

## **MEMORANDUM**

To: Policy Board Members and Alternates

From: Robert D. Miller, Director

Date: October 22, 2009

Subject: Lind-Bohanon Neighborhood Request for Waiver to enter Phase II Planning and Phase II Participation Agreement approval.

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The Lind-Bohanon (LBNA) NRP Phase I Neighborhood Action Plan was adopted by the Policy Board on January 26, 1998. The total appropriation for the plan was \$1,668,879. The LBNA NRP Phase I Plan Review was presented at a widely advertised neighborhood meeting on June 11, 2009 and is included as an attachment to this memorandum, with the neighborhood's proposed Phase II Participation Agreement. The Review points out the significant impact that the NRP dollars received by Lind-Bohanon had on improving the quality of life for the neighborhood's 4,400 residents.

The Phase II Participation Agreement was approved by the general membership of the Lind-Bohanon Neighborhood Association and the LBNA Board at their October 1, 2009 meeting. As of October 14, 2009, the neighborhood had contracted 88% and expended 79% of its NRP Phase I Neighborhood Action Plan funds.

As part of the NRP Phase II Planning Process Policy, adopted July 24, 2000, the Policy Board established the threshold for entering Phase II as either 95% contracted or 85% expended of the neighborhood's Phase I appropriation. The only exception to this threshold was if the remaining allocated but un-contracted funds were to be expended on a single project. The LBNA Board is requesting a waiver to the contracted and expended requirements for entry into Phase II based on the fact that \$141,200 of the remaining Phase I funds for this neighborhood (73.7% of the un-contracted amount) are dedicated to a single project that is a partnership with the City of Minneapolis. A waiver of this amount will bring the Phase I Plan to the required 95% contracted.

The basis for the waiver request is the Lyndale Corridor Streetscape, which is not yet ready for implementation. This project has been, and continues to be, a priority of the neighborhood. It cannot, however, be implemented until Lyndale Avenue North is scheduled for repaving. The neighborhood intends to include the strategy in the Phase II Neighborhood Action Plan and to broaden the strategy language to cover other types of improvements on Lyndale Avenue North.

As a result, LBNA requests that \$141,200 of the un-contracted NRP Phase I funds for Lind-Bohanon be considered for waiver against the required 95% contracted threshold to enter NRP Phase II. They are also requesting approval of their NRP Phase II Neighborhood Action Plan Participation Agreement. All other priority projects of the neighborhood's Phase I Neighborhood Action Plan have been implemented.

My review of the progress that Lind-Bohanon has made on implementing their Phase I Neighborhood Action Plan indicates to me that these funds would have been expended already but for the complex and extensive nature of this neighborhood priority. I am, therefore, recommending approval of this request for a waiver of the Phase I contracting and expenditure entry requirement.

Based on my review of the Lind-Bohanon Neighborhood Association 1) request for a waiver of the guidelines for entrance into Phase II Planning and 2) Participation Agreement, I recommend the following resolution:

**WHEREAS:** The Lind-Bohanon Neighborhood Association has completed implementation of its NRP Phase I Neighborhood Action Plan priority projects with one exception and has prepared and submitted its NRP Phase I Review in accordance with the NRP Phase II Planning Process Policy; and

**WHEREAS:** The Lind-Bohanon neighborhood identified Lyndale Avenue North improvements as a priority in its Phase I NRP Neighborhood Action Plan and needs participation and partnerships with the City, County and State to implement these improvements; and

**WHEREAS:** Completion of this single project will result in Lind-Bohanon meeting the required 95% contracted threshold for entry into Phase II; and

**WHEREAS:** NRP staff reviewed the Lind-Bohanon Phase II Participation Agreement and determined that it is consistent with the guidelines adopted by the NRP Policy Board May 15, 2001;

**THEREFORE, BE IT RESOLVED:** That the Minneapolis Neighborhood Revitalization Program Policy Board ("Board") hereby approves the Lind-Bohanon Neighborhood Association request for a waiver of the contracting and expenditure threshold requirements for beginning Phase II planning; and

**RESOLVED FURTHER:** That the Board approves the Lind-Bohanon neighborhood Phase II Participation Agreement with an effective date of October 26, 2009 and authorizes the Lind-Bohanon Neighborhood Association to proceed with development of a Phase II NAP for the Lind-Bohanon neighborhood.



LindBohanon Neighborhood Association  
Stephen Olson, Chairperson  
PO Box 29525  
Minneapolis, MN 55429  
lindbohanonna@aol.com

October 7, 2009

Robert Miller  
NRP Director  
Crown Roller Mill, Suite 425  
105 Fifth Avenue South  
Minneapolis, MN 55401  
612 673-5140

Re: Phase II Participation Agreement

Dear Mr. Miller,

After presenting it's NRP Phase II Participation Agreement to the community, the Lind-Bohanon Neighborhood Association is pleased to announce that at their October 1, 2009 monthly meeting, the LBNA Board approved the following motion regarding their Phase II Participation Agreement:

"Motion to approve the presented LBNA NRP Phase II Participation Agreement 10-01-09 (see attachment) by Ms. Moe, Mr. Brever, motion carried."

They also approved a motion requesting a waiver for the remainder amount of \$141,200 for the LBNA Strategy 4.2.B.1 Lyndale Corridor Streetscape. This is a long-term goal of the neighborhood and will be addressed in Phase II Action Planning.

We appreciate your assistance in having staff's support in the near future as we look to begin this important work of moving forward with our Participation Agreement and NRP Phase II Action Planning work.

Respectfully,

Stephen Olson  
LBNA Board Chair

Att: LBNA Phase II Participation Agreement  
10-1-09

# Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09

## Introduction/Purpose

This Participation Agreement describes how the Lind-Bohanon Neighborhood Association will organize, develop, review and approve its NRP Phase II Neighborhood Action Plan (NAP). It also contains details on how information will be disseminated to residents and other community interests to ensure that the plan development and review process is open and fair and that the priorities in the NAP address the needs, concerns and opportunities presented by the diverse populations and interests in the neighborhood.

