



Cedar Riverside Business Association

Abbreviated Meeting Minutes For 07/19/07

Parking

An agreement was made between the Parking Committee and Alatus Partners (see last month's notes) about parking in the 7 Corners ramp. Rod to email resolution In exchange for this consideration CRBA agreed to support a development at the "Grandma's Saloon" site on 7 Corners of not greater than 35 stories and 300 units.

Impark would like to increase contract rates 10% and validations 15%. Midwest Mountaineering came up with a compromise proposal which would raise contract rates 10%, but offer a 5% volume discount on 10 to 19 contracts and a 10% volume discount 20 and more contracts. Validations would be raised 7.5%. MSP: Impark's rate increase be approved providing they offer a volume contract discount if they can make the numbers work.

Next Meeting Tuesday, October 2nd, 10:00 a.m. in Midwest Mountaineering's 2nd Floor Conference Room

Safety Committee

Although safety is a priority issue in the neighborhood there is a problem getting participation in the block groups. The Safezone work site (web site) is a good resource for impact statements etc. City seminars are available on trespassing, solicitation. Tom Subject, our beat officer, has presented this information in the past and is our contact to Luther Krugar. For info on how impact statements are prepared call 673-5701 Lois Conroy City Attorney. Tom is looking for input from business owners on incidents in the area. CRBA will be contacted when available booking photos of repeat offenders will be available in PDF format .

Dania Partners

The issue was raised as to the inclusion of the CRBA name in the Dania Partners documentation: Memorandum of agreement, fund-raising etc. CRBA wanted to be removed from documentation until approval is given. CRBA has been invited to be represented in this group. Participating groups will receive a stipend

for meetings. As a community development group, Dania Partners is looking at the Dania Hall and Cedar Avenue area.

Jennifer Blevins has been attending the Dania Group meetings.

Change of name for CRBA

It was suggested there be a name change from the Cedar Riverside Business Association to the "West Bank Business Association". Change was discussed as to whether the "West Bank" is more inclusive than "Cedar Riverside". It was also brought up the Central Corridor LRT station name may help identify the area- in the planning stages the station has been referred to as the "West Bank" station. A name change will incur additional costs in branding the new name, refiling, web site changes.... Also, CRBA is a known entity. A new branding system might include coop advertising and a new public image for the area.

Great Streets Neighborhood Business District Program.

Recognizing that healthy neighborhood business districts are an important component of the high quality of life we enjoy in Minneapolis, the City is pleased to announce the new Great Streets Neighborhood Business District program: http://www.ci.minneapolis.mn.us/cped/great_streets_home.asp. Applications for business loans and real estate development gap financing are available on the Great Streets website There is no deadline to apply.

Great Streets focuses on areas of the City that have been identified in The Minneapolis Plan and other land use policy documents as places where the City supports commercial activity and development. These areas are: eleven designated Commercial Corridors, 45 designated Neighborhood Commercial Nodes, five downtown neighborhood business districts defined as eligible by City Council, and seven Hiawatha LRT station areas. City assistance is available for business loans, real estate development gap financing loans and business district assistance funding for such activities as market studies, retail recruitment efforts and business technical assistance programs. A Great Streets façade improvement matching grant program will be available in the fall of 2007.

City assistance is prioritized for areas with demonstrated need and for activities supported with funding from business, non-profit, foundation and/or neighborhood partners. Priority will also be given to activities and programs that are consistent with recent planning efforts or recent or pending infrastructure investments.

Business district assistance funding will be offered through a Request for Proposals (RFP) process. The draft RFP is available for 45-day interested party review at: http://www.ci.minneapolis.mn.us/cped/docs/great_streets_rfp_draft.pdf. Please provide comments by August 16, 2007 to Kristin Guild at kristin.guild@ci.minneapolis.mn.us.

Central Corridor LRT And West Bank Station Concerns

Contact information for the Central Corridor (LRT) Management Council. A sample letter was distributed to CRBA members for discussion and to encourage writing/contacting the LRT Management Council and urge them to place the West Bank LRT at Cedar Avenue. There is a very short time frame in which input will be considered. Vertical access is imperative to tie our neighborhood to the LRT station. A final sample letter will be distributed via email. CRBA backs the position that the station stop be AT Cedar Avenue- not just access TO Cedar. Cedar Avenue should be the primary service location.

The Metropolitan Council is holding a series of public meetings related to the Central Corridor LRT project to let the public know that they are starting Preliminary Engineering. During this phase of the planning process, decisions will be made about final station locations, additional stations, the Union Depot, street reconstruction and streetscaping, 2 or 3-car trains, a tunnel under the University of Minnesota campus, and other issues.

Neighborhood and citizen engagement is critical to this process. For more information see <http://www.metrocouncil.org/transportation/ccorridor/calendar>. Please provide your input to those that will have the greatest influence.

As a Pedestrian Overlay District the neighborhood and the City can better guide de-

velopment along the University corridor, taking advantage of the Central Corridor LRT line to produce a more pedestrian-friendly environment.

