

# Aug, 2000 PPERRIA

## wsletter contents



- 1\* Note from the President - Steve Cross
- 1\* PPERRIA Board/Membership Meeting Notice and Agenda
- 2\* Thanks for Newsletter Mailer/Labeller - Sue Gottlieb
- 2\* PPERRIA Treasurer Needed - Steve Cross
- 3\* Action on Loan/Grant to Motley Coop - Steve Cross
- 3\* No Plans (Yet) for Unocal Housing Site - Andy Mickel
- 4\* Sidewalks Temporarily Closing at Academic Health Center
- 4\* Update on Lighting Assessment Appeal - Steve Cross
- 4\* Minneapolis Neighborhood Websites - Andy Mickel
- 4\* Support Pratt with Target Card - Jerry Stein
- 4\* Watts going on at Franklin and Seymour - Steve Cross
- 5\* Grievances Pertaining to New Streetlights - Steve Cross
- 5\* Streetlight "Finetuning" in Works - Steve Cross
- 6\* Response from KSTP-TV on Noise - Steve Cross
- 7\* Action on Graffiti - Karen Murdock
- 7\* Prospect Park East River Road Neighborhood Calendar

**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](mailto: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 PPER neighbors,

There is no board and membership meeting this month. August and December are the only months we do not meet. But we hope for lots of significant action this fall. In September, we'll get updates on what is happening on several area projects. We're beginning work on NRP II and believe the process to decide on our Phase II Action Plan will start soon. We are also hoping that things will finally break loose so that we can undertake the decision process on what to do with the Unocal site. That's something that has waited 65 years for resolution! I hope to see you at all the meetings this fall.

Thanks, Steve Cross, President

## PPERRIA Board/Membership Meeting Notice and Agenda

There is NO August PPERRIA meeting.

**Our September PPERRIA Meeting is Monday the 25th, 7 - 9 pm.**

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.**

Information	<b>Update on Unocal housing redevelopment project.</b>
Information	<b>Update on Hubbard Broadcasting redevelopment project.</b>
Information	<b>Update on light rail transit (by Council Member Campbell).</b>
Information	<b>Update on Wellington redevelopment project.</b>

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

**Thanks for Newsletter Mailer/Labeller - Sue Gottlieb**

We in PPERRIA would like to thank **Mary Huss** and **Cheri Daws** for their outstanding work as newsletter mailers and labellers over the past year or so. We appreciate all your work each month! We also welcome **Patti O'Brien** as our new mailer/labeller beginning this fall.

**PPERRIA Treasurer Needed - Steve Cross**

PPERRIA's treasurer, Dave Anderson, has indicated that he needs to turn the position over to someone else. The demands were such that he couldn't do both his regular job and PPERRIA's work. He will remain in the position until we find at least an interim replacement and then work with that person to transition the work and the records.

We wish we could recruit someone new by saying that the treasurer's office is just ceremonial and requires no work. That's obviously not the case. We need someone with financial skills to keep our books. It involves not just the relatively modest PPERRIA dues and expenses but also tracking NRP Phase I funds for us. It will involve a time commitment. However, the pay is very high (the pay is the respect earned from your neighbors for taking on a big job for no pay and doing it very well).

If you can help us, please contact Harrison Nelson, Finance VP of PPERRIA at 378-5377.

# Executive Committee Action On Loan/Grant to Motley Co-op - Steve Cross

At the July membership and board meeting, a motion was made to authorize the refinancing of the 1<sup>st</sup> mortgage on the house in Motley owned by the Motley Housing Cooperative at 635 SE Erie Street. The meeting referred the motion to the Executive Committee to investigate and to act in PPERRIA's name.

The Executive Committee took action at its meeting of August 14, 2000. This is a report back to the board and membership on what was decided and why. Any member of PPERRIA or board member who thinks a special board and membership meeting is necessary to take different or additional action should call any PPERRIA officer and tell them.

