

Minutes of the Prospect Park Association Land Use Committee Tuesday, March 12th, 2019

In Attendance on Sign-In sheet: Sarah Nassif, John Orrison, Devan Blanchard, Joyce Walker, Joe Ring, Preston Mosser – Prospect Park Properties, Jeff Barnhart – Prospect Park Properties, Dan Bryant, Eric Amel, Patrick O’Shaughnessy, Jeff Ellerd – Wall Companies, Dick Gilyard, David Frank, Jere Purple, Nellie Jerome, Del Hampton, Evan Roberts, Florence Littman, Gayla Lindt, Donna Schneider, Lise Houlton, John Edwards, Miguel Octavio – Minnesota Daily, John Wicks Chair LU Committee.

Please see Agenda for listing of topics discussed.

John Wicks welcomed all persons attending the meeting and called the meeting to order at 7:05 PM.

1. Old Business:

- a. Regarding the minutes for February LU meeting, Jeff Ellerd suggested a correction for the MOU discussed at the previous meeting.
- b. Eric Amel indicated that he had added a cover letter to accompany the Wall Companies MOU letter that had been approved at previous LU meeting. (See topic 4. On Agenda).

Due to limited time, item 6. On the Agenda was moved up to No.1.

1. Del Hampton: “Discussion of letter of support by PPA LU for Missing Link / Grand Rounds”

- a. Del indicated that it was his intent to gain approval from PPA three committees (Land Use, Environmental and Transportation) of his letter of support for the Missing Link / Grand Rounds then bring the letter to PPA Board for final approval.
- b. Evan Roberts, Chair of the PPA Transportation Committee stated that the Committee had discussed the letter of support and approved it at their last meeting.
- c. Dick Gilyard noted that the issue of a Missing Link through Prospect Park will complete the Grand Rounds – an idea that has been part of the MPRB for well over 20 years and it is important to the neighborhood to support the letter.
- d. Joe Ring indicated his support for the letter and described how some years ago the neighborhood was split on the issue – but not now.
- e. Following Joe’s motion to support the letter, and seconded by Dick Gilyard, the motion was approved by a voice vote.

5. Jeff Ellerd of Wall Development Co. and Owner Patrick O’Shaughnessy present a new project, the O’Shaughnessy Distillery.

- A. Jeff Ellerd introduced Patrick O’Shaughnessy who with other O’Shaughnessy family members are working with him to develop a former potato storage building that is located on a land parcel north of Surly’s into a new micro distillery. The project is called “O’Shaughnessy Distillery” and is located along Malcom Avenue SE.
- B. Patrick said he was attracted to the site due to the fact that his Irish family immigrated to the USA during the infamous Irish potato famine (1845-49) and the masonry building located on the site was formerly used for potato storage and processing.

C. Mr. O'Shaughnessy described the project: it will consist of a micro-distillery that produces high quality Irish whiskey and will provide tours of the manufacturing/distillation process. He sees the project as a destination distillery. The first floor of the existing potato building is 8 feet above grade and a new addition will be constructed adjacent to it that will extend the existing floor level and add another floor. The two floor levels will contain distillery equipment, 27' high Irish copper stills, whiskey storage containers, office space, multiple dining and bar areas for eating and tasting the whiskey. The project will provide approximately 30 staff positions. Irish whiskey is different from other whiskeys due to the products used and distillation process that produces a very smooth whiskey which has found attractive by American women!

D. Project Timing. Mr. O'Shaughnessy explained how with a reasonable City approval process and construction schedule their goal is to be open by mid - 2020. There will be some site clean-up issues they must address. Jeff Ellerd noted that there are no new geotechnical issues and info they have does not indicate it is a highly contaminated site. The rear (east end) of the site is land locked Jeff Ellerd noted and it is their intent to gain access their through the use of an easement on part of the land to enable access.

E. Licensing of the project will require application with the Federal Government (TTB?); will also need State of MN approval for a Micro Distillery license. The Federal Government approval usually takes 90 days. The State approval cannot begin until the building is finished.

F. In response to a question if the project will have expansion capabilities, Mr. O'Shaughnessy responded that based on their plans they will have adequate capability for production and probably won't need to expand.

