

**Minutes of the CIDNA Board of Directors Meeting
Tuesday, June 7, 2005 @ 6:00 p.m.
Jones-Harrison Residence 3700 Cedar Lake Avenue**

Chad Larsen, President, called the meeting of the CIDNA board to order at 6:00 on Tuesday, June 7, 2005

The following directors were in attendance:

Ed Bell, Judy Berge, Glenna Case, Bob Corrick, Chad Larsen, Ken Moritz, KK Neimann, Kathy Hendricks, Art Higgenbothen, David Shirley, Bengt Sohlen, Cherrie Zitzlsperger,

Excused Absences: Steve Gove

Guests: Joan Soranno, Carol Meyer, Arlene Fried, Tom Buck, Brad Frederickson, Amanda Hane, Carol Lansing (Fagre & Benson), Linda Schutz (East Isles), Lara Nopkus Crampton (East Calhoun), Debbie Jans (East Calhoun), Bob Close, David Graham, Dan Pfeiffer (Xcel Energy), John Bartunek (Xcel Energy), Edward Garvey-MN Dept. of Commerce (if not shut down), Rodge Adams, Lake Point; Michael Lander & staff from the Lander Group.

Approval of Agenda

After a brief review of the agenda, it was approved by unanimous vote
(MSC: Corrick/Case)

Minutes

Approval of the minutes from CIDNA's April 5, 2005 board meeting, along with the minutes from the special board meeting of May 2, 2005, were deferred until the July 5, 2005 board meeting.

Approval of Financial Reports

The Board reviewed the most recent quarterly Financial Report and approved it by unanimous vote (MSC: Corrick/ Zitzlsperger)

The Board also reviewed the Annual Financial Report and approved it by unanimous vote (MSC: Zitzlsperger/Higgenbothen)

Election of Officers

After discussion, along with invitations to Board members to accept Officer positions, the Board approved, by unanimous vote, the following slate of Officers for the term of June 2005-June 2006 (MSC: Zitzlsperger/Corrick):

President-Chad Larsen

Vice President-Kathy Hendricks

Treasurer-Art Higgenbothen

Secretary-Steve Gove

Xcel Energy Presentation

Excel Energy was invited to attend the Board meeting, as our neighborhood currently seems to be experiencing more power outages than Excel would define as "normal". As expressed during several other Board and committee meetings, if the proposed new multi-unit developments are completed in CIDNA, the residents need to know the potential impact of additional power demands to the distribution system's reliability.

Dan Pfeiffer and John Bartunek from Xcel Energy provided a presentation of basic power distribution system components and terminology, along with a summary of common power outage causes. In observance of the Xcel presentation was Mr. Edward A. Garvey, Deputy Commissioner of Energy & Telecommunications for the Minnesota Department of Commerce. Note: Mr. Garvey is now probably out fishing, as the State is shut down.

According to Excel, most issues with power outages occur at the feeder level and are caused by four common causes: Tree contact; tree trimming contractors; re-routing during construction projects (such as the Cedar Lake Pkwy. bridge); along with equipment failures. Excel reports that much work has been completed since 2004 to address the frequency of power outages. At this time, Excel anticipates no issues with new power demands from proposed additional residences and retail projects. Excel committed to researching the specific plans for new development in CIDNA and will work to ensure reliable power with the new power demands. Residents are encouraged to track power supply issues and call Excel with any problems.

Mr. Garvey discussed the responsibility of Xcel to provide reliable power and stated that three of the four common causes mentioned for power outages are Xcel's issue. Mr. Garvey offered that the MN Department of Commerce will intervene if power supply issues are not resolved and suggested if problems continue, CIDNA could send a letter (if the State is open for business!).

City Update-Lisa Goodman

Lisa handed out a brochure on Hazardous Waste disposal events, which includes dates and locations to drop off household waste items not collected curbside.