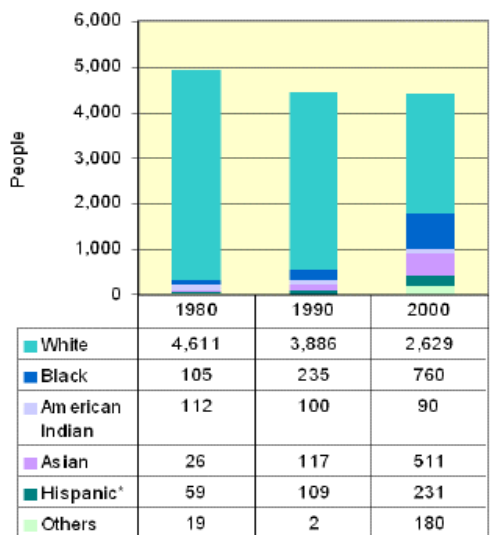
## Neighborhood Description

The boundaries of the Lind-Bohanon neighborhood are 53rd Avenue North on the north, Humboldt Avenue North on the west, the CP Rail on the south and the Mississippi River on the east. And for the purposes of planning, LBNA considers the Camden Industrial Area, sandwiched between Lyndale Ave N and the Mississippi River within the LBNA boundaries as a part of their adopted planning area.

According to the 2000 Census, the population of the neighborhood was 4400. Lind-Bohanon lost population from 1980 to 2000 due mostly to the Humboldt Greenway Project which removed over 100 homes and 10 businesses in the neighborhood. Between 1990 and 2000 Lind-Bohanon's population decreased faster than Minneapolis'. The city population increased by 3.1 percent between 1980 and 2000. In comparison, Lind-Bohanon's population decreased by 10.8 percent. Chart 1 reflects the following changes in race and ethnicity:

### Chart 1: Lind-Bohanon Race/Ethnic Composition:

Lind-Bohanon: Ethnic distribution



\* Hispanics could be any race

Source: Minneapolis Community Planning and Economic Development  
with data from the U.S. Census of Population and Housing (SF1)

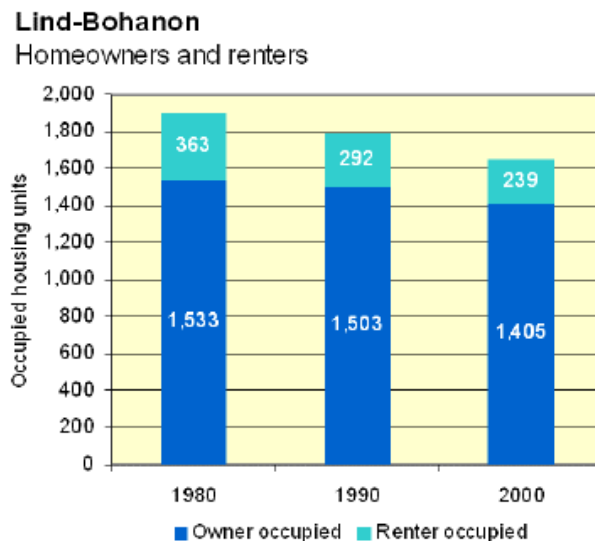
Lind-Bohanon's ethnic makeup changed between 1980 and 2000. The [white](#) population in the neighborhood went from 93 percent of the total in 1980 to 60 percent in 2000, 1,980 fewer white residents. The [black](#) population increased significantly from 2 percent of the neighborhood's population in 1980 to 17 percent in 2000, adding more than 650 residents, and the [Asian](#) population grew to 11.5 percent in the same period from a low 0.5 percent in 1980, adding 485 new residents. However, the increases of all groups could not compensate for the loss of the white population.

## Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09

There were 1,705 [housing units](#) in Lind-Bohanon in 2000, 234 fewer than in 1980. The number of occupied housing units in the neighborhood also declined from its 1980 level, while the number of vacant housing units saw a slight increase. In 1980, 2.1 percent of the housing stock was vacant in comparison with 3.5 percent in 2000.

The neighborhood had 1896 homeowners and renters in 1980, 1795 in 1990, and by 2000 losing over 200 homes and 10 businesses to the Humboldt Greenway project the number had dipped to 1644 occupied housing units. Chart 2.

**Chart 2: Lind-Bohanon Homeownership/Housing Units**



Source: Minneapolis Community Planning and Economic Development  
with data from the U.S. Census of Population and Housing (SF3)

With fewer housing units, the numbers occupied by owners and renters have steadily declined between 1980 and 2000. Still, the proportion of owner-occupied units remained higher than renter-occupied, with 81 percent owner-occupied in 1980 and 85 percent owner-occupied in 2000. Single-family homes make up 92% of the total and the remaining 8% is rental. (**Appendix A 1990-2000 Census comparison**)

### **Plan Development: Organizational Effort**

The board reviewed remaining strategies and developed a plan for completing their Phase I Action Plan at their January 2009 Planning retreat. LBNA Board members would also serve on a steering committee as needed. The Steering Committee will oversee the development of the Phase II Lind-Bohanon Neighborhood Action Plan. The Steering Committee will be comprised of not less than five volunteers and no more than eleven members, with businesses, school, park and residents being represented. Two of the eleven committee members may be LBNA Board members with voting privileges. The ideal composition of the group would include the following:

- \*4 residents
- \*1 business owner
- \*1 school representative
- \*1 park representative

The Lind-Bohanon Neighborhood Association Board will advertise for volunteers and appoint two board representatives. This is the procedure established in the LBNA Bylaws and used for other LBNA committees. The LBNA Board, as established in LBNA bylaws, will also fill vacancies.

Equitable representation of different population groups will primarily be addressed by targeted recruiting of individuals to complete the composition described above. This will be accomplished by methods such

## **Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09**

as soliciting volunteers from the neighborhood rental and senior's groups, mailings to business owners in the neighborhood, etc. In addition, the neighborhood has general outreach tools such as the neighborhood newsletter, a neighborhood section in the Camden News, a neighborhood website and neighborhood meetings where announcements can also be made.