The motion made at the meeting had the effect of making the PPERRIA/NRP/MCDA loan/grant to the co-op subordinate to a refinanced 1<sup>st</sup> mortgage held by a new lender. That means that in the event of a sale or foreclosure, the bank would be paid first and PPERRIA/NRP/MCDA would then be paid out of remaining funds, if any. A subordination agreement was in effect for the existing mortgages. But it developed during discussion that a deed had been signed transferring title of the property from the Motley Housing Cooperative to the remaining member of that co-op.

At that point, it was evident that it was pointless to discuss which mortgage would be subordinate. That's because the transfer of ownership of the property took precedence. The transfer of ownership brought into operation the "due on sale" clauses of both mortgages. That means that the entire amount then owing to the holders of the mortgages was immediately payable.

The motion to approve the refinancing was withdrawn. Instead, the Executive Committee adopted a motion that it believed that the \$32,000 loan that had been made to the co-op had to be paid immediately under the "due on sale" clauses. Given that, the options for the property owner were:

- Refinancing by the new owner to pay off both mortgage holders;
- Sale of the property and repayment of both mortgage holders;
- Foreclosure on the property and repayment of both mortgage holders; or
- Something else happening.

PPERRIA's position having been made clear, it is necessary to wait for the property owner to make evident what its response will be. It is still hoped that a voluntary solution that is satisfactory to all parties will be arrived at.

## No Plans (Yet) for Unocal Housing Site - Andy Mickel

A rumor is circulating that PPERRIA has agreed to plans for a "high-density, luxury town house" development at the Unocal Oil site. This item is intended to end that rumor.

Here are the facts: The PPERRIA Housing Committee has discussed ideas for housing development at the Unocal site since the NRP process began in 1994. Throughout the NRP process developing and finalizing our neighborhood NRP plan in July 1995, housing development at the Unocal site continued to be one of the highest priorities. The PPERRIA Housing Committee was advised by Council Member Campbell to accelerate the process by picking a developer and so the committee picked Brighton Development in 1998 (approved by PPERRIA as a whole) as the developer provided that only low-to-medium density development be considered. Up until recently, it looked as if Unocal would not even consider selling the site until 2001 because of their risk of improper cleanup. Until Unocal relinquishes the property, nothing can be firmly "planned".

Brighton Development has suggested a kind of town house development at the sit, as they have presented in several informational items to PPERRIA board/membership meetings. Rumors using the labels, "high-density"

and “luxury” on whatever may be developed there sounds like someone is attempting to undermine the process by disinformation.

## Sidewalks Temporarily Closing at Academic Health Center

The University has sent notice to PPERRIA requesting that we let the neighborhood know that sidewalks in the area of the Academic Health Center will be closing on August 21 to early October. The closure is to allow upgrades in utilities. Streets affected include East River Road, SE Washington Avenue, and SE Harvard Street. Steel plates over open trenches will still permit access to buildings on those streets.

## Update on Street Lighting Assessment Appeal - Steve Cross

The appeal of the assessment for the new street lighting in the neighborhood is in its final stage. Final briefs were submitted to the court on Friday, July 28, 2000. That action means that the case is officially “submitted” to the judge for decision. The judge must rule by October 28, 2000, but it could come anytime before that. News on the decision will be published in a future newsletter. Depending on the decision’s length, the full text may be included in a future edition as well.

## Minneapolis Neighborhood Websites - Andy Mickel

In late, 1994 CURA at the University of Minnesota launched a project in cooperation with the Twin Cities Freenet to create websites for every neighborhood in Minneapolis and St. Paul. As a result, the PPERRIA website project was begun by several of us in early 1995 and has been available on the Internet ever since. The content of the 1998 PPERRIA Directory of Neighborhood Services including the one-of-its-kind neighborhood map is being uploaded to the site. It’s at:

<http://tcfreenet.org/org/pperria/>

In addition to community information, the site also includes many of PPERRIA’s official records including the Articles of Incorporation, Bylaws, and meeting minutes. Anyone may access and browse the entire site without having to log on to any part of it.

## Do You Have a Target Card? - Jerry Stein

If you have a Target credit card you undoubtedly know that Target donates 1% of its profits to charitable and educational work. Target’s customers control one type of donation. So 1% of the cost of your purchases go to help the grade school or high school that you designate. Now that Pratt School is back in operation, consider changing your designated school (or designating it for the first time) to Pratt.

