



## Prospect Park Association (PPA) Community Meeting

July 22, 2019, 6:30pm

Prospect Park United Methodist Church, 22 Orlin Avenue SE

### Board of Directors Present:

1. *Eric Amel*
2. *Jeffrey Barnhart*
3. *Devan Blanchard*
4. *Joleen Emery*
5. *Noël Gordon, Jr. (via audio connection)*
6. *Dick Kain*
7. *Susan Larson Fleming*
8. *Laura Preus*
9. *Joe Ring*
10. *Robert Roscoe*
11. *Lynn Von Korff*
12. *Will Watkins*
13. *John Wicks*

### Board of Directors Absent:

1. *Claire Haskell*

2. *Lydia McAnerney*
3. *Student Representative (TBD)*

### Community Members Present:

1. *Josh Betts*
2. *Mary Britton*
3. *David Coats*
4. *Sigurd Coats*
5. *Carolyn Deters*
6. *David Frank*
7. *Gayla Lindt*
8. *Christie Nelson*
9. *Ari Parritz*
10. *Clifton Toles*

### Staff Members Present:

1. *Nellie Jerome*
2. *Jan Nelson*

## Draft Minutes July 22, 2019

### Welcome, Agenda

Eric Amel, PPA President, opened the meeting at 6:40 pm and reviewed the agenda. Joe Ring, PPA Board Member, moved to adapt the agenda to include time for discussing the Environment Committee. The revised agenda was adopted.

As part of the welcome there were introductions of Minneapolis and University police officers present at the community meeting: Officer Toles and Officer Nelson, Minneapolis Police Department, and Officer Betz, University Police.

### Community Announcements

**SE Seniors** has a new Executive Director, Carolyn Deters. Director Deters shared an update and welcomed questions. SE Seniors has served Prospect Park for 30 years. They support older adults in our neighborhood so that they have what they need to live at home. There

were questions about their space/location, staffing and funding. Director Deters noted that SE seniors is interested in more community space for socializing and building community, which has implications for their space. They have about five part-time staff and many volunteers that work across Minneapolis and Saint Paul. There are recent funding concerns. County health and human services costs have increased, so the county is cutting non-mandated services; SE Seniors has lost county funding, which has funding match implications. They are actively working on funding for 2020. They welcome support.

**Luxton Park event on August 13<sup>th</sup>.** There will be music, food, Somali dancers, and other fun activities. The Minneapolis Parks and Rec Board will have a naturalist, and the Minneapolis Institute of Arts will have an art-related table. Steve Zimmer of Luxton Park is organizing helpful activities for children. PPA will have a table at the event and is looking for volunteers to staff it. Contact staff or visit the PPA website.

**Board Nominations.** Noel Gordon Jr., PPA Vice President, who was participating in the meeting remotely via a laptop audio connection, discussed the Board nominations. The laptop connection was lost, so Lynn Von Korff, PPA Treasurer, continued and gave an update about the Nomination Committee's work. There are nine elected PPA board positions to fill at September's annual election: seven two-year terms and two one-year terms. Nominees choose whether they want to run for a two-year or one-year term. There has been outreach to a variety of communities within Prospect Park, including people living in apartments, and outreach to communities of color. Jan Nelson, PPA staff, has been encouraging people to run for the Board and contact her if they are interested. She also shared information about the Board Candidate Profile form, which is available on the website. The profiles will be posted on August 24<sup>th</sup> on the website. Fliers were made available to pass around the community to encourage people to run for the Board, join committees, etc.

**Community Building Outreach.** Lynn VK gave an update about the Community Building Project Committee, which is co-chaired by PPA Member Jerry Stein and PPA Board Member Susan Larson-Fleming. PPA Board Member Will Watkins is also playing an active role. They want to ensure PPA is engaging with the community and listening to what residents would like PPA to do. This will help better understand community needs. Some funding for this work has been provided, and there is a contracted consultant position that will be hired to catalyze this work. The next Community Building Committee meeting was scheduled for July 29, 3:00 pm. They are going over applicants for part-time consultant position.

**Committee Updates and Del Hampton Acknowledgement.** Eric A. and other meeting participants talked about the huge contributions that Del Hampton, recent Board Member and Environment Committee Chair, has made to the Environment Committee and the entire community. Del H. is ending his Committee Chair role and he was especially acknowledged for working to advance and connect green space within the neighborhood. It was summed up by noting he is an avid gardener, loves dahlias, and is a great community member.

**The Environment Committee.** Mary Britton, PPA Community Member, is stepping into the role of Environment Committee Chair. Mary B. recently completed her master's degree in data sciences; she is interested in data measures and using good information to make decisions. She shared that she has a lot of ideas, but mostly wants to hear what others are hoping to have happen. There is great work to build on, and volunteers may bring ideas to

lead areas of interest. She looks forward to working together on sustainability topics and common-sense ideas to conserving the environment. There will be a meeting planned for the fall to discuss upcoming specific goals for the neighborhood, as well as connections to Minneapolis goals and planning efforts. The next Environment Committee was announced for July 23, at 6:30 pm at the PPA office. Mary planned to bring rhubarb bars!

