

## Minerva Hark

---

**From:** John Haluska <john.haluska@gmail.com>  
**Sent:** Thursday, May 6, 2021 1:02 PM  
**To:** Aaron Chirpich  
**Cc:** Minerva Hark; Kelli Bourgeois; Amada Marquez Simula; John Murzyn Jr; Connie Buesgens; Nick Novitsky; Kt Jacobs  
**Subject:** Re: Project at 42nd and Jackson

*This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***

Mr. Chirpich

Respectfully, the conditions cited are so non specific relative to the issue as to be of little value in terms of an expectation of them being fulfilled by the developer. They spell out nothing in terms of enforceable detail. If the good will and best intentions of the developer are what the city is willing to proceed on I have beachfront property on Jackson Pond I want to sell you.

What I am reading into this is the planning department's position is: "let's issue the permit and worry about the important stuff at some yet to be determined future date".

This can be a good development and asset to the city, but there needs to be transparency in communicating with the neighborhood on many of the concerns the neighborhood has expressed, in particular all the concerns surrounding the problems with stormwater, which is a problem the city has identified and supposedly agrees needs to be dealt with for this development to go forward.

The issue needs to be spelled out with specificity before this goes further. The neighborhood and city taxpayers need an up front best estimate as to what they are potentially on the hook for. Surely the city has specific ideas as to what needs to be done to mitigate the problem that's been identified, how to best address the matter, and how to and who is going to pay for what needs to be done.

My questions are simple, what are the specific storm water issues the city has identified, how are they to be dealt with, how much will it cost, and who is going to pay to resolve them including what costs will or may fall to the property owners in the neighborhood?

If the city cannot or will not answer these questions there should be no further consideration of this application.

Thank you!

John Haluska

On Thu, May 6, 2021 at 11:47 AM Aaron Chirpich <[AChirpich@columbiaheightsmn.gov](mailto:AChirpich@columbiaheightsmn.gov)> wrote:

Mr. Haluska, (Mayor and Council blind copied)

Thank you for your background information and questions. Condition number 6 (listed below) addresses the developer's responsibility to enter into a contract with the City to account for all public improvements, on-site and off-site that are required. In this case, the term "public improvements" includes the needed storm water and sanitary sewer improvements for the project.

***6. The property owner and the City will enter in to a development contract governing the public site improvements and any off-site public improvements that are necessary for the project, and such contract shall be executed by the property owner and the City prior to the issuance of a building permit.***

Additionally, Condition number 7 (listed below), stipulates that the developer has to put up an escrow for the public improvements and the City Engineer will determine the amount.

***7. Developer shall provide financial guarantee in the form of a cash escrow or irrevocable letter of credit for landscaping and public improvements. The guarantee amount is to be determined by the City Engineer.***

All on-site storm water related improvements for this project will be paid for by the developer. The funding model for the regional sanitary sewer improvements has not been finalized. The developer is not responsible for any current sanitary sewer system deficiencies.

All soil boring data compiled by Reuter Walton has been shared with the City and reviewed by the City Engineer.

Regards,

Aaron

Aaron J. Chirpich, MPA | Community Development Director



City of Columbia Heights | Community Development Department

590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421

[achirpich@columbiaheightsmn.gov](mailto:achirpich@columbiaheightsmn.gov)

Direct: (763) 706-3675

Main: (763) 706-3670

[100 Years of Columbia Heights](#)

**From:** John Haluska [mailto:[john.haluska@gmail.com](mailto:john.haluska@gmail.com)]

**Sent:** Thursday, May 6, 2021 10:44 AM

**To:** Aaron Chirpich; Minerva Hark

**Cc:** Amada Marquez Simula; Kelli Bourgeois

**Subject:** Project at 42nd and Jackson

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

In the meeting on Tuesday this week there was a discussion regarding storm water management in general for the site and the neighborhood surrounding and running generally north of what was the site of the "old" high school which was on the higher ground to the south of the site and fronted 41st from @Van Buren to Jackson Street. (To save some confusion the original "old" school was on the NW corner of 41st and Central).

