



DOMINIUMSM

June 12, 2014

RE: *A-Mill Artist Lofts Hydroelectric Project – Joint Agency Meeting
Friday, June 27, 2014 at 10:00 am – Minneapolis Central Library*

To Whom It May Concern,

Minneapolis Leased Housing Associates IV, Limited Partnership is pursuing a Federal Energy Regulatory Commission (FERC) license to construct and operate the A-Mill Artist Lofts Hydroelectric Project, located in Minneapolis, Minnesota on the east bank of the Mississippi River at Upper St. Anthony Falls. An application is being prepared for a license to rehabilitate existing facilities and generate hydropower solely for the needs of A-Mill Artist Lofts. The existing intake structure is located at the river edge near 219 SE Main Street SE, Minneapolis, MN 55414. An existing tunnel from this location conveys water to a drop shaft in the A-Mill Artist Lofts at 301 Main Street SE. There is an existing tailrace in the back water of the Mississippi River below A-Mill Lofts. To engage with the public and resource agencies, a consultation meeting has been scheduled to solicit comments on its proposed license application. This meeting will take place at the time and location described below:

Friday, June 27 at 10:00 am at the Minneapolis Central Library, Doty Board Room, located at 300 Nicollet Mall, Minneapolis.

We have enclosed a meeting agenda, the project description, and several figures illustrating the project components for your information and review. Additional project information is available at: www.amillartistloftshydroproject.com. If you have any questions, you may contact me at (763) 354-5640, or via email at amillartistloftshydroproject@gmail.com.

Best regards,


Neal Route

Enclosures: Meeting Agenda
Project Description
Project Figures

A Mill Artist Lofts Hydroelectric Project

Joint Agency Meeting Agenda

June 27th, 2014

1. Welcome
2. Purpose of the Meeting
3. Introductions
4. Description of the Proposed Project
5. Planned Studies
6. Discussion

A Mill Artist Lofts Hydroelectric Project

Project Description

June 27th, 2014

1. A-Mill Artist Lofts Redevelopment Overview:

- The A Mill Artist Lofts project is an adaptive reuse of the Pillsbury A-Mill on the Mississippi River in Minneapolis, Minnesota
- Building was completed in 1881 and was used to mill flour for Pillsbury
- Building is being redeveloped into 251 Live-Work Affordable Artist Lofts
- Total development cost of \$156 million
- Financed with a combination of Federal Low Income Housing Tax Credits, Federal Historic Tax Credits, and State Historic Tax Credits

2. History of Water Resource:

- Built in 1881 with the construction of the A-Mill
- Two drop shafts provided mechanical power to flour milling operations
- Bulkhead installed in approximately 1956, switched at that time to electricity to power flour milling operations
- Water rights date back to 1856 when MN was a territory

