

July 2000 PPERRIA Newsletter

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Editor's Note: To add any news or info to the next newsletter, contact me at 331-8396 and either E-mail me at andym@mr.net or provide content on floppy disk using nearly any Mac, UNIX or Wintel text format. - Andy Mickel

Note from the President

Dear PPERRIA members and PPERR neighbors,

We are continuing to move ahead with projects in the neighborhood. I hope you are able to attend this month's meeting with the agenda below and are enjoying the summer.

Thanks, Steve Cross

PPERRIA Board/Membership Meeting Notice and Agenda

Our July PPERRIA Meeting is Monday, the 24th, 7 - 9 p.m.

at the Prospect Park United Methodist Church (ground floor) SE Malcolm @ SE Orlin Aves.

1. Introductions. 2. Approve minutes from last meeting. 3. Presentations/Informational items.

4. Motions for Consideration:

Info/decision	Discussion & Adoption of letter of inquiry to Metro government in regards to LRT on University Avenue.
Info/decision	Motion to use portion of remaining funds in Housing B.2 for Motley Homeowners Home Improvement Loan Fund.
Info/decision	Motion to approve closure of 1 block of Malcolm Ave between school and park for 1 hour daily during the school year.
Info/decision	Motion to review/change PPERRIA meeting dates.

5. New/Old Business. 6. Adjourn.

PPERRIA Committees and Chairs

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
Glendale/Prospect Park	Jerry Stein	623-0588
History Project	Florence Littman	331-2970
Holiday Cards	Mary Alice Kopf	379-7436
Housing:		
Co-liaisons Housing	Florence Littman	331-2970
	Sally Bell	623-0390
Housing Improvement	Andy Mickel	331-8396
Fourth Street Housing	Mike & Mary Huss	379-3362
Unocal Oil Housing	Dean Lund	378-2486
Landscape	Karen Murdock	340-1338
Membership	Dan Patenaude	378-3038
Safety & Security	Harrison Nelson	378-5377
Tower Hill Park	Susan Thrash	379-4587
Transportation	Eleanor Montgomery	378-2714
Zoning & Plan Review	Florence Littman	331-2970

PPERRIA Meeting Dates and City Zoning Application Hearing Schedule - Florence Littman

The Planning Commission hearings are scheduled on the 2Nd and 4th Mondays, the same dates as the PPERRIA Executive Committee and the PPERRIA meeting. There is a 5-week period between the final filing date and the City Planning Commission hearing. The first PPERRIA meeting after the final application date is too soon for the applicant, the city planner and the PPERRIA Zoning Committee to review and negotiate issues of neighborhood concern and present this at the PPERRIA meeting. The next PPERRIA meeting is too late if the Planning Commission hearing is on the 4th Monday. Possible ways to deal with this problem:

1. Convince the Planning Commission to go back to the 2nd and 4th Wednesday hearing schedule. (attempted and failed)
2. Consider changing PPERRIA meeting dates.
3. Follow the procedure used for the Fraser School project at the June PPERRIA meeting.

Newsletter Labeller Volunteer Wanted - Sue Gottlieb

PPERRIA is in need of a volunteer to be the monthly newsletter labeller beginning this summer. This position is ideal for the casual PPERRIA member who may not be able to attend all the meetings, but would like to serve the neighborhood and its organization in an important way. The job requires about one morning (a few hours) per month to pick up newsletters from printer and affix labels (supplied by the PPERRIA Vice President/Database Manager), then mail at the Bulk Mail facility off Broadway St. NE during the week of the PPERRIA Executive Committee meeting (generally, the second week of the month). If you are interested in volunteering, please

contact Susan Gottlieb at 331-2104. Thank you, Mary Huss, for the outstanding job you have done in this position over the last year or so!

Minutes of June 28 PPERRIA Meeting - Dan Patenaude

1. The 6/26/2000 Prospect Park East River Road Improvement Association Inc. (PPERRIA) Board of Directors (BOD) /Membership/Neighborhood (B/M/N) meeting was called to order by Steve Cross, PPERRIA President, at 7 PM at the Prospect Park United Methodist Church (PPUMC). A quorum of the BOD was present. Motion made, seconded and passed without noes: "To accept the meeting agenda as available at the meeting." There were no additions and/or corrections to the agenda.

