

To: Policy Board Members and Alternates  
From: Robert D. Miller, Director  
Date: Monday,  
Subject: Stevens Square Phase I Action Plan Modification #14 and Phase II Action Plan  
Modification #3

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The Stevens Square Community Organization (SSCO) has submitted Plan Modification #14 to the Stevens Square Phase I Action Plan and Plan Modification #3 to the Phase II Action Plan. This plan modification will reallocate \$824,018.13 of program income and unused funds from the Phase I Plan and \$22,105.00 of unused funds from the Phase I Plan to Phase I strategy 9.3.a “Commercial Revolving Loan Fund” (\$231.64) and to several Phase II strategies (\$845,891.49).

I have reviewed the proposed Action Plan Modification, and have found that:

1. The modification reallocates more than \$25,000 and more than 10% of the total NRP plan allocation, but less than 35% of the entire plan;
2. The modification is an appropriate and reasonable use of the funds.
3. The request is the result of lessons learned during implementation of the Neighborhood Action Plan and responds to the continuing and re-evaluated priorities of the neighborhood;
4. The modification does not change the total amount of NRP dollars committed to the neighborhood for its Phase I and Phase II action plans;
5. The Stevens Square Community Organization has followed the process required by the NRP Policy on “Changing Approved Neighborhood Action Plans and Early Access Requests”; and
6. The plan modification was approved by the SSCO Board of Directors on November 13, 2008, and by a community meeting on November 22, 2008 after twenty-one day notice was provided to those affected.

Given these findings, I recommend the following resolution to the NRP Policy Board for action at its February 23, 2009 meeting:

**RESOLVED:** That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby accepts and adopts Plan Modification #14 to the Stevens Square Phase I Neighborhood Action Plan and Plan Modification #3 to the Stevens Square Phase II Plan.



# Plan Modification

FOR NRP OFFICE USE ONLY

NS review by: \_\_\_\_\_ date: \_\_\_\_\_

Team Leader Review by: \_\_\_\_\_ date \_\_\_\_\_

NRP/CP review by: \_\_\_\_\_ date \_\_\_\_\_  
*(revised spreadsheet attached)*

Phase 1 Modification #: \_\_\_\_\_

Phase 2 Modification #: \_\_\_\_\_

fn: NRP Plan Mod Form rev.: 11-19-07

## Neighborhood:

Stevens Square Community Organization

### I. Approval Process Checklist

*On the checklist below please indicate the type of modification you are requesting (Section IV, on the following page, will help you calculate the total NRP dollars affected by this Plan Modification). This will determine the approval process the neighborhood must follow. See NRP's Policy on "Changing Approved Neighborhood Action Plans and Early Access Requests - Amended – 11/19/2007" for more information.*

Type of Modification (check all that apply)	21 Day Notice	Neigh. Board Vote	Broad-based Support	NRP Legal Review	Final Approval
Makes a minor language revision to an existing plan strategy or rolls an existing Phase I strategy to the approved Phase II plan-- no funding reallocation	To those affected	Yes	No	No	NRP Director
Reallocates \$25,000 or less of program income between existing plan strategies	To those affected	Yes	No	No	NRP Director
Reallocates more than \$25,000 ( <u>or up to 25% of the total NRP plan allocation</u> ) between existing plan strategies	Broad notice	Yes	Yes	No	NRP Director, (he may request PB)
X Reallocates more than \$25,000 and more than 25% ( <u>and up to 40%</u> ) of the total NRP plan allocation between existing strategies	Broad notice	Yes	Yes	No	PB
Reallocates 40% or more of the total NRP plan allocation between existing strategies	Broad notice	Yes	Yes	No	PB & CC
Reallocates 40% or more of the total NRP plan allocation ( <u>within 12 months</u> ) between existing strategies	Broad notice	Yes	Yes	No	PB
Creates a new strategy within the total existing NRP plan allocation ( <u>regardless of the \$ amount</u> )	Broad notice	Yes	Yes	Yes	PB & CC
Requests an increase in funding to the total existing NRP plan allocation	Broad notice	Yes	Yes	No	PB & CC

**II. Proposed Modification** (Briefly describe the modification, indicating any required plan text changes -- if necessary, attach additional documentation):

This plan modification is the reallocation of program income funds and Phase I un-contracted funds for Stevens Square Community Organization. Please see attached copy of the explanation presented to the residents/community of Stevens Square-Loring Heights neighborhood.

