

**Minutes of September 8, 2021  
FNA Meeting held on Zoom**

**Board Members Present:** Chris Black, Andrea Davila, Ray Klahr, Jane Kohnen, Carolina Li, Nikki Nethercot- Niermann, Michael Wagner and Steve Young

**Guests:** CM Linea Palmisano, Craig Hartman, Tom Dillon, Ruth Olson and approximately 12 neighbors

**Meeting called to order at 7:03 p.m.** There were no additions or revisions to the agenda.

**Minutes:** Minutes from the August 11, 2021 FNA meeting were reviewed. Steve moved to approve the Minutes; Andrea seconded the motion. Motion carried by unanimous vote.

**Treasurer's Report:** Chris reviewed the August Treasurer's report. There was a little more activity last month supporting events, the festival, rebates, etc. The returned business support grant payment was reissued. The online silent auction platform is working well. We may top out of the free account we have now and will need to move to a paid tier. Ray moved to approve \$300 for a one-year subscription if we need it; Nikki seconded the motion. Motion carried by unanimous vote.

**Pershing Park Update:** Matthew Lassegard will be leaving his position as Interim Park Director on 9/11. MPRB has changed its plans and will not be opening their buildings up fully to the public as previously announced- maybe in October. Registered programming is still happening.

**Ward 13 Update:** Council Member Linea Palmisano reported:

- She is looking forward to the festival on 9/11.
- She remains in contact with MPRB re: Pershing support and the floodplain.
- Furthermore, she has been in contact with Southwest High School regarding extra supervision at the park during lunch hour.
- The application for the proposed development at 49th & France is not, yet, complete and has not been formally submitted. She expects changes to the original proposal based on feedback from the Planning Commission Committee of the Whole.
- She is very involved with the charter amendments and setting ballot language. However, she cannot use any city resources (printing, newsletter, etc.) to lobby for or against any particular amendment, although she is allowed to have a personal opinion. There is an ongoing lawsuit regarding the explanatory note on the ballot for the public safety question. This has to be decided ASAP as the ballots will go to the printer and early voting starts on 9/17.

**Proposed Development at 49th & France:** Craig Hartman (architect) and Tom Dillon (builder's representative, JMS Homes) presented a plan to redevelop 7 parcels in the 4900 block of France Ave.

- They propose a 5 story mixed use building with two levels of underground parking (98 stalls). The first level of parking will be for commercial use and the second level will be for tenants.
- There will be common gathering space and commercial space (14,000 sq. ft) on the first floor.
- There will be 45 market-rate apartments on floors 2-5. They are unsure about rent amounts.
- The fifth floor is set back and has a patio, green space and fewer apartments in order to minimize the impact of the height of the building.
- Construction is expected to begin in spring 2022 and be completed by summer 2023.

- They consider the project a “bridge” between the busy commercial district of 50th & France and the residential nature of the neighborhood.
- There is a public plaza (gathering patio space) at street level that is available for public use. This will have seating and greenery.
- There will be a raingarden on the north side of the building where they are hoping to collect 2/3rds of the rainwater and funnel it through the garden.
- The vehicular entrance to the parking garage is in the northeast corner of the building using alley access. The city will not approve a curb cut on France or 49th St, so alley access is their only choice.
- They will need a set back variance on the France Ave side because the city wanted them to push forward toward the street.
- This will be a Plan Unit Development (PUD) due to the square footage. They will be requesting approval for Floor to Area Ratio and height and these will be offset by their inclusion of amenities.

Several neighbors had questions or expressed feedback:

- What is the expected use of the alley and traffic levels? There is concern over how to manage that large increase of vehicles in what is a single lane, two-way alleyway. There is an agreement amongst neighbors to use each other’s driveways to pull over and allow a car to pass going the other direction, but this does not include 45 new dwelling units who don’t have driveways.
- Has there been a traffic management study? No, but they will if they are required to. CM Palmisano is unsure what the city has planned for a study. A request was made to also consider bike traffic in any study.
- There’s already a lot of cut through traffic from vehicles trying to avoid the lights at 50th and Market Streets.
- Will alley reconstruction be part of the development? Burying utility lines? Construction staging? Bonding for potential damage to homes or loss of alley use? Has there been a sun/shade study? Why aren’t some of the units affordable through inclusionary zoning? The developer will respond back in writing to those questions.
- Is it possible to work with the Pinehurst property to allow garage access through their parking lot rather than down the alley?
- How does the 2040 plan apply? The area is Corridor 4 which allows for up to a 4 story building. The zoning will have to change from R2B to OR2.

**Fulton Fall Festival:** Steve reported plans are all set. We still need volunteers, especially for set-up, clean-up and bubbles with kids. There will be music, bike parade, food trucks, activities and community tables.

**Coordinator’s Update:**

- The Annual Meeting is on 10/13.
  - City Clerk Casey Carl will do a presentation on the charter amendments.
  - Adopt the new bylaws.
  - Invite our elected representatives.
  - Online Board elections will begin at the meeting and run for a week afterwards. There will be an application and Voter Guide to help people choose who to vote for. An

announcement for Board candidates has already gone out in the FNN and we'll do a social media push next week.

- Friends of Fulton- think of people to nominate.
- The Fulton/Lynnhurst garage sales will be on 9/18.
- For the new city funding programs, we will need to submit applications for the Equitable Engagement Fund and the Neighborhood Network Fund by Oct. 15. These programs require updated bylaws as well as 14 new policies to meet their requirements. Given the Annual Meeting is on 10/13, we'll need to schedule a separate meeting to review and approve the applications and start working on the policies. Ruth will send out a Doodle Poll.
  - One of the requirements for the Network Fund application is to supply demographics (age, race, income, education, etc.) on the Board. This is not voluntary and we must provide the information. Ruth will send out a Survey Monkey survey (completely anonymous) asking for that data.
- Elections Education: the southwest neighborhoods are working together on:
  - Ward 13 Forum: 10/4
  - District 6 Park Board Candidate Forum: 9/28.
  - Charter amendment education- 10/16. There will also be a website, printed literature, and tabling at community events.

**FNA Committees:**

- Streetscape/Traffic/Transportation and Business (STTAB): Michael has talked with all of the businesses at 50th & Xerxes. He has also been working with the city to install better signage.
- Zoning: Variance request at 4816 Upton. The owners are rebuilding. They had hoped to use the same walls as a starting point, but they are not structurally sound. A variance is needed for a side yard setback because the footprint is no longer in code. Ray moved to not oppose the variance request; Andrea seconded the motion. Motion carried by unanimous vote. Ruth will send a letter; Jane will notify the homeowner.
- 47th & Upton: there has been a truck with a confederate flag speeding through the area.

**Old Business:** none

**New Business:** none

Meeting Adjourned at 8:30 p.m.

Minutes prepared by Ruth Olson, Neighborhood Coordinator

Approved by FNA Board President: \_\_\_\_\_

- Signed:

Kirk Weber, Secretary