2. Nicole Magnan, Minneapolis Police Department Community/Crime Presentation/SAFE, provided copies of a flyer sent to all neighborhood block club leaders with suggestions for the upcoming National Night Out on 8/1/2000 (first Tuesday in August). She also provided copies of the Second Precinct Newsletter and crime statistics for Southeast. Again, burglary and theft are happening and this is something we as individuals can do something about. Contact her at 673-2874 or nicole.magnan@ci.minneapolis.mn.us. She was presented a statement from East River Terrace/Road concerning what is perceived as a pattern of police not showing up for 911 calls in that neighborhood. She will be in contact with individuals involved regarding this. Mike Atherthon then indicated that because the policing was so poor, PPERRIA at the 5/22/2000 passed a motion establishing a PPERRIA process of responding to complaints about noisy parties. Steve Cross indicated that police response was not an issue in the reason for the motion and that the issue of police response was not part of the discussion.

3. Motion made, seconded and passed without noes: "To accept as amended the minutes of the 5/22/2000 PPERRIA Board of Directors/Membership/Neighborhood (B/M/N) meeting as published in the June 2000 PPERRIA Newsletter." Amended was Item 6, Sentence 5, to read:... "Pechiney maintain emissions" ...instead of... "Emissions are to remain the same"...
[Secretary's note: When presenting motions or formal statements, please provide the secretary with these same in writing. Thank you]

4. Motion made, seconded and passed without noes: "That PPERRIA approve the conditional use permits that the Fraser Child and Family Center need for the construction and operation of their school on the Gopher Machinery site at University and Bedford SE and that the PPERRIA Zoning Committee, and the PPERRIA Executive Committee if appropriate be authorized to add any necessary special conditions and/or call any necessary special public meetings. The Zoning Committee will send any needed written correspondence."

This project is to go before the City Planning Committee in 7/2000. At a minimum, there will be a site review by the neighborhood. Steve Cross indicated at the start of the discussion of this item that it will be necessary to adjust PPERRIA procedure. Florence Littman indicated that the current zoning (C1 and R1A) permits this type of use, but can require conditional conditions. She reviewed why this adjustment of PPERRIA Procedure is necessary. This exception has seldom been done in the past, but, when done, it has been for the same reason as this exception. It is understood that this revision of the normal PPERRIA process (approval by Committee, then Executive, then B/M/N) is due to the change of city meeting dates mandated by the new Minneapolis Zoning Codes. The meeting schedule of PPERRIA could result in at least one additional month's delay due to the city zoning committee now also meeting on the second and fourth Monday of each month, which allows no time for the PPERRIA process in the same month. This will be an issue from now on regarding PPERRIA participation and response to items of PPERRIA concern on/at city zoning committee meetings. It will be dealt with ASAP. The Fourth Street residents support both projects. The opinion of the committee is that there should not be any unexpected occurrences as the parties involved in the Bedford/Fourth Street Townhomes have been very cooperative and earlier similar situations have been resolved to the satisfaction of all concerned. Development in already used areas of the city tend to be messy. Calendars and procedures need to be fitted to each proposed development.

Linda Donaldson, Brighton Development Corporation Officer, introduced Dave Halsey, Fraser Child and Family Center Community Services Director, and Dave Slafani, Genesis Architects Company. For the discussion of the Brighton development of the Bedford/Fourth Street Townhomes. See Item #5 of the 5/22/2000 PPERRIA B/M/N meeting minutes. Fraser has operated in Minneapolis for 40 years a school for autistic and similar conditions preschoolers and their families. The program was previously operated by Minneapolis Children's Hospital. In addition there are programs for adults and pre school children. The users of this facility have external sensory processing disorders caused by a malfunction of the brain.

This project permits the Bedford/Fourth Street Townhome project to move forward. In addition it permits a more acceptable treatment of the retaining wall behind the current building and permits access from University Avenue for the school and exit on Bedford as well as access and exit on Bedford for the townhomes. It is planned to have 62 off street parking places for the school, ten of which are shared with the Fairview Clinic. The clinic is west of the proposed school. It is planned to continue the no parking on the north side of Fourth Street adjacent to the project's property. The planned school building is of two stories masonry and brick facing. Concern was made about the existing window design and a softening of the buildings edges. This will be reviewed. The exterior will be treated to resist graffiti. Any proposed Light Rail Transit should not affect the school as it is designed to minimize external stimulations and students seldom go outside the building. In addition to the removal of the Gopher Machine building, the two houses north on University Avenue will also be removed. Julie Wallace reported that her grandfather designed the house for Dr. Hines whose medical offices were within the house. There is to be effort to see if the building can be moved to another site. The development schedule is estimated to be: 7/2000 close on sale of properties, 9/2000 clear site of existing buildings and grade, Winter 2001 buildings enclosed, late Spring 2001 buildings occupied and Summer 2001 programs in operation.