**III. Rationale for Modification** (Briefly describe why the neighborhood is requesting the proposed modification):

The proposed plan modification will help the Stevens Square Community Organization to maintain neighborhood viability through loan programs, and other priorities identified by the neighborhood, including at the November 22, 2008 Community Meeting, including:

- Community Gardening
- Safety and Crime Prevention Projects
- Community Events
- Communication to Neighborhood Members
- Organizational Infrastructure (SSCO operations)
- Loan Programs (includes housing and commercial development)

The proactive nature of the Stevens Square Community Organization has lead to these decisions for the long term viability of the organization. It is felt that SSCO should identify a solid base of funding for operations in order to increase our future development work.

**IV. Proposed Reallocation of NRP Funds** (List below any increases/decreases in NRP funds for plan strategies that will result through a reallocation of funds under this modification. Please consult with your NRP neighborhood specialist to complete this section):

Plan Location			Goal, Objective, Strategy	Year	Current NRP Allocation	Proposed Change		Proposed New NRP Allocation
Phase	Section	Page				+	-	
			SEE ATTACHMENT					
<b>* Total NRP Funds affected by request</b>						870,891	67,064.95	

*Total NRP Funds under "Proposed Change: (+)" should equal Total NRP Funds under "Proposed Change: (-)"*

**V. Neighborhood Board Approval** (Indicate when the neighborhood board took action on this proposed modification and attach a copy of the approved resolution, meeting minutes, or neighborhood transmittal letter):

**Neighborhood Board Approval:**

**Date:**

**VI. Demonstration of Broad Neighborhood Support** (If required by NRP's policy on "Changing Approved Neighborhood Action Plans and Early Access Requests" indicate by checking at least one of the boxes below how and when broad based neighborhood support was achieved. Attach appropriate documentation such as approved resolutions, sign-in sheets, meeting notices, copy of survey/interview, survey results, etc.):

- Neighborhood-Wide General Attendance Meeting** (with twenty-one day notice)

**Date:**

- Three or More Focus Groups** (representative of neighborhood population)

**Dates:**

- Survey/Questionnaire** (with at least 20% response from all neighborhood households)

**Date:**

- Random Interview/Survey** (of at least 350 neigh. households, with a 75% response rate)

**APPROVALS**

**NEIGHBORHOOD**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**NEIGHBORHOOD REVITALIZATION PROGRAM**

Consistent with the Neighborhood Revitalization Program policy on "Changing Approved Neighborhood Action Plan and Early Access Requests" (as amended November 19, 2007), approval is granted for the specific changes included in your request.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**NRP DIRECTOR**

Signature by the NRP Director, after all necessary approvals have been given, constitutes formal approval of your plan modification request.

**APPROVED BY:** **NRP POLICY BOARD** **Date:** \_\_\_\_\_

**MPLS. CITY COUNCIL** **Date:** \_\_\_\_\_

**IV. Proposed Reallocation of NRP Funds** (List below any increases/decreases in NRP funds for plan strategies that will result through a reallocation of funds under this modification. Please consult with your NRP neighborhood specialist to complete this section):

