



Cedar Riverside Business Association

Abbreviated Meeting Minutes 05/17/07

Approval of the May Minutes

May Elections

The yearly elections were held at the May CRBA meeting. The slate was voted upon and passed as presented. See posted pdf at www.cedariverside.com for a list of current delegates.

City Attorneys Office, Lynn Hedblum

Impact statements: Blank templates are available via e-mail. All statements going to the courts are presented in the same format. Try to make statements specific to the incidents that occurred. Booking photographs are available. CRBA will be contacted when images are available.

City of Minneapolis, Emily Stern Senior Project Coordinator Community Planning and Economic Development

Accepting proposals for the parking ramps for sale in the city.

Alatus has purchased the Grandma's Saloon site on 7 Corners. Bob Lutz from Alatus discussed their proposal for the 7 Corners ramp. The company's last 2 projects in Minneapolis were Grant Park and the Carlyle. No restrictions are in place for development within the city sale. The company's intent is to have the market drive options for development which may include upscale condos and additional retail. No decisions have been made at this time.

City of Minneapolis, Judy Cedar The Facade program and the Great Streets Neighborhood Business District Program.

Resources are available for 2007-08. Some examples of measurable goals to include in grant proposals applications are: to decreased vacant storefronts and make improvements to substandard buildings to lower the number of crime incidents. You are encouraged to come up with additional goals that would benefit and strengthen the business community.

Status of K-Wok Purchase: should be closing in June. A dumpster encroachment on LOT C that is required to stay. Also, a parking shed will stay on Lot C until the end of MPark's operating agreement.

West Bank School of Music Purchase at 1813 6th Street South, a proposed Revisions to Terms of Sale will be presented at the next CRBA meeting.

1811 is A strip of land adjacent to the school for more than 35 years. Used to be privately owned then the City sold the parcel to the surrounding businesses. The City would like to buy the schools easement (not the land, but the paper easement) as part of the school's purchase Also, because the School has not made the required improvements they would like to have that closing term removed. A 10 year recapture clause is included by the City to guard against "flipping" of the property. There was discussion as to the release of the improvements clause because the property was sold to the school based on improvements being made to bring the property up to code. CRBA supports the West Bank School of Music but would like more information on the clause release.

Dania site encroachment Parcel Minor Sub-division and Land Sale of a 2.55 foot strip of land at 427 Cedar Avenue (Dania Site) and a 1.5 foot easement to Binia Investment Group, Inc. for the purpose of curing an encroachment onto 427 Cedar- A violation order was given to Binia when the encroachment was discovered.

CPED would like to present the following proposal to the City Council: The City proposes the sale of strip of land 2.5 feet x length of lot to cure the encroachment. Binia's building was built 1.5 feet over their property line on to the Dania Hall site. Underground footings support the building and actually extend another 1.4 feet and would require an easement by the City.

A lengthy discussion of the possible considerations and outcomes occurred at the CRBA meeting. It was unclear as to how City Regulatory Services approval was given for the building to be built and where the oversight occurred. Some possible outcomes discussed could include: a tear down and rebuild of the structure, sale of the property to Binia (184 square feet) or some sort of lease for the encroachment. The use of Eminent Domain by the City is not an option at this time

Currently, the properties are in disrepair and cause problems on the street. The building is unoccupied due to the City violation order.

At this time the City Supports sale of the land to Binia to resolve this issue. It is their opinion that a lawsuit to remove the building is not efficient. The opinion being that from an engineering point of view it is not financially feasible to simply move the building

back 2.5 feet. The sale price of the land to Binia would be approximately \$9,800. Binia is to pay for City time spent on this issue (approximately \$20,000).

Questions were raised as to why the City does not simply require removal of the structure, why the sale price is so low, and why the City does not purchase the Binia property so that the Dania site can become a more attractive site for redevelopment. The point was made that Binia was being rewarded for the encroachment with ownership of additional property. It was asked: Is this a Regulatory Services mistake being rectified by a land sale?

Questions were also raised as to why the property must be sold? Why can't the City retain ownership and lease the encroached land to leverage some kind of improvement on this property.

Many were concerned that the true equity of the Dania land to the neighborhood was not being addressed by the City. In that the piece of property is worth more to the West Bank area development than its proposed \$11,000 price tag.

Purchase and demolition by the City is estimated at \$700,000? This is a big disconnect when related to land sale price of \$9,800.

The City's goal is to resolve the encroachment issue. The City Attorney's office is adverse to taking this issue to court. The City wants to recommend sale of the land. CPED reports to the City Council at the end of June.

Due to these outstanding considerations at the monthly meeting of the Cedar Riverside Business Association (CRBA) on May 17, 2007, the following motion was passed with unanimous support:

Whereas the recently constructed building (and its footings) at 413 Cedar Avenue encroaches onto the property of the former Dania Hall by a stupefying four feet; and

Whereas the city and the neighborhood are now midway through the formulation process of our Small Area Plan, of which the Dania Hall lot being situated on our main business strip is an essential element to these revitalization plans; and

Whereas the Dania Hall lot, without this further land loss, is an already small lot size and poses a difficult problem in planning for a viable development ; and

Whereas the sale of this land would reward

the building owner for his egregious mistake, sets a bad precedence, and seriously diminishes the neighborhood plans for this site; and

Whereas the city staff proposed resolution of the encroachment would sell the land to the builder at a price that is hardly punitive nor does it plan for future compensation for the added expense in working around the encroaching footings; and

Therefore be it resolved that the Cedar Riverside Business Association does not support the proposed land sale to the builder of the property at 413 Cedar and instead asks that the city pursue other options, such as:

Require the property owner to remove the encroaching structure; or

The city could do nothing, just sit back and wait. Currently the property cannot be occupied. In just a few years this block will be developed and the owner of 413 Cedar might then be a very willing seller. Play hardball!

3. Extension Lease to Midwest Mountaineering for One Year the Outdoor Kayak Sales Lot adjacent to Parking Lot B. This extension is to allow development of the small area plan before a land sale is considered. (It was questioned as to why this land sale issue falls under a Small Area Plan consideration while the Binia property is not).

NRP first time buyer Program

For first time home owners in the area a 0% interest loan (\$2500 - \$7500) Qualifying properties are single family homes or duplexes. Maximum repayment term is 10 years. If property is owned and lived in for 10 years your loan is 100% forgiven. Contact the West Bank NRP.

SAAG Mitigation Fund

This Plan calls for the creation of a five-member Fund Management Committee that will oversee the solicitation of proposals and make funding recommendations to the Stadium Area Advisory Group and the University of Minnesota. Nominations are being accepted . Nominees should be representatives to the Stadium Area Advisory Group, and should be committed to fulfilling the stated purpose of the Fund. The fund generates approximately \$70,000 per year.

Announcements

A past officer in CRBA, Susan Sternfeld passed away last week.

Janet Bronson Watson, active in the community with start-up business loans, also passed.

Meeting Adjourned

CRBA Annual Membership - \$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**

CRBA Meetings:

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.