3. Dominion Ownership of A-Mill & Tunnels:

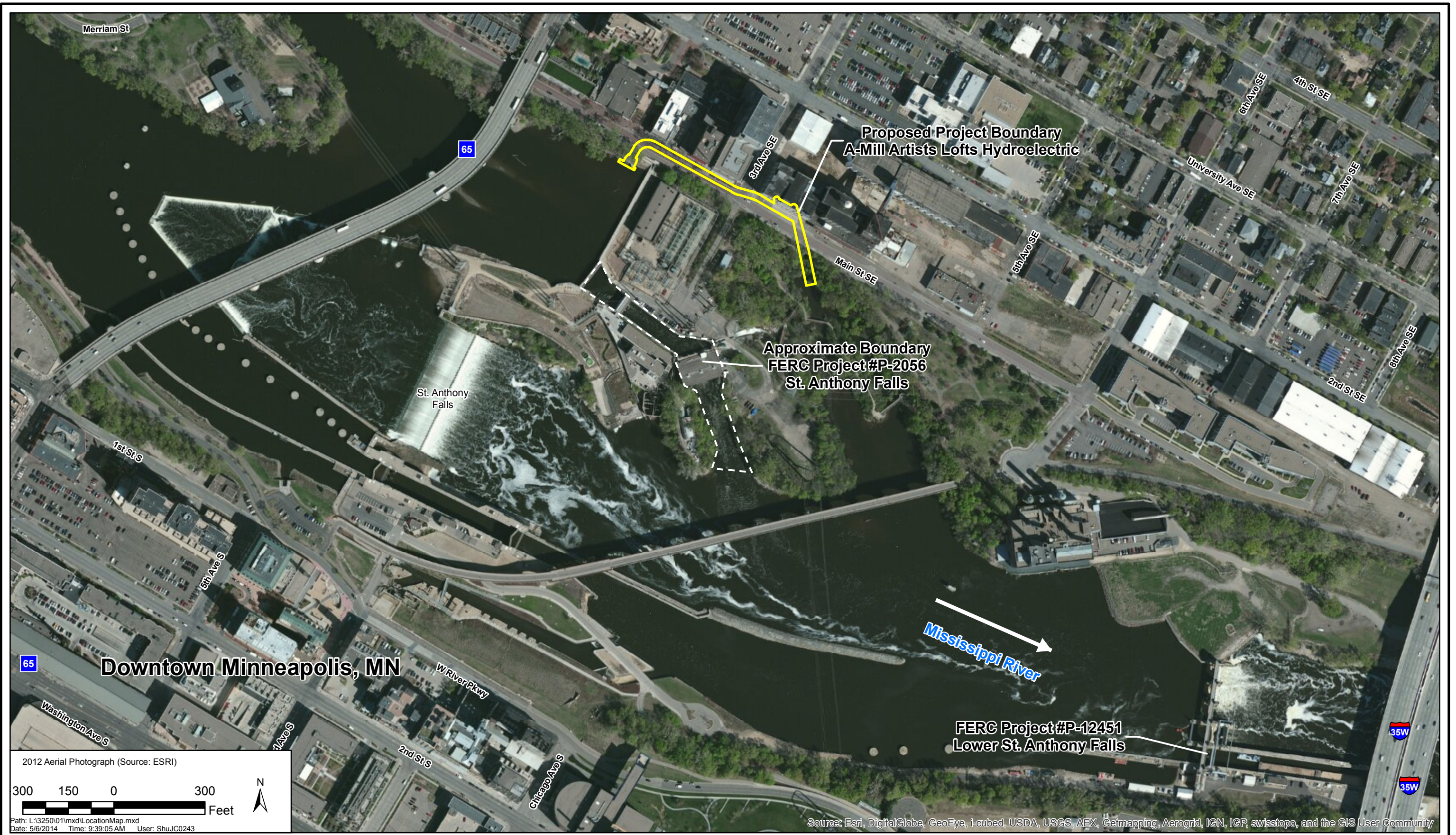
- Fee simple for A-Mill, including drop shafts and other portions of the infrastructure
- 999 Year Lease for water rights (12.44 mill powers or approximately 300 cfs)
 - Includes rights to maintain, repair, improve the tunnels

4. Desired Outcome:

- Produce hydroelectricity for all 251 units and common areas in the complex
- Roughly 600 kW utilizing the existing historic infrastructure
 - Utilizing approximately 200 cfs of 300 available cfs
- Designed to not produce excess electricity
- Possible Interpretive Center/Museum in A-Mill Basement

5. Timing:

- Project design and planning currently underway
- Hoping to begin construction in early 2015
- Project needs to be completed and placed in service prior to the end of 2015 to claim Historic and Low Income tax credits



2012 Aerial Photograph (Source: ESRI)

300 150 0 300 Feet

Path: L:\3250\01\mxd\LocationMap.mxd
 Date: 5/6/2014 Time: 9:39:05 AM User: ShuJC0243