The Steering Committee will act as a Task Force within the LBNA with a limited term and purpose. Its' activities will be guided by the Participation Agreement and subject to approval of the LBNA Board. The Committee will be responsible for conducting outreach efforts for all parts of the Phase II Action Plan development and approval process, as well as developing and implementing the tools that will be used to gain neighborhood input, and the actual drafting of the plan itself. The Committee will have the responsibility to oversee the plan development and approval activities, as well as delegate tasks to smaller groups.

A variety of tools will be used for publicizing meetings, focus groups, etc. The neighborhood and school newsletters, mailings to LBNA members, flyers at the park and businesses, announcements in the community newspaper, and the LBNA web-site can all be utilized as appropriate.

The LBNA's goal is to have the Steering Committee conduct it's activities, and have a draft of a plan in place within twelve months of the Committee's establishment. The LBNA believes it already has a knowledge base in place on how to conduct this process, which will cut down the time that it took to draft the first plan. In addition, LBNA will supplement the 100% surveying of the neighborhood with various data gathering techniques around issues such as holding mini townhall or neighborhood focus meetings and will use all collected information in drafting a plan.

### **Plan Development: Outreach**

LBNA has access to a number of under-represented groups through avenues that already exist in the neighborhood. LBNA can send out timely flyers, postcards, emails, press releases regarding meetings, surveys, focus groups, etc. LBNA can also get out information to seniors for their input through Creekview Park's Senior social group and the residents of the Shingle Creek and Kingsley Commons facilities, Camden Apartments, and Camden Care Center. LBNA has also been building it's relationships by having volunteers from these facilities help with labeling our monthly 1900 newsletters. Volunteers then have an opportunity to read about what's going on in the neighborhood by having a representative from LBNA available for questions and comments and collecting feedback first hand. LBNA has minimal rental properties in the neighborhood and is chiefly owner occupied.

LBNA has several methods for publicizing meetings and voting notices. LBNA has space at Creekview and Webber Park to post notices for community events and meetings. LBNA is a member of the NorthWest Minneapolis Business Association which is another community connection to help with LBNA's outreach to the diverse community seeking input. The school has a monthly newsletter that LBNA can submit information to and have distributed to the entire student body and their families. One of LBNA's most valuable outreach tools is it's monthly newsletter that is mailed to every household and can be used to disseminate critical information to the community. Additional postcard mailings have been used in the past when necessary between newsletters. Meetings are also advertised monthly in the Camden News. LBNA currently also has a website for posting monthly calendars and important information and reports.

LBNA has worked with other established neighborhood groups to help distribute information through forums like the Camden Alliance of Neighborhoods (CAN). CAN is an informational roundtable of the seven Camden neighborhood boards and community members that meets quarterly to share what community building efforts have been going on in each neighborhood and share information and resource ideas. The forum has also laid a foundation for communication and collaborative efforts over borders that hadn't been approached previously. Park staff of Creekview, Webber Camden, North Mississippi Regional Park and Carl Kroening Interpretive Center works with LBNA to plan sports, nature, and special community activities. LBNA holds every other month General membership meetings that are additional available venues for community participation in planning, input, and community development.

# **Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09**

## **Plan Development: Process**

LBNA will complete a variety of steps in developing its Phase II Neighborhood Action Plan. LBNA in 2009, completed a review of its Phase I goals and objectives. Summarized results were presented at a June neighborhood meeting held at Bohanon Park. Elected officials, NRP representatives, and LBNA residents were invited to review and celebrate LBNA's decade of accomplishments.

Handouts of the LBNA Phase I Review were available to attendees for review and comment (**see Addendum B**). Presentation boards with pictures were prepared in conjunction with LBNA's objectives and accomplishments and presented that evening.

In addition, LBNA will use one if not all of the following methods to collect input from residents by

**\*\*Holding two townhall meetings**

**\*\*Do a specific postcard survey to gather specific data around specific topics such as home improvement, crime and safety, economic development, or other strategies to gauge residents impressions of changes in the neighborhood and help identify future issues to address.**

**\*\*Collect and review existing housing, crime reports, or other data currently available.**

**\*\*Clipboard survey at local businesses or at community-wide events**

The NRP Steering Committee will be responsible for generating advertising and communications materials related to the process of drafting the neighborhood action plan. Staff will work with the Steering Committee on interpreting the data and incorporating this into the draft of the neighborhood action plan, along with information from the survey and neighborhood meetings to keep the board members and residents up to date on their progress.

Along with its internal processes, the Steering Committee will consult with city and government partners for guidance and expertise in relation to its action plan strategies. These partners include the Minneapolis Park and Recreation Board, the Minneapolis School District, Community Planning and Economic Development, Public Works, etc. LBNA will also request assistance on tabulating its survey results, will consult with City Planning on relevant census information, and utilize NRP staff for technical assistance as needed.

The LBNA board will be responsible for reviewing and approving the action plan draft developed by the Steering Committee. The plan draft will be online at the neighborhood website. In addition, it will be placed in the park building and local library. A notice will be put in the neighborhood newsletter about how to get additional copies.

Ballots will be attached to the draft to allow residents to simply return their response by mail. Also, events like town hall meetings, neighborhood festivals and neighborhood LBNA meetings will be used to receive comments on the draft. Once all necessary parties approve the plan, the LBNA Board will oversee the implementation of the plan in coordination with designated LBNA committees and its NRP coordinator.

## **Anticipated Timeline for this process: (*Addendum C*)**

## **Complaints and Conflict of Interest Policies**

LBNA will follow its approved grievance policy established in its by-laws if the need arises. LBNA continues to follow their Conflict of Interest and overlay NRP Conflict of Interest Policy that can be reviewed in (**Addendum D**).

## **Participation Agreement Modification**

If modification of the Participation Agreement appears to be needed, LBNA will instruct Committee to draft the proposed modification. Approval by the LBNA Board is required prior to submission to NRP for review and approval.

# Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09

## Resources Needed

A budget for the plan development process is attached. *(Addendum E)*

## Addendum A

1990 and 2000 CENSUS : LIND-BOHANON NEIGHBORHOOD  
Profile of Selected Housing Characteristics

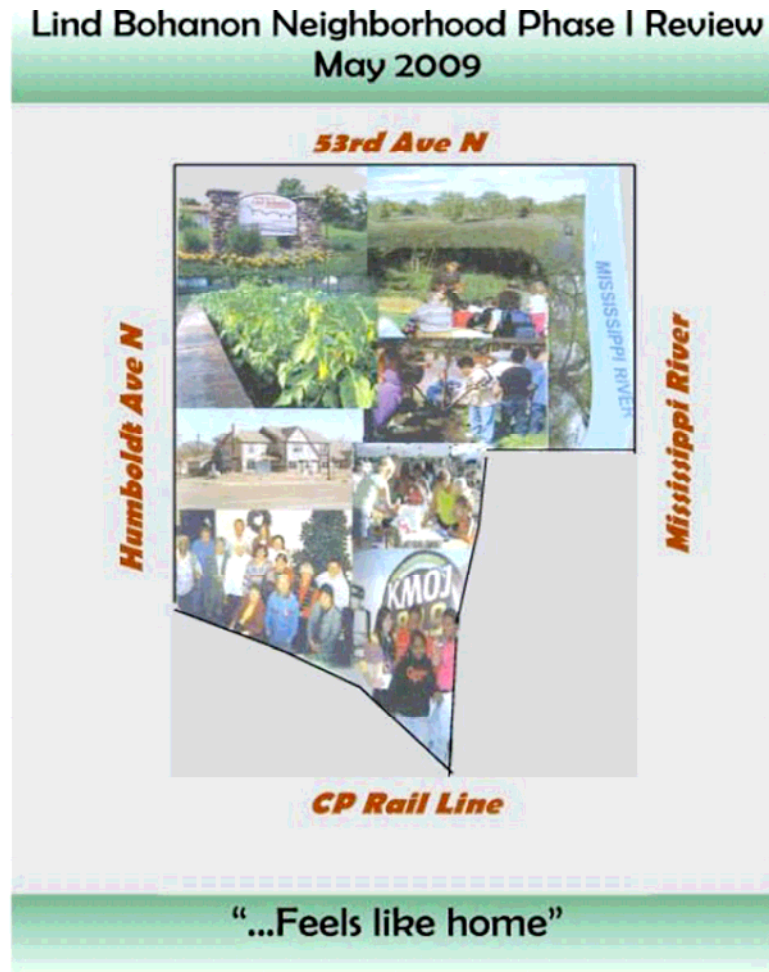
Subject	1990	2000	Subject	1990	2000
<b>UNITS IN STRUCTURE</b>			<b>SELECTED CHARACTERISTICS</b>		
Total housing units	1,853	1,705	Lacking complete plumbing facilities	7	10
1 unit, detached	1,619	1,545	Lacking complete kitchen facilities	0	15
1 unit, attached	34	45	No telephone service	21	4
2 units	114	60	Specified owner-occupied units	1,407	1,360
3 or 4 units	5	4	<b>VALUE</b>		
5 to 9 units	41	10	Less than \$50,000	333	95
10 to 19 units	13	15	\$50,000 to \$99,999	1,059	1,090
20 or more units	0	0	\$100,000 to \$149,999	15	165
Mobile home	6	15	\$150,000 to \$199,999	0	4
Boat, RV, van, etc.	21	0	\$200,000 to \$299,999	0	0
<b>YEAR STRUCTURE BUILT</b>			\$300,000 to \$499,999	0	0
1999 to March 2000	N/A	0	\$500,000 or more	0	0
1995 to 1998	N/A	0	Median	\$ 57,500	\$ 78,800
1990 to 1994	N/A	45	<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
1980 to 1989	40	55	With a mortgage	930	995
1970 to 1979	57	70	Less than \$300	66	4
1960 to 1969	97	70	\$300 to \$499	188	60
1940 to 1959	1,088	850	\$500 to \$699	442	290
1939 or earlier	571	610	\$700 to \$999	203	470
<b>ROOMS</b>			\$1,000 to \$1,499	30	155
1 room	0	4	\$1,500 to \$1,999	0	15
2 rooms	55	30	\$2,000 or more	0	0
3 rooms	143	115	Median	\$ 610	\$ 780
4 rooms	428	380	Not mortgaged	477	365
5 rooms	551	510	Median	\$ 172	\$ 236
6 rooms	395	296	<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME</b>		
7 rooms	158	200	Less than 20.0 percent	747	700
8 rooms	91	85	20.0 to 24.9 percent	184	225
9 or more rooms	34	85	25.0 to 29.9 percent	140	125
Occupied housing units	1,785	1,845	30.0 to 34.9 percent	123	65
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			35.0 percent or more	192	230
1999 to March 2000	N/A	280	Not computed	21	10
1995 to 1998	N/A	370	Specified renter-occupied units	292	240
1990 to 1994	N/A	345	<b>GROSS RENT</b>		
1980 to 1989	979	185	Less than \$200	0	0
1970 to 1979	220	145	\$200 to \$299	0	15
1969 or earlier	598	325	\$300 to \$499	119	25
<b>VEHICLES AVAILABLE</b>			\$500 to \$749	144	120
None	191	220	\$750 to \$999	11	55
1 vehicle	705	720	\$1,000 or more	0	10
2 vehicles	705	520	No cash rent	18	4
3 or more vehicles	194	185	Median	\$ 516	\$ 674
<b>HOUSE HEATING FUEL</b>			<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME</b>		
Utility gas	1,782	1,520	Less than 20.0 percent	54	60
Bottled, tank, or LP gas	0	35	20.0 to 24.9 percent	48	35
Electricity	13	85	25.0 to 29.9 percent	22	10
Fuel oil, kerosene, etc.	0	0	30.0 to 34.9 percent	20	10
Coal or coke	0	0	35.0 percent or more	129	105
Wood	0	0	Not computed	18	10
Solar energy	0	0	<b>Prepared by City of Minneapolis</b>		
Other fuel	0	4	<b>Community Planning and Economic Development Department.</b>		
No fuel used	0	0	<b>March 2005</b>		
			<b>Source: U.S. Census Bureau, Census 1990 and 2000</b>		