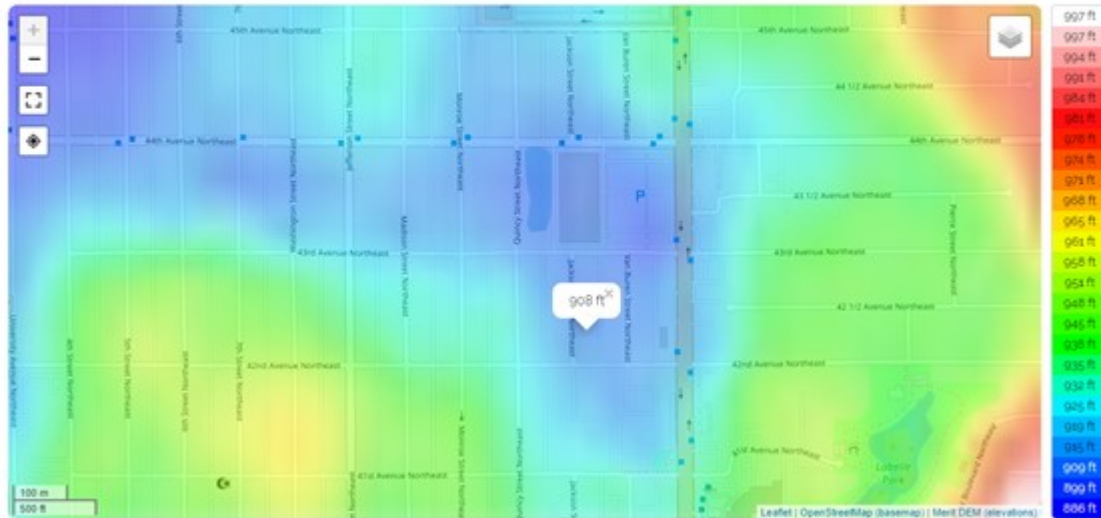
To the north of the highschool was the football field and the track. It was flat ground at about 914' in elevation. The field was oriented north and south. running along the east side of the field for its entire length was a drainage channel to handle run-off as it was susceptible to flooding. Directly to the south of this area (north of 42nd) lies the neighborhood bounded by 42nd and 43rd and Central Avenue and Quincy Street.

You can see from this topo map the elevation in that area is @908' give or take, dropping down to 906' at the corner of 42nd and Quincy Street. Here is a link to the map: <https://en-gb.topographic-map.com/maps/2guq/Anoka-County/>

# Anoka County

Topographic maps > United States > Minnesota > Anoka County

Click on the map to display elevation.



Anoka County, Minnesota, United States (45.27102 -93.28276)

Checking the contours of the map you can see that the area is a natural basin collecting surface runoff from a large area. to the east, north and northwest. In a major weather event the storm sewers can be overwhelmed.

Historically, (in my 76 year lifetime) this basin (in the region of what's known as Jackson Pond) has flooded, including the football field and track (the proposed site).

I recall playing as a child in the wetland from north of 42nd up to 45th. Prior to European settlement it was likely a shallow lake bed and wetland.

The area was never meant for residential or commercial development unless adequate measures were taken to prevent flooding. Those measures have yet to be taken and it was developed nonetheless.

Historically Jackson Pond has overflowed in its past and present configurations.

That all brings me to my question.

In the meeting on Tuesday it was acknowledged that water drainage and stormwater management was a problem to the extent that it was a concern of the planning department. It was also acknowledged that in light of the Alatus proposal for the 4300 Central site the problem was exacerbated. In response to the planning department recognizing the problem and having concerns it was stated that addressing that specific issue was one of the conditions the planning department was recommending be placed on the 42nd and Jackson development.

I have gone through the 26 conditions stated in the documents provided to the public at the Tuesday meeting and I do not see any of the conditions stated directly addressing this matter. Please Explain.

In the meeting questions were asked as to the cost of any improvements needed to address the storm water management issues and who would pay for them . That question was not clearly answered. Please provide a clear and detailed answer.

In the meeting it was also stated that soil borings of the site were made but it wasn't clear that have been analyzed or shared with the city. Can you also explain that?

Thank you!

John Haluska

612.281.0700 (M)

[john.haluska@gmail.com](mailto:john.haluska@gmail.com)

--

"This email is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. This email, and any attachments, may contain **confidential, private and/or privileged** material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply mail and delete all copies of this message and any attachments."

---

Disclaimer: Information in this message or attachment may be government data and thereby subject to the Minnesota Government Data Practices Act; may be subject to attorney-client or work product privilege; may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

--

"This email is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. This email, and any attachments, may contain **confidential, private and/or privileged** material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply mail and delete all copies of this message and any attachments."

## Minerva Hark

---

**From:** Kelli Bourgeois  
**Sent:** Tuesday, May 4, 2021 10:59 AM  
**To:** Aaron Chirpich; Kevin Hansen; Minerva Hark  
**Subject:** FW: perposed apartment complex

**From:** Kelly Harrison [<mailto:harrisonkellyjo@gmail.com>]  
**Sent:** Tuesday, May 4, 2021 10:38 AM  
**To:** Kelli Bourgeois  
**Subject:** perposed apartment complex

*This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***  
Hello.