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

MINNEAPOLIS LEASED HOUSING ASSOCIATES IV, LIMITED PARTNERSHIP

A-Mill Artist Lofts Hydroelectric - Location Map

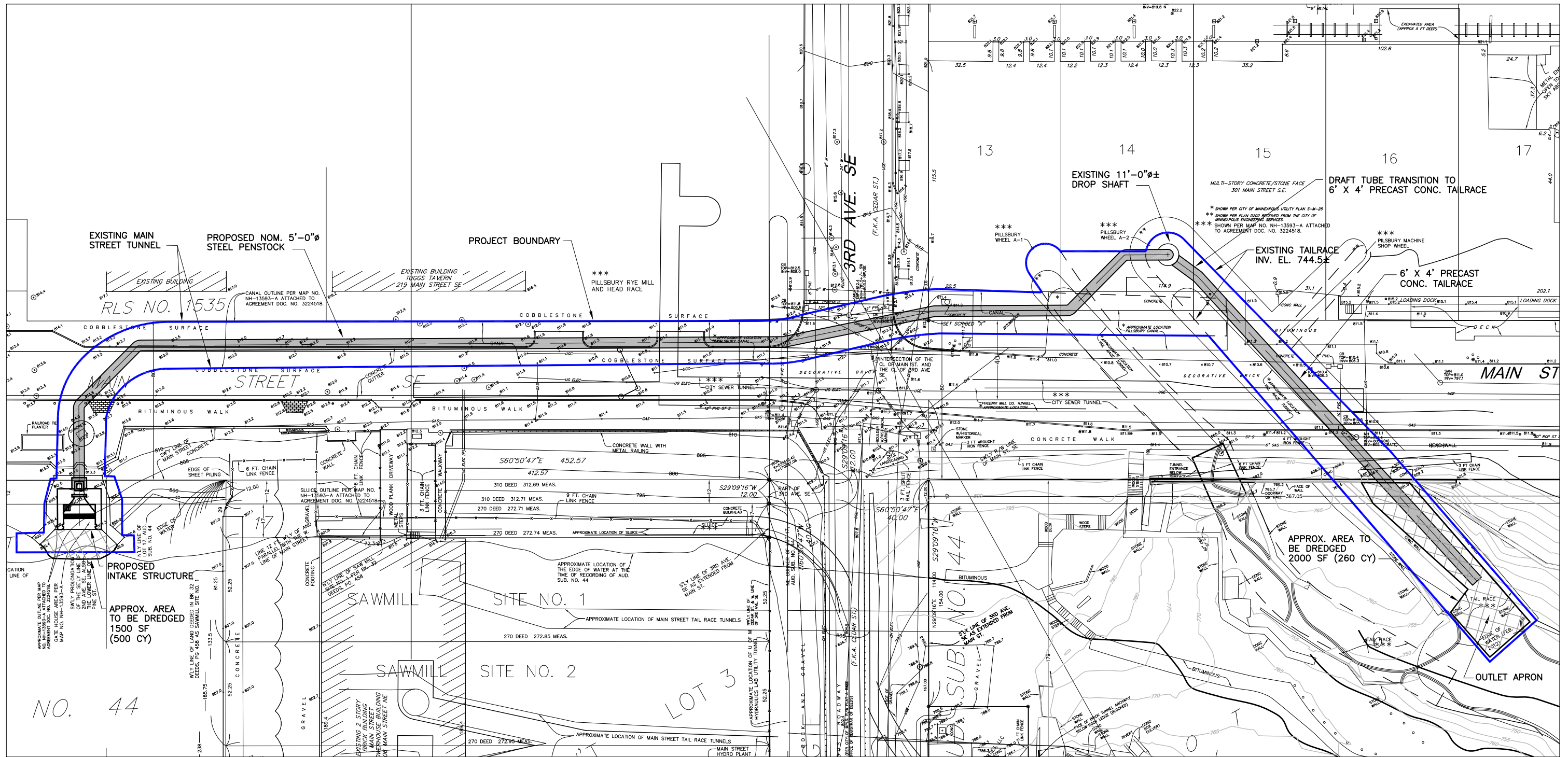


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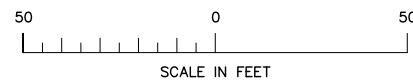
Figure 1



INTAKE AREA NOTE

TEMPORARY COFFERDAM TO BE INSTALLED AROUND PERIMETER OF EXISTING INTAKE STRUCTURE. CONSTRUCTION WILL BE FROM BARGE SET UP IN UPPER POOL. THIS WILL ALLOW DREDGING, CONSTRUCTION OF INTAKE, AND ACCESS FOR PIPE INSTALLATION.

SITE LAYOUT



OUTLET AREA NOTE

CRANE ON MAIN STREET WILL BE USED TO ACCOMPLISH DREDGING AND CONSTRUCTION ACCESS OF DROPSHAFT AREA. SANDBAGS WILL BE USED TO DEWATER THE WORK AREA.

