

Hamline University Neighborhood Advisory Committee (HUNAC) Committee Meeting

Monday, July 17, 2017

6:30– 8:30pm *Giddens Learning Center, Hamline University*

HUNAC Members Present: Robin Hemenway, Jessica Kopp, Krista Finstad Hanson, Samantha Henningson, Melissa Cortes, Roy Neal, Karen Chaput, Mark Berkson, Gail Nosek

HUNAC Members Absent: Al Ickler, Amy Ireland, Steve Samuelson

Meeting Objectives

- 1) Welcome & Public Comment**
- 2) Review of the meeting agenda and objectives**
- 3) Review and approval of May meeting notes**
- 4) Discussion of Lowell Bromander's Property List**
- 5) Discussion of MOU draft and general thoughts on PAM and 1549 Minnehaha**
- 6) Report on meeting with Margaret Tungseth (Mark and Gail)**
- 7) Member Updates**
- 8) Meeting Wrap-Up and Review of Next Steps**

Welcome & Public Comment, & Review of the meeting agenda and objectives

Concern was expressed about the dumpster in front of Sorin and what work may be happening there since that building was on the 2008 map for possible removal. Gail and Mark offered some information about the updates that are happening in Sorin: Bookstore moving to Sorin, Safety and Security, Conference and Events Mgt., etc. These updates will happen throughout the fall with the bookstore possibly moving in December.

Review and approval of May meeting notes

Many members had not seen or had time to review notes. Gail resent email with May meeting notes.

Discussion of Lowell Bromander's Property List

As requested by the group, Mark Berkson shared a list from Lowell Bromander that outlined the following information:

- 1) List of Hamline-owned homes
- 2) Current usage of Hamline-owned homes (rental and/or student housing or offices)
- 3) Recent and current project work on the houses
- 4) List of major projects on campus (including Sorin)

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Memo from Lowell Bromander

Here is a list of the Hamline owned houses and major work occurring in the FY17 and FY18 budget years. I have also provided you a list of major projects scheduled this summer in FY18. Please note this list does not include many of our smaller scaled projects. The current list we are working from includes over 60 projects.

Rental and Student housing:

737 Asbury
900 Holton
1463 Minnehaha
1471 Minnehaha
1475 Minnehaha
1479 Minnehaha
1485 Minnehaha
1515 Minnehaha
1549 Minnehaha (vacant 2 statua)
1555 Minnehaha
1561 Minnehaha
862 Pascal
1434 Taylor
1538 Englewood (Guest House)

Houses used as offices:

1500 Englewood
749 Simpson
833 Snelling
845 Snelling

Recent and current project work on houses:

862 Pascal: Exterior painting (complete) and interior renovation (in process)
1471 Minnehaha: Replacement of windows and exterior doors and interior flooring (in process)
1479 Minnehaha: Electrical upgrades (complete)
1515 Minnehaha: Boiler replacement

Major projects on campus:

Manor Hall insulation and roofing project
Klas Field turf replacement and track repairs
New Osteology Lab in Drew Science
New Integrative Physiology Lab in Drew Science
Addition of fume hood in Robbins Science
Sorin Hall plumbing stack replacement
Sorin Hall 1st floor renovation project
Electrical infrastructure replacement project: phase one (work to be performed next spring)

***END MEMO

Questions raised:

-Which houses on Lowell's list are inside and which are outside the campus boundary?

- Which homes are being used for Hamline affinity groups (Hamline Pride house, HALO etc)?
- Are all the rentals and student housing on the list occupied ie: 737 Asbury

Discussion of MOU draft and general thoughts on PAM and 1549 Minnehaha

-Samantha recently heard from the Department of Safety and Inspection that 1549 Minnehaha may not be in good enough condition from the PAM project to go forward because of electrical code issues.

6) Report on meeting with Margaret Tungseth (Mark and Gail)

-Mark and Gail offered an update from the meeting with Margaret in which she says she truly didn't know when a decision would be made about 1549 Minnehaha and that at this point the university does not have the resources or ability to allocate funding for the house, nor is it a priority for the foreseeable future. However, she reiterated her previous statements that the university would not do anything to the home without notifying neighbors.

Margaret further explained that the previous owners did non-code compliant work to the home, leaving it in a challenging condition. That owner approached Hamline to see if the university would buy the property even in that condition, knowing it would likely be a hard sell to most people.

-Discussion about the desire for the university to have a conversation with the neighborhood versus coming to let them know what the university's plans are. Concern expressed that the longer that the tear down doesn't happen the more it's inevitable. Looking for options as a group and as a community beyond tear down, potential uses for the house without tearing down.

-Questions raised as to the possibility of saving the house by rehab or sale and the options there. Is there the opportunity to have a TV show come and update the home: Bath crashers, HGTV, this old house etc.)? What were the efforts to sell the house? Is there ability to crowd-source the investment in the house for rehab.

7) Member Updates

-Mark updated the group that the university would be interested in ideas for the green space at 1521 Minnehaha.

-Point was raised that the purpose and discussions on HUNAC need to be more than just about houses. Conversations need to be expanded.

-Lowell or Margaret said they were available to meet with HUNAC at a Sept 13 meeting instead of August 2. September was the timeframe to talk about the historic survey so it was thought that would be a good cross pollination.

-What are the options for Hamline leadership at the HUNAC meeting (change between 3 people Margaret, Lowell, and someone else?).

8) Meeting Wrap-Up and Review of Next Steps

-Samantha will connect with DSI given the concern about 2015 report about the condition of 1549 Minnehaha in relation to the possibility of the PAM project. She will set up a meeting with Hamline, HHV, and DSI to discuss the condition of the house as it relates to moving forward with PAM.

-Next meeting agenda could include time to present options for 1549 Minnehaha (eg: crowd sourcing, This Old House, etc)