I have some questions regarding the proposed apartment on Jackson and 42<sup>nd</sup>. I have heard there are plans to also build an apartment building at the location of the old Rainbow or proposed Hyvee? Is this true? I live at 4257 Jackson Street and shortly after I purchased my home I ended up with 2,000 gallons of sewage in my basement because of a huge rain storm. A few years back the Jackson Pond was redesigned to address current issues but are there plans to deal with the sewage issues in this area to accommodate added residential needs? I'm visually impaired so all the diagrams are not accessible to me. I plan to attend this evening via Zoom but would love to have a discussion about this if it's possible. I'm sure you are getting plenty of response about this and I appreciate your time.

Thank you.

Kelly Harrison  
[harrisonkellyjo@gmail.com](mailto:harrisonkellyjo@gmail.com)  
(612) 987-1102

---

Disclaimer: Information in this message or attachment may be government data and thereby subject to the Minnesota Government Data Practices Act; may be subject to attorney-client or work product privilege; may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

Dear Minerva and City Council,

Hello! My name is Kelsey Johansen and I have been a resident of Columbia Heights for six years, and attended a house of worship in the community for three years prior to moving here. In the recent past I was the original general manager of Community Grounds, a Columbia Heights business, before I made the decision to stay home with my young children. To say that I love this community would be an understatement.

My husband and I chose to move to Heights after we were married for a year, wanting to find a home where we could put down roots. The fact that Jackson Street is quiet with low traffic volume was a huge incentive for us thinking to the future of raising children here, which we now have two of and a third on the way. The neighborhood we have become a part of has far exceeded all of our expectations of living in a community oriented neighborhood. It is the most wonderfully diverse, welcoming, and hospitable place I have ever lived. We frequently go for walks and find ourselves gone for hours checking in on neighbors, and striking up conversations with new friends; often our conversations end up in afternoons and evenings spent together with many meals shared. During Covid, a time when many have found themselves isolated, we have formed even tighter bonds and friendships with those around us that often make it feel as though we do life day to day with "extended" family. The fact that our neighborhood is walkable, and that people live in single and multifamily homes adds a real sense of belonging and commitment to where we reside. I was very disappointed to hear that the city wants to put in a four story apartment building in the middle of our thriving neighborhood. The disappointment was exacerbated by the fact that it seems the city is pushing on with this project because it seems an easy fix to an earlier created issue with storm flooding by the building of the Crestview Senior Living facility years prior. I have many concerns with a large four story 62 unit, the most important being the disruption to a deeply community oriented neighborhood.

My understanding of this neighborhood comes from our "grandma" who lives behind us who moved here from Germany in the 1960's. It was a rapidly growing area with many migrant families who settled and raised children here. She can tell stories of who lived in each home and where they are now. Sadly, many have passed away or moved on. However, she is so excited because with many homes turning over there has been a huge influx of young families; she is especially delighted to see all of the children being raised in a well-connected community like hers were. The fact that we have very few chain restaurants and stores and instead support a large number of mom and pop shops and independent restaurants shows that we really value keeping Columbia Heights a tight knit community that supports one another.

Having worked in the service industry for my whole working career, I understand the "affordable living wages" that this project will cater to. In that situation, many people are working hard to increase their pay in order to find a more stable career and home where they can eventually settle down. What concerns me about this project is this: many people will work in Minneapolis, Northeast, or the North Loop (which will subsequently be where they spend the majority of their time and money) without really being invested into the neighborhood where they are renting. Once the time comes for a new job or they move further up in their career they will jump at the opportunity to move along to different housing, leaving our community in a more transient position than we who currently live here want it to be. The fact that it was "estimated" there would be 100 people living in the 62 unit property is a complete lowball; even in my late twenties/early thirties I know very few people who make the wages discussed and still are able to live alone paying the stated rent fees. Also, if we talk of families who might live there, there are lots of families in our immediate neighborhood who have many children and also many generations living together.

What I would love to see would be a community developed in that area with townhomes, duplexes, or quadplexes: larger family homes and living spaces (similar to the development North of the Grand Central Apartments off of Central Ave). An area where people can still rent an affordable living space, but are also given their own yard and the dignity of walking into their own front door, especially living in a Covid-era. I believe that this style housing best lends itself to residents who feel a sense of belonging and participation within a community, and encourages them to put down roots and get to know those that they share a neighborhood with. A small park would be another necessity, as the closest park is not accessible apart from



crossing Central Ave (which is very dangerous and hard to do with small children, or even with my special needs neighbor whom I help care for). This would be another example of creating space that is reflective of a community-oriented neighborhood where people have a chance to meet with others they live near - something that the proposed apartment complex is not. (Side note: if the City Council goes against the community's concerns and moves forward with this project, there seems to be no reason why the North-Western "L" shaped building could not be flipped to be along the South-Eastern border of the property).