5. Motion made, seconded and passed without noes: "To release up to \$105,000 from the PPERRIA/NRP (Neighborhood Revitalization Plan) Strategy A.1a (Development of a Neighborhood School at the Pratt Site)." Jerry Stein (PPERRIA/NRP Education and Human Service Committee co-chair) reviewed the motion. This is part of the agreement with the Minneapolis Public Schools (MPS) for PPERRIA/NRP to help leverage the reopening of Pratt this fall (2000) as a community school (closed in 1983) with kindergarten and first grade. Each year following there will be another grade added until there are grades K to 5 in the building. The MPS will be putting \$500,000 into building repair over the next few years and an additional \$200,000 into the program this year (full day kindergarten). The building principal (soon to be area superintendent) has asked for PPERRIA/NRP funds for general equipment, play area improvements, library enhancements and support for the community based family and parent education program.

6. Motion made, seconded and passed without noes: "That PPERRIA adopt the following policy: PPERRIA will loan any of the canopies (owned by PPERRIA) to any neighborhood resident for the resident's non-commercial, one-day use upon payment by the resident of a \$10 use fee and the resident agreeing 1) to assume all liability relating to the canopy, and 2) to replace the canopy if it is rendered unusable while in their possession." Harrison Nelson, PPERRIA Vice President, indicated that one canopy is 20'x20' (\$400 cost) and two are 10'x10' (\$105 each cost). Details are being worked out by Bill Kahn and Harrison.

7. Bill Kahn, PPERRIA Environment chair, reported that the letter from the PPERRIA Environmental committee to the Minnesota Pollution Control Agency (MPCA), approved at the 5/22/2000 B/M/N meeting, regarding the air pollution permit for Pechiney Packaging Group's (formally National Can and, earlier, Rap-In-Wax) facility at Essex and 27th Avenue SE is to result in conditions in the permit that will include model studies for past and future air emission compounds. A great improvement over what has happened in the past.

8. Susan Thrash, PPERRIA Tower Hill Park Committee co-chair, gave an update on the Tower Hill Park Committee feasibility study for Prospect Park as a national historic district (copies available at the meeting; see attached.) Also see the 3/27/2000 PPERRIA B/M/N meeting minutes, Item 4, regarding the latest discussion of the national historic district feasibility study. Thrash will provide monthly updates. The Minneapolis Community Development Agency (MCDA), the project manager, has transferred the funds for the survey to the Heritage Preservation Commission which in turn has entered into a contract with Hess-Roisse to do the survey. Hess-Roisse earlier did the work that resulted in the listing of Prospect Tower into the National Historic Register. Starting this process has turned out to be of benefit to the neighborhood as it now has the National Preservation Law to assist the neighborhood in any encroachment by public agencies. The National Trust will provide any legal assistance,

without cost, that the neighborhood may need. It is expected that the Heritage Preservation Commission survey will be completed in early 2001.

9. Announcements:

- 1) Steve Cross reported that the PPERRIA/NRP Task Force members are Susan Larson-Fleming (Chair), Joe Ring, Beth Zerby, Harrison Nelson and Dean Lund. The announcement of the formation and call for members of this task force was given at the 5/22/2000 PPERRIA B/M/N meeting and published in the June 2000 PPERRIA Newsletter. The task force will review PPERRIA/NRP Phase I, follow the developments of NRP Phase II and make recommendations regarding PPERRIA's actions regarding NRP Phase II.
- 2) The PPERRIA Newsletter needs a "labeler" for a once a month task. Contact Andy Mickel, PPERRIA Newsletter editor, at 612-331-8396 or >andy@mr.net<
- 3) Lois Willand, PPERRIA Community Events Committee chair, provided copies of the flyer for the next community concert: 7/20/2000, 7:30 pm at Minnich Park (River Road/Franklin/27th SE), Karen Mueller and Dick Hensold of Celtic and folk music. She also reported that the Norwest University Bank (soon to be Wells Fargo) has shown interest in displaying work of neighborhood artists in their building art. Contact Lois at 612-378-9697.

10. Florence Littman, PPERRIA Zoning Committee Chair, reviewed the Zoning Committee activity since the last PPERRIA B/M/N meeting:

- 1) A variance for a fence on East River Parkway (aka Road).
- 2) Affinity Plus (earlier known as State Capitol Credit Union) is purchasing two lots adjacent to the south side of their recently completed building at University and 26th Avenue SE to be used for parking.
- 3) There continues to be inaction by the Ronald MacDonald house on the adjacent properties they purchased to be used for street level parking. PPERRIA's position is against the removal of any existing housing for surface parking.
- 4) There has been no application to the city regarding the proposed sale of the existing parking lot at Franklin and Thornton Place by the current owner to the Good Samaritan Home. The neighborhood concern is that there be appropriate and adequate landscaping on the lot.