Dania Lot Encroachment by the Holzerman Building

Chuck Lindstrom from Lindstrom Restoration spoke to CRBA at length about how the encroachment at the Holzerman site came about. Basically, the surveyor provided incorrect measurements. The encroachment has become a legal discussion between the City and all those involved.

A Trespass has occurred which means an injunction is issued for either damages or removal. The outcome of this issue is based on the damages that were incurred by the property owner (the City).

Jessica Hatch, representing management for the Holzerman building would like to have the site occupied, ASAP due to loitering and continued break-ins. A discussion followed echoing last months comments as to CRBA's concerns with both the Holzerman encroachment and potential development of the Dania Hall site.

The Dania lot is very political and also held dear many the neighborhood. Already a difficult lot for development due to its size and the utilities underground, the encroachment has an adverse effect on any future development. Also new development may have to include a driveway (22ft) and a sidewalk (5ft). Some CRBA members see the Holzerman building as not well-cared for, not well-built, not the same size, scale and quality of materials as the building it replaced. Questions raised were: Maybe the current building is not an asset for the area, maybe there are other options such as purchase of the Holzerman building by the City from Bina so that it could become part of the Dania RFP. (The City Attorneys Office would have to respond to this option). The land in question is part of the full parcel 413 - 425 Cedar Avenue.

CRBA would like the City (CPED) to take another look at this situation and find a solution that better serves the area. There are more options than only a tear down or buyout. Is a City purchase possible, a lease situation etc. Why is the Survey company not being held accountable? The original surveying mistake led to the discussions for the sale of the encroached land by the City to Bina. This land issue needs to be resolved. This has been a continuing discussion.

Bohemian Flats Days

Gera Pooda. "Bohemian Flats Day is August 18th from 12-5pm on the Bohemian Flats. We are looking for donations from businesses in any amount. \$25-\$100 donations are appreciated. A \$50 donation will secure a spot in the Bohemian Flats Day brochure (distribution of 1000) and our poster (1000). A \$100 donation will secure a spot on our T-shirt. (100) Target audience for the festival are people between 30-80 years old who are interested in Minneapolis history, immigration, and community and cultural activities.

Bohemian Flats Day would like a \$200 donation from CRBA to pay for flyers and advertising. CRBA's logo appears on the advertising and has since 2005. Bohemian Flats Day is a West Bank event."

Meeting Adjourned

CRBA- Membership

Suggested \$240.00 It's time to send in your membership dues to the Cedar Riverside Business Association! Membership dues are annual and provide a valuable return to you and your community. We recommend an annual contribution of \$240.00 but would appreciate and recognize whatever amount you can afford. Send your check made out to the Cedar-Riverside Business Association to our office to:

**CRBA
P.O. Box 141552
Minneapolis, MN 55414**

Meetings are held on the third Thursday of the month at 4:00 p.m. at Augsburg College in the Century room of the Christensen building.

From City Councilman Cam Gordon:

Bedlam Theater. The Zoning Board of Adjustment approved Bedlam Theater's application for a variance of the "enclosed building requirement," in order to have an outdoor theater as an accessory use. There was substantial opposition to this application by residents nearest to the Bedlam, and I will be actively engaged in bringing the theater and its neighbors together to try to find a consensus that will work for everyone.

Morningstar Coffee. Morningstar has not lived up to its commitment to install an afterburner by July 16th. My office, along with City Environmental Management staff, are pursuing punitive measures to compel this company to honor its commitments to the City and finally stop polluting the Seward neighborhood.

Riverside Market Grants. The Seward Coop has received \$102,600 in Metropolitan Tax Base Revitalization Account funding, and Seward Redesign has received \$169,338 in Hennepin County Environmental Response funds, both for the redevelopment of the Riverside Market Site into the Seward Coop expansion.

Sale of City-Owned Parking Ramps (includes 7-Corners ramp). The Council has decided to sell eight City-owned parking ramps, including the Seven Corners ramp in the Second Ward. For more information, please go here: http://www.ci.minneapolis.mn.us/council/2007-meetings/20070629/Docs/08_Parking_Ramp_Set_PH.pdf

New Community Planning and Economic Development department Director. Mike Christenson has been unanimously approved as the new Director of the Community Planning and Economic Development Department. I look forward to working with Mike in the years ahead.

Roundtable Discussion: Biking and Walking in Minneapolis. Thursday August 23rd, 7-9 pm, Brackett Park 2728 39th Ave S. Please join me for a community discussion about the recently approved Downtown Transportation Action Plan, the citywide Bicycle/Pedestrian Master Plan being drafted this summer and the Non-Motorized Transportation funds that continue to support new bike/pedestrian projects. Find out what new projects will be coming to your neighborhood, and share ideas for how we can improve walking and biking in Minneapolis.

Farm Stand Policy. My office is continuing to work to make it easier and cheaper for small farm stands selling local produce to navigate the City's bureaucratic processes, to increase access to healthy foods in communities with little access at this time.