

Dvorak, Hilary A.

From: Kathy Osborne <kosborne@propellet.us>
Sent: Friday, February 26, 2016 10:11 AM
To: Johnson, Barbara A. - City Council; annemoe@msn.com
Cc: Dvorak, Hilary A.; Reed Lewis; Kaster.Mark@dorsey.com; Poor, Steve; Voll, Jim G.
Subject: 4401 Lyndale Ave N Building Addition and Site Improvement Project Notification

Dear Council President Johnson and Lind-Bohanon Neighborhood Association (LBNA),

The purpose of this email is to notify you of the proposed building addition and site improvement project at our property located at 4401 Lyndale Avenue N, Minneapolis.

The purpose of the new addition to the existing building is to enclose the south truck load out area which is currently uncovered. The two small buildings on the southeast corner of the property need to be removed to allow for adequate truck access, maneuvering and parking. These two small buildings have been vacant and unusable for many years. A new site plan is being submitted to the City of Minneapolis to improve the property, reduce outside storage, reduce noise, eliminate outside offloading, add perimeter landscaping, cedar fencing and curb appeal for the property.

We are in the process of submitting the following applications to the City of Minneapolis:

1. Heritage Preservation Application for Certificate of Appropriateness-new construction and demolition
2. Wrecking Application
3. Preliminary Development Review

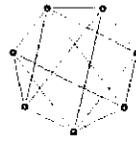
Please contact me if there are questions.

Thanks!

Kathy

Kathleen M. Osborne, P.E.*
4401 Lyndale Ave North, LLC
807 Broadway Street NE, Suite 185
Minneapolis, MN 55413
Email: kosborne@atomicrecycling.com
Mobile: 612-616-7409

*Licensed in MN



Impact
Power to Connect

#6
HPC
5-17-16

May 16, 2016

Ms. Hilary Dvorak
Community Planning & Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

Re: Letter of Support for 4401 Lyndale Avenue N. Project

Dear Hilary,

Impact received notification letters from the City of Minneapolis regarding the proposed Building Addition and Site Improvements project for the 4401 Lyndale Ave N. property and the Historical District Designation Study for 4401 and 4400-4430 Lyndale Ave N.

As a neighboring private business we offer our support to 4401 Lyndale Ave North, LLC. Their project will have a positive impact to our area of North Minneapolis by showing there is economic growth and investment here. Additional employees will utilize local businesses and help make Lyndale Ave a vibrant community.

Impact is not in favor of designating one block of Lyndale as a historical district. This is an industrial area and a busy truck route. The potential benefits of a district do not outweigh the disadvantages to a private business. Building restrictions will hamper future growth and increase the cost to do business.

Please contact me at 612-638-1425 if you have questions.

Sincerely,

President

Dvorak, Hilary A.

From: kris brogan <krisbrogan@hotmail.com>
Sent: Monday, May 16, 2016 1:36 PM
To: Dvorak, Hilary A.
Subject: Demo permit for Mereen Johnson buildings

To whom it may concern:

Lind Bohanon Neighborhood has worked for several years to promote the historic value of the community. Members of the community have actively worked to identify the historic value and asked that the City of Minneapolis study the area for possible designation as a local historic district. The first step in other designations. The first step in redeveloping the Lyndale Ave N corridor in Lind Bohanon.

The owners of the building at 4401 Lyndale Ave N – known as the Mereen Johnson Building – have requested a demolition permit to remove historic buildings from the site. I oppose this request and hope that the Commission will deny the owners the permit they have requested.

The community has worked long and hard to preserve the small fabric of the historic nature of this part of Lyndale Ave N. This past winter LBNA entered into a contract with ArtSpace to complete a feasibility study of the buildings at 4400 Lyndale Ave N. The study will be completed and presented to the community in June.

It would be a travesty if historic buildings were removed at this time. This is a time when there is renewed interest in Lyndale Ave N., a new interest in preservation of historic buildings and the creation of an historic district. This is a time to review the possibilities of new development opportunities and economic resource.

Given the relationship between the 4401 building and the 4400 buildings and the contributing factors to the newly established historic district I ask that you deny the demolition request.

Most sincerely,

*Kris Brogan
Camden Resident*

Dvorak, Hilary A.