11. Susan Gottlieb, PPERRIA/NRP Coordinator, reviewed the 5/6/2000 to 6/9/2000 PPERRIA/NRP contractor report included in the 6/2000 PPERRIA Newsletter. See attached. Billed was \$352. There remains up to \$2,751.89 for future billings.

12./13. Concern was expressed that there are perceived things wrong with the sidewalk lighting and that the money has been released. It was pointed out that the PPERRIA/NRP Action Plan funds to be used for sidewalk lighting are paid to the city and the city has procedures to see that contracted work is OK before payments are made. Individuals who have comments and/or concerns with the sidewalk lighting should contact City of Minneapolis Department of Public Works at 612-673-3204. It was commented that the members of the PPERRIA/NRP Task Force are all PPERRIA Board of Directors and that they do not represent other factions in the neighborhood. The Task Force will not make decisions as their charge is to review, follow and recommend before there is any thought or decision on NRP II.

14. Motion made, seconded and passed without noes: "To adjourn".

Daniel Patenaude, PPERRIA Secretary.
Comments and/or corrections to 117 Arthur Avenue SE or <marko001@po.metrostate.edu>

Proposed Motley Area Deferred Home Improvement Loan Program - Andy Mickel

We have had the Motley Homeowner Home-buying Assistance Program in place for over two years now. We implemented that program in part because:

1. The Motley area on the PPERR Neighborhood was specifically earmarked no other money in any of the 7 areas of our NRP plan, and housing was the most urgent need. A calculated percentage came to roughly \$100,000.
2. To redress the imbalance between the numbers of homeowners and properties owned by absentee landlords, we targeted encouraging new homeowner occupants to "invest" in the neighborhood. We implemented a sliding \$1000-\$5000 grant to assist purchase requiring living in the house at least 3 years for partial grant to 7 years for full grant.
3. Although the program was implemented because of the opportunity created by the U of M selling 15 houses in 1997-1998, we in fact did no other advertizing. We extended the program to apply to all detached housing structures in the Motley area, and although Dinnaken has sold off some they acquired, they were not made available to the public. We have watched the rare property come onto the market only to be bought absentee.
4. We also justified increasing the numbers of homeowners to benefit all residents of the neighborhood because: a) homeowners have an economic stake in the neighborhood, and b) the neighborhood becomes more sustainable with such "guardians" looking out for esthetics like landscaping/graffiti removal, etc, as well as safety and livability (noise levels/noisy parties).
5. Now we're facing the fact that the money remaining in this program specifically targetted for Motley needs to be used in light of NRP phase 2. \$68,000 remains and can be extended (minus MCDA administrative costs) to home-improvement as well as continuing our homebuyer program.
6. We will create a Deferred Loan Program for housing rehab for the same reasons as supporting homeownership justified by the buying assistance program. 29 other Minneapolis neighborhoods have a deferred loan program as compared to 34 neighborhoods which have outright grants for home improvement. The advantage to a deferred loan is that homeowners cannot sell and pocket the money.
7. We have several current homeowners who need support to remain in the neighborhood as homeowners; otherwise the neighborhood is in danger of becoming a "monoculture" of student renters. Diversity of ownership is sound public policy according to Prof. Fisher of the U of M school of architecture. Increased livability is insured by a critical mass of people who care about their neighborhood. On the other extreme is the necessity to conform to others' lifestyles (such as party-ers playing loud music into the a.m.
8. Don Snyder of MCDA suggested that we establish beginning and end dates for applicants (say, August 1 to October 1) and use a random lottery drawing as a means of establishing priorities for the loans.

Motley Area Deferred Loan Program Structure

Income limit for eligibility: up to 90% of Minneapolis median income
(other neighborhoods range 0-200%)

Application process: apply to MCDA pursuant to plan authorized by PPERRIA.

Types of properties: only owner-occupied, pre-1940 houses in the Motley Area.

Number of units in property: 1 or 2. Single-family or duplexes.

Maximum amount of assistance: \$5000.

Minimum amount of assistance: \$1000.

No match required.

Eligible types of improvements that can be financed: interior or exterior.

Improvements automatically ineligible: jaccuzi, swimming pool,
sauna, greenhouse.

Work permitted by owner (sweat-equity): yes.