# **Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09**

## **Addendum B**

Lind-Bohanon Neighborhood Association Neighborhood Revitalization  
Program Phase I Review June 11<sup>th</sup>, 2009



[www.lindbohanon.org](http://www.lindbohanon.org)

Draft LBNA Phase I Review June 11, 2009

# Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09

## Lind-Bohanon Neighborhood Association Neighborhood Revitalization Program Phase I Review June 11<sup>th</sup>, 2009

Lind-Bohanon Neighborhood Association  
NRP Phase I Action Plan

33 Lind-Bohanon		Total NRP	Contract	Contract Amt
Strategy		Allocations	Number	for this
				Strategy
<b>01 HOUSING</b>				
1.1.A.1	Housing Improvement Program	\$163,000.00	Total	\$163,000.00
			13622	\$4,348.22
			10604	\$158,651.78
1.1.A.2	Home Improvement Program	\$443,416.00	Total	\$443,617.43
			NC9044	\$50,000.00
			13622	\$393,617.43
1.3.A.1	Down Payment Assistance (Humboldt)	\$3,300.00	Total	\$3,300.00
			13622	
<b>02 SOCIAL ENVIRONMENT</b>				
2.1.A.1	Tree Planting/Clean Public Places	\$112,163.00	Total	\$112,162.55
			3846	
2.2.A.1	Develop Green Places	\$20,000.00	Total**	**
2.2.A.3	Bohanon Park Improvements	\$109,860.40	Total	\$109,860.40
			14254	
			15656	
2.2.B.1	Community Center	\$22,015.00	Total**	**
2.2.B.3	Neighborhood Events	\$123,985.00	Total**	\$123,985.00
2.2.C.2	Clean-Up Campaigns	\$2,877.44	Total	\$2,877.44
2.3.A.1	Welcome Signs	\$10,000.00	Total**	\$10,000
2.3.A.2	Welcome Packets	\$2,500.00	Total	\$2,500.00
			12639	
2.3.B.1	Neighborhood Newsletter	\$64,000.00	Total**	\$64,000.00
			12639	
2.3.B.2	Advertise Community Events	\$6,400.00	Total	\$6,400.00
			12639	
<b>03 CRIME AND SAFETY</b>				
3.1.A.1	Stroll/Bike Patrol	\$10,000.00	Total**	\$8,000.00
3.1.A.2	Organize Block Clubs	\$7,500.00	Total**	\$7,500.00
3.1.D.1	Restorative Justice Program	\$2,000.00	Total**	**
3.1.E.1	Traffic Study/Implementation	\$1,500.00	Total**	**
<b>04 BUSINESS</b>				
4.1.A.1	Camden Physicians Clinic	\$42,731.48	Total	\$42,731.48
4.1.A.3	Enterprise Facilitation	\$5,000.00	Total	\$5,000.00
4.1.A.4	Commercial Improvement Fund	\$65,000.00	Total	\$60,000.00
			16686	
4.2.B.1	Lyndale Corridor Streetscape	\$170,000.00	Total	\$28,800.00
			18210	
			**	\$100,000.00
<b>05 PLAN IMPLEMENTATION</b>				
5.1.A.1	First Step Implementation	\$10,000.00	Total	\$10,000.00
			10400	
5.2.A.1	Action Plan Implementation Support	\$240,900.00	Total**	\$240,900.00
			12641	
<b>PHASE1 - PHASE2 ROLL-OVER FUNDS</b>				
DOLLARS ROLLED OVER TO PHASE 2		\$30,730.68	Total	-
<b>TOTAL</b>		<b>\$1,668,879.00</b>		<b>\$1,588,884.30</b>
			95%	

**\*\*Total Contract Amounts pending final contract completions**

Source NRP SU-10 6-10-09

N-Neighborhood is 33 Lind-Bohanon

Draft LBNA Phase I Review June 11, 2009

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# Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09

## Lind-Bohanon Neighborhood Association Neighborhood Revitalization Program Phase I Review June 11<sup>th</sup>, 2009

### Project Summaries Housing

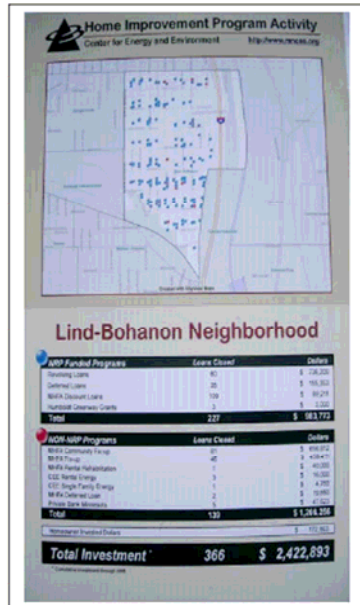
#### Home Improvement Loan Program: \$606,617

The total \$606,617 designated dollars for housing (\$163,000 of First step and \$443,617 Home Improvement Loan dollars) has so far translated into an investment of NRP Funds of \$923,773 in Lind-Bohanon housing improvements. This has been a highly successful program, offering home improvements to 366 residents. 139 of these loans leveraged an additional \$1,266,256 from other loan sources and \$172,863 of homeowner invested funds for a total home improvement investment of \$2,422,893 through 2008.

These loans have helped to improve and stabilize our chiefly residential neighborhood in north west Minneapolis. Residents of all income levels were eligible, giving all taxpayers in the community an opportunity for funding. Low-income residents were able to invest in deferred maintenance projects that have contributed to increased property values.

The neighborhood made a conscious effort to offer loans rather than grants so that the program would be self-perpetuating, and that has proved to be a wise decision.

