

Memorandum

To: Policy Board Members and Alternates

From: Robert D. Miller, Director

Date: March 22, 2004

Subject: Bottineau Neighborhood Association-Phase II Participation Agreement

Attached is the Phase II Participation Agreement from the Bottineau Neighborhood Association (BNA) outlining the neighborhood's Phase II plan development process. My staff has reviewed this agreement and has advised that the proposed process and budgets are reasonable and that the agreement is consistent with NRP's "Participation Agreements: Guidelines and Content."

The Policy Board approved the Phase I Bottineau Neighborhood Action Plan February 27, 1995 and allocated a total of \$34,020 for the neighborhood's Phase I plan development activities. One hundred and thirteen percent (113%) of the funds allocated for implementing the neighborhood's Phase I plan have been contracted.

The neighborhood needs funding to proceed with the planning activities outlined in the Phase II Participation Agreement. BNA is eligible to receive up to 50% (\$17,010) of their Phase I plan development funds for administrative support to complete their Phase II planning activities. BNA is requesting only \$7,900 at this time from the Phase II Plan Development Advance Fund to begin their Phase II planning activities.

Based on the request of the neighborhood and our review of the proposed agreement, I recommend approval of the following resolution:

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves the Bottineau Neighborhood Phase II Participation Agreement and authorizes an expenditure of up to \$7,900 from the Phase II Plan Development Advance Fund to the Bottineau Neighborhood Association for administrative support associated with Phase II plan development activities; and

FURTHER RESOLVED: That this expenditure be included in the neighborhood's Phase II Neighborhood Action Plan as part of their Phase II allocation.

Bottineau Neighborhood Association NRP Phase II Participation Agreement

Adopted by the Bottineau Neighborhood Association Board of Directors on: 02/10/04

Purpose

This Participation Agreement describes how the Bottineau Neighborhood Association (BNA) will organize, develop, review, and approve its NRP Phase II Neighborhood Action Plan (Plan). It contains details on how the development and approval processes will be open and fair to the diverse populations and interests in the neighborhood.

Neighborhood Description

The Bottineau neighborhood is a small neighborhood located in Northeast Minneapolis. It is bounded by University Avenue on the east, Lowry Avenue on the north, 17th and 18th Avenues on the south, and the Mississippi River on the west. Both University and Lowry Avenues are major thoroughfares, carrying approximately 30,000 vehicles per day past the neighborhood. Additionally, Marshall Street, a designated truck route, runs through the neighborhood along the Mississippi River, and carries an additional 9,500 vehicles each day (Department of Transportation, 2003). Two Burlington Northern spurs bisect the neighborhood and are infrequently used to service industry located both within and to the south of the neighborhood.

Commercial property in Bottineau is either located on the periphery of the neighborhood or in the California Building. The businesses on the periphery of the neighborhood are heavily entertainment related (bars, restaurants, future delis, etc.) but also include service businesses. The California Building is home to many artist studios, but also houses service related business (internet provider, magazine publisher, etc.). Bottineau is also home to Eastside Neighborhood Services, a social service provider with a long history in Northeast Minneapolis.

Direct comparisons between 1990 and 2000 census data is not easily done because the block groups in Hennepin County census tract 17 changed between the 1990 and 2000 census to better reflect neighborhood boundaries. In 1990, some of census tract 17 included blocks in the neighboring Holland neighborhood. The following comparisons are done on the census tract level and not on the more detailed block level.

According to 2000 census data, the Bottineau neighborhood now has a population of 1,254 people living in 580 housing units. These are increases of 9% and 5% respectively, from 1990. The shift in the racial demographics has been much more dramatic. The percentage of African-Americans increased 5%, Hispanic 9%, Native American 1% and Asian 3%, with a corresponding decrease of 18% in Caucasian population. The Bottineau neighborhood is much more diverse now than it was ten years ago.