To do so, you need to call Target at 612-307-5871 and tell them that you want to change your designated school to Pratt School. You will transfer you to the department that tracks the donations. They will ask questions to ensure that it’s really you calling. It takes about a minute. It’s that easy!

## What’s going on at Franklin and Seymour? - Steve Cross

Some neighbors have observed that the permanent signal lights at the corner of Franklin and Seymour have been removed and a lot of digging is in progress. The signal lights are *not* being removed. Rather, new high-level lights are being installed at that intersection. The digging is for the light poles on which the lights are being installed. Once they are in, the permanent signal light will be returned to operation.

The street lighting project mostly involved the return to low-level lights. But it did include the addition of new high-level lights at that intersection. That addition was included in the project design from the beginning.

That intersection is the only place in the neighborhood where additional high-level lights are being added. Once the installation on the low-level lights is done, the remaining high-level lights will then be removed.

For more information, please call John Hotvet at 612-673-2743.

## Update on Grievances Pertaining to New Streetlights - Steve Cross

Over the course of the last two years, several grievances were filed with the PPERRIA Executive Committee relating to the new streetlights. Here is (hopefully) the final status on them.

We received these grievances with one member being the grievant in all but one of them. Filing them in a series increased the raw number of grievances. So, when a grievance was resolved adversely to the grievants, the result was not appealed. Rather, another grievance about the resolution of the prior grievance was filed. PPERRIA's president ultimately told the grievants that because they were abusing the grievance process, further grievances on that issue would be filed but not considered. The grievants were also told that if they felt that action was an infringement of their rights, it could also be appealed to the NRP policy board.

Recently, the grievants filed a challenge with the MCDA of PPERRIA's status as a neighborhood citizen's participation organization. The basis of that challenge was PPERRIA's handling of all the grievances that had been previously filed.

The MCDA referred the matter to the NRP. That is because PPERRIA is NOT an agency contracted with MCDA as a citizen's participation organization. (The reason is that PPERRIA restricts membership to residents so businesses and nonresident landlords can't be members. The MCDA requires that membership be open to businesses and non-resident landlords to be eligible for contracting with the MCDA.)

PPERRIA is contracted with the NRP and is governed by its mandates on handling grievances. The NRP contacted the grievants to say that it would consider the filing with the MCDA to be an appeal of all the grievances previously dealt with by PPERRIA. However, in order for it to do so, the grievants had to follow the rules for appeal. Specifically, the grievants had to state in writing that:

- They would follow the grievance procedure; and
- They would accept the decision.

The grievants were given until August 15 to respond. NRP indicated that if there was no response, that it would "consider this matter closed."

To date, the grievants not agreed to follow the grievance procedure and accept the decision. They have raised a question about PPERRIA's of non-status as an MCDA-contracting organization. Because of that question, it now appears that the response deadline will be extended to August 31.

## Streetlight "Finetuning" In Works - Steve Cross

The fabrication and installation of the low-level streetlights fully comply with city specifications. However, it is possible that the lights may be altered in one or two respects. The lantern top can be fabricated in two different ways. One way uses an internal refractor where the lens is wrapped around the bulb to diffuse the light. The second way is an external refractor where the external light panels refract the light.

With either the internal or external refractors, the lights can be of five different types based on the amount of focus of the light. A Type 1 would put a spot of light on the ground. Type 3 provides a direct stream of light, much like you'd get by shining a flashlight ahead of you when you're walking. Type 5 panels provide unfocused illumination.

Some years ago, the city determined that streetlights needed to put more light into the streets where it was principally needed. The City then decided for future construction to use external refractors with type 3 panels so that more light was put into the streets. The city is re-evaluating the lighting achieved with use of external refractors in a Type 3 pattern. Once a conclusion is reached as to the best lighting pattern, an appropriate change will be initiated by the city.