Plan Location			Goal, Objective, Strategy	Year	Current NRP Allocation	Proposed Change		Proposed New Allocation
Phase	Section	Page				+	-	
I	Safety	11	6.1.e. Lighting and Fences	1994	20,000.00		5,585.16	14,414.84
I	Environm.	15	8.1.a Land Use Study	1994	24,000.00		1,901.20	22,098.80
I	Environm.	16	8.2.b Trash Containers	1994	10,000.00		1,638.78	8,361.22
I	Environm.	19	8.2.i Park and Trees	1994	53,500.00		16,065.31	37,434.69
I	Develop.	24	9.2.a Marketing Program	1994	14,000.00		7,000.00	7,000.00
I	Develop.	28	9.4.b Stevens Community Associates	PI	420,000.00		420,000.00	0.00
I	Develop.	29	9.4.c Rental Rehab Program	PI	547,213.42		336,953.79	210,259.63
I	Cont.	13	10 Contingency Fund	1993	165,620.00		34,873.89	130,746.11
I	Develop.	25	9.3.a Commercial Revolv Loan Fund	1993	172,296.86	231.64		172,528.50
II	Environm.	10	2.1.A.2 Neighborhood Environmental Projects	Phase I Rollover	1,000.00		1,000.00	0.00
II	Safety	12	3.1.A.2 Community Safety Partnerships	Phase I Rollover	21,105.00		21,105.00	0.00
II	Cit Engag.	17	4.1.B.1a Phase II Plan Development	Early Access	25,000.00		25,000.00	0.00
II	Hous/Dev	3	1.1.A.1 Housing Programs/LT Resid	Phase I Rollover	236,501.00	16,255.00		252,756.00
II	Hous/Dev	6	1.1.D.1 Comm Development	Phase I Rollover	362,854.05	144,546.00		507,400.05
II	Environm.	9	2.1.A.1 Community Gardening	Phase I Rollover	15,712.00	13,915.00		29,627.00
II	Environm.	12	3.1.A.1 Safety/Crime Prevention	Phase I Rollover	148,295.00	146,000.00		294,295.00
II	Cit Engag.	16	4.1.A.1 Community Events	Phase I Rollover	20,266.00	6,600.00		26,866.00
II	Cit Engag.	17	4.1.A.3 Provide Information	Phase I Rollover	1,272.00	5,700.00		6,972.00
II	Cit Engag.	17	4.1.B.1b Org Infrastructure	Phase I Rollover	176,922.00	512,875.49		689,797.49
II	Cit Engag.	17	4.1.B.1b Org Infrastructure	Early Access	0.00	25,000.00		25,000.00
<b>TOTALS:</b>					<b>2,435,557.33</b>	<b>871,123.13</b>	<b>871,123.13</b>	<b>2,435,557.33</b>

## STEVENS SQUARE ACTION PLAN

ACTIVITY	1993 HOUSING	1993 OTHER	1994 HOUSING	1994 OTHER	1995 HOUSING	1995 OTHER	1996 HOUSING	1996 OTHER	1997 HOUSING	1997 OTHER	93-97 TOTAL	PROGRAM INCOME	CHANGES
Neighborhood Safety Coordinator		87,140		118,500							205,640		9, 12
Police Radios		0			\$14,414.84						0		7
Block Patrol Equipment		21,420									21,420		7, 9, 12
Lighting and Fences		10,000		20,000							30,000		
Social Services Plan		30,000			\$22,098.80						30,000		
Resident Management - 1707 3rd	20,000										20,000		
Land Use Study				24,000	\$8,361.22						24,000		10
Greening Fund		79,370		67,000							146,370		3, 5, 7, 9, 12
Trash Containers				10,000							10,000		
Window Boxes											0		3
Nicollet Avenue				103,000		210,000					313,000		6
Third Avenue						0					0		6
Franklin Avenue						0					0		6
Fourth Avenue						0					0		6
Park Plaza Overlook				125,000	\$37,434.69						125,000		2
Bridge Improvements				0							0		7, 10, 12
Steven's Square Park & Trees				53,500			7,000		7,000		67,500		1, 5
Transit Plaza				0							0		10
Community Development Staff		200,250		41,859							242,109		4, 8, 9, 12
SSCO Office Space		29,800		4,000	\$7,000.00						33,800		9, 12
Feasibility of CDC				4,141							4,141		4
Marketing Program		14,000	\$172,528.50	14,000		14,000		7,000		7,000	56,000		1
Neighbors Publication		16,000		18,500							34,500		1, 12
Commercial Revolving Loan Fund		172,296.86									172,296.86	0.00	12, 13
Specific Commercial Properties		300,000									300,000		\$0.00
Public Parking Facilities				0							0		12
Steven's Community Assoc Property	500,000										500,000	420,000	\$210,259.63
Encourage Homeownership/New Construction			\$90,746.11								0	200,000	
Rental Rehab Program	1,525,000										1,525,000	547,213.42	11, 13
Contingency Fund*	40,000	125,620									165,620		7, 8, 9, 12
<b>PHASE II ROLLOVER</b>													
<b>HOUSING AND DEVELOPMENT</b>													
1.A.1. Housing Programs/Long-term Residency	177,703.14										177,703.14	58,797.86	13
1.D.1. Commercial Development											0	362,854.05	13
<b>ENVIRONMENT</b>													
1.A.1. Community Gardening											0	15,712.00	13
1.A.2. Neighborhood Environmental Projects											0	1,000.00	13
<b>SAFETY</b>													
1.A.1. Safety and Crime Prevention Projects											0	148,295.00	13
1.A.2. Community Safety Partnerships											0	21,105.00	13
<b>CITIZEN ENGAGEMENT</b>													
1.A.1-2. Community Events											0	20,266.00	13
1.A.3. Provide Information											0	1,272.00	13
1.B.1. Organizational Infrastructure											0	176,922.00	13
<b>Total by Category</b>	<b>2,262,703</b>	<b>1,085,897</b>	<b>0</b>	<b>603,500</b>	<b>0</b>	<b>224,000</b>	<b>0</b>	<b>14,000</b>	<b>0</b>	<b>14,000</b>	<b>4,204,100</b>	<b>1,973,437.33</b>	
<b>FULL ACTION PLAN REQUEST</b>	<b>3,348,600</b>		<b>603,500</b>		<b>224,000</b>		<b>14,000</b>		<b>14,000</b>		<b>4,204,100</b>		
<b>ADMINISTRATIVE FUNDS IN PLAN</b>	<b>59,800</b>		<b>36,500</b>		<b>14,000</b>		<b>7,000</b>		<b>7,000</b>		<b>124,300</b>		
<b>ADMIN FUNDS FOR HOUSING</b>											<b>68,938</b>		
<b>TOTAL HOUSING ALLOCATION</b>											<b>2,331,641</b>	<b>55.46%</b>	

