

**Minutes of November 8, 2017
FNA Meeting**

Board Members Present: Brian Arnold, Katharine Brown, John Finlayson, Blaire Hartley, Steve Haslach, Ray Klahr, Jane Kohlen, Jim Tincher and Steve Young

Guests: Ruth Olson, Dave Delvoye, Nate Gottlieb and five development representatives

Meeting called to order at 7:01 p.m. There were no revisions or additions to the agenda.

Minutes: Minutes from the October 11, 2017 FNA meeting were reviewed. Steve H. moved to approve the Minutes; John seconded the motion. Motion carried by unanimous vote.

Treasurer's Report: The Treasurer's Report was reviewed. An updated quarterly report was noted.

FNA Executive Board Election: The following slate of candidates was proposed:

- President: Jane Kohlen
- Vice-President: Steve Young
- Treasurer: Jim Tincher
- Secretary: Blaire Hartley

John moved to approve and appoint the slate of candidates; Steve H. seconded the motion. Motion carried by unanimous vote.

Proposed Development at 51st & Ewing: Adam Smith, longtime neighbor and owner of Arrezo Restaurant and rental properties at 5048, 5052 and 5056 Ewing Ave S, proposed a plan to remove the three rundown rental properties and erect a three story apartment building. There are no adjacent residential properties, but there are single family homes across the street. Presenting with Mr. Smith were representatives of Assembly (real estate development) and DJR (architects). Mr. Smith is proposing a building that will blend in with the neighborhood using quality materials such as brick and stone. The target market of this project will be empty nesters who want to downsize, but stay in their preferred community; focus will be on larger living spaces but no amenities such as a gym, coffee shop, etc. right in the building. Features of the project include:

- Three story (approx. 36ft)
- 14 units (2 on first floor, 6 each on second and third floors)
- Units will range from 1-3 bedroom
- All units will have a patio or balcony
- Large garage on back of first floor (alley access) with 16 regular spaces, two tandem spaces and one handicap space
- Rents are yet to be determined, but will be in the \$2.50/sq. ft range
- 7 month build time beginning in approximately May/June 2018

The development team has had one preliminary meeting with the zoning department and will need to upzone the properties from R2 to R4. They will also need a side set back variance of 4 feet along 51st St to accommodate two parking spaces inside the garage.

Board Members are most concerned with traffic, safety and livability.

Q: How will they deal with construction congestion (workers, dumpsters, equipment, etc)?

A: They have a long term relationship with their contractor and will arrange for off-site parking for workers.

Q: Will there be any affordable housing units?

A: No, this project is entirely privately financed. The economics just don't work to offer any of the units as affordable housing.

Q: Won't they need more parking than planned?

A: They find that most people in this age range downsize to one car and don't need two spots.

Q: How will rainwater be handled?

A: It is a flat, rubber roof. Water will be piped internally and emptied into the storm sewer.

Q: Are they planning to coordinate their construction schedule with Edina's big development?

A: This project is small in scale and will not require large equipment.

The developer is asking for a letter of support from the neighborhood. FNA does not typically offer letters of support - projects have changed in the past and no longer represent what was supported by the Board. However, the Board is willing to host a community meeting to display the plans and give residents the chance to speak with developers and give feedback. This meeting can be referenced in their application to the city. All parties agreed to host an open house from 6-7 p.m., immediately before the FNA meeting, on Wed., Jan. 10. The developer will notify all affected neighbors; Ruth will advertise in the e-news and social media.

Survey: Katharine will organize and type up all feedback received to date; Jim will schedule a small group meeting. Brian will join the committee.

Grants: Blaire has taken over leadership of the grant program and is working with Bart to transition the web applications and evaluation metrics. Applications as due on 12/31. Steve, Jim, Ray and Blaire will review and rank the applications.

Coordinator's Update: Ruth Olson reported:

- Tinto Kitchen at 50th & Penn is seeking a full liquor license from the State of MN.
- A Fed Ex truck knocked over and totaled the Fulton sign at 50th & Washburn. Ruth has filed an insurance claim and Steve has arranged for the sign debris to be cleared. Ruth will quantify insurance coverage, operating costs, replacement cost, etc. and report back to the Board for further steps.

Committee Reports:

- Safety: October was a busy month. There weren't the usual Theft incidents, but there were a sexual assault (started elsewhere but ended in Fulton) and aggravated robbery of person (motor vehicle theft) reported. Dave will attend the first Court Watch meeting and track these cases.

New Business: Ruth will advertise further Calhoun/Bde Maka Ska public meetings.

Meeting Adjourned at 8:45 p.m.

Minutes prepared by Ruth Olson, Neighborhood Coordinator

Approved by FNA Board: _____

Signed: _____

Blaire Hartley, Secretary