

**Little Bohemia Neighborhood Association**  
**Meeting notes, February 5, 2015**

**Meeting hosted by Tom and Marit Brock, 74 Garfield Street, 7:00 PM**

Co-chaired by Lindsay Kimball and Mark Fangmeier

**Hosting Opportunity - Mark.** We need a host location for our March LBNA meeting. After some discussion, Nikki Nolen is accepting March, and Jennifer is accepting April; we hope to tap Bad Weather for our May meeting.

**Bad Weather Brewing Update - Joe.** Interior work is underway. There have been no major surprises. There will be no tearup of West 7<sup>th</sup> to prepare water service for the brewery. Neighbors will get a chance to comment on the brewery's license beforehand; if Joe and Zach can address these concerns, they're happy to do so. There have been no recent neighbor concerns stated. Basically, please talk to Joe and Zach before complaining to the City: they're motivated to work with their neighbors, and since construction is being done now, this is the best time to deal with legitimate concerns. Notices will go out to neighbors within approximately one month. Email Joe Giambruno, [joe@badweatherbrewery](mailto:joe@badweatherbrewery) or call 612-805-2003. Brewery opening is *tentatively* projected for July 2015.

**Fiscal Agent Update - Meredith.** The Fort Road Federation is not open to serving as LBNA's fiscal agent. Tom reached out to the *Villager*, and they may be willing to do so.

**Eerie Street Property Update - Jennifer T.** Forty (40) people signed letters to the City; the original owner let go of the property. Then the new owner put out the same triplex request to the City, but rapidly amended it to a duplex—which may still require a variance for nonconforming use. The property is currently being gutted. The neighbors are adamant that they want it to be a single-family dwelling. Can the original letter of objection be reused? It could, but we'd be better off generating a new letter—contacting the signers of the original and finding if they are willing to sign a revised version, objecting to a duplex (or any nonconforming use) and stating LBNA's preference for a single-family home. Lindsay and Jennifer will follow up with both the original signers and the rest of the LBNA group. Such a letter would go to the City's Zoning Commission and to the Federation, as our District Council.

**Home Tour Update - Marit.** The Tour is April 25 and 26. One or two on Banfil; all the houses being rehabbed are on the tour. Do we want to have some neighborhood cleanup or other outdoor activity to show how great we are? A barbecue in the park? Will the SPPD be doing "safe nights" that early? How about a spring planting in the Pleasant Place planters? The City cleanup is typically the second week in April, depending on weather and snow. We agree that it's a good idea to clean up before the Tour.

**Housing RFP Update - Mark.** We went through this process in November.

- 310 Harrison: the DuPays, owner of 306 Harrison, hope to buy half of the lot. The other half will be joined with 314 Harrison to form a single, larger lot for development.
- 337 Goodrich, the duplex: we agree it should be owner-occupied. NeighborWorks is doing the rehab.
- New construction of a single-family home will probably happen at 314 Harrison and 376 Sturgis. There are offers for these properties. The HRA board meets February 11.

- 47 Douglas: no rehab proposals have been received.
- 69 Garfield: no rehab proposals have been received.
- Lot at 41 Douglas: requires further consideration, but LBNA is on record as supporting this. (See our last meeting: the idea is to move a small house from Smith Avenue, beside the Stone Saloon, to this property.)
- Splinter lots: apparently these are not moving. We need to keep our eyes on them.

**Pleasant Place and CRP Grant Update - Jennifer G.** Jennifer recently met twice with the MN Pollution Control Agency. They want to support LBNA, but aren't sure how best to do so. Maybe a 'Citizen Science' project, to measure pollution or noise over time? They may have some financial support for us. Water along the bike path is our big issue, and they may help us with this. Organizing volunteers for ongoing maintenance is also a possibility.

Lindsay and Mark are presenting a CIB proposal at the end of March. This could be part of it. It would be clear that we have support from every group except the City!

There were some hospital reps at the MNPCA meeting, and they are also interested in getting involved with us. Could we make our bike path more inviting for patients who go walking on it? There may be grant money available for this.

Jennifer needs to talk with Journeys School about their potential involvement.

Tony at MNDOT gave Jennifer a contact for "the water guy" at Public Works. He wants to explore seasonal lawn sprinklers and some other ideas with us. They would subcontract for wells and access. There may be something here! This is Brent Marsolek, with the City of St. Paul. Jennifer will need some help with all these contacts—please volunteer.

The MNDOT grant for the next three years will include planting several new trees in Pleasant Place. The planting date is in May: more information will be forthcoming. These plantings will replace some ash trees and dead growth that the City removed in late January. (The heap of sawdust in Pleasant Place is for our landscaping/gardening use in that area.)

**Problem Properties / Safety Concerns.** Jennifer asks if the City trimmed the bushes on Sturgis—we're not sure. We could petition that it be upgraded to a Category 3 vacant property: these would force the bank (property owners) to make some basic improvements so as to permit the Federation or other purchasers to make offers. At any rate, it would force the owners to make cosmetic improvements. It is currently zoned as a single family house: a Category 3 judgment would not change the zoning. But it *would* make a teardown easier.

Remember to call 266-8989, and report nuisance properties to the City!

The next LBNA business meeting will be 7:00 PM on Thursday March 5 hosted by Nikki Nolen at 73 Western Avenue. Send agenda ideas to [info@littlebohemiaspaul.org](mailto:info@littlebohemiaspaul.org)

If you find glaring errors in these notes, please send corrections to [sisk@macalester.edu](mailto:sisk@macalester.edu)