FILE: 14105-C1 DATE: 05/16/14 PROJECT # 14105

REV	DESCRIPTION OF REVISION	BY	DATE

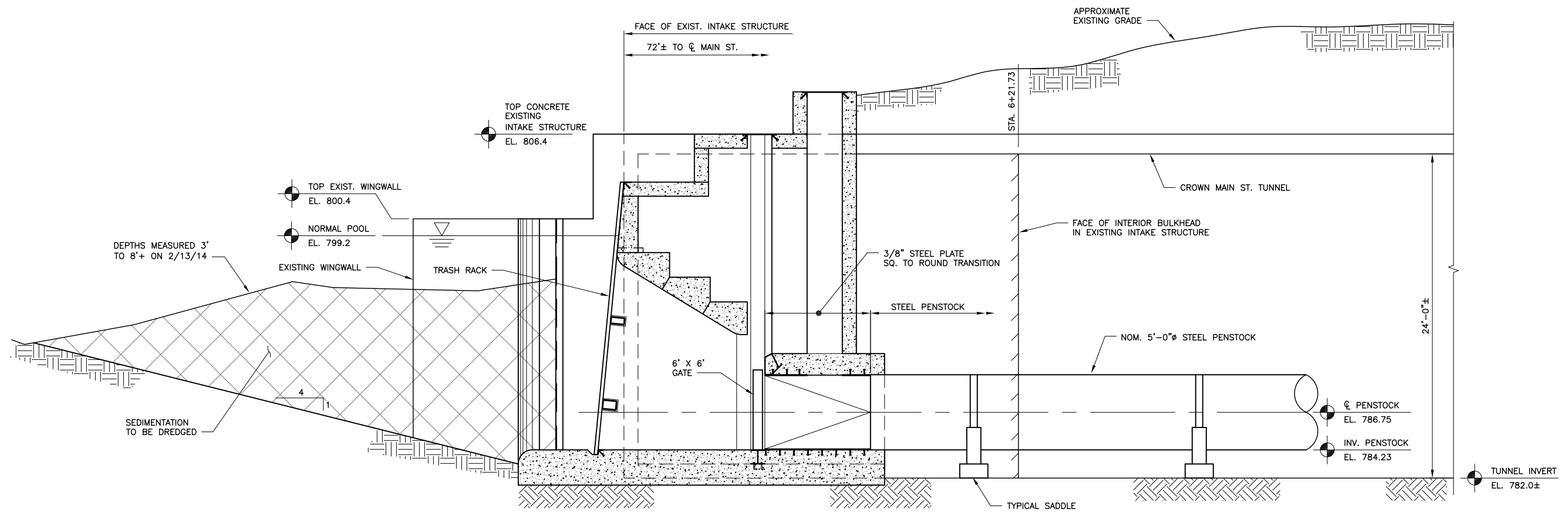
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



DESIGNED	RMG
DRAWN	MSR
CHECKED	RMG
PEER REVIEWED	GTG
PROJECT MANAGER	GTG
DATE	05/16/14

MINNEAPOLIS LEASED HOUSING ASSOCIATES IV, LIMITED PARTNERSHIP
 A-MILL ARTIST LOFTS HYDROELECTRIC
 MINNEAPOLIS, MN
 SITE LAYOUT

REVISION	△
PROJECT	14105
SHEET NO.	C1



SECTION - INTAKE STRUCTURE
N.T.S.

