

LINDEN HILLS NEIGHBORHOOD COUNCIL BOARD OF DIRECTORS
Final Minutes of the regular meeting, December 1, 2009

Present: Tom Bicanich, Christina Cassano, Marilyn Doyle, Jim Fisher, David Jones, Kelly Keegan, Lesley Lydell, Bruce Manning, Linea Palmisano, Rod Qualle, Patrick Sarver, Keiko Veasey, Patsy Vekich, Adam Wiatrowski

Co-Chair Manning called the meeting to order at 7:00 pm.

Approval of Agenda & Minutes, Manning

Motion, Seconded: to approve:

- The November 10 LHiNC Board meeting minutes. Approved unanimously.
- The proposed agenda with the addition of the Lake Harriet CAC update. Approved unanimously.

Linden Hills Co-op Discussion, Veasey; Kimberly Proffitt, Luke Schell, Rhea Sullivan from the Co-op

Approximately 55 residents were in attendance to hear representatives from the Co-op discuss their plans to move to the former Almstead's store at France & Sunnyside Avenues:

- To facilitate the move, the Co-op needs to raise \$1.5 million from member loans by January 31, 2010. Additional financing will come from bank loans and a co-op development fund.
- The new store will allow for nearly double the retail space plus space for the Natural Home Store, Co-op offices, and classrooms. Additional room will allow for expanded merchandise selection including meat, seafood, bakery items and a deli.
- Construction would start in March 2010 and the Co-op would move in September. The lease on their current space expires in September. Dave Luger owns the existing building and is responsible for leasing the space.
- The Co-op would sign a 15-year lease with a option to buy the building at the new location. They hope to bring the solar panels to the new site. The lease terms for the relocated Co-op were noted as being more favorable than those at the existing space. The increased space at the new location would also allow the Co-op to grow sales to keep up with increasing in the upcoming years.

Architects for the Co-op presented conceptual plans for the new site.

- The former Almstead's building has been gutted and will be extensively remodeled including using recycled materials and features to make it more sustainable. The project will achieve LEED Gold status without officially applying for that status.
- The landscaping around the building will be greatly improved.
- The current concept shows 30 seats for the deli and additional space for classes and meetings.

Veasey moderated a question and comment session.

- Several residents were critical of the planned move citing a perceived negative impact on the 43rd & Upton business node. Some neighbors mentioned that they believe the new location is not as pedestrian friendly or convenient. Some people expressed concern about a future tenant in the current building, which is owned by a private property owner.
- Several neighbors made comments expressing their pleasure with the planned move citing things like the larger selection, filling a vacant building, closer proximity to their homes, and improved viability for the Co-op.

Lake Calhoun Planning/Letter of Connection, Manning

Manning reported that the letter of connection regarding Lake Calhoun still needs to be finalized after receiving feedback from some LHiNC Board members. He will finalize and send to the Park Board.

Lake Harriet Community Advisory Committee (CAC), Manning

Manning reported that the CAC met and will submit a report to the Park Board recommending that no new structures be built near the band shell. Instead they recommend that an underutilized 'warming house' space in the band shell be converted to a kitchen for expanded food service. Popcorn and soft

drink sales would continue as located. The CAC also recommends that the Park Board conduct a more robust request for proposals process seeking restaurateurs for the band shell location. If the Park Board accepts this recommendation, new food options would not likely occur until 2011. The issue of wine and beer sales would come up through the City's regular licensing process once a vendor is selected.

Change of Authorized Signatories/Mail Pick Up, Lydell

Lydell noted that LHiNC bank accounts are held at US Bank in Edina and that bank signatories need to be updated due to the recent change in officers. Motion, Seconded to remove Palmisano and Veasey as signatories and add Manning and Wiatrowski to the LHiNC bank accounts. Approved.

Lydell also noted the need for mail pickup and recording of incoming checks in the mail log. Cassano volunteered to continue picking up the LHiNC mail.

Finance Committee Report, Wiatrowski

Wiatrowski reported that the Finance committee met on Nov 30. The group discussed how to present the monthly finance report in a concise and understandable way. He distributed a written report and explained how the new chart of accounts allows LHiNC to better track various pools of funding.

The Finance Committee discussed a draft fiscal year 2010 budget in the fall, but it still needs to be approved by the LHiNC Board. Lydell will send this budget to Wiatrowski so it can be presented at the January LHiNC meeting.

Kite Fest, Vekich

Vekich reported that she and a group from East Harriet and the Park Board have been working to finalize details for the event, which will be held on January 9, 2010. Several Board members volunteered for a shift at LHiNC's cocoa concession.

Discussion of Board Committees & Interest Groups, Manning/Lydell

Manning and Lydell led a discussion regarding LHiNC Committees, projects and interest groups. Lydell distributed a document showing the existing committee structure and groupings of NRP and other projects and facilitated a discussion of Board member interest areas.

- The Finance Committee will provide information useful for the housing committee to reconvene and start addressing NRP housing related projects. Palmisano will take the lead on this item for the committee.
- There were several items identified as recreation related including the chess tables and LH park wading pool. Bicanich, Doyle, Fisher and Jones volunteered for the outreach committee to take on these projects.
- Several crime & safety related projects were identified, including promoting block clubs and lighting at Waveland park. Qualle, Manning and Sarver agreed to take this on.
- The group will continue the discussion at future meetings.

New Business

Manning noted that the MN charitable org form is due December 15 and requires authorization by the LHiNC Board.

- Motion, seconded to authorize Manning and Lydell to sign the MN Attorney General's Charitable Organization Report Form on behalf of LHiNC. Approved.

Adjourned at 9:00 pm. The next session is January 5, 2010.

Submitted by Scott Engel

Board Officer

Date

Board Co-Chair

Date