

Community Issues Meeting DRAFT Minutes
Monday, June 12, 2017— 6:00-8:00pm — Whittier Park

Attendees: Kaley Brown, Felino de la Pena, Jeff Nelson, Helga Herbers, Sarah Rydberg, Paula Horan, David Schroth, Kim Rhodes, Pete Rhodes, Robb Lubenow, Sheldon Berg, Bryan Walters, Cristina Castro, Cyndi Hovey, Christine Popowski, Grant Rockwood, Brendan Kelly, Dave LaViolette, Willow Kreibich, Rebecca Lewis, Paul Wilmes, Laura Jean, Jen Kader, Tim Lovett, Morgan Bird, Jay Emmerich, Deb Girdwood, Ivy Girdwood, Kevin Beaudin, Slade Wynchester, John Edwards, Bruce Lundeen, Kerry Morgan, Greg Schmidt, Mary Gazca, Kirk Pennings, Matt Barthelemy, Chafoxey Mitchner, Amber Morgan, Daniel Kauppi **Staff:** Ricardo McCurley, Paul Shanafelt, Camilla Jamal
Presenters: Lindsey Wallace, Aide to Council Member Lisa Bender; Paul Shanafelt & Willow Kreibich; Sheldon Berg, Robb Lubenow, Bryan Walters

Welcome

Welcome at 6:30 by Scott Melamed, CI Chair. Agenda was reviewed. Standard of conduct policy was reviewed. **Motion** to approve the Agenda **Carried**. Introductions were made. Minutes from 4/10 CI meeting were reviewed. **Motion** to approve made. CI meeting minutes **Carried**.

Announcements/Community Comments & Discussion

Kerry Morgan from MCAD - gallery director since 2009. She invited us to Unloaded, a travelling art show about gun violence. Mixed media: painting, videos, photography, etc. The content is intense, but it is still appropriate for children.

Movie Screening: Making a Killing; 90 minutes with discussion to follow. June 29 at 7 pm
Exhibit closes on 8/16.

Scott introduced his volunteer sign up forms.

Mary Gazca presented on volunteer opportunities. She has lived in the neighborhood for 29 years, and she invited us to get involved in the SOO Line Garden. \$25 gets you a plot. They are looking for help on the front bed next to Garfield - it's just for kids! Sunday, June - come with or without your dad to work 2-4pm on Father's day. 27th & Stevens, Greenleaf garden is also full!

Brendan Kelly - KRSM Brand New Community Radio Station based in the Phillips neighborhood. Right now it is streaming only, 83 hours of programming in 6 languages in a week. The station covers a variety of subject matter while focusing on social engagement. Viewed as being low-powered radio station. It is designed for the South Side of Minneapolis. Located at 24th and 13th - Waite House Community Center. Tower would go on top of the Wells Fargo Home Mortgage building. They have already raised \$28,000 of their \$40,000 fundraising goal. More information on the station, as well as online donation forms, can be found online at <http://www.krsmradio.org/>.

Ward 10 Update

Lindsey Wallace

The land sale of the Kmart Building and lot happens on June 20th - it goes to a city council committee to discuss. The outcome is uncertain; however, the land is for sale. She encouraged people to write to their reps and acquaintances. The City is halfway through the process: they already own SuperValu's land and lease; they just need to buy the land and the lease for Kmart. Right now they are investing in it for the future, but there is no decision yet.

Minimum wage update: City Staff have made a recommendation, and there will be an opportunity for the public to speak at an upcoming hearing on the evening of Thursday, June 22nd. A draft ordinance is now available.

Paris Agreement: Dayton & Hodges have both pledged to keep the city in the agreement. Lisa Bender and Gordon are working on making that visible and actualized.

Ricardo: Business Association meeting on Wednesday at Emperor of India. He also discussed 35-W Construction.

Environment & Sustainability Meeting on 28th at Black Forest.

Learning in Style: An organization that teaches people English. 9/10 of recent female workers have found jobs.

20th Anniversary of Eat Street - September 16th - Nicollet will be closed from 26th to 28th St. for food and celebration.

Marhaba Grill has an Iftar every night during Ramadan.

Whittier Farmers Market at Calvary Church begins June 24th.

The Whittier Alliance turns 40 this year.

MCAD and Treehouse Records put together a kid-designed and community made mural during Lyndale Open Streets.

Big Ideas Grant

Paul Shanafelt & Willow Kreibich

The Big Ideas Grant is designed to help elevate and encourage anyone to do something amazing. Non-traditional grant applicants are encouraged to apply. A FAQ form is available at the Whittier Alliance office and [online](#). The grant application is very simple - just tell us your story on how you're going to make the community great. Applications are due July 14th at 5 PM.