NRP financing via MCDA

Term of deferment: 7 years (same as home-buying grant)

Administrative Process

Activities that will be PPERRIA's responsibility: Authorize and contact.

Activities that will be MCDA's responsibility: Administer the grant; monitor for compliance, etc.

Final Summer Concert for 2000 - Lois Willand

The final concert in the Summer Concert series sponsored by the PPERRIA Community Events committee will be held Thursday, July 20, 7:30 p.m. at the Minnich Triangle, 1307 E. River Parkway. Dick Hensold and Karen Mueller will feature Celtic folk music with Northumbrian pipes, dulcimer, autoharp, recorder and some original tunes. Donations are accepted.

July 2000 PPERRIA NRP Contractor Activities - Susan Gottlieb

Reporting period: June 10, 2000 through July 7, 2000. Major activities and results:

Supported communication between Housing Committee & city on Bedford Townhomes project	Supported various PPERRIA committees and the Executive Committee		
Worked to implement safety & security sidewalk lighting initiative in neighborhood	Maintained the neighborhood calendar		
Supported production of PPERRIA newsletter	Worked to implement signage in neighborhood		
Expense for contractors' services:	Hours billed	Total expense	% of total contr. Budget
Totals 6/10/00 -> 7/7/00	20.5	328.00	.3%
Totals 10/18/95 -> 6/10/00	7,007.60	\$116,770.80*	97.7%
Totals 10/18/95 -> 7/7/00	7,028.10	\$117,098.80*	98.0%

Total PPERRIA NRP budget for independent contractor services = \$119,522.69; \$2423.89 remains.

*Note: These amounts correspond to Treasurer's Report of 11/9/99.

NOTE: The only remaining contractors include Susan Gottlieb and Paula Denman whose contracts will expire 10/31/00.

Prospect Park East River Road Neighborhood Calendar

Date and Time	Event and Location	Whom to contact
Tuesday, 7:00 pm July 18	Zoning & Planning Committee meeting at Prospect Park United Methodist Church	Florence Littman 331-2970
Thursday, 7:30 pm July 20	Free Concert at Minnich Triangle (E.River Pkwy @ SE Franklin)	Lois Willand 378-9697
Monday, 7:00 pm July 24	PPERRIA General Membership meeting at Prospect Park United Methodist Church	Steve Cross 376-0094

Tuesday, approx 5:30 pm August 1 - dark	National Night Out - various Block Club parties	Harrison Nelson 378-5377 Pam Wollum 623- 374 Oberly 379- 3397
Wednesday, 7:00 pm August 2	Luxton Park Council meeting at Luxton Park	
Wednesday, 5:00 pm August 9	Glendale Resident Organization (GRO) meeting at 92 St. Mary's Ave.	Shirley Davis 342-1965
Monday, 7:00 pm August 14	PPERRIA Executive Committee meeting at Prospect Park United Methodist Church	Steve Cross 376-0094
Tuesday, 7:00 pm August 15	(tentative) Zoning&Planning Committee meeting at Prospect Park Methodist Church	Florence Littman 331- 2970
Monday, 7:00 pm Aug 28	NOTE: NO PPERRIA General Membership Meeting in August!	Steve Cross 376-0094

Day and Time	Recurring Community Events	Whom to contact
Tuesdays & Thursdays 1 to 4 pm	Food donations can be dropped off at the Care & Share Food Shelf at 92 St. Mary's	Contact Ginia Klamecki at 331- 7056 for options
Tuesdays, 4 - 5 pm 1 st Monday 11:15 am 4 th Wednesday 9:45 am	Bookmobile at Luxton Park Bookmobile at Pratt Community Center Bookmobile at Univ. Good Samaritan Center	Contact Susan Larson-Fleming at 331-8819 for more information
Tuesdays 7:00 pm	Community Choir at PPUMC	Connie Balcom 332-5239

THERE IS NO AUGUST PPERRIA MEMBERSHIP MEETING

To include items in PPERRIA calendar, contact Susan Gottlieb at 331-2104 by **Friday, August 11, 2000.**
PPERRIA website: <http://tcfreenet.org/pperria>

Prospect Park East River Road
Improvement Association, Inc.
66 SE Malcolm Avenue
Minneapolis, MN 55414
612/331-2970 (voice mail)

Bulk Rate U.S. Postage PAID Minneapolis, MN Permit No. 2993
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Our July PPERRIA Meeting is Monday, the 24th, 7 - 9 p.m.
at the Prospect Park United Methodist Church (ground floor) SE Malcolm @ SE Orlin Aves.