From: 1linux <1linux@comcast.net>
Sent: Monday, May 16, 2016 11:23 PM
To: Dvorak, Hilary A.
Subject: Concerning the Tuesday HPC meeting and the Mereen Johnson buildings. Graham

Monday, May 16, 2016

Hello Ms. Dvorak,

This short email concerns the Tuesday HPC meeting.

I will not be able to attend, but would like to pass on my thoughts about the Mereen Johnson buildings.

I strongly urge you to consider letting Atomic Recycling renovate part of the Mereen Johnson Factory Building.

The northeast section is rather weak, structurally and repairs would make that section safer.

The repairs would not be apparent from Lyndale Ave. nor would they take away from the historic Mereen Johnson Office Building.

The repairs would help Atomic Recycling stay in the area, where they provide jobs for the local community.

Should you have any questions or would like to see the condition of the northeast section of the Mereen Johnson Factory Building for yourself, please contact Kathleen M. Osborne. Her contact information is listed below.

Thank you.

Sincerely,

Graham Costigan
1linux@comcast.net

Kathleen M. Osborne, P.E.*
Atomic Recycling, LLC and ProPellet, LLC
807 Broadway Street NE, Suite 185
Minneapolis, MN 55413
kosborne@propellet.us
Mobile: 612-616-7409

MARK R. KASTER
Partner
(612) 340-7815
FAX (952) 516-5607
kaster.mark@dorsey.com

May 17, 2016

VIA HAND DELIVERY

Mr. Jim Voll
Principal Planner
City of Minneapolis
Community Planning and Economic
Development
105 Fifth Avenue South – Room 200
Minneapolis, MN 55401

Ms. Hilary Dvorak
Principal Planner
City of Minneapolis
Community Planning and Economic
Development
105 Fifth Avenue South – Room 200
Minneapolis, MN 55401

Ms. Laura Faucher
Chairperson
Minneapolis Heritage Preservation
Commission
Public Service Center
250 S. 4th St., Room 300
Minneapolis, MN 55415

Re: Designation Study - 4401 Lyndale Avenue North
Submittal of Written Testimony for Public Hearing
May 17th HPC Meeting Agenda Items #5 and #6

Dear Mr. Voll, Ms. Dvorak and Ms. Faucher:

I am writing on behalf of 4401 Lyndale Avenue North, LLC and its owners Kyle and Reed Lewis (herein "Owners"). We submit this written testimony for inclusion in the public hearing record for the property at 4401 Lyndale Avenue North (herein the "Lyndale Avenue North Property" or "Property") to (1) oppose nomination and inclusion of the Property as part of the CA Smith Lumber Historic District, and (2) request that the HPC approve the Certificate of Appropriateness applications submitted by the Owners for the Property. The Owners seek approval of the Certificate of Appropriateness (during the period of interim protection) to allow for the removal of certain structures on the Property and for the construction of an addition to the existing warehouse building on the Property to facilitate the expansion of the Owners' business at the Property, and the direct and indirect benefits to the local community and the city (including but not limited to increased employment with good wages, sustainable environmental benefits, crime reduction, and improvements to the Lyndale Avenue business corridor).

Mr. Voll, Ms. Dvorak and Ms. Faucher
May 17, 2016
Page 2

1. The Proposed Designation of a Historic District exceeds the City Staff's authority, has not been timely noticed and exceeds the original nomination of the Property as a local landmark.

The Property was nominated for consideration as an individual local landmark on May 1, 2015. On July 14, 2015, despite the objections of the property owner, the HPC directed that a designation study be completed to bring the nomination forward. This was a nomination as a landmark, not a nomination for a historic district.

The Owners submitted a letter to the City Planner on July 10, 2015, requesting that the Property not be nominated or designated as a landmark. (Exhibit 1). The Owners were not advised that City staff was contemplating the creation of a historic district.

Instead of completing a designation study for the 4401 Lyndale Avenue North Property pursuant to its nomination as a local landmark, the staff and its consultant apparently decided to expand the scope of their assignment and undertake a study to evaluate the Property as part of a newly identified "historic district." We believe this expanded scope is improper under City Ordinance Chapter 559. The term "nominated property" means a property nominated as a landmark or historic district.

In the instant case, the Lyndale Avenue North Property was nominated for designation as a local landmark, not as a historic district. We think it is improper for the HPC to engage and pay for consultant work beyond the original nomination. Moreover, we think the process of expanding the scope is procedurally and substantively defective in that there was a lack of public notice of the expanded scope and therefore an inability for all property owners to fully understand the proposed actions and their possible consequences.

