

LINDEN HILLS NEIGHBORHOOD COUNCIL BOARD OF DIRECTORS

Preliminary Minutes of the regular meeting, June 3, 2008

Note: NOT YET APPROVED BY BOARD (Minutes approval for meetings take place at the next session)

Present: Tom Bicanich, Juan Carlos Ruisenor, Debbie Evans, Jim Fisher, David Jones, Lesley Lydell, Kelly Keegan, Linea Palmisano, Kathy Urberg, Sam Will

Absent: Casey Collins, Keiko Veasey

Meeting called to order by Chair Palmisano at 7:00pm. Per information sent prior to board session, the following is so noted:

- *She announced that Ben Kolkman has needed to resign from the LHiNC Board for personal reasons. Thanks, Ben, for your service to the neighborhood. Palmisano will temporarily act as chair of the Housing Committee and the LHiNC Board needs to find a new Secretary.*
- *The City approved the Linden Hills compost pilot project. The program is expected to begin as early as July.*
- *The MN State Legislature passed a tax bill allowing Minneapolis to create a redevelopment increment finance district which can only be used to pay for debt service on the Target Center and/or neighborhood revitalization purposes. No conditions are placed on this district requiring a particular governance structure for overseeing the use of the tax increment towards neighborhood revitalization purposes. There are two implications to this:
 - 1) *The city has discretion on what if any money is directed towards revitalization purposes since the legislation does not fix particular amounts for each of the applicable expenditures.*
 - 2) *The state legislation does not mandate the continuation of NRP and allows the city to finish its work on the Framework for the Future.**

Palmisano noted that the neighborhood organizations document ("Blueprint for Neighborhood Success") developed/signed by all of Ward 13 (including LHiNC) was helpful at both city and state levels to this end result.

Approval of Agenda & Minutes. Motion, Seconded- to approve the agenda and minutes from the May 6 meeting. Unanimously approved.

Environment Committee. Urberg introduced Grace Vermeer who is the summer Environment Committee intern.

CVS Update. Palmisano introduced representatives from Velmeir, Brian Alton and Kevin McGhee, who are proposing to develop a CVS/pharmacy at France Avenue & Sunnyside. Bob Olson, owner of the site, was also in attendance. She noted that within the last 90 days LHiNC and Velmeir conducted two Community Dialogues regarding the project.

Velmeir representatives noted that they plan to file their project's variance requests with the City in the next few weeks. They hope to have the project approved by August with the store opening in 2009. The City allows the store to be open from 6am-10pm, but they anticipate the store will be open 8am-10pm. The project design has changed as a result of discussions with LHiNC and the community:

- The buildings doors have been reoriented for pedestrians and motorists.

- The dumpster will be screened by a brick enclosure.
- Windows have been added.
- Exterior design and materials are significantly upgraded from traditional CVS stores such as more brick.
- Not putting signage on 45th St to work with neighbors. Velmeir plans “monument sign: of 20’ high on France instead of 25’, which the City allows.

LHiNC Zoning Committee chair Larry LaVercombe noted that the committee created a letter to the LHiNC Board describing their “conditional” support for the project. The letter describes areas that need to be addressed to receive support in the areas of Design, Safety/Security and Environment. The letter attempts to address neighborhood concerns about what has been called “suburban” design.

The group discussed the project with questions and comments:

- There were suggestions to consider a mixed-use project, but Velmeir representatives noted that CVS does not develop their own mixed-use buildings.
- Residents attending the meeting expressed feedback that the new project design is still too “suburban” and does not fit well with the surrounding Linden Hills area. Velmeir reps noted that the design would meet all City standards for things like size, windows, height, materials, setback, etc.
- Velmeir was encouraged to create a store design for this location that would be pointed to by others as an example of good design specific to future development in Minneapolis.
- There was agreement that more discourse was needed- especially about specific design changes that could be made. Palmisano said that LHiNC would submit a document to Velmeir and to the city that held an overview of the community process thus far, values taken from all input received, an overview of changes that developer has already incorporated as well as more specific interpretation of changes the community would like to see made in the project. **[Note: document submitted June 10th and available on website]**

Preliminary Festival Review. The Board discussed their thoughts about various Festival components. A more detailed discussion will take place in July.

- Treasure Hunt- Bicanich thought it went well its first year. There is now a template for future years.
- Wearables- Keegan noted that LHiNC ordered 500 t-shirts (300 adult and 200 kids). Ninety-one were sold at the Festival, and there is potential to sell them at locations in the neighborhood (i.e. Dunn Bros.) and on the web site.
- Art Fair/ Marketplace: Fisher thought this component went well. Next year LHiNC should look at enhancements to the web site to better coordinate who has registered and paid. Marketing the Festival to artists at other events could boost participation. Also will work more to solicit art fair participants for silent auction items.
- General Possibilities for Change: Move the Festival to Saturday to compliment activities at the business node and garage sale.

Adjournment @ 9pm. The next meeting is July 1, 2008).

Submitted by LHiNC Coordinator Scott Engel, June 6, 2008.

Board Secretary

Date

Board Chair

Date