**The Green and Blue Infrastructure Framework** is a new initiative that touches different aspects of PPA's work. Dick Gilyard, PPA Community Member, provided information. The effort is looking at the whole geographic area from the stadium to the creative enterprise zone and includes watershed organizations. They will be looking at where water goes, and how green space is connected to it. The first phase will create a map and capture what we know about the current situation, as well as what people have proposed in this geographic area. People will be invited to comment on it. The initiative will have a Listening Session at the MN Design Center, and they asked for a few volunteers to participate from our community. Mary B. and Evan Roberts, Transportation Committee Chair, have both expressed a willingness to participate. Eric A. also will be kept in the loop.

**Land Use Committee and Vermilion Project Update.** The PPA Land Use Committee met on Thursday, July 18. The committee has recently become aware of proposed changes to the Vermilion development project, based on the latest information from the developer. These materials are available on request. A brief description of proposed project changes was summarized, including changes to the unit count, unit disposition (apartments instead of condominiums), parking count, retail space, and re-use of the original Art and Architecture building. These changes were perceived to be significant by the Land Use Committee, and as a result they approved a set of resolutions to share with the PPA Board. The main areas of the resolutions included:

- A request that the proposed changes to the development project be returned to the Minneapolis Planning Commission with an amended application and opportunity for public comment;
- That PPA requests a response from our council member and the planning department in two weeks so that there could be timely consideration by the community;
- And, that based on the response, process and schedule, that this information would be brought back to the community.

Ari Parritz, of Vermilion Development, also shared an update. He noted that they will be going back to the Planning Commission to seek an amendment to their Planned Unit Development. He referenced the written materials that had been sent to the Land Use Committee. Mr. Parritz also shared that he had recently learned that the lawsuit with the Friends of Tower Hill Park is back on. He noted the lawsuit had previously been dismissed, and that should have closed the issue. He had looked forward to starting up the project and clearing up uncertainties for businesses. Now, with more uncertainty, they are not ready to do anything official until the lawsuit is resolved. Mr. Parritz also noted that as part of the approval process they had a condition to hire a historic consultant; they hired a consultant called New History to evaluate it. He said the consultant found no impact on the Witch's

Tower, including nothing related to views to or from it. They are happy to share that memo with anyone who asks for it.

There were a number of community questions about the project. There was a question about changes to the project and whether that goes against what we previously agreed to in the Memorandum of Understanding. Mr. Parritz responded that he had described the latest changes in a written format to the Land Use Committee. There were questions about whether properties had been combined or purchased. Mr. Parritz noted that real estate transactions cannot proceed when there is a lawsuit, and he wasn't going to get into details about specific transactions. There was a question about why they couldn't get real estate investors for condominiums, when condominium owners themselves would be purchasing the units. Mr. Parritz described the difference between new construction investment and condominium purchases. There was also a question about the 10-foot easement from nearby homeowners, and if there would be work underground of those properties. Mr. Parritz noted he did not want to discuss the status of activities that related to individual property owners. It was followed up with a question about changes to the project, and if there could be relief to those variances. Mr. Parritz said they considered it and it was not possible.

**Ward 2 Update.** Council Member (CM) Cam Gordon provided a written update handout and highlighted a few topics. He followed up on the Vermilion development topic by noting that minor changes to a proposed development can be administratively approved, and major changes require going back to the Planning Commission.

CM Gordon put forward a successful grant application related to transportation safety; a neighborhood workshop will be held in October. It was noted that previously the PPA Board had discussed this transportation topic and had not advanced it – not because the Board had not supported it, but because they did not have enough information about how Glendale residents felt about the grant and workshop. CM Gordon noted he had benefitted from that discussion and determined it made sense to advance a grant application given the useful funding from the state to the city to the community.

CM Gordon gave other brief updates, mentioning that the director of public housing has resigned. He continues to wait for city updates about the walkway that connects Glendale and Arthur Avenue; he expects that this should be open before the first day of school.

Cam invited any questions or concerns. There was a discussion about a Forum that will take place on Tuesday July 30, 5:30 – 7:00 pm, 332 Brunnicks Hall on Pleasant Street. The student association and University community relations department is involved. Legislators may be there. They will be looking at topics such as renter protection initiatives. CM Gordon talked about barriers people face for rental property. There is a concern about the different ways that people may be rejected for housing based on factors like credit scores, past histories, etc. Are there better ways to identify renters?

There was a comment that it would be helpful to have the city step up to more actively ask landlords their opinions about solutions as well. There was also support for renter's rights and helping renters with good information. There is also a possible connection with PPA's Community Building Outreach efforts.

The community meeting adjourned at 7:40.

*Respectfully submitted by Laura Preus, PPA Board Member and Secretary*