Median family income also saw a great increase between 1990 and 2000; much more than simple cost of living increases would have predicted. This indicates there are likely other factors that played an important role. However, even though the median family income increased almost 90% in the last decade, it is still only 66% of the Metropolitan Medium Income (MMI = \$63,600). This reflects the fact that there were no significant strides in reducing the overall number of people in the neighborhood living in poverty.

One point that needs to be made is that since the 2000 census data was collected, the Bottineau neighborhood has had a couple of significant housing developments. With data from these developments, the Bottineau neighborhood has experienced a 46% increase in its population. The number of households increased by almost 40%. Of the new housing units at Bottineau Commons, 76% are defined as affordable. This will therefore have a direct and negative impact on the neighborhood family medium income.

Organization of the Plan Development Effort

The BNA Board of Directors will be responsible for all Plan development and approval processes. Any member of BNA is eligible to serve on the Board. Currently, the Board has seven members and reflects numerous interests from within the neighborhood (homeowners, renters, business owners, etc.). Vacancies on the Board will be filled according to BNA bylaws.

Primary duties of Plan development will fall to BNA staff. These tasks include, but are limited to: develop and implement outreach efforts, schedule and facilitate neighborhood wide and focus group meetings, and prepare drafts of the Plan for both Board and neighborhood review. Board members will be directly involved in each of these activities.

The BNA Board will have complete authority over all aspects of Plan development, including the direction and hiring of staff and/or consultants, delegation of tasks to committees, and spending.

Outreach

Input from both represented and under represented interests will be gained through surveys and group planning meetings to be held in conjunction with the monthly neighborhood general membership meetings and additionally as deemed necessary. Notification of these meetings will be through the Bottineau Gazette (published monthly), direct mail, and personal invitation. They will be held at various locations within the neighborhood in order to provide a comfortable environment for those attending and facilitate logistics (numbers attending, refreshments, etc.)

As needed, additional focus group meetings will be held to ensure fair participation of all neighborhood interests. Particular efforts will be made to involve the new, predominantly renter population of the recent housing developments in the

neighborhood. Translation services for both meeting notices and meetings themselves will be utilized when necessary.

Action Plan Draft

The BNA NRP Phase II Action Plan will be drafted by staff based on the input of residents. The evolving Plan will always be available for public review at the organization office and at neighborhood meetings. The final draft will be distributed in summary form to all neighborhood interests. Neighborhood adoption of the Plan will occur by a vote at a heavily promoted neighborhood meeting.

The BNA board will ensure the Participation Agreement has been followed, endorse the Plan, and submit the Plan to NRP for approval.

Plan Development

BNA has completed a neighborhood wide survey of the Phase I Action Plan and will utilize the results as a starting point for Phase II planning. Ongoing neighborhood work in areas such as affordable housing, traffic issues, environment, and commercial development will be used to continue and increase neighborhood involvement in identifying new issues and in developing objectives and strategies to be incorporated into the Plan.

Potential partners, both Governmental and Corporate, will be involved in defining issues and developing strategies before final neighborhood approval.

Timetable

| | | | |
|-----------|------|--------------------------|--|
| March | 2004 | | Participation Agreement Approved |
| March | 2004 | | Initial NRP Phase II Neighborhood Wide Meeting |
| April | 2004 | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | Planning Meetings, Survey(s), Focus Groups, etc. |
| August | 2004 | <input type="checkbox"/> | |
| September | 2004 | | Prepare Final Plan Draft |
| October | 2004 | | Neighborhood Ratification, BNA Board Approval |
| November | 2004 | <input type="checkbox"/> | Plan Submitted to NRP, Plan Reviews |
| December | 2004 | <input type="checkbox"/> | City Council Approval |

Outside Help

BNA does not have all the expertise necessary to complete the development of the Plan. When technical assistance, data gathering, trend analysis, and other needs exceed our capacity, BNA will solicit assistance from NRP staff, City Departments and other outside sources.

Grievances

Grievable actions shall be:

1. Failure to communicate with stakeholders.
2. Significant departure from the Plan Development Process as adopted by BNA.

