

Roosevelt Action Association (RAA) Board and General meeting, April 5, 2016

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Meeting called to order: 6:15pm

Board members present: Sherry Rampy, Joan Kelchner, Doug Churchill, Kristina Henbest, Cole Van Norman, George Pasquel, Melanie Terpstra, Ryan Tempest, Pierre Kaluzny

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“Be Coffee House” by MonOrchid (new coffee house) & Mr. Kyu were introduced

Introductions around the room

Approval of minutes; Mr. Churchill moved, 2 by Mr. Pasquel - approved

Treasurer report: move to approve Mr. Pasquel, 2 by Ms. Terpstra – approved

Community Action Officer report: 1 rape attempt reported, suspect apprehended

Transient activity increasing recently; advised to continue calling 262-6151

Ms Rampy reported again on homeless camp by Irish Cultural Center

Question about code enforcement about abandoned houses; CAO suggested Code Enforcement app. Monica Goddard asked about follow up meeting after meeting at Burton Barr Library last summer. A town hall type meeting is being scheduled in police department to update current info with Human Services, police, etc.

Ongoing Business:

FAA: money still being collected. Mediation still ongoing; cannot report any more exactly at this point. Mr. Pasquel asked if there is a separate donation button on our website; Mr. Kaluzny replied no, but he and Ms. Rampy noted that we will put it on. Ms. Rampy also repeated our last vote on matching funds; she also reported on her visits to other neighborhoods and her observations on their fundraising. Willo and Story are looking at offering gift cards to local restaurants etc. as an enticement to donate. Mr. Al Terpstra -- All fundraising efforts are not yet at 180,000 but what do we do if mediation is unsuccessful and efforts have to

be continued? Ms. Rampy replied that we would have to revisit the question then. Steve Dreisen from Story reiterated what has gone on so far. For one thing, we are still in mediation and a motion to dismiss on the Feds part was denied. Al Terpstra is very concerned about continuing fundraising without knowing where we are and what the possible outcome may be. Mark Davis proposed a sub-committee to keep on top of this. No action taken.

Home Tour: Ms. Terpstra; looking for houses on Lynwood, Willetta and Culver from Central to 5 Ave. Dr. Kelchner noted the boundaries of the Chelsea Historic sub-district; do we want to concentrate there?

Hance Park report: Dr. Kelchner reported that the Hance Park Conservancy would be sponsoring a meeting on how to place Google “Adwords” on websites; this will be open to all HPC stakeholders, including RAA, on April 19<sup>th</sup> at the Cutler Plotkin Jewish Historic Society building (2pm). Also, fundraising efforts for the new Master Plan are ongoing.

Mr. Pasquel: New meeting location for RAA, starting next month, will be New City Church. They are happy to get more involved in the community and are more centrally located and with good parking, including handicapped.

Ms Rampy - Planning and charrette meeting:

She has set up 2 meetings for the neighborhood to express their interests for this upcoming year, the first next Monday at 6pm, at UL2, and the second on a Sat. (?)details

3Ave./Culver Variance support letter: RAA has already heard the case and voted on approval. Needs new variance specifically to approve a 7ft. set-back on 3Ave which is slightly different than before. First 2 units will hopefully be done about June, with second 2 units scheduled for another 6 months later. Steve Bruckel has provided us with a letter, suggested wording. Mr. Churchill moved to approve; Ms. Terpstra 2 – approved unan.

Andie Abkarian: Development update - printed development update available. --- West Fillmore still not ready to present. ---Tim Sprague's 2 building now 50% sold. ---Starbuck's on 7Av and Roosevelt in process. ---Circles Building on list – to be presented.

Ms. Terpstra: Facebook update - reported that the Roosevelt Facebook had a lot of discussion last night about someone walking through the 'hood wearing minimal clothing; she ended up having to delete discussion line. She asked that everyone please be polite and use discretion about their comments.

#### New Business:

325 W. Lynwood received a Certificate of Appropriateness to build addition on back of house. Chandler (?last name) explained briefly what they wanted and that they found out today that the house is actually older than they thought – 1919. Dr. Kelchner attended the Historic Preservation hearing.

#### 7Ave and McKinley:

Brief presentation by owners, with site plan pictures. Building currently has tenant – Acme Printing. Current building (tax) will be stabilized and renovated; 4 buildings in all to be renovated. Charlie Levy will be owner of bar; he is owner of Crescent Ballroom. Presenter: Chucky Duff. Previous owner elected to not rezone to downtown zone, so previous zoning applies, including number of parking spaces; they will come to us later to ask for support. There will be office and retail space available. Mark Davis asked if there would be historic preservation; these houses are not on the historic overlay, but there will be sensitive renovation. Sherry noted that Mr. Duff has already been introduced to closest neighbors, who are here and noted their approval.