Requested Action: The HPC should deny the recommendation to approve the designation of a historic district at 4401 and 4400-4430 Lyndale Avenue North.

2. The 4401 Lyndale Avenue North Property is not a Landmark.

The City's designation study identifies the former lumber yard and saw mill operations as the principle driver for historic designation in the area. The original lumber and saw mill operations were focused on the banks of the Mississippi River. The staff report indicates that lumber yards and saw mills were all located to the east of what is now Lyndale Avenue North in proximity to the river. However, as the City staff notes, the area has lost its integrity. The original lumber yard and saw mills were long ago consumed by the construction and placement of Interstate Highway 94.

There is nothing particularly noteworthy about the 4401 Lyndale Avenue North property. It is located **west of Lyndale Avenue North** and was not part of the former lumber yards and saw mill operations. It started as a small machine shop making saw blades and box cutting machines. The Property is also not noteworthy from an architectural perspective. It is a typical brick and mortar construction and concrete block construction. It has gone through many

Mr. Voll, Ms. Dvorak and Ms. Faucher
May 17, 2016
Page 3

changes. A review of Minneapolis building department files show no less than 33 changes to the property over time, including both demolitions and additions. In fact, the two largest changes (62' x 50' addition and 62' by 120' addition) were added in 1966 and 1969, after the period of significance (Exhibit 2).

The Property does not meet the criteria identified by staff for designation as a local landmark.

- Under Criterion #1, the Property is not associated with significant events or broad patterns of cultural, political economic or social history. The Property consists of a hodgepodge of structures thrown together. It is located on the west side of busy Lyndale Avenue remote from the former lumber yards and saw mills. It was a machine shop, not unlike the hundreds of other machine shops located in garages and warehouses throughout the City of Minneapolis. The Property remains zoned I-2 and continues to be used for a variety of industrial operations.
- Under Criterion #2, the staff indicates the district is associated with the lives of significant persons or groups. This criterion also fails. The original owners of the Property were perhaps good inventors (holding a few patents), but this is not particularly noteworthy. The City staff suggests that since the original owners patented certain inventions, that makes them significant. We respectfully disagree. A quick search of the US Patent and Trademark office highlights hundreds of machine shop patents for the lumber and sawmill industry. There is no one invention that was so transformative that it changed the industry. We are not talking about the lightbulb, but rather a saw blade. We can debate the historical significance of a saw blade, but if the City wants to recognize these inventors, it can do so without designating the Property as historic. The Owners are willing to work with the City to put up signage or even rename a road if there is a need to recognize certain individuals.
- Under Criterion #3, the staff indicates that the district is significant because it contains property associated with distinctive elements of city or neighborhood identity. The staff report relates to lumber yard and saw mill operations. There is nothing distinctive about the 4401 Lyndale Avenue Property. It was pure and simple a machine shop without distinction, consisting of a varied group of structures that were constructed without any central theme or evolution, except to accommodate a need for more space over time.

Requested Action: The HPC should deny the recommendation to approve the local designation of the 4401 Lyndale Avenue North property as a local landmark.

Mr. Voll, Ms. Dvorak and Ms. Faucher
May 17, 2016
Page 4

3. The Property has undergone significant changes both during and after any claimed period of significance.

It is noteworthy that the staff is seeking historical designation relating to Mereen-Johnson operations, when in fact those original owners did not share this sense of history. As the staff report indicates, the original owners **moved their operations to South Dakota**. We do not think it is appropriate to designate and give historic accolades to a company that did not see fit to continue and grow its operations in Minnesota. I can see the headlines, "City establishes historic designation for company that moved its operation to South Dakota." That might be good for South Dakota, but we don't think it's good for Minnesota or the City of Minneapolis.

It is also noteworthy that the Lyndale Avenue business corridor has undergone significant changes and no longer retains integrity necessary for any historic designation, as noted in the staff report (page 25). The property immediately adjacent and to the north of the 4401 Lyndale Avenue Property is a McDonald's restaurant. See Exhibit 3. The property immediate to the south of the 4401 Lyndale Avenue Property is a recycling transfer station. See Exhibit 4. The properties up and down the Lyndale Avenue business corridor are varied, from restaurants to commercial printing and other business operations. The 4401 Lyndale Avenue Property is zoned industrial.