A
S1

FILE: 14105-S1 DATE: 05/16/14 PROJECT # 14.105

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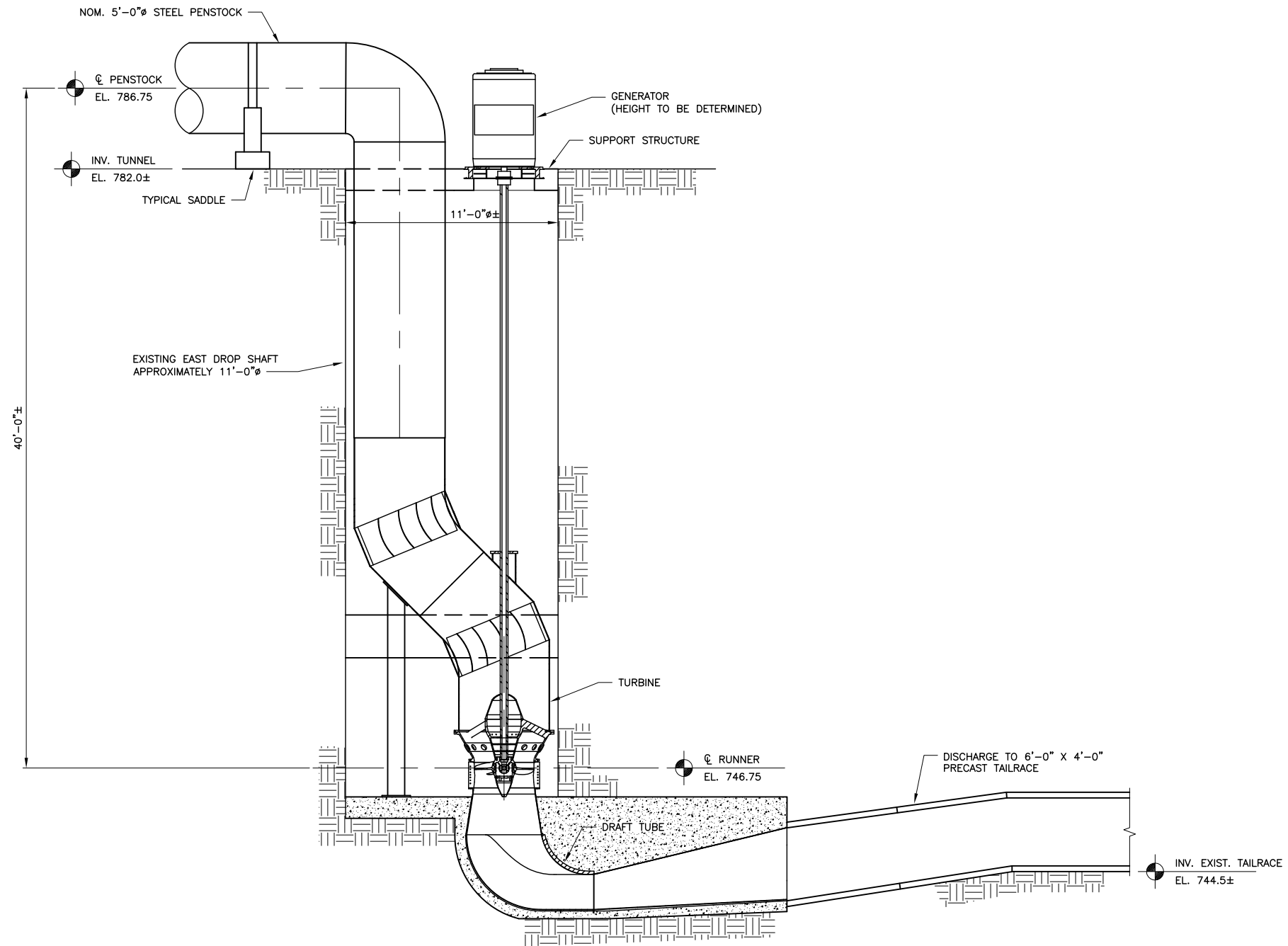


DESIGNED	RMG
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CHECKED	RMG
PEER REVIEWED	CTG
PROJECT MANAGER	GTG
DATE	05/16/14

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A-MILL ARTIST LOFTS HYDROELECTRIC
MINNEAPOLIS, MN
INTAKE STRUCTURE

REVISION	
PROJECT	14.105
SHEET NO.	S1



SECTION - DROP SHAFT / TURBINE (A)
N.T.S. (S2)

FILE: 14105-S2 DATE: 05/16/14 PROJECT # 14.105

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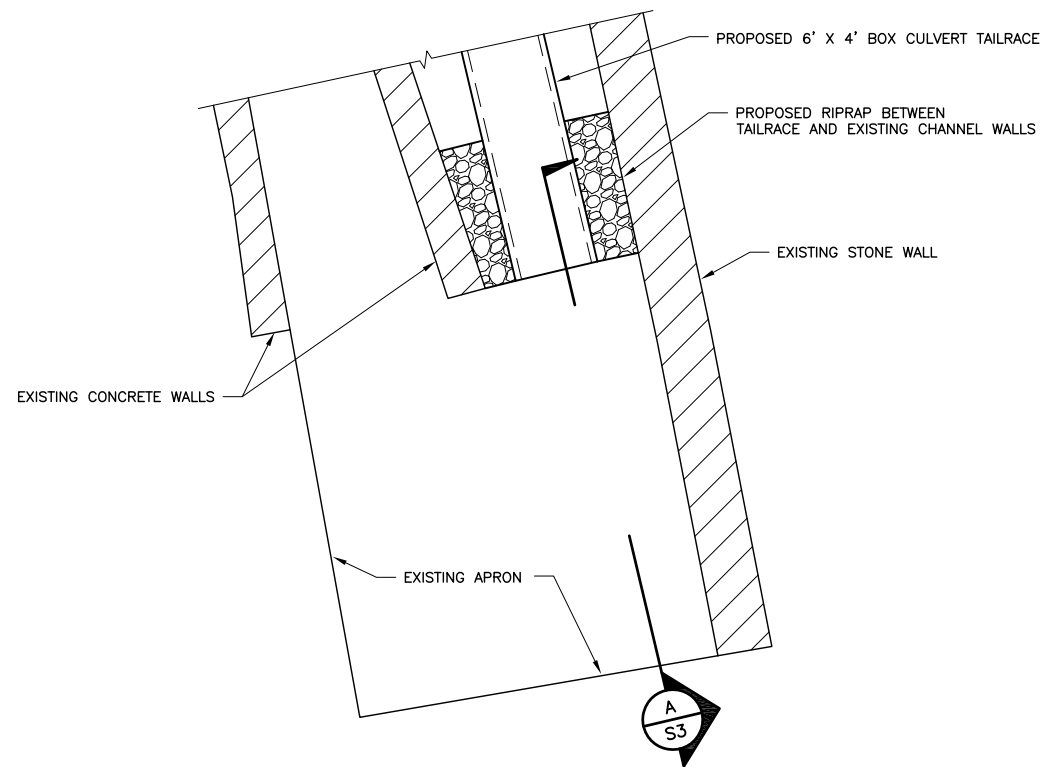