In light of the current mortgage foreclosure crisis, LBNA has been promoting its strong housing stock and community through its home improvement loan programs and by supporting annual community-wide events or projects like the successful Northside Home and Housing Fair, Minneapolis Home Tour, and local



annual Holiday Lights Contest to promote pride in homeownership and community. A refreshed and more direct marketing effort is currently being developed and pursued to reintroduce neighbors to the LBNA Home Improvement Loan program and help attract new home owners to take advantage of the City of Minneapolis Advantage program to reinvigorate homeownership in the neighborhood.

**The Humboldt Greenway Project**, a project to construct a new greenway and housing along Humboldt Avenue North in the Shingle Creek and Lind-Bohanon neighborhoods removed over one hundred homes and over fifteen businesses. Partners on this endeavor were Hennepin County, MN Department of Natural Resources, MN Department of Transportation, Met Council, MN Housing Finance Agency, Shingle Creek NRP, and the City of Minneapolis.



This 25 acre project, is the largest housing development project for the community since the post WWII housing boom in the late 1940's. Planning for this important project began just as LBNA was being established in the early 1990's. Hundred's of concerned residents from Lind-Bohanon and Shingle Creek neighborhoods, utilized the new neighborhood groups and were actively involved in over thirty community planning input meetings for this project, more than any other county project.

This major community development project intended to replace small post-war housing stock with larger affordable single family and multi-unit townhomes to bolster the tax base. Its provided newer housing stock to attract new homeowners, and provide an additional amenity and continuation to the 1920's established Victory Memorial Parkway amenity of North Minneapolis.

Draft LBNA Phase I Review June 11, 2009

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# **Lind-Bohanon Neighborhood Association Phase II Participation Agreement Final 10-1-09**

## **Lind-Bohanon Neighborhood Association Neighborhood Revitalization Program Phase I Review June 11<sup>th</sup>, 2009**

Construction was to be in two phases. Phase I started in 2001 and is complete and includes a new senior apartment complex, 58 single-family homes and 36 town homes. Phase I of the project is completely developed and sold out.

Phase II was to be completed roughly five years later and was to include an additional 65 single-family homes, 24 town homes and 19 row homes.

By summer of 2008, several acres of land remained to be developed and to complete the project. However, as the recession began to unfold, the developer like many others nationally, had fallen into foreclosure. The City begins negotiating to repurchase the remaining nearly one hundred vacant parcels to preserve development continuity and integrity and intends to hold the parcels until the economy and housing market rebound. The anticipated Greenway completion date is now 2013.



**Humboldt Greenway Senior Housing/Alternative Housing \$50,000**  
In combination with other neighborhoods, over \$200,000 NRP funds were contributed to Shingle Creek Commons. LBNA allocated \$50,000 of their dedicated housing funds to the Shingle Commons senior rental housing along the new multi-million dollar Humboldt Greenway project in 2001. It offers seniors in the community an opportunity to remain in the area as they select new housing options.

Of the 75 units built, seven one-bedroom units have been set aside for individuals/couples whose income does not exceed 60% of the Area Median Income. Fifteen one-bedroom units have been set-aside at 50% of the Area Median Income. This project is part of the larger Humboldt Greenway Project, which is funded by several entities, including Hennepin Community Works, City of Minneapolis, CommonBond Communities and area neighborhood associations.

LBNA currently holds its monthly meetings and various committee meetings in the Shingle Creek Commons community room. LBNA has graciously had their office at the Commons for the past two years. This offers greater opportunity for increased participation for a less mobile but vital portion of our population. We have had over six active board members reside at the Commons.

A group of eight to ten various residents at the Commons also have over the past eight years helped monthly with labeling newsletters. Its a critical way LBNA engages the residents helping them keep connected and weave the fabric of our community. It benefits LBNA by reducing production costs of the monthly newsletter. The Shingle Creek Commons and its residents has been a tremendous asset to this community.

### **Kingsley Commons MS Housing (LBNA \$250,000 Phase II Housing funds)**

Excited about the potential for new housing in our area, \$250,000 of the LBNA Phase II housing allocations (not reflected in the totals above) were attributed to the building of Kingsley Commons. LBNA contributed input into the planning of this asset. It is 25 units of affordable housing for folks chiefly with Multiple Sclerosis and has been full almost since the day it opened in May 2007.



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### ***Closing Assistance for Greenway Displaced Home Owners \$3,300***

Over one hundred homes and over fifteen businesses were displaced by the Humboldt Greenway project. This LBNA Housing strategy was intended to offer potentially displaced homeowners the opportunity and incentive stay within the neighborhood. Three homeowners utilized the \$1,100 grants. In 2004, as the Humboldt Greenway project progressed, the remaining funds from this strategy were reinvested into the home improvement loan program.

### ***Purchase Boarded Homes/Demolition***

The demolition fund was established as part of the LBNA Phase I plan. The fund was first established to comply with city policy that neighborhoods would pick up one-half of the cost of demolition of condemned properties. The costs to demolish and remove a home were far greater than these funds would allow.

Although there have been acquisitions and demolitions in the neighborhood, they have been chiefly a part of the Humboldt Greenway project and were funded through Hennepin Community Works and the MCDA. Funds allocated to this strategy overtime were reallocated into home improvement loan and phase II planning strategies.

## **Project Summaries Social and Environment**

Next to the LBNA Home Improvement Loan Program, the Social and Environment Strategies encompass the second largest portion of the work for LBNA. Many community assets and projects have been added to the community based on these efforts.

### ***GHAR Square (1<sup>st</sup> step) \$112,163***

Early in LBNA's Action Plan, plans to improve the former City of Minneapolis Workhouse land were identified and developed. The large tax-forfeited site deemed to be an eye-sore and attractive nuisance was in need of environmental remediation as well. Then Council President Alice Rainville and then LBNA Chair and community activist George Hill (GHAR Square) were strong advocates for cleaning up the tax-forfeited site and seeing it developed into the current parklike greenspace that it is today. After truckloads of debris were removed, \$112,163 of LBNA NRP funds were used to plant over 100 trees on the site to improve it to a park-like asset. The site is currently still Hennepin County Tax-forfeited property held by the County and maintained by the city.



### ***Develop Green Places***

Developing this large a tax-forfeited site into a full park was far from City and Park Board budget priorities. The site is rather remote from most other neighborhood amenities and Park and School programs. This strategy was in place to add amenities to the site such as paths and benches. After many attempts to try and attract partnerships and implement these amenities to this site, maintenance of the improvements and limited resources hindered the progress. These funds are being contracted into other improvement strategies.

### ***Bohanon Park Wading Pool \$109,860***

In July 2000, LBNA approached the Minneapolis Park Board, DNR, and the City of Minneapolis to try and leverage funds for pump upgrades and pool improvements to the Bohanon Park Wading Pool. Understanding the importance of having this community asset and need to upgrade the pool



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facility to serve the youth in the community, LBNA allocated funds from the Community Center strategy to complete the \$109,860.40 improvement for remodeling and upgrading the pool at Bohanon Park. This amenity is highly utilized in the summer with the attractive and playful added water fountain feature.

### **Community Center**

As the LBNA Action Plan was being developed in 1996, a brand new Jenny Lind School was being planned and built. Initially, a \$400,000 allocation was intended to be a substantial leveraging amount to attract new partners and capital partners to develop a connecting community center to the Jenny Lind School. In July 2000, it was unclear if the community would support such an undertaking. LBNA collaborated for four years with other Camden neighborhoods on a new interest in developing a community center at the Webber Library and/or the Webber Park site began.

Over those four years, plans and some secured initial funds were found to have architectural drawings and plans developed for a community center at the Webber Park site and then the Webber Library site. After four years of collaboration with elected officials and neighborhoods, when the presented plan was denied at the City Council level, neighborhood interest in pursuing a community center after that waned, especially as rumors of the Webber Library being closed eventually became reality.

By 2004, LBNA slowly began reallocating and utilizing funds from this strategy to utilize them in other strategies. The first reallocation was \$24,500 reserved for Webber Library Improvements with the stipulation to be used for large print books to aid those that lived nearby and \$24,000 was reallocated into Action Plan Implementation. At the time of LBNA's approval there were four other neighborhoods contributing NRP funds for the renovation of the Webber Library, contributing roughly 30% of the 1 million-dollar renovation. The renovation project was at the top of the Capital Long-range Improvement Committee budget for ten years and had bonding funds allocated toward the renovation. That same year the Grain Belt Library across the river, that had not been a priority underwent a multimillion-dollar renovation with only 3% NRP funding support. To date, the Webber Library renovation has yet to be completed or a new library built to utilize these funds.

In 2005, as LBNA continued its work on the Lyndale Streetscape and improvement planning, LBNA reallocated \$24,000 to continue its vital Action Plan work. LBNA's work has included surveying the businesses, holding community input meetings and a charettes, redevelopment map, and business improvement guidelines document that have brought substantial improvements to the Lyndale Ave N corridor. In June 2006, LBNA's board and outreach events were growing and another \$105,000 was reallocated to the following strategies: \$10,000 went to Neighborhood Events to help to continue growing the LBNA co-hosted the community-wide annual Heritage Day event. Keeping residents informed in a timely and consistent manner is critically important to residents in Lind-Bohanon. \$20,000 was allocated toward the monthly Neighborhood Newsletter and \$75,000 into Implementation.

In March 2008, LBNA moved \$12,500 into Neighborhood Events and began forging plans for a new raised bed community garden concept on the Jenny Lind School grounds.(see below.) As plans developed so did the budget and an additional \$24,995 was quickly added from the Community Center strategy into this growing project. This garden has already quickly become a precedent setting garden for other neighborhood organizations across the city and a growing neighborhood asset and connection for LBNA in the community. LBNA has grown participation through the garden committee from five active residents to over thirty. In 2009, planning and implementing for a second phase of this garden will be the community center of the summer. See below for more details on this exciting Lind Community Garden asset.

### **Neighborhood Events and Projects: \$123,985**

LBNA, in order to achieve this strategy, has been reaching out to neighbors, neighborhood organizations, businesses to help build our community assets and relationships. We have community events that are fun, engaging, have broad appeal, work to increase the sense of safety, help create a rich sense of community and help to eventually attract new residents to the area. This strategy covers various neighborhood events and projects including: Camden Youth Engagement Project, Lind Community Garden, LBNA Newsletter and Website, Annual Heritage Day event, Winterfest, Toys for Tots distribution, Tour De Camden, and Jenny Lind Community Education Summer project support.

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### ***World Class School in a World Class Neighborhood Focusing on Jenny Lind School***

Recently, as schools began facing huge budget shortfalls and closures, LBNA began reaching out to our local schools in new ways, began building relationships and advocating for a world-class school in a world-class neighborhood. LBNA began participating in the Team Leadership meetings, offering music scholarships, and participating in more school activities such as school open houses and school fairs build community and help LBNA build it's own capacity.

### ***Library Garden Project: \$208***

Focusing on creating community starts with focusing on the heart of our community with our schools and our youth. With 5 schools closing on the Northside, the LBNA Board approached the new Jenny Lind Elementary School Principal Aura Wharton-Beck to begin planning and implementing a 75' x 5' garden along the entrance to the new elementary school. Utilizing \$208 NRP dollars for garden supplies and donated plants, LBNA leveraged \$1,750 worth of volunteer hours and created a library garden full of perennials and potential. It has enhanced the welcoming and safe atmosphere for new families and potential new homeowners in the area. Principal Aura Wharton-Beck praising LBNA at a recent neighborhood meeting for their commitment to youth and the school stated, "You can always tell the integrity of a neighborhood association by how they respond to their youth. Their commitment to the youth through the Camden Youth Engagement Project and to this school has been phenomenal....The Library Garden outside the library windows warms the school to all those that enter. And the Lind Community Garden on Jenny Lind School property, MPS has been so impressed with our work that we have set the standard. Whenever a school wants to collaborate they will be using our template." This project was just the catalyst to the Lind Community Garden.



### ***Lind Community Garden Project: \$49,890***



In the shadow of five school closings on the Northside, the image of the grounds at the new Jenny Lind School were also beginning to show results of budget cuts. From the street, seemingly unkempt lawns gave way to fields of dandelions annually and a growing sense of disrepair and neglect.

LBNA, after successfully completed the Library garden project the prior summer again, determined to improve

the perception of their community school. They began investigating the idea of a community garden with the school and their partners. As a result of a partnership with the Mississippi Watershed Management Organization on a Community Power grant, and a fostering relationship with the Advancement for the Advancement of Hmong Women, and Volunteers of America Hmong Elders, LBNA began discussing their shared needs for a potential community garden and possible locations. Once the school site was identified, planning with the new school Principal Aura Wharton-Beck, MPS, partners and community began.



LBNA, was the first neighborhood in the City to work with the Minneapolis School District to help develop their first city-wide Community Garden Contract and initiate a system for background checks for volunteer gardeners that would be on the site. All requiring extra time, money and effort before implementing the bricks and mortar asset of their new \$20,000 raised bed garden on the Jenny Lind School grounds.

The initial 70' x 100' garden area was constructed in June 2008, with twenty raised bed plots. When Phase II is completed in June 2009, the Lind Community Garden will have invested another roughly \$20,000 NRP funds, and will have 42 raised bed 6'x12' plots, over thirty community gardeners, four classrooms of students, and over a dozen Hmong elders (their average age is 73.) from across North Minneapolis and

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various parts of the city to garden at the site. The Hmong elder's initial year's harvest alone included enough cabbage and other vegetables to feed the VOA Group Camping trip for a week. The garden supplemented resident's grocery supplies. Provided a learning opportunity for a square foot gardening project. And along with hundreds of gardening hours, this project has spawned another 100' clean-up and maintenance project of the front of the school. LBNA has developed several new relationships with teachers and classrooms and new community activities held at the location including the GardenWorks city-wide Tour, Tour De Camden stop, Jenny Lind Fall Open House, and National Night Out Garden Tour which offered hundreds of community residents and community visitors an attractive and welcoming experience to our local school and "growing" community assets. We're excited to see what phase II will bring to develop our community.



### **Camden Youth Engagement Project \$29,995**

The Camden Youth Engagement Project began as a pilot-mapping project started by the Cleveland Neighborhood Organization. LBNA and three other neighborhoods partnered to initiate the project: Shingle Creek and McKinley along with Lucy Craft Laney, Jenny Lind Community Ed, Hennepin County, Youth Coordinating Board. LBNA contributed \$5,000 NRP dollars initially toward the project. Nearly 50 individual youth received specialized youth leadership training, two youth-friendly asset maps were created and over 3,000 maps distributed. As the project developed, LBNA seeing the benefit to the community that youth have to

offer, took on the role as lead organization dedicating another \$24,995 of NRP funds toward developing the project.

During the past twelve months, LBNA has since leveraged \$75,000 worth of additional funds from Otto Bremer and the McKnight Foundation. Completed Toastmasters and Youth as Facilitative Leaders Training and participated in an inkind ethnography recently completed by a University of MN student on CYEP. The Camden Youth Engagement Project is a youth lead project. It has hosted 12 positive youth events with an average of 35 youth attending each event. CYEP youth have also participated at 12 community events exposing and elevating the positive image of youth and youth voice to thousands of community members at community-wide events like Lyndale Blooms with Youth, Camden Winterfest, Toys for Tots, Holiday on 44<sup>th</sup>, Northside Housing Fair, and annual Shingle Creek Clean-up in our Camden community. LBNA is currently working on continuing to develop next steps for this successful project.

### **Community-wide Events: \$10,000**

#### **Heritage Day event**

LBNA partnering with Three Rivers Park District at the Carl Kroening Interpretive Center has co-hosted and celebrated the local history of the area at this community-wide event for the past five years. The idea originated when former residents of the Mississippi Courts that had lived along the river where the Interpretive Center now sits, met for a reunion for the first time in the summer of 2004. Since that time the Annual Heritage Festival continues to grow it's participation annually reaching 300 participants in 2008. \$10,000 NRP Funds have been allocated to continue to grow this community-wide event. This event premieres

original interactive family plays from the award-winning and grassroots theater company, The Workhouse Theatre Company. Storytellers and artists, interweave local history from the Camden, Brooklyn Center, and Mississippi Courts Historical Societies. Demonstrations like log home building, log buck sawing, shingle making etc, attract residents and add richness to the event celebrating community and local history along the Mississippi river in the backyard of the Lind Bohanon neighborhood.



#### **Camden Winterfest and Chili-Cookoff event**

Hosting this community-wide event at Bohanon Park's warming house, LBNA partnered with Jenny Lind Community Education, Minneapolis Park and Recreation Board, and Shingle Creek Neighborhood Association in 2009, and attracted over 150 people to this premiere event. This event "blew the fuse" on

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our expectations and is destined to be the new "hot" favorite for engaging residents in winter or maybe they just can't resist trying the snowball launcher. Limited LBNA NRP Neighborhood Event strategy funds, Jenny Lind Community Ed and Shingle Creek Neighborhood funds were used to hold this outreach event.

### ***Toys for Tots and Holiday on 44<sup>th</sup> event***

For the past two holiday seasons, LBNA has hosted a "Toys for Tots" drive and distribution. We have partnered with Jenny Lind School and Community Education and Dorcus Works Int'l and have distributed over 1400 toys to nearly five hundred family's in need. We have had over seventy volunteers each year and garnered area business support to ensure a successful event. LBNA continues to support the VINA hosted community-wide Holiday on 44<sup>th</sup> event that is a decade old winter tradition in Camden. It brings out over 700 hearty participants annually to enjoy music, arts, wintery fun of all kinds and helps us promote our neighborhood programs, volunteer opportunities and events. Limited NRP funds have been used for planning and staff time, promotion in the monthly newsletter and supplies to ensure