

PPERRIA Membership Meeting - November 1996

President Jim Widder, at 7:03 pm, called the 11/25/96 PPERRIA membership meeting to order. A quorum was present. Approved without changes or corrections were the minutes of the 10/29/96 PPERRIA Membership Meeting.

The owners of the building on the southwest corner of the Oak and Washington SE intersection, presented a status report on the building. After they recently purchased the property, it was decided to repair the existing building rather than construct a new building. The existing tenants were offered space and the Ski Den, Greek deli, coffee/cookie store, and Vietnamese restaurant closed. New tenants are to be Brueggers, from across the street, McDonald's and Dairy Queen. It was stated that several commercial lenders would not offer financing due to the nearness of the University, the commercial/office use and insurance problems. An MCDA market interest rate \$100,000 loan is being used, upgrading of the building to include new store fronts and upper full size windows. Except for the bank, new signage will be uniform. There will be a front to back walk-through with a three story atrium in what is now open back space. The bank will have a drive through where the existing one was with entrance/exit on Oak and Walnut to a 26 space parking lot and no other drive through service. The upper two floors will be upgraded to modern rental office space some time in the future, estimated rent will be \$13/square foot. \$16.50 is current general charge. Possibility of outside food tables depends on the individual food services. Presentations will be made to the city zoning committee and to MCDA.

Sue Rohde read a letter from the UNOCAL Committee to UNOCAL addressing the neighborhood's concerns about the planned removal of the dirt piles on the site. Motion approved without noes for PPERRIA approval of the letter. MCDA will not approve removal without neighborhood's approval. Unclear as to why UNOCAL is removing, the piles are site dirt undergoing bio cleaning. UNOCAL also will be removing the remaining brick building on the site. It is estimated that 2005 is when the site will be clean enough for development.

Susan Gottlieb presented an update on the sidewalk safety lighting project, 66% of the voters chose the lantern style, which will be the one installed through the neighborhood. Added to the existing process is that PPERRIA will decide by February 97 how best to allocate the \$372,500 in NRP funds budgeted for sidewalk lighting. This is after the completion of the installation petition process. Also all dates now reflect any installation before next winter. The city will provide the petitions and only people who want the lighting will be signing. Each property owner will have been individually contacted at least four times and non residents are being contacted by mail. Still looking for block club leaders for several areas.

Dean Lund indicated that there is an NRP/PPERRIA subcommittee looking into the formation of a neighborhood foundation. In the NRP/PPERRIA plan there is up to \$5000 to assist this exploration. No guarantee there will be a foundation. The funds are available to the committee through the administrative contract between NRP and PPERRIA.

Dean Lund also reported that the Hubbard building (KSTP) is expanding north across Fourth street on to the Schnitzer site. PPERRIA will be sending a letter to the city supporting the expansion and expressing our concerns that Hubbard include also the Watkins site, the site be included in the adjoining industrial plan for both planning and cleanup and that the Hubbard plan be supportive of housing in the Fourth Street area and the development of a commercial/residential buffer zone.

Florence Littman reported for the Zoning Committee. There are several openings on the city Board of Adjustment and Planning Commission. Interested persons should contact her at 331-2970. Genesis II on University and Malcolm will be applying for variance

for an elevator at the University side of the building. They are now owners of the building.

Florence Littman of the History Committee reported that the committee is now collecting and working on PPERRIA records, to be stored at Pratt. Interested persons contact her at 331-2970.

Tom Kilton of the East Sand Flats Park Committee indicated that the proposed monthly cleanup of the site by PPERRIA should qualify PPERRIA to adopt the Park. The best way to sample the extended version of the park is either at the UM River Flats entrance or the Cecil entrance.

Harrison Nelson of the NRP/PPERRIA staff indicated that there is an individual NRP/PPERRIA staff person working on each individual NRP/PPERRIA task. The Executive Committee each month reviews individual billings.

John Holmquist has been the ad hoc sidewalk committee. See page two of the October/November Southeast Angle. The city reviews each neighborhood's sidewalks at least once each ten years. Ours should be done next year. He requests any concern about any uplifts, cracks, etc. to be inventoried by calling 331-2970. Usually the cost by the city is cheaper than if done by individuals. There was a concern that there may be cheaper ways than replacement, i.e., asphalt used at uplift sites.

Jim Widder, President, talked about several "late breaking items." NOTICE THAT SOMEONE IS HOME AT THE TOWER. The lighting on the observation tower is now on the inside rather than on the outside. There was a Motley Area Master Plan prepared in the early 1980s that was more a visualization of the area rather than a specific use plan. As there is some concern by PPERRIA of what is happening in the area, the Executive Committee is to review this issue. Concern was expressed about the status of the Pratt intersection, and the expectation about additional plowing and sanding. Council member Campbell will be contacted.

Motion to adjourn passed.

Respectfully submitted, Daniel Patenaude, PPERRIA Secretary.,