Requested Action: The HPC should deny the recommendation to approve the local designation of the 4401 Lyndale Avenue North property as a local landmark. The HPC should approve the Owner's requested Certification of Appropriateness for removal of the office structure and construction of a new addition.

4. The Owners of the Lyndale Avenue Property have made a substantial investment in the Property.

The Owners of the Property recently purchased the property and have undertaken a substantial investment in the Property and expansion of their business in North Minneapolis. In 2015, the Owners requested and received approval from the City to install a \$650,000 bin and baghouse system. See Exhibit 5. The system allows the Owners to expand their operation wherein they take recycled wood products and turn the material into kitty litter. This sustainable business provides an environmental benefit to the community. The Owners relied on the City's approval of their expanded operations. The designation of the Property as a historic landmark will limit the ability of the Owners to fully use their operations, and represents a significant encumbrance and limitation on their use, as is evidenced by the proposed staff recommendation to deny the Certificate of Appropriateness for the demolition of a small office structure and the construction of a new addition. See Exhibit 6, proposed site plan.

It is incongruent that the City would oppose construction of a building addition which is not dissimilar to the many additions added to the Property over time. The City staff recommendation for denial will have a detrimental effect on the Owners and their ability to make full and complete use of the Property and their investment. The decision will arbitrarily limit an

Mr. Voll, Ms. Dvorak and Ms. Faucher
May 17, 2016
Page 5

addition to the warehouse building for the efficient off-loading of trucks under cover. This means that off-loading will be done outside, which of course can be limited by the weather and winter conditions. Moreover, the recycled wood will be exposed to the elements, meaning more time for drying, bottlenecks in operations, more usage of energy, and limited opportunities for growth and expansion of employment.¹

The Owners have worked hard with the City to increase the aesthetics, the curb appeal and look of the Property. They have added landscaping, barriers, and fencing. The Owners seek to make additional improvements, including demolition of structures that would require over \$1,000,000 to rehabilitate. At the same time, the Owners propose adding a new rain garden, new pavement, and a small building addition for indoor off-loading of trucks which will reduce noise, while at the same time allowing for increased business, increased employment and concurrent benefits to area businesses and the local neighborhood community.

The Owners' application provides more details on the proposed demolition and building additions. The application also sets forth the facts in support of the Certificates of Appropriateness, including a detailed estimate regarding the astronomical cost to rehabilitate the small office building and demonstrating that such rehabilitation is not economically feasible.

Requested Action: The HPC should approve the Certificate of Appropriateness for the recommendation to approve the local designation of the 4401 Lyndale Avenue North property as a local landmark.

5. Conclusion

The Owners of the Property at 4401 Lyndale Avenue North request that the HPC not include their Property as part of the proposed CA Smith Historic District. The Owners further request that the HPC approve their Certificate of Appropriateness for the demolition of a small office structure and the construction of a building addition. If requested by the City, the Owners are willing to include and incorporate signage along Lyndale Avenue to reflect the Lind-Bohanon neighborhood. The Owners are also willing to work with the City on the design of the warehouse addition should there be specific concerns, although the current plans are consistent with existing structures and operations.

¹ See attached Exhibit 7, Summary of the Owners' Focus on Investment in North Minneapolis

Mr. Voll, Ms. Dvorak and Ms. Faucher
May 17, 2016
Page 6

We appreciate the opportunity to provide these additional comments and request that they be included as part of the hearing records.

Very truly yours,

DORSEY & WHITNEY LLP

A handwritten signature in black ink, appearing to read 'M.R. Kaster', written over the printed name.

Mark R. Kaster
Counsel for 4401 Lyndale Avenue North, LLC

MRK:aj
Enclosures

cc: Mr. Reed W. Lewis
Ms. Kathleen M. Osborne

Exhibits 1-7

1. Letter to City dated July 10, 2015
2. List of Building Permits
3. Picture of property to the North
4. Picture of property to the South
5. Picture of Owners' prior improvements approved by the City
6. Picture of proposed site plan
7. Owners' Focus on Investment in North Minneapolis

4401 LYNDAL AVE N, LLC

2301 N. 2nd Street
Minneapolis, Minnesota 55411
612-282-1232

July 10, 2015

Mr. Jim Voll
Principal City Planner
Community Planning & Economic Development
Long Range Planning Division
105 Fifth Ave South, Room 200
Minneapolis, MN 55401