One further point of concern was that the question 'what is the current rental vacancy rate in CH' was unable to be answered. With the new city hall mixed use building hosting 266 apartments, and the future building of 400-600 apartment units on the 4300 lot (Hyvee owned lot) I wonder if we have that much additional need for 1-3 bedroom apartments in our city. I do feel that location of the other projects are much more appropriate for a high-rise building and they are on 40<sup>th</sup>/44<sup>th</sup> and Central; the crosswalks to get to public transit both North and South-bound are much more suitable to commuters than what is available at 42<sup>nd</sup> and Central. 928 apartment rentals is quite a large number and I just wonder if that is the style of housing most needed in our city at this moment.

Looking at the city's 2040 comprehensive plan, I believe that this project goes against the following goals due to reasons addressed earlier in my letter: A. Establish and maintain a strong sense of community; B. Strengthen the identity and image of the community as a desirable place to live, work and play (does not retain the city's small-town character); C. Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community (does not demonstrate compatibility with existing neighborhood characteristics in terms of design, building height, placement, and scale); D. Promote the safety of residents and ensure a safe environment for pedestrians, bicyclists, and other vulnerable roadway users; E. Preserve the single-family neighborhoods as one of the community's strongest assets.

One last comment that I brought up in the neighborhood zoom meeting: on my daily walk the day of the meeting, I was talking with my friend who both lives in the Columbia Court Townhomes and manages their rental office. She was *completely unaware* of the proposed project as well as the neighborhood zoom meeting, as I'm sure were the rest of the residents in those buildings since no one had conversed with her about the project. I understand that the letter was more than likely sent to the property owner; however, each resident there has their own mailbox and I feel that it would have been the dignifying thing to do to send them each their own notice as it feels like a gross oversight or purposeful exclusion of a very diverse population of our neighborhood who will be directly affected by this project, and significantly damages the appearance of transparency. This is our community, let's find a way to work together on these issues.

Thank you for your time to listen, and thank you in advance for your commitment to work together to make Columbia Heights the best community possible!

Respectfully,  
Kelsey Johansen

## Minerva Hark

---

**From:** Minerva Hark  
**Sent:** Tuesday, May 4, 2021 3:58 PM  
**To:** 'Peter Kopp'  
**Subject:** RE: 4 Story High Density Apartment Complex

Hello Peter,

Thank you for your email. Please see my answers below:

1. Affordable housing is defined by the state of Minnesota as when a household that earns 80% of area median income or less pays no more than 30% of their gross income for housing costs.
2. I am unable to answer that questions. It is my understanding that this proposed project should not affect the values of the surrounding properties.
3. The proposed 62-unit apartment building will have 16 one-bedroom units, 30 two-bedroom units, and 16 three-bedroom units.
4. The project has the minimum required on-site parking spaces to accommodate the use (108 parking stalls).
5. I received this application on April 5<sup>th</sup>, 2021, but I believe the developer was discussing the proposed project with the City since as early as last summer. Once the application was officially received, a notice was mailed out to the owners of the neighboring properties that are within a 350 foot radius.

Please let me know if you have any further questions.

Thank you,



**Minerva Hark, MPA | City Planner**  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

**From:** Peter Kopp [<mailto:peter.r.kopp@gmail.com>]  
**Sent:** Tuesday, May 4, 2021 11:51 AM  
**To:** Minerva Hark  
**Subject:** 4 Story High Density Apartment Complex

*This message originated from outside the City of Columbia Heights email system. **Use caution** when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***

Hi Minerva,

I have a few questions and concerns regarding this project.

1. What does the city of Columbia Heights define as "affordable housing"?
  1. Is this income restricted?
  2. Is it government supplemented?
2. What are the projections for area property values with regards to this project?
3. What is the total occupancy for the proposed building?
4. How will this affect my street parking?
5. How long was this plan in the works and why was I only made aware of it today?

Thanks!

Peter R. Kopp

651.249.1860



## Minerva Hark

---

**From:** Minerva Hark  
**Sent:** Tuesday, May 4, 2021 4:06 PM  
**To:** 'Jazlyn Saykwa'  
**Cc:** Nick Novitsky  
**Subject:** RE: 42nd and Jackson apartment complex

Jazlyn,

Thank you for your comments. I will attach them to the file and provide copies to our Planning Commissioners in time for tonight's meeting.

Best,

Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40th Avenue NE | Columbia Heights, MN 55421 [mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)  
Direct: (763) 706-3673  
Main: (763) 706-3670

-----Original Message-----

From: Jazlyn Saykwa [<mailto:jsaykwa@gmail.com>]  
Sent: Tuesday, May 4, 2021 4:03 PM  
To: Minerva Hark  
Cc: Nick Novitsky  
Subject: 42nd and Jackson apartment complex

This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!

I'm opposed to this project going forward and here is why.