Lisa reported that Lunch With Lisa (LWL) will not happen in June and that LWL's will occur in July, August and September. Contact Lisa's office for dates, times and speakers.

The City is involved in a partnership to study the next ten years of transportation challenges and plans. The partnership includes: The City, Met Council, Met Transit and MN DOT. A committee, including five citizen members, will be meeting every other month for the next 18 months to complete the study.

Lander Group 2626 West Lake Street Project

Michael Lander provided attendees with a PowerPoint presentation of the project, including modifications from the original plan. Note: Please refer to slides and handouts provided at the meeting. Mr. Lander mentioned that there have been 58 meetings to discuss this project and that the latest plan reflected input from residents, along with CIDNA's Board and Land Use Committee. Mr. Lander stressed that the plan was not a "blown-up" plan for citizens to negotiate a reduction in size to feel good about said reduction; it is a plan that his group feels is workable. Mr. Lander has concerns that the current process of project approval is not well balanced with overall interests for the neighborhood, City and region, as he feels too much influence is being generated by the immediately adjacent residents and neighbors.

Joan Soranno presented the CIDNA Land Use Committee's observations/position. Ms. Soranno reported the site/lot size is 57,000 square feet in size and that to erect a building with the maximum allowable FAR of 171,000 square feet, the project would have to be an office building (as there would be limited exterior windows for living units). Ms. Soranno listed the positives for the project, including the blending of stepped down building heights (in reference to the Calhoun Beach Apartments), along with the aesthetically pleasing streetscape and transparency in some areas.

The primary issues of concern, reported by Ms. Soranno on behalf of the CIDNA Land Use Committee, related to the height and overall size (square footage) of the project. The Committee had recommended that the original plan's 161,000 square foot size be reduced to about 125,000 square feet. The committee proposed reducing the height of the project's twin towers by two stories each. The subsequent plan presented by the Lander Group to the committee and board included reduction in height of one floor for the taller of the two towers, along with a two floor reduction in height for the shorter tower. The result of the two height changes would reduce the size of the project to 154,000 square feet (not including a 40,000 square foot parking garage). Ms. Soranno mentioned that the proposed project will require three set-back variances, along with a Conditional Use Permit. OR2 zoning allows a maximum height of 56' and the Shoreland Overlay District height ordinance allows a maximum height of 35'. The latest project plans have a maximum height of 103'.

Board and committee members, along with attendees, provided numerous additional comments on the project. In general, Board and Committee members were receptive to a size of about 125,000 square feet and support the style/architecture of the project. The concerns focused primarily on the height and scale of the project. There was a brief mention of concerns regarding access to parking for the project's east tower.

It was mentioned during the public comment portion of the meeting that the East Calhoun Community Organization (ECCO) had voted against the project, although they did not accept an offer for a presentation by the Lander Group. The West Calhoun Neighborhood Council (WCNC) listened to a presentation of the project by the Lander Group and took no formal position. It was not mentioned if the East Isles Resident Association (EIRA) had taken a position on the project.

After extensive discussion of a proposed CIDNA letter expressing the perceived strengths and concerns for the project, the CIDNA board voted nine yeas and two abstentions to approve the letter to the Lander Group. (MSC: Bell/ Zitzlsperger) **Note: Please see separate CIDNA Land Use & Development Committee prepared letter regarding the Lander Group's 2626 West Lake Street project.**

NRP Update

It was reported that some Phase One funds still remain available and that the committee still needs a volunteer to chair the committee.

SW Corridor Transit Study

It was mentioned that the transit study for the SW Corridor is continuing, with Bob Corrick serving on the SW Corridor advisory committee. The Hennepin County Regional Rail Authority (HCRRA) staff may present again to the board at CIDNA's September board meeting.

Ken Moritz moved that the board adjourn at 9:40 p.m. and the board, along with the remaining attendees, collapsed in exhaustion from the marathon CIDNA board meeting.

Minutes prepared and submitted by David P. Shirley