



GREATER METROPOLITAN HOUSING CORPORATION

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February 9th, 2017

Dear Property Owner and Neighborhood Group:

This letter is to inform you that Greater Metropolitan Housing Corporation (GMHC) and MyHomeSource will be constructing a new, single family home on the vacant lot located at **4921 Girard Ave N**. Prior to construction beginning, GMHC will be holding a meeting for neighbors to learn more about the upcoming construction from Nick Reimler, Construction Manager

The meeting will take place at:

<p>11:30-12:00 PM</p> <p>Thursday, March 9th</p> <p>-----</p> <p>4928 Humboldt Ln N Minneapolis, MN 55430</p>

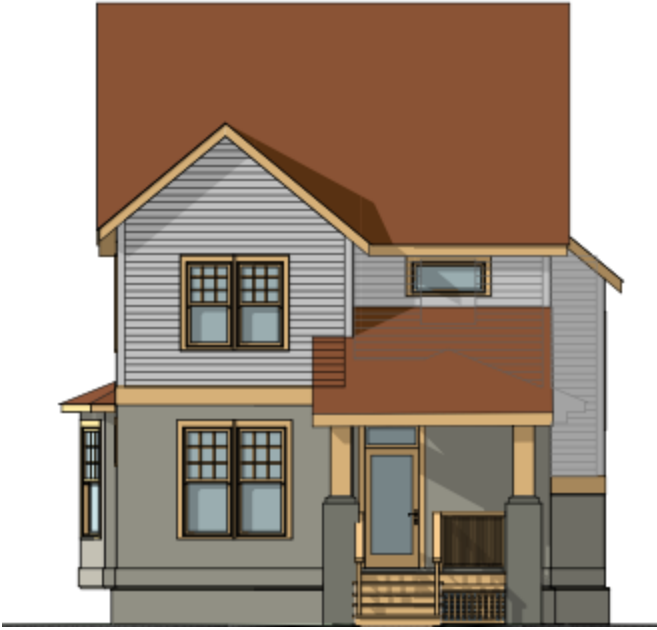
Based on the City of Minneapolis new construction requirements, the following are some topics that will be discussed:

- **Hours of work and noise reduction:** Operation of construction equipment will be allowed only between 7 a.m. and 6 p.m. Monday through Friday, unless an after-hours permit is obtained from the City. Every effort will be made to limit noise as much as possible.
- **Protecting neighboring properties:** Contractors must keep the construction site, streets, sidewalks, alleys, and adjacent properties clean, and protect adjacent public and private property from damage during construction. Developers are required to consult with an engineer to develop a plan to protect neighboring properties.
- **Environmental mitigation and drainage:** Contractors will be required to use proper erosion and sediment control measures, as well as properly manage dirt and dust issues that might impact the public rights-of-way and neighboring properties. The site will be properly graded to prevent runoff from affecting adjacent homes. The Contractor shall provide effective storm drain inlet protection over the life of the project until all surfaces with the potential for discharging sediment to an inlet have been stabilized.
- **Dumpsters and portable bathroom location:** When possible, dumpsters will be located completely on the project site as will any portable bathrooms. Permits will be obtained if locating the dumpster in the street is necessary.
- **Building Materials:** building supplies delivered to the site will be stored on the property and will be for that construction project only and used within a reasonable timeframe.
- **Construction Timeline:** Construction will begin after December, 2016 and is expected to finish next spring.

Questions? Please contact **Julia Spencer**, Project Coordinator, at **(612) 339-0601 ext.13** or **jspencer@gmhchousing.org**. Enclosed is the site plan and elevation for the proposed home.

Sincerely,

Julia Spencer
Project Coordinator



3 Bedrooms
2.5 Bathrooms
1,975 Finished Square Feet
2 Car Detached Garage