DESIGNED	RMG
DRAWN	MSR
CHECKED	RMG
PEER REVIEWED	GTG
PROJECT MANAGER	GTG
DATE	05/16/14

MINNEAPOLIS LEASED HOUSING ASSOCIATES IV, LIMITED PARTNERSHIP

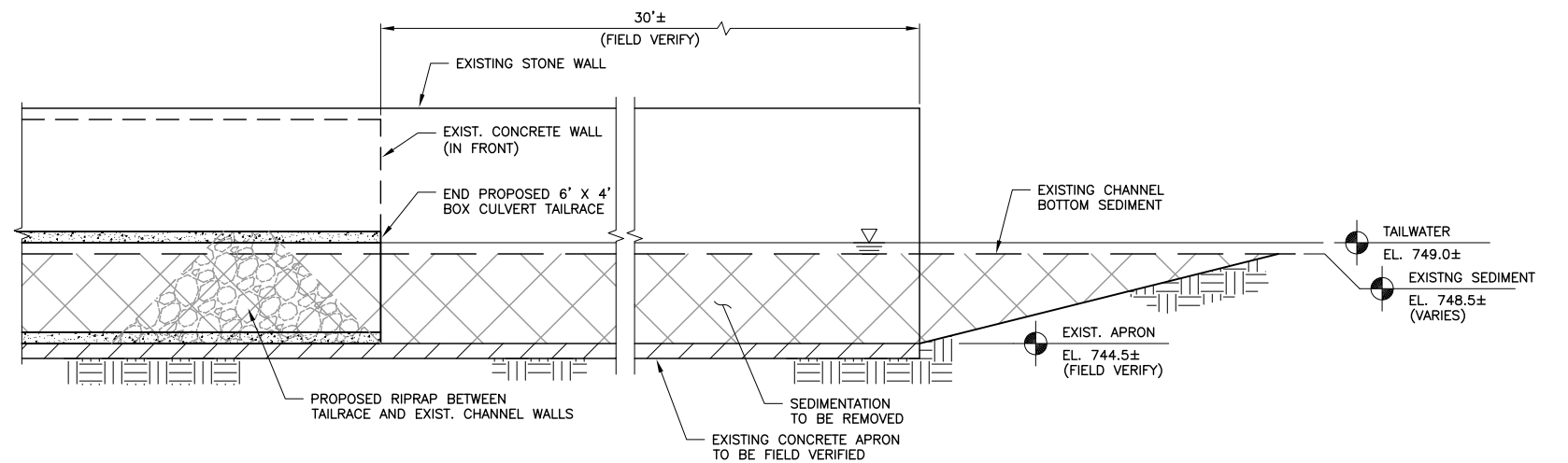
A-MILL ARTIST LOFTS HYDROELECTRIC
MINNEAPOLIS, MN
DROP SHAFT / TURBINE

REVISION	△
PROJECT	14.105
SHEET NO.	S2



ENLARGED PLAN -- OUTLET
N.T.S.

1
S3



SECTION -- OUTLET
N.T.S.

A
S3



FILE: 14105-S3 DATE: 05/16/14 PROJECT # 14.105

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DATE: _____ REG. NO. _____



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A-MILL ARTIST LOFTS HYDROELECTRIC
MINNEAPOLIS, MN
OUTLET

REVISION	△
PROJECT	14.105
SHEET NO.	S3