The lights in Tower Hill Park were different because the Park Board, not the City, was the contractor. Because of the nature of a park there was no need to focus light into streets. In any case, there will be no new costs passed on to the neighborhood regardless of what happens. Also, there is no need to call anyone at City Hall. They are aware of the difference in the spread of lighting between Tower Hill Park and the surrounding streets. And no one is keeping a count of the number of calls to determine whether or not there will be changes. As soon as it is determined what change is appropriate; the City will let the neighborhood know.

## **Response from KSTP-TV (Ch 5) on Noise - Steve Cross**

At the July PPERRIA board/membership meeting, a motion was passed directing the president to send a letter to KSTP about the noise created by a band on its front lawn at dawn and its news helicopter. Here is the response.

## Action on Graffiti - Karen Murdock

Whenever anyone sees graffiti anywhere, please report it immediately. That way, the “artists” aren’t given the luxury of admiring at their creations. They get discouraged. They may even give up.

To report graffiti in progress, call: **911**

To report where graffiti has newly appeared, call the Graffiti Hotline at: **612-673-2090**

For those who want to do everything possible on line, here’s the link:

<http://www.ci.minneapolis.mn.us/contact/email-form-graffiti.asp>

## August, 2000 PPERIA NRP Contractor Activities - Susan Gottlieb

Reporting period: July 8, 2000 through August 6, 2000. Major activities and results:

Supported communication between Housing Committee & city on Bedford Townhomes project		Supported various PPERIA committees and the Executive Committee	
Worked to implement safety & security sidewalk lighting initiative in neighborhood		Maintained the neighborhood calendar	
Supported production of PPERIA newsletter		Worked to implement signage in neighborhood	
Expense for contractors’ services:	Hours billed	Total expense	% of total contr. Budget
Totals 7/8/00->8/6/00	<b>21.25</b>	<b>\$340.00</b>	<b>.3%</b>
Totals 10/18/95->7/700	<b>7,007.60</b>	<b>\$117,098.80*</b>	<b>98.0%</b>
Totals 10/18/95->8/6/00	<b>7,028.10</b>	<b>\$117,438.80*</b>	<b>98.3%</b>

Total PPERIA NRP budget for independent contractor services = \$119,522.69; \$2,083.89 remains.

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

*NOTE: THE ONLY REMAINING CONTRACTORS INCLUDE SUSAN GOTTLIEB AND PAULA DENMAN. THEIR CONTRACTS WILL EXPIRE 10/31/00.*

## Prospect Park East River Road Neighborhood Calendar

Date and Time	Event and Location	Whom to contact
Monday August 28 Thursday, 5-7 pm August 31	<b>NO</b> PPERIA General Membership meeting <b>Pratt School Open House</b>	Bruce Graff 668-1122
Monday, September 4 Tuesday, September 5 Wednesday, 7:30 pm September 6	<b>Labor Day</b> <b>Minneapolis Public Schools begin</b> <b>Luxton Park Council</b> meeting at Luxton Park building	Jim Oberly 379-3397

Monday, September 11	7:00 pm	<b>PPERRIA Executive Committee</b> meeting at Prospect Park United Methodist Church	Steve Cross	376-0094
Wednesday, September 13	5:00 pm	<b>Glendale Resident Organization (GRO)</b> meeting at 92 St. Mary's Ave.	Shirley Davis	342-1965
Saturday, September 16	9am - 1pm	<b>Pratt Boot (out of your car) Sale and Pancake Breakfast</b> at Pratt Community Ctr	Bruce Graff	668-1122
Tuesday, September 19	7:00 pm	<b>Zoning &amp; Planning Committee</b> meeting at Prospect Park United Methodist Church	Florence Littman	331-2970
Thursday, September 21	7:00 pm	<b>Pratt Council</b> meeting at Pratt Community Center; childcare and rides available	Susan Larson-Fleming	331-8819
Monday, September 25	7:00 pm	<b>PPERRIA General Membership</b> meeting at Prospect Park United Methodist Church	Steve Cross	376-0094

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

To include items in PPERRIA calendar, contact Susan Gottlieb at 331-2104 by **Friday, September 8, 2000.**

**PPERRIA Web Site: <http://tcfreenet.org/org/pperria/>**

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

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