Committee picks the top three and gives it to the community to vote on it!

At the moment, we are looking to expand the number of grants available. Voting can be done online, at meetings, or in person at the office.

Paul and Willow have tried to make the application process honest and accessible; applicants can speak with either of them for guidance.

Liability Insurance is needed for events and a few other specifics, but generally the WA is not concerned with this issue. They will assess on a case by case issue.

One latent function is to find great ideas we can fund with other methods. Kept it open intentionally to keep our capacity open.

2201 Blaisdell Development Proposal

DJR & Yellow Tree

Whittier Justice Housing - Matt Barthelemy

Lots of factors are driving property values up, and it's hurting our community.

In early May at 2533 3rd Ave S, residents were notified that their rent was going to increase by 75% and that they needed to move quickly. The tenants acted on it very quickly, as their options were limited - they worked with a non-profit to combat for their rights. They hosted a meeting at Springhouse Ministries to hear from tenants, and held the owner of CPM accountable. The end result is that the rent is not going to change.

If you want to get involved and if you want to make Whittier more renter focused, please get involved.

This effort was successful in-part because students said they did want to force people out of their homes. There were a lot of people who shamed CPM, too. Public pressure made a big deal, should we shoot for legal changes.

2201 Blaisdell - Sheldon Berg, Bryan Walters, Robb Lubenow:

Bryan Walters and Robb Lubenow - with Yellow Tree. They are property managers who have been doing work for the last 9 years. They look for buildings to either repurpose or tear down. Their current project is a commercial building that has run its course.

Sheldon Berg - lead architect from DJR.

Looking to build a U Shaped Building. The building has a cross-axis easement and building access for the next door neighbor.

5 story building - 74 units. Sizes range from studios to 2 bedrooms. 350-1000 sq ft. Ideal for young people or families.

Parking - will not be visible from the street. 49 parking stalls, but city only requires 37. Bike parking in and out of the building. Walk out entrances on the ground floor units.

Brick, metal and paint covering the building. Hung balconies and recessed balconies add character to the street. They have small front porch available on Blaisdell. They will also have a vibrant color to emphasize the flair of the neighborhood. But they will make use of brick to lend continuity to the neighborhood. The building will provide accessibility to all the neighbors' garages.

Q: What are the projected costs?

A: 5 types of units - studio 1br x 2 and 2br x 2 - 900 to 2195. Affordable without subsidies.

Q: What is there right now?

A: Commercial building from the 50s, was center of the Urban League, then a school, soon to be vacant. It is zoned R5.

Q: Why only 5 stories?

A: In order to fit in with the neighborhood and match the surrounding area - there are five and six story buildings around it.

Q: How will this affect the neighbors - for shade, etc?

A: Some impact on shade/sun. But the roads are very large, so the effects are minimal. Also, the setback is big, so there's nearly a 24 ft setback from the road, similarly to the current building.

Q: What is the distribution in units & what sort of metal panels?

A: 15 studios, 21 small bedrooms, 6 small 2-bedrooms, 19 standard 1-bedrooms, and 13 2-bedrooms

Q: What kind of metal is it?

A: Probably steel 24 gauge, for the Aluminum 042

Q: Will the staff be bilingual?

A: The plan is to hire multilingual workers and new workers for this property

Q: How big is?

A: All units have built in appliances and bed areas. The smallest will be about 15x25. They will also have amenities to make more communal spaces.

Q: Why not 3 bedrooms?

A: It's too expensive. Our solution is more housing, not larger housing.

Ricardo explains what people usually ask for: conditional use, variance, and rezoning.

Conditional Use Permit: motion made to approve, seconded. Attendee hates the lack of a shadow study. Point made that people are glad it isn't another halfway house. They have built large

buildings before. It should take 11 months from demolition to completion, and they have built similarly sized building.

Amendment to encourage a shadow study is declined by the sponsor.

9 for, 12 against, 5 abstentions. **Motion fails.**

Same motion is brought but with the caveat of a shadow study and if it affects adversely.

16 for, 1 against, 7 abstentions. **Motion carried.**

Setback variance motion, seconded.

Comment - parking will be 'in site' which means hidden by the apartments. At a slight grade.

In affirmative: 15, against: 1, abstain: 9 **Motion carried.**

Setback variance in the alley:

16 for, 1 against, 8 abstains. **Motions carried.**

Q: What is your approach to building new buildings?

A: We need to improve a building before we raise the prices. We currently have no purchase agreements for anything.

Motion to Adjourn: 8:22pm. Motion Carried.

Minutes respectfully submitted by Tim Lovett.