

Minutes of November 10, 2021
FNA Meeting held on Zoom

Board Members Present: Chris Black, Andrea Davila, Katrina Kessler, Ray Klahr, Jane Kohnen, Carolina Li, Jill Lock, Dylan McMahon, Nikki Nethercot- Niermann, Stephanie Tom and Michael Wagner

Guests: Josie Vautrin, Craig Hartman, Tom Dillon, Ruth Olson and approximately 10 neighbors

Meeting called to order at 7:03 p.m. There were no additions or revisions to the agenda. Introductions were briefly held and Katrina, Dylan and Stephanie were welcomed as the newest Board members.

Minutes: Minutes from the September 8, 2021 FNA meeting, the September 29 FNA Supplemental meeting and the October 13 FNA Annual Meeting were reviewed. Nikkie moved to approve the Minutes; Michael seconded the motion. Motion carried by unanimous vote.

Treasurer's Report: Chris reviewed the October Treasurer's report. There were a few lingering festival expenses and a reimbursement from the city that was moved to the correct account. The environmental funds come from years of plant sales and are earmarked for environmental-related activities.

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

- Their Land Use Application was reviewed by the Planning Commission on Nov. 1 and all requests were granted (Conditional Use Permits for a mixed-use site, height increase in a Shoreland Overlay District; rezoning of parcels; site plan review and preliminary plat approval.)
- The building will offer 45 market-rate apartments with commercial space on the first floor. There will be 98 parking spaces.
- The most significant change made since the last time the project was presented was that they worked with the city and received approval for a curb cut on 49th St. This will allow building parking to be accessed directly from the street rather than the alley. There will be a significant concrete barrier to distinguish between the garage entrance and the alley entrance.
- All building activities, other than trash removal, have been redirected from the alley.
- There will be a half-wall and then an aluminum fence separating the building property from the alley. This wall/fence is inset by 20" from the alley right-of-way and will allow for a landscaping buffer.
- The ramp to the below-grade parking structure will be two-way; alley traffic is limited to one direction at a time due to the narrowness of the drive lane.
- Commercial loading/deliveries will have to be made on France Ave.; it is unclear if there will be an official loading zone.
- They are building a 70 ft. (5 story building). This size building is more economical to build and also allows the amenities and "premiums". It will bring 45 new housing units to the neighborhood.
- There will not be any affordable housing units as they are not required under the current Inclusionary Zoning ordinance. Mr. Dillon declined to share plans for types of units or anticipated rents.

Neighbor Michelle Hunt-Graham indicated that an appeal to the Planning Commission's decision will be filed. She read a statement expressing frustration over the lack of communication between the developer and the neighbors and some of their specific concerns:

- 5 stories is too much given the Shoreland Overlay District limit of 2.5 stories.
- The sun study they conducted ended at 3 p.m. and will impact the afternoon sun on the homes on Ewing Ave.
- Balconies will look directly into the neighbor's yards.
- There will be a general increase of traffic on the already congested local streets.
- No traffic study was done. This particular area is highly impacted by traffic diverters, Critical Parking Zones, buses and Southwest High School.
- They ask that the developer re-envision the design so it fits into the existing scale of the single family homes that it abuts. They also ask for respect for the neighbor's feedback and to the Shoreland Overlay.

The neighbor appeal is due by 11/11/21 and is expected to be heard at the Nov. 30 Business, Inspections, Housing and Zoning Committee. FNA will schedule a separate meeting to consider writing a response.

Election of 2021-2022 FNA Executive Officers: A slate of officers was presented for consideration. Michael moved to approve the slate; Jane seconded the motion. Motion passed by unanimous vote. The 2021-2022 FNA Executive Officers are: President: Ray Klahr; Vice-President: Andrea Davila; Treasurer: Chris Black; and Secretary: Nikki Nethercot-Niermann.

2022 Proposed FNA Budget: Chris presented a proposed 2022 FNA Budget that is based largely off of 2021 expenses and reflects the continued pandemic and decreased city funding.

- The Board is interested in continuing the Fulton Small Grants program; Andrea and Jane will take the lead.
- FNA needs to create a fundraising plan to offset the decreased city investment in neighborhoods. Andrea and Nikki will work on this and engage a U of M volunteer student group to brainstorm ideas and process to establish a development process for FNA.
- Ruth will ask the city for an updated forecast on any outstanding housing loan balances.

Jane moved to approve the 2022 FNA Budget; Nikki seconded the motion. Motion carried by unanimous vote.

Coordinator's Update:

- A sub-Community Engagement Committee will form to work on engagement events and activities that are not summer and festival-focused. Jill and Ruth will work on this and invite anyone else to join.
- Progress is being made toward all of the requirements for the new city funding program.

FNA Committees:

- Zoning: Ruth will schedule a meeting for any interested Board members to discuss a letter regarding the development at 49th & France. We will request a copy of the neighbor's appeal

letter to better understand their requests. FNA's response could be focused on equity, diversity and inclusion; affordability; and the adherence to the established zoning guidelines.

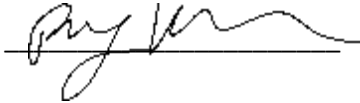
Old Business: none

New Business: none

Meeting Adjourned at 8:40 p.m.

Minutes prepared by Ruth Olson, Neighborhood Coordinator

Approved by FNA Board President:



• Signed:



Nikki Nethercot-Niermann, Secretary