

**Little Bohemia Neighborhood Association  
Meeting notes, February 4, 2020**

**Meeting hosted at Bad Weather Brewing, 414 7th St W, 7:00 PM**  
*Thanks to Joe Giambruno and the Bad Weather crew for welcoming us to their taproom!*

Co-chaired by Mike and Brittney

**Sign up to host!** Without you we would have no place to have our meetings. Please consider helping LBNA by volunteering your home for a meeting. The followings a list of available months, if you can help out email us at [info@littlebohemiastpaul.org](mailto:info@littlebohemiastpaul.org)



April 7, 2020: \_\_\_\_\_ . May 7, 2020 (Thursday) Social Event \_\_\_\_\_  
July 7, 2020: \_\_\_\_\_ . September 1, 2020 \_\_\_\_\_  
October 6, 2020 \_\_\_\_\_ November 10, 2020 \_\_\_\_\_

**47 Douglas Street.** Joe Musolf from the City of St. Paul spoke on the development RFP (Request For Proposal) process, and his colleague Luke Odenthal attended as well.

The City of St. Paul's Housing and Redevelopment Authority owns the property. A competitive RFP process will commence as soon as reasonably possible. The RFP process will not dictate any specific outcomes, but will leave all options open. Possibilities include:

- Rehabilitating the existing house
- Demolishing the house and building a new house on the site
- Demolishing the house and doing something *other than* building a new house on the site

A minimum criterion for *all* RFPs will be a demonstrated, detailed understanding of the costs and processes involved in the proposal. The City may offer some limited subsidies, but not complete financing. Reasonable evidence for a viable, marketable outcome will be requested. Key questions:

- How much will it cost?
- Approximately how long do you expect it to take?
- How does the proposal stack up against what the LBNA has articulated?

Yes, the option exists to tear down the existing house and build a new one. How that might work remains an open question. Proposers will have to prove to the City's Department of Safety and Inspections that any given proposal is a 'buildable' plan. This noted, re-using the existing footprint is not a hard and fast rule. Joe says that, after consulting with the State Historic Preservation Office, he is not aware of any historic status or designations for this property. The City's Heritage Preservation Commission may have other views.

Yes, variances may be needed to rebuild, and the City will scrutinize all proposals very closely before considering the granting of such variances. Criteria for judging will be laid out clearly within the RFP. The RFP will likely be posted for a period of between a month and six

weeks. Joe emphasized that he and Luke have the authority to sell this site, but they do not have the authority to change the variance or inspections processes.

Joe and the City want to hear from the neighborhood (that is, us) about our priorities. Not right now, at this meeting—but make it a topic of discussion, compile our results, and submit our ideas to Joe. A consensus conclusion is preferred. Joe wants to incorporate our ideas into his RFP, and is holding off on writing it while we discuss the issue. For example, do we prioritize a rehab over a teardown? Owner-occupied versus rental? Some other use? Joe commits to folding LBNA's ideas into his RFP.

Mike affirmed that LBNA welcomes this opportunity to discuss ideas and give our feedback. We'll work out a method for gathering ideas and publicize this. It's clear that we need to do so promptly, in order to communicate our ideas in time to move forward this year.

**69 Garfield Street.** The City still owns this property, and has an understanding with NeighborWorks Home Partners, who wish to acquire it. This group is trying to find the sweet spot between respecting historic renovation standards and reasonable cost, so far without success. NWHP is currently seeking approximately \$230,000 in subsidies, and the City has not agreed.

**Copper wiring in our streetlamps.** The City has some interest in piloting some kind of solar-powered sources for these lights, and Brittney and Mike have reached out to Ward 2 Councilmember Rebecca Noecker to volunteer our lampposts as a test case.

**Home Tours.** Scheduled for April 25 and 26. Sign your home up at <http://msphometour.com>. Margo Ashmore joined us to encourage our participation in the home tour. Margo can be reached at 612.867.4874, [mfashmore@aol.com](mailto:mfashmore@aol.com). The home tour guide is printed in March, so don't wait: get in touch with Margo right away. You can also reach out to Margo to volunteer your services, if not your home.

**Little Bohemia Trail.** Spring planting event! Yes, spring *is coming*. More information will be forthcoming.

**City-wide cleanup.** Saturday April 25, 9:00 to 11:30 AM. Mike is spearheading this. People touring homes in our neighborhood will have a chance to admire a spic-and-span Little Bohemia, and watch us making it so. Meet at Pleasant Place by 9:00 AM, and bring your work gloves.

**Current problem properties/safety concerns.** While we haven't seen any snowmobiles driving through Pleasant Place recently, packages are being stolen from in front of houses. And if you hear a knock on your door and a voice says "St. Paul Police," look before opening the door.

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

The next LBNA business meeting will be Tuesday March 3, hosted by Nicki 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 [dwsisk@gmail.com](mailto:dwsisk@gmail.com).