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Greening Fund		79,370		67,000							146,370		3, 5, 7, 9, 12
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Window Boxes											0		3
Nicollet Avenue				103,000		210,000					313,000		6
Third Avenue						0					0		6
Franklin Avenue						0					0		6
Fourth Avenue						0					0		6
Park Plaza Overlook				125,000	\$37,434.69						125,000		2
Bridge Improvements				0							0		7, 10, 12
Steven's Square Park & Trees				53,500			7,000		7,000		67,500		1, 5
Transit Plaza				0							0		10
Community Development Staff		200,250		41,859							242,109		4, 8, 9, 12
SSCO Office Space		29,800		4,000	\$7,000.00						33,800		9, 12
Feasibility of CDC				4,141							4,141		4
Marketing Program		14,000	\$172,528.50	14,000		14,000		7,000		7,000	56,000		1
Neighbors Publication		16,000		18,500							34,500		1, 12
Commercial Revolving Loan Fund		172,296.86									172,296.86	0.00	12, 13
Specific Commercial Properties		300,000									300,000		\$0.00
Public Parking Facilities				0							0		12
Steven's Community Assoc Property	500,000										500,000	420,000	\$210,259.63
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1.D.1. Commercial Development											0	362,854.05	13
<b>ENVIRONMENT</b>													
1.A.1. Community Gardening											0	15,712.00	13
1.A.2. Neighborhood Environmental Projects											0	1,000.00	13
<b>SAFETY</b>													
1.A.1. Safety and Crime Prevention Projects											0	148,295.00	13
1.A.2. Community Safety Partnerships											0	21,105.00	13
<b>CITIZEN ENGAGEMENT</b>													
1.A.1-2. Community Events											0	20,266.00	13
1.A.3. Provide Information											0	1,272.00	13
1.B.1. Organizational Infrastructure											0	176,922.00	13
<b>Total by Category</b>	<b>2,262,703</b>	<b>1,085,897</b>	<b>0</b>	<b>603,500</b>	<b>0</b>	<b>224,000</b>	<b>0</b>	<b>14,000</b>	<b>0</b>	<b>14,000</b>	<b>4,204,100</b>	<b>1,973,437.33</b>	
<b>FULL ACTION PLAN REQUEST</b>	<b>3,348,600</b>		<b>603,500</b>		<b>224,000</b>		<b>14,000</b>		<b>14,000</b>		<b>4,204,100</b>		
<b>ADMINISTRATIVE FUNDS IN PLAN</b>	<b>59,800</b>		<b>36,500</b>		<b>14,000</b>		<b>7,000</b>		<b>7,000</b>		<b>124,300</b>		
<b>ADMIN FUNDS FOR HOUSING</b>											<b>68,938</b>		
<b>TOTAL HOUSING ALLOCATION</b>											<b>2,331,641</b>	<b>55.46%</b>	