1. Instead of another apartment complex, we living west of Central avenue need a park. Presently there is no park in the rectangle from 40th to 51st and Central to Jefferson.
2. There's already too many rental units in CH already.
- 3 City of CH should be promoting cooperative model of home ownership in apartment complexes.
4. Increased density means more crime and congestion.
5. I could go on.

Jazlyn Saykwa

Sent from my iPad

## Minerva Hark

---

**From:** Minerva Hark  
**Sent:** Tuesday, May 4, 2021 5:11 PM  
**To:** 'Jennifer Delgado'  
**Subject:** RE: City planning meeting-4 story high density apartment

Jennifer,

Thank you for your comments. I will add them to the file and provide them to our Planning Commissioners ahead of tonight's meeting.

Best,



**Minerva Hark, MPA | City Planner**  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

**From:** Jennifer Delgado [<mailto:delga096@umn.edu>]  
**Sent:** Tuesday, May 4, 2021 5:09 PM  
**To:** Minerva Hark  
**Subject:** City planning meeting-4 story high density apartment

*This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. **WHEN IN DOUBT, THROW IT OUT!***

Good afternoon Minerva Hark,

I am contacting you today to voice my concern on the apartment complex that the city is planning on having. Our neighborhood is a calm safe environment suited for all the children and people living in it. With the addition of an apartment complex, it will ruin that for all of us. There will be more busy cars and more people surrounding the neighborhood due to the apartment complex. We have bus stops for kids and young adults and also a safe environment to even go on a walk late at night. The addition of the apartment complex will ruin all of that and our neighborhood will not have that safe calm environment we currently have. Again, there are children, schools, churches that will be affected by this decision. I live on 4206 Van Buren St NE and am concerned.

Thank you for your time and consideration.

--

Jennifer Delgado Undergraduate Student College of Education and Human Development

Alicia Apanah

---

From: Jonathan Tholen <jonathan.tholen@gmail.com>  
Sent: Friday, April 16, 2021 10:16 AM  
To: Minerva Hark  
Subject: Follow up Questions for the City

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

Hi Minerva,

Thanks again for sending the meeting minutes. I've read through the city council meeting discussions and relevant materials. As you can imagine, there are a lot of questions that will be covered in due course.

As you probably know, our immediate neighborhood is on the cusp of a significant wave of upgrades and investment by homeowners, ourselves included.

There are some more strategic considerations I wanted to bring up which seem missing in the council discussions of a pre-pandemic proposal.

1. Is the value of the parcel in question increasing, stable or decreasing? Is there any pressure for something to be done with the property in the near term? What other uses of the property has the city solicited?
2. The CH 2040 plan acknowledged a city strength is proximity to the MSP core, but property value data stops at 2016/2017 while the desirability of Columbia Heights has since accelerated. Does the city understand why as compared to other inner suburbs? The existing plan doesn't seem to recognize unique opportunities as a first ring suburb that not part of Hennepin or Ramsey county.
3. The initial building proposal was in 2019, however the world has changed a lot for work and home life. How has the city taken into account these uncertainties into use for this parcel, and more broadly it's long range planning?
4. Does Reuters Walton plan to be the property owner and manager? Has the city evaluated their approach for selecting qualified and suitable residents? Given the high level of accessibility of the area, is there any specific focus to include those with disabilities?
5. Is the city offering any incentives for investment to encourage / support current residents in the affected area?

Thanks,

4204 Residents Sarah and Jonathan Tholen (kids age 3, 1 and Baby3 (Aug21) & Paige Hardy - Sarah's sister adult disabled )

Alicia Apanah

---

From: Minerva Hark  
Sent: Friday, April 23, 2021 10:19 AM  
To: 'John Haluska'  
Subject: RE: Development at 42nd and Jackson  
Attachments: 16337\_D-1 DEMO PLAN\_22x34.pdf; 02 - Easement Vacation Narrative.pdf; 16337\_X-1\_Existing\_Conditions\_11X17.pdf; 16337\_s\_easement\_exhibit-24X36 EXHIBIT 40 SCALE NORTH.PDF; 11x17 Alliant ALTA Survey.pdf; 16337 Northwestern 3rd Addition - SWMP Report.pdf

John,

Please see part 3 attached. If you find any difficulty viewing the documents, please let me know.

Thank you,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

---

From: Minerva Hark  
Sent: Friday, April 23, 2021 10:18 AM  
To: 'John Haluska'  
Subject: RE: Development at 42nd and Jackson

John,

Please see part 2 attached.

Thank you,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

---

From: Minerva Hark  
Sent: Friday, April 23, 2021 10:17 AM  
To: 'John Haluska'  
Subject: RE: Development at 42nd and Jackson

John,

It was nice speaking to you this morning. As mentioned, I will be sending over the application and plans in three separate emails. Please see part 1 attached.

Thank you,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

From: John Haluska [<mailto:john.haluska@gmail.com>]  
Sent: Friday, April 23, 2021 9:14 AM  
To: Minerva Hark  
Subject: Development at 42nd and Jackson

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

Ms Hark

I stopped in a city hall yesterday hoping to pick up an information packet re the multi-housing development that is being proposed for the SE corner of 42nd and Jackson Street. It is my understanding that in the public session held as a Zoom meeting this past Wednesday that materials shown included elevations, detailed descriptions, developer information, etc. Since this is a public matter I assume the city has an extensive packet of information, representative of what was presented in that meeting, and that packet is meant to be shared with the public. That is what I am after. I would like to arrange to pick up that information at your earliest convenience.

I would like to stop back in at city hall later today to get this information.

I thank you in advance for your help in this matter.

John Haluska  
612 281 0700.

--

"This email is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. This email, and any attachments, may contain **confidential, private and/or privileged** material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply mail and delete all copies of this message and any attachments."



Alicia Apanah

---

From: Minerva Hark  
Sent: Thursday, April 22, 2021 5:15 PM  
To: 'Patrick McVary'  
Subject: RE: Follow up on Proposal Documents

Hello Patrick,

I am currently working with our Communications Coordinator to have last night's audio/video recording uploaded to our YouTube account. Hoping this can be completed by tomorrow. I can send you the link when it's ready.

In regards to the Purchase Agreement, That can be found here:

[https://cms5.revize.com/revize/columbiaheightsmn/document\\_center/City%20Council%20Agendas%20&%20Minutes/2020/06-17-20%20CCP.pdf](https://cms5.revize.com/revize/columbiaheightsmn/document_center/City%20Council%20Agendas%20&%20Minutes/2020/06-17-20%20CCP.pdf)

Please let me know if you have any further questions at this time.

Thank you,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

From: Patrick McVary [<mailto:patrick@mcvarylaw.com>]  
Sent: Thursday, April 22, 2021 9:08 AM  
To: Minerva Hark  
Subject: Follow up on Proposal Documents

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

Minerva,

Good job with the meeting last night. I can't say that the topic was enjoyable, but you did a good job of running the meeting.

How can I get a copy of the meeting recording? And, can I get a copy of the Purchase Agreement and any related transactional documents between the City and the Developer, and/or Architect that show what the City's current performance or contingency obligations are for this project?

Thanks,

Patrick McVary

Alicia Apanah

---

From: Janet/Roger Peterson <rajapeterson@aol.com>  
Sent: Thursday, April 22, 2021 10:22 PM  
To: Minerva Hark  
Subject: Re: Neighborhood Mtg. - 825 41st. Av. NE.

**This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!**

Minerva,  
Thanks for your speedy reply - the answers I /we asked for. Appreciated !  
Peterson's

-----Original Message-----

From: Minerva Hark  
To: 'Janet/Roger Peterson'  
Sent: Thu, Apr 22, 2021 2:54 pm  
Subject: RE: Neighborhood Mtg. - 825 41st. Av. NE.

Hello Roger & Janet,

Thank you for participating in last night's Neighborhood Meeting. To answer some of your questions:

- The 16 one-bedroom units will be 635 square feet, the 30 two bedroom units will be 935 square feet, and the 16 three bedroom units will be 1,280 square feet.
- No official update on the Hy-Vee site. We hope to have an update in the coming months.
- The City obtains ownership information from Anoka County. It is my understanding that they are currently behind on updating ownership information. I'm not sure if contacting them would help expedite that process in any way, but they would be the ones to contact.

Please let me know if I can answer any other questions.

Best,



**Minerva Hark, MPA | City Planner**

City of Columbia Heights | Community Development Department

590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421

[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673

Main: (763) 706-3670

From: Janet/Roger Peterson [<mailto:rajapeterson@aol.com>]

Sent: Wednesday, April 21, 2021 8:10 PM

To: Minerva Hark

Subject: Neighborhood Mtg. - 825 41st. Av. NE.

**This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!**

Minerva,

Just got done participating/viewing the ZOOM presentation on the above - Thank You to you and all that were involved with all the information that was presented beforehand and/or as responses to the questions/concerns.

Us - within 350 feet of the site - 4113 Quincy Street NE - for the last 36 plus years.

Us - major DITTO to all the concerns that came up as it relates to density, ie: people, vehicles, traffic, etc. and how it will mesh with all that is existing in the area already.

If it's built, in the real world, how much can a property management company (even if they're really good, well known and experienced) and/or the CH Departments really control how people(s) conduct themselves when the density is so tight ?

Question - numbers on the unit's size - how many 1 BR's, 2 BR's and 3 BR's ?

I think we all agree - with how long this has been being talked about - why hasn't it come out into the community before now ? To us for sure !

Site as it relates to local grocery stores in CH and public transportation. Sorry, you guys dropped the ball on that issue - like you're not aware of what is close by. General area is OK if you have a vehicle but that's not everybody. What's the update on the old Rainbow site, is HyVee going to do anything ? Is CH pushing them - giving them incentives to ? Everybody would benefit with HyVee, etc. there.

Next door to me - 4109 Quincy Street NE - new owner has been there a year. Hasn't gotten these written notices. They came to his house but to the previous owner. Who does he contact to get the PID number information updated ? Anoka County ? CH ?

Hearing back from you will be appreciated.

Roger & Janet Peterson

(763) 300 - 5529

---

Disclaimer: Information in this message or attachment may be government data and thereby subject to the Minnesota Government Data Practices Act; may be subject to attorney-client or work product privilege; may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

Alicia Apanah

---

From: Minerva Hark  
Sent: Monday, April 19, 2021 3:20 PM  
To: 'sarah arneson'  
Subject: RE: Public Hearing for 825 41st Ave

Good Afternoon Sarah,

Thank you for your email. Sorry if those back-to-back notices were a bit confusing, but here's what's on the schedule:

Wednesday, April 21<sup>st</sup>, 2021 – [Neighborhood Meeting](#)

This Zoom-only meeting will be held for the applicant to present their project to the community, take in any feedback/input, and answer any questions that the community might have. No official actions will occur at this meeting. It is informative in nature and open for comments and questions.

Tuesday, May 4<sup>th</sup>, 2021 – [Planning Commission Hearing](#)

This meeting will be held both in person and via Zoom. City staff will present the applicant's project to the Planning Commission for their recommendation. Their recommendation will then be heard at the May 10<sup>th</sup> City Council Meeting, where Council will either approve or deny the Planning Commission's recommendation.

Let me know if you have any further questions regarding the procedure in place for this project.

Kind Regards,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

From: sarah arneson [[mailto:sarah\\_arneson@email.com](mailto:sarah_arneson@email.com)]  
Sent: Monday, April 19, 2021 12:03 PM  
To: Minerva Hark  
Subject: Public Hearing for 825 41st Ave

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

Hello Minerva!

I received two notices for a meeting. One for this Wednesday and one for May 4th. Are they two separate meetings or did the one this week get rescheduled to May 4?

Also, can you help me understand the overall process? There is currently an application for this building, but this application needs to be approved, etc.? What does approval look like? What are the other steps?

I'll share that I am very concerned about the size of the building and the number of units (62). I think this is way too big for the area and will increase the population of this small area exponentially - it will lead to a disparate cityscape - homes next to strips malls, next to townhomes, next to large apartment buildings next to commercial buildings next to churches next to schools. And I think it will cause a lot of traffic congestion on 41st. I think it will make the neighborhood busier, louder, less habitable and drive down property values.

Thank you for your response, I look forward to staying close to this process and ensuring my voice is heard and considered.

Thanks,  
Sarah Arneson  
4045 Van Buren St.

Alicia Apanah

---

From: Minerva Hark  
Sent: Thursday, April 22, 2021 11:27 AM  
To: 'Amy Waller'  
Subject: RE: recording of tonight's community meeting

Good Morning Amy,

Thank you for participating in last night's meeting. The two-hour recording is too large for me to send via email. I will be working with our Communications Coordinator to get it uploaded to YouTube by tomorrow. I can send you a link then. If not, feel free to stop by City Hall with a flash drive and I can get you the recording that way.

Thank you,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

From: Amy Waller [<mailto:amyrwaller@hotmail.com>]  
Sent: Wednesday, April 21, 2021 8:15 PM  
To: Minerva Hark  
Subject: recording of tonight's community meeting

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

Minerva,

Hello, and thank you for hosting tonight's community meeting about the proposed development project at 825 41st Ave NE. I am wondering if you could get me the recording, as my husband had to miss it and I missed most of the second half putting my kids to bed.

Thanks very much,  
Amy Waller

Alicia Apanah

---

From: Minerva Hark  
Sent: Thursday, April 22, 2021 11:10 AM  
To: 'stephanie umolac'  
Subject: RE: zoom meeting Wed.

Good Morning Stephanie,

Thank you for attending last night's meeting and providing your questions and comments. Please see below as I answer your remaining questions to the best of my abilities:

- The following appointed/elected City Officials that will be making decisions regarding this proposed project live within one mile of the project site:
  - Stan Hoium (Planning Commissioner)
  - Rob Fiorendino (Planning Commissioner)
  - John Murzyn Jr. (City Council Member)
  - Kt Jacobs (City Council Member)
  - Connie Buesgens (City Council Member)
- As discussed last night, the proposed project would help the City resolve some current drainage issues.
- In regards to current vacancy rates of multi-family developments in Columbia Heights, I've extracted the following from our 2040 Comprehensive Plan:

## Multi-Family Market

Examining the multi-family market metrics provided by CoStar and highlighted in Table 2-16 reveals that multi-family vacancy rates in Columbia Heights are at a 10-year low. The rising lease rates being observed in Columbia Heights can be partially explained by lower vacancies as well as a national trend of increasing demand for multi-family units and the conveniences they can provide for mobile populations and older populations. An increase in the median gross rent paid by Columbia Heights residents is also reflected in the US census as displayed in the figure below. As illustrated in the "Year Structure Built" figure earlier, there are various aging multi-family buildings in the city. These units, if well maintained, can be a source of naturally occurring affordable housing.

**TABLE 2-16. MULTI-FAMILY MARKET**

	Columbia Heights			CH/Fridley/NB/St Anthony		
	Total SF	Vacancy % Total	Avg Rent/SF	Total SF	Vacancy % Total	Avg Rent/SF
2007 Q4	1,465	6.1%	\$0.97	9,756	6.3%	\$0.96
2008 Q4	1,465	5.7%	\$0.98	9,756	5.9%	\$0.98
2009 Q4	1,465	6.1%	\$0.96	9,756	6.4%	\$0.95
2010 Q4	1,465	5.6%	\$0.96	9,756	5.7%	\$0.96
2011 Q4	1,465	5.0%	\$0.96	9,756	5.3%	\$0.96
2012 Q4	1,465	4.4%	\$0.98	9,880	4.8%	\$0.99
2013 Q4	1,465	4.6%	\$0.97	9,880	4.2%	\$1.01
2014 Q4	1,465	4.3%	\$1.00	9,880	3.9%	\$1.03
2015 Q4	1,465	4.1%	\$1.02	10,049	3.6%	\$1.08
2016 Q4	1,465	3.2%	\$1.05	10,150	2.9%	\$1.11

Please let me know if you have any further questions I can answer at this time.

Thank you,



Minerva Hark, MPA | City Planner  
 City of Columbia Heights | Community Development Department  
 590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
 Main: (763) 706-3670

From: stephanie umolac [<mailto:sumolac@hotmail.com>]  
 Sent: Wednesday, April 21, 2021 7:02 PM  
 To: Minerva Hark  
 Subject: Re: zoom meeting Wed.

**This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!**

Hi Minerva,



How many City members, who made this decision, live within a mile of this project? How is the city solving long term drainage problems? What is the current vacancy rate in the projects that are currently finished in the city?

Thanks,  
Stephanie

---

From: Minerva Hark  
Sent: Monday, April 19, 2021 4:31 PM  
To: 'stephanie umolac'  
Subject: RE: zoom meeting Wed.

Hello Stephanie,

Thank you for your email. Please see Wednesday's Zoom meeting information below:

Join Zoom Meeting  
<https://us02web.zoom.us/j/84902902117?pwd=NkxiL1hOR0U5bWpyRUtyTXNvamVmUT09>  
Meeting ID: 849 0290 2117  
Passcode: 856737

To call in, dial :  
+1 312 626 6799 US  
Meeting ID: 849 0290 2117  
Passcode: 856737

This meeting will be held for the applicant to present their project to community, take in any feedback/input, and answer any questions that the community might have. No official actions will occur at this meeting. It is informative in nature and open for comments and questions. On May 4<sup>th</sup>, the project will be heard by the Planning Commission, who will make recommendations to the City Council. City Council will deliberate this project on May 10<sup>th</sup> and May 24<sup>th</sup> at their City Council Meetings.

If you have any further questions on this project, please let me know.

Kind Regards,



Minerva Hark, MPA | City Planner  
City of Columbia Heights | Community Development Department  
590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
Main: (763) 706-3670

From: stephanie umolac [<mailto:sumolac@hotmail.com>]  
Sent: Monday, April 19, 2021 2:17 PM  
To: Minerva Hark  
Subject: zoom meeting Wed.

***This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!***

Hi Minerva,

I am looking for the access code for the Zoom meeting in regards to the development behind the police station. Is there any way to stop or alter the plans at this point? I called and left a voice mail also. You can either call the home phone 763/706-0751 or email the information.

Thanks,  
Stephanie

---

Disclaimer: Information in this message or attachment may be government data and thereby subject to the Minnesota Government Data Practices Act; may be subject to attorney-client or work product privilege; may be confidential, privileged, proprietary, or otherwise protected. The unauthorized review, copying, retransmission, or other use or disclosure of the information is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.