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Exhibit 2

Exhibit 2 5-4-10 meeting minutes

Dahl's Meeting

Date: May 4, 2010

Time: 6:30PM – 8:30PM

Location: Grand Suites, 3801 Grand Avenue

Present:

Dahl's: Larry James Jr., Brett Johnson

Neighborhood: Trudi O'Connell, Mike O'Connell, Ken Logan, Colleen Kinney, Mary Reid, Mark Siegfried, Kimberly Hansen, Matt Braafhart, Ann Bonanno, Susan Houts, and Ben Molloy.

Restoration Ingersoll / Ingersoll Business Association: None.

West Side Chamber: None.

City Staff: Larry Hulse, Gary Fox, Mike Ludwig, Erin Olson-Douglas

City Council: None.

Dahl's Response to Comments from 4/29/10 Meeting:

- Location of convenience store:
 - Dahl's is not willing to change the proposed location of the convenience store building.
- Traffic:
 - Dahl's is willing support the closing 34th Street north of Crescent or adding traffic calming improvements north of Crescent Avenue.
 - Dahl's will add internal stop sign for east/west drive intersection with north/south drive.
 - Dahl's believes that the most efficient location of the underground fuel tanks is between the pumps and carwash building and is not open to locating the tanks elsewhere which could eliminate the need for fuel trucks to enter the site from 34th Street.
 - Dahl's supports the 34th Street drive being designated as entrance only but does not support elimination of the drive to the convenience store site from 34th Street.
 - Dahl's supports truck route enforcement and will continue to inform vendors of the proper routes.

- Noise & Light:
 - Dahl's will shield exterior light and/or use lower height light poles including revamping the lighting for the existing loading dock area.
 - Dahl's will add additional landscaping to reduce impact of noise and light including 6 to 8 feet tall junipers along 34th Street to provide immediate screening
 - Dahl's is willing turn off some lights before 11 p.m.
 - The carwash doors will open and close for each vehicle.
 - The vacuum and air pump will be located in the SW corner of the convenience store site.

Summary of Changes Dahl's has made to date:

- Squared pump canopy to reduce its length and visibility.
- Increased the size of the c-store building to provide more frontage along Ingersoll Avenue and to allow clear glass windows and entrance on the Ingersoll façade.
- Made adjustments to current lighting and will continue to review all site lighting for additional modifications.
- Dahl's is committed to paying for the closing of 34th Street or the addition of traffic calming improvements on 34th Street.

Additional Discussion Items and Comments:

- The challenge of making left turns onto Ingersoll Avenue from 34th Street.
 - Signing it right-turn only could create more problems
 - No parking signs have been installed to the east of 34th Street.
 - The recent restriping of Ingersoll Avenue could potentially help left turn movement.
- More should be done to discourage left turns from the loading dock area to 34th Street.
- "No truck route" signage on Woodland Avenue at 35th and 31st Street intersections is needed.
- City Traffic Engineer prefers that the SW drive entrance to the convenience store site as proposed by the P&Z Commission be eliminated.
- City Traffic Engineer recommends stop signs be provided in the parking lot for the east/west drive at its intersection with the north/south drive.
- Crosswalks within the site should be differentiated from the pavement by use of materials and staining and not just painted stripes.
- The parking lot islands where the 60-degree parking is proposed should be modified to reflect the 60-degree parking as they were designed and constructed for 90-degree parking.