Resolution of grievances shall be according to the procedures set forth in the BNA bylaws.

Modification

Participation Agreement modifications may be drafted and approved by the BNA Board.

Budget

BNA will utilize existing (secured) funding streams for 60% of staff expenses that support its Phase II planning efforts. The costs below are those that relate directly to developing the Phase II plan and specific to the planning efforts outlined in this document.

| | |
|--------------------------|----------------|
| Staff | \$4,000 |
| Printing/Copies/Supplies | \$1,500 |
| Postage & Delivery | \$900 |
| Advertising | \$500 |
| Consulting & Contractors | <u>\$1,000</u> |
| Total | \$7,900 |

Supplemental Information

Summary of 2001 NRP Action Plan Survey

Even though the survey used to review the Neighborhood Action Plan was completed in 2001, the results are still relevant. The reason for this is that by the end of 2001, Bottineau had expended 85% of its Phase I allocation, the threshold for beginning Phase II planning. The survey was completed while much of the work funded by Bottineau's NRP dollars was still fresh in the collective memory of the neighborhood.

Bottineau has contracted 113% of its Phase I allocation and has less than 2% of its original Phase I allocation yet to be contracted. A vast majority of the expenditures between 2001 and now have occurred through the reinvestment of program income from Bottineau's very successful home improvement program

A summary of the results from the 2001 survey with results and comments, is attached.

Community Building

This section of the plan focused on establishing a staffed presence for the BNA in the neighborhood. While only about half of the respondents indicated they had utilized BNA staff, those who had found the experience very helpful. Of those who had an opinion, 85% felt this was money well spent.

Social and Safety Issues

This section of the plan funded a neighborhood Safety Coordinator, provided youth access to Eastside Neighborhood Services' (ESNS) gym, funded neighborhood Youth Programs, and sponsored a Bike Rodeo. The support for all these, save the Safety Coordinator, was overwhelming. Only about 10% of the respondents indicated they had had contact with the Safety Coordinator. When asked if Phase II funds should be used for this purpose, the response was split evenly between yes, no and no opinion.

Housing

The Housing section of the Action Plan funded demolition of sub-standard and condemned properties, the construction of new residential property, and a large home improvement loan program. Support of all these efforts was consistent, with an average of 70% of the respondents indicating a favorable reply. A similar number indicated they had seen visible improvements to the housing stock of the neighborhood.

Health, Environment and Natural Features

An unfunded strategy in this section addressed developing a full assessment of neighborhood pollution sources. 55% of the respondents indicated this effort should have received NRP funding.

Commercial Properties and Activities

The major focus of this section was the creation of a commercial loan fund. 58% of the respondents felt this was a good use of NRP funds. An interesting note is that only one of the respondents indicated having participated in this program. This indicates a larger understanding and appreciation for the need to support neighborhood businesses.

Development, Land Use and Zoning

NRP funds were used to help the neighborhood determine if it should support the effort of ESNS to construct a new facility. The response to the survey was whether or not this was a good use of neighborhood funds. 58% of the respondents indicated support of this effort and 13% had no opinion. As a result NRP funds were used as a neighborhood contribution to East Side Neighborhood Services for the site acquisition and construction of their new facility. This was a modification to the original Action Plan.

Parking and Traffic

Just under half of the respondents indicated support for a traffic study. The other half were split between not supporting the effort and not having an opinion. However, over 60% of the respondents indicated they thought Phase I dollars should have been spent for the establishment of bicycle/pedestrian pathways. A similar percentage support the use of Phase II dollars for this purpose.

Historic Resources

70% of those who responded were in favor when asked if NRP funds should be used to document historic aspects of the neighborhood.

Parks, Open Space and Recreation

The four initiatives in this section include the creation of Edgewater Park, playground improvement to Bottineau Park, tree planting and the establishment of a community garden. There was strong support for all of these, with an average of 73% of respondents indicating agreement/approval.