G. The architect (Cunningham Group) will work with Wall Companies to deal with site storm water issues following best practices for site design.

H. Another question regarding the need for an MOU for the project, Dick Gilyard noted that that this evenings' presentation was for introductory purposes and that if an MOU is desired PPA will have to form a Task Force.

I. One comment addressed the need for the MOU process to be "good" for all involved and should take into consideration the proximity relationship and potential synergies with Surly's. Jeff Ellerd indicted he has reached out to Omar at Surly's and he indicated that he knows they are coming!

J. Mr. O'Shaughnessy said he would like the project to go to the City in 4 to 6 weeks.

K. A motion was submitted and seconded to form a Task Force and John Wicks asked participants at the Land Use Meeting if there were any people interested in forming the Task Force. The following people volunteered:

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| 1. Gayla Lindt | 5. Dan Bryant |
| 2. Dick Gilyard | 6. Devan Blanchard |
| 3. Laura Preus | 7. Eric Amel |
| 4. John Wicks | |

Joyce Walker inquired how we would get the word out to other neighborhood residents who might have an interest in joining the Task Force? In response John Wicks said he would draft an invitation and send it to the neighborhood using the ppe-list later in the week.

(Note: later in the week John Wicks did place an announcement using the ppe-list and received no responses.)

6. The meeting discussion shifted topics when Ann Holtan who lives behind the future Vermillion project noted that she had received drawings from Ari Parritz the developer of Vermillion project but he had not contacted her to discuss them. They are complex, technical drawings she noted. Eric Amel followed up by mentioning that better communication is needed between the Developer and neighbors adjacent to his project.

A. Del Hampton asked everyone to take a pause in the discussion and focus on who has a conflict of interest in the “project” being discussed. In an effort to spawn transparency Del said it was important that people affiliated with the Friends of Tower Hill Lawsuit should identify them-selves. Del said that the Bylaws of PPA require that Board Members who have a conflict of interest in any project being discussed are required to identify themselves and in the instance of the Vermillion project it is time to do so. People who identified themselves as being supportive of the “Friends of Tower Hill Lawsuit” included:

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| a. Eric Amel | e. Gayla Lindt |
| b. Laura Preus | f. Noel Gordon |
| c. Joyce Walker (?) | g. Joe Ring |
| d. Florence Littman | |

7. From the February PPA Board meeting a “Resolution” had been passed directing the Land Use Committee to form an Ad Hoc Committee to contact Ari Parritz of the Vermillion Development Company and inquire of him the status of the topics in the MOU that the developer is responsible for. Principally one of the topics was the need for the Ad Hoc Committee to inquire when quarterly meetings between Vermillion and the Land Use Committee/PPA can start.

- a. John Wicks said that he would contact Ari Parritz and ask him about the quarterly meetings.

8. Joe Ring introduced the topic of the Application for Historic Designation of Glendale Homes. Joe complemented Councilman Cam Gordon for his thorough preparation of the application for the Historic Designation which will soon go before the Minneapolis City Council for consideration. The application process has taken nearly two years Joe said. If you recall Joe said, PPA approved the process of support for the Application. Joe asked the LU Committee for a motion to reaffirm a letter of support for the Historic Designation Application and it was approved with only Jeff Barnhart abstaining.

9. Laura Preus reported on the status of the improvements in the MOU process. Laura noted that:
- a. There has been lots of opinions about the process & everyone has shared theirs.
 - b. Joyce Walker and she have prepared several documents describing new processes.
 - c. Some materials discuss topics related to “Core Values” & MOU Best Practices
 - d. Other documents discuss selecting or initiating a Task Force.
 - e. Key Stake holders are identified as important members of the T.F.
 - d. A need for early public participation and what does the developer bring to T.F.?
 - f. Who would be participants of a T.F scoping meeting?
 - g. What will the expectations of a T.F.?
 - h. Who will vote on the final parts of the MOU?
10. Next PPA Land use Meeting will be held on Tuesday, April 9th at 7:00 PM.

Minutes prepared by John Wicks. Send all requests for revisions to John Wicks email: jonewix@aol.com