#### Circles Building:

Larry Lazarus, Jeff Jacobs and Brian Cassidy (CCBG Arch), Marcie Rosenberg (Urban Planner with Lazarus).

Mr. Lazarus introduced his group and noted that they will be presenting to Downtown Voices this Sat. Slide show; google picture of site. They are applying for GBLET. Mixed use rental housing project. Average 820 sq Ft. apartments. Amenities include cyber café, etc. 230 ft high, 19 stories, the first 7 being parking garage. Only saving the southeast corner of Circles. – will be restaurant. Will be taking some of the building off of the west side for parking garage access. Alley will be used for utilities. No access off Central Ave. There will be 311 units. Trees on sidewalk to be boxed and saved during construction. They do not need any variances at this point. Met this am with Hist Preservation Commission. They did pull the demolition permit and can use it immediately.

Mr. Cassidy: this is a dense project on 0.8 acre lot.

Mr. Jacobs, representing the developer: the cost of the project is about \$65 million. They are requesting a GBLET from the city and state.

Mr. Lazarus: this development doesn't pencil out if the whole building is saved. He thinks a compromise on the building can be reached.

Members of the HP Commission present included Bill Scheel (current Chair), Ms Rampy, Allison King, James McPherson, John Jacquemart, Stewart (?). They reported on this mornings' meeting: Mr. Lazarus said then that the developer may be willing to put a Façade Easement on the portion of the building that they are willing to save and noted this would be actually better than Historic Designation since it protects that portion for a long time from demolition. They also saw a You Tube video of the original construction in 1947. The developer noted that they are willing to maintain an historic vision on the inside of the building, but needs the savings from the tax break (GBLET) to use for renovation.

Patricia Zermeno asked someone to explain what a GBLET is; several people responded that it allows the owner to transfer ownership of the property to the city, which, as a government entity, cannot be taxed. The city then maintains ownership for a pre-determined period of time, then gives it back.

Ms. Henbest: if the building is demolished, will the retail space that's lost be re-established. Answer: basically yes.

Mr. Van Norman: where will the construction staging be? Answer ?.

Sharon Galansky (6<sup>th</sup> Ave resident) how will this affect McKinley traffic?

Ms. Rampy: understands the tax saving from the GBLET has been estimated at \$325,000 / yr. Since this is money that would otherwise go to public schools, will they agree to do something for the local schools to help make it up? Mr. Jacobs says that he intends to meet with Phoenix Elementary. Gretchen ----- (city ?) indicated that the schools, as public entities, cannot accept gifts.

Matt Seaman: why did they start with the demo permit? Will they agree to hold on the demo while negotiating with various groups, including the neighborhood? Mr. Lazarus cannot yet commit to that and repeated that the building is not historic. Mr. Seaman pointed out that starting with the demo permit reminds our group of previous developers who came in with the same approach, and ended up demolishing historic structures, then not following through with development and leaving us with more vacant lots.

Steve Dreisen repeated that the building is historic.

Bill Scheel further explained why the building is historic, the Steward Motor Co. being one of the first motor dealerships in town.

Dr. Kelchner noted that the building is unfortunately not on the historic register because the previous family trust who owned it refused. She also stated that part of the very recognizable architecture, the circular brick decorative work, is also pretty old and warrants being saved.

Quinn Whissen asked if retail would be present along Central Ave. and also asked if alternate transportation, such as Zip Car, would be added. Answer: yes.

Ms. Henbest: is the demo permit for all or part of the building? Mr. Lazarus: all of the building, but if they get the GBLET, they will agree to a Façade Easement.

Rick Naimark: their construction timeline, including getting through the permit phase, is unrealistic. Therefore, they are using the demo permit as a pressure tactic. He is willing to support some type of variance in their architecture / construction plans in return for saving more of the building.

Steve Bruchel: this site was very expensive.

Mark Davis: last question about demo permit (?)

Ms. Rampy noted that she felt these developers came to our meeting in good faith. It would be very difficult to force Historic Designation on unwilling owners, and probably illegal because of Propostion 207.

Dr. Kelchner asked her fellow Board members if they would entertain a motion to show RAA's support of its historic structures. Mr. Van Norman and Ms. Henbest replied that their concern was more related to the pressure tactics being shown by these developers. No second.

Mr. Pasquel then moved to have these developers return in about 2 weeks for a specific meeting of RAA and action item as that time. Second by Mr. Van Norman. Passed unanimously.

Rick Naimark asked that he be allowed to remind the group that the city is in the process of determining its next budget and is taking comments.

Mr. Van Norman announced that the Grand Opening of the Grand Ave. Lofts will be April 15.

Meeting adjourned 8:25pm.