Via Email

Re: 4401 Lyndale Avenue N, Minneapolis, 55412
Comments Regarding Heritage Preservation

Dear Jim,

This letter is in response to your letter dated June 22, 2015 which informed us that our property has been nominated for local historic designation and that we did not have the due process right to be heard at the meeting on July 14, 2015. The facility located at 4401 Lyndale Avenue N consists of a large building being used as a contractor yard and a wood processing facility. The property is being used as it is permitted under the I2 Zoning guidelines. The property and the structures, though old, do not meet the criteria necessary to conduct further historic preservation studies by the City. As noted on the City's Heritage Preservation Commission (HPC) website:

"Not everything should be preserved. Just because a building or district is old doesn't mean it should be saved. To be considered for designation, a building or district must represent and reflect elements of the city's culture, social, economic, religious, political, architectural, or aesthetic heritage."

The Preliminary Development Review (PDR) was approved in June 2014 and we have submitted an updated Site Plan to show actual outdoor storage and parking locations (see attached drawing). We are working with Steve Poor, Andrew Liska and Patty Murzyn

in the Minneapolis Planning and Development Departments. The updated plan requires removing the two small, unoccupied structures in the southeast corner of the property at the intersection of Lyndale Avenue North and 44th Avenue North. These two structures are unusable and are situated directly across the street from a solid waste facility rendering them not only physically unusable but also entirely undesirable.

As you know, the relevant considerations for historic designation are as follows:

The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history. (2001-Or-029, § 1, 3-2-01; 2009-Or-023, § 9, 3-27-2009)

None of these criteria are satisfied. This has already been extensively studied by a prior potential buyer of the property. In fact, according an August 2011 report entitled, "Mereen-Johnson Machine Company Property, 4401 Lyndale, Minneapolis: An Assessment of Historical/Architectural Significance", (Historical Report), the two small structures include the original office that was built in 1917, an addition in 1953 and a storage garage/warehouse in 1959. The Historical Report notes that the property does

Mr. Jim Voll
July 10, 2015
Page 3

not appear to be of sufficient significance to merit National Register designation for its design or association with a significant person. While it raises the remote possibility of local historic significance, the report is far from conclusive and we believe more investigation will conclusively establish the lack of any historic significance.

Pragmatically, the historic designation would render the buildings entirely without value and ensure their continued decay. The two structures have issues with asbestos, lead paint, water damage, mold, old electrical wiring, structural integrity, and other code issues that make refurbishing not economical. Designating them historic will not do anything but ensure they remain an eye sore. Costs to rehabilitate the two buildings will greatly exceed \$1,000,000.

Based on the above arguments, it is our request that these structures not be further studied or considered for historic designation by the HPC. Should the HPC consider further studies, we are requesting to be involved in all discussions and heard at all meetings.

Please contact me if you have questions at 612-282-1232.

Sincerely,

4401 Lyndale Ave N, LLC



Reed W. Lewis
CEO

cc: Kyle Lewis
Kathleen Osborne

Attachment – Updated Site Plan

The following table summarizes the Minneapolis Inspections Division files for 4401 Lyndale Avenue:

Date	Permit	Details
June 14, 1900	B-46157	36'x124' storehouse, C.A. Smith Lumber Company
June 2, 1916	B-122278	245'x40' brick and steel machine shop, Mereen-Johnson
October 24, 1916	B-125153	40'x112' concrete foundation for machine shop
May 25, 1917	B-127927	32.3'x50' brick office building
July 5, 1917	B-128479	18'x32' concrete block addition to machine shop
December 22, 1919	B-139962	72'x55' brick foundry
August 9, 1920	B-143889	19.4'x62.1' brick addition to machine shop and foundry
September 8, 1922	B-163061	32'x48' brick addition to foundry
September 5, 1923	B-172699	30'x60' metal roof over scrap iron pile
October 16, 1931	I-3704	Shed and barn wrecking
July 30, 1940	B-263552	12'x92' brick addition to machine shop
October 14, 1940	B-264184	60'x32' addition to warehouse
July 12, 1943	I-5306	50'x200' shed wrecking
October 21, 1943	B-276082	8'x37' addition to factory
March 8, 1946	B-286437	60'x100' concrete block machine shop
January 22, 1947	N-15378	Oil burner permit - 1,000-gallon tank, outside
June 10, 1948	B-300157	32'x44' addition to storage shed
May 25, 1942	N-19679	Oil burner permit - 6-gallon per hour nozzle replaced
July 14, 1950	B-314368	40'x60'x14' 1-story concrete, block addition to machine shop
March 16, 1953	B-332730	60'x80'x19' concrete block addition to machine shop
June 11, 1953	B-334816	26'x50'x12' concrete block office partition
February 6, 1957	N-25455	Oil burner permit - 7-gallon per hour nozzle
June 25, 1958	B-362401	51'x24'x12' concrete block rebuilt part of factory
November 17, 1959	B-368841	24'60'x20' two-story garage and warehouse
March 25, 1960	B-369584	102'x172' foundation for addition to machine shop
April 5, 1960	B-369691	172'x102' addition to machine shop
May 19, 1960	I-7668	Wreck 30'x80'x12' portion of frame shop
July 20, 1960	I-7730	Wreck 40'x50'x12' 1-story dwelling
March 15, 1963	B-382577	13'x19'x8' concrete block addition to factory
June 15, 1966	B-397630	62'x50'x18' 1-story and 81'x266'x18' 1-story addition to machine shop
November 13, 1967	N-27539	Oil burner permit
October 7, 1969	B-418483	62'x120' foundation and firewall for warehouse addition
October 14, 1969	B-418660	62'x119'x18' and 17'x22' manufacturing plant addition



EXHIBIT 3



EXHIBIT 4



EXHIBIT 5

LYNDALE CONTRACTOR YARD

BUILDING ADDITION & SITE IMPROVEMENTS FOR:

4401 LYNDALE AVE
MINNEAPOLIS, MN

Paul Meyer ARCHITECTS, INC
 13650 36TH AVENUE NORTH, SUITE 100
 PLYMOUTH, MINNESOTA 55448
 TEL: 763.557.9081 FAX: 763.557.9238
 PROJECT # 16267.01

ISSUE/REVISIONS
 02-24-2016
A3

SITE DATA

BUILDING AREA	EXISTING BUILDING #1	67,027 S.F.
SITE AREA		155,300 S.F.
PROPOSED PERVIOUS AREA		10,066 S.F.
EXISTING 6' HIGH CHAIN LINK FENCING		607 FEET
EXISTING 6' HIGH CHAIN LINK FENCING		178 FEET
EXISTING 6' HIGH CHAIN LINK FENCING		102 FEET
TOTAL LINEAL FEET OF FENCING		
PARKING REQUIRED	LANDSCAPE	DETAILS BECD
OFFICE	15,000	30
INDUSTRIAL	41,000	20
STORAGE	9,000	4
OUTSIDE STORAGE	15,000	7
TOTAL PARKING REQUIRED		46
PROPOSED PARKING PROVIDED		58 (INCLUDING 3 ACCESSIBLE)

- GENERAL SITE NOTES**
1. ALL PARKING SPACES SHALL BE DEFINED BY 4" WHITE PAINT STRIPES. TYPICAL SPACING SHALL BE 16 FT. X 18 FT.
 2. SHOW STORAGE - SEE AREAS ON PLAN. ANY EXCESS SNOW WILL BE REMOVED FROM SITE.
 3. ALL TRASH WILL BE HANDLED INSIDE THE BUILDING.
 4. PROJECT LAND DISTURBANCE LESS THAN ONE ACRE.

- SITE LEGEND**
- LANDSCAPE
 - EXISTING FENCING
 - BUILDING ENTRANCE
 - EXISTING 4" HIGH CHAIN LINK FENCING
 - EXISTING 6" HIGH CHAIN LINK FENCING
 - EXISTING 8" HIGH CHAIN LINK FENCING
 - PROPOSED 4" HIGH CHAIN LINK FENCING
 - PROPOSED 6" HIGH CHAIN LINK FENCING
 - PROPOSED 8" HIGH CHAIN LINK FENCING
 - PROPOSED 4" HIGH CHAIN LINK FENCING
 - PROPOSED 6" HIGH CHAIN LINK FENCING
 - PROPOSED 8" HIGH CHAIN LINK FENCING
 - PROPOSED 4" HIGH CHAIN LINK FENCING
 - PROPOSED 6" HIGH CHAIN LINK FENCING
 - PROPOSED 8" HIGH CHAIN LINK FENCING



