforts underway by an industrial company Ag Commodities Transload to purchase the vacant property located across the street from his new distillery, at 518 Malcolm Ave SE. At that meeting Mr. O'Shaughnessy expressed his concern for the potential problems that excess truck traffic, generated by Ag Commodities Transload would bring to the area and on Malcolm Street. This was communicated to Councilman Cam Gordon at the time. Since then Mr. O'Shaughnessy has followed up with a letter to Hilary Dvorak, Principal City Planner for the City of Minneapolis. In her response Ms. Dvorak replied that *she "...will keep you (Mr. O'Shaughnessy) apprised as to the status of the AG project. My colleague, Aaron Hanauer, has been assigned to work with them and I have copied him on this email. Thanks, Hilary."*

**Follow-up:** Florence Littman expressed how the new business at 518 Malcolm Avenue S.E. proposed by Ag Commodities Transport will likely lead to dust and unpleasant odors from rotting grain in storage. SKB (a neighbor to the property) called Florence to alert her to the potential problem posed by the new proposed business. Ag Commodities Transload wishes to purchase 518 Malcolm Ave. Their presence could produce additional unpleasant conditions due to the unprocessed agricultural products they transport. Some of these products are likely to decompose during transport/delivery producing foul smells/odors. This would not be pleasant for the neighborhood/community.

Kari Simonson also explained that she had written to Councilman Cam Gordon and his Policy Aid Robin Garwood about the topic – a copy of which is attached. In response Mr. Garwood explained that "...he and Councilman Gordon shared her concerns and that they have made it clear to Public Works that Malcolm is not a street that can take more truck traffic." Mr. Garwood also explained that the "...City has Travel Demand Management requirements in ordinance..." and expects that the City will require Ag Commodities Transload will have to meet them. As for finding a solution to the increased truck traffic in the area, Mr. Garwood stated that they need to get the first necessary study to resolve the traffic plan funded – he now feels the study will be funded. (These are optimistic responses from Councilman Gordon's office.)

Dick Gilyard described a possible alternative to Ag Commodities Transload proceeding and that is for several of the neighboring property owners (Surlly Brewing, Hall Properties, O'Shaughnessy Distillery) to join together and make a counter offer for the property in an effort to secure the land.

The Committee supports an effort by the Land Use Committee to write a letter to the City of Minneapolis expressing PPA LU's strong support for acquisition of the property by alternative owners who support the needs and concerns of the community. John Wicks will draft the letter. (Letter issued on 9-15-2021)

**THIRD TOPIC:** Joe Ring described how he had been in communication with Tom Rehcamp, the V.P. of Facilities for Hubbard Broadcasting regarding the potential height of some of the buildings being considered for location within the Prospect Park neighborhood and the potential impacts that these tall buildings could have on their broadcast tower. Joe indicated that Hubbard Broadcasting has expressed its concern of tower/building height in the neighborhood to the City and it is probably time that we invited Hubbard Broadcasting to our PPA Land Use Committee meetings to discuss the topic with them. The Committee recommended that John Wicks draft a letter to Hubbard Broadcasting inviting Mr. Rehcamp (or others) to the next Land Use Meeting to discuss this issue.

**OTHER BUSINESS:**

- 1) Residents located along 4<sup>th</sup> Street SE expressed their concern regarding the manner by which an existing 6-plex apartment building located at 310 7 4<sup>th</sup> Street SE is being rehabilitated. Witnesses have seen various materials (that could be asbestos laden) thrown out of windows into dumpsters creating much air borne dust. It was unclear as to what the debris potentially contained. Julie Wallace volunteered to contact the City to express neighborhood concerns for the process of demolition there.
- 2) Karen Murdock described how she had recently read an article from the NY Times Magazine regarding impacts of Long Term Extended Stay Hotels and how some of them are being used to house poor people turning the Hotels into "Flop Houses". This process is occurring across the Country the article said. Long Term Hotel rooms are basically small efficiency apartments. The article emphasized how the poor people were being exploited due to high rents.
- 3) PPA Board Special Elections will be held on October 14<sup>th</sup>; Final Board Elections to be held in May 2022.

Next meeting will be Thursday, October 14<sup>th</sup> at 7:00 PM. It will be a Zoom Meeting

The meeting adjourned at 8:30 PM.

Attachment from Kari Simonson

*Minutes prepared by John Wicks.*

*Please send Comments/corrections to: [jonewix@aol.com](mailto:jonewix@aol.com)*