

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

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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,



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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,



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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,



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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

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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.

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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

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

Thank you,



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

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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.

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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,



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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.

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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

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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 21st, 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 4th, 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 10th 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,



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

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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,



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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

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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 Hoiium (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,



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

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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 4th, 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 10th and May 24th at their City Council Meetings.

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

Kind Regards,



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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

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