1 PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"

4401 Lyndale Avenue North Property LLC
Focus on Investment in North Minneapolis
May 17, 2016

1. The 4401 Lyndale Avenue North property was purchased by Reed and Kyle Lewis for expansion of their investment in North Minneapolis. Their principal business operations reflect a commitment to **sustainability** and programs of **recycling** and **stewardship** important to the continued development of North Minneapolis.
2. Reed and Kyle have taken a under-utilized and vandalized site and upgraded the use to include:
 - 20 on-site full time employees at the property
 - Administration for 80 off-site full time employees
 - 30 professional drivers
 - Proud union workforce of almost 110 employees (Teamsters 120 and construction trades – carpenters, laborers, cement finishers, brick layers and forty-niners)
 - Excellent wages from \$22 to \$35 per hour plus benefits
3. The 4401 Lyndale property is home to ProPellet, LLC. This business converts recycled product to green environmentally friendly kitty litter. Reed and Kyle worked with City planners to complete approximately \$600,000 of approved site improvements.
4. Reed and Kyle have made a significant commitment to expansion of their North Minneapolis operations, including their business operations at:
 - Kellington Construction, Inc.
 - Maverick Cutting & Breaking, LLC
 - Atomic Recycling, LLC
 - Broadway Resource Recovery, LLC
5. The Lyndale Property is located on the southern edge of the Lind-Bohanon Neighborhood of Minneapolis. This is an industrial property zoned I2.
6. Reed and Kyle are committed to community involvement. Their staff (Kathy Osborne) has joined the Lind-Bohanon Neighborhood Association as the business representative and attends monthly board meetings. They have also reached out to Tim Hammett, the Crime Prevention Specialist for the Fourth Precinct and are involved in community-police partnerships.
7. Proposed 2016 plans are included on the attached proposed site plan:
 - Remove the two small front buildings, including lead and asbestos abatement. These buildings are not usable (over \$1,000,000 cost to improve) and restrict proposed expansion at the property.
 - Construction of \$650,000 building addition.
 - Property enhancements – repaving, fencing and screening.
 - Add landscaping and site access improvement.
 - Addition of Lind-Bohanon Neighborhood Association signage.

Dubuque, IA Office
195 East 14th Street
Dubuque, IA 52001-4909
Phone 563-583-9149
Fax 563-583-6488

Des Moines, IA Office
195 East 14th Street
Dubuque, IA 52001-4909
Phone 563-583-9149
Fax 563-583-6488

Teamsters Local Union No. 120

AFFILIATED WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS
TEAMSTERS JOINT COUNCIL NO. 32

Main Office

9422 Ulysses Street NE • Suite 120 • Blaine, Minnesota 55434
Phone 763-267-6120 • Fax 763-267-6121
Toll Free 877-832-6787
www.teamsterslocal120.org

North Dakota Office
1114 Main Ave., Suite A
Fargo, ND 58103
Phone 701-365-4070
Fax 701-365-4071

South Dakota Office
105 N. Conklin Avenue
Sioux Falls, SD 57103
Phone 605-336-7499
Fax 605-336-7504

TOM ERICKSON
President

BILL WEDEBRAND
Secretary Treasurer

JOHN ROSENTHAL
Vice President

JOE BATTAGLIA
Recording Secretary

May 17, 2016

Ms. Hilary Dvorak
Community Planning & Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

Re: Letter of Support for 4401 Lyndale Avenue N. Project

Dear Hilary,

The Teamsters Local 120 has members that utilize the facility located at 4401 Lyndale Avenue North. We understand the City of Minneapolis is reviewing the proposed Building Addition and Site Improvement project for this site and we want you to know that the Teamsters support the 4401 Lyndale Ave North, LLC project.

Teamsters Local 120 proudly represents thousands of members in a variety of industries throughout Minnesota. The 4401 Lyndale Ave N project will improve the workplace for our members, expand direct and indirect business opportunities, reduce neighborhood crime and provide the opportunity for additional good paying jobs in a struggling area of North Minneapolis. We strongly support the efforts of employers like Atomic Recycling at 4401 Lyndale Avenue N. who are investing in their facilities and their employees. We recommend that the City allow them the means to grow and expand their business.

Please contact me at 763-267-6111 if you have questions.

Sincerely,

Teamsters Local Union No. 120



Virgil Christoffersen
Business Agent

Cc: Barbara Johnson, Council President, City of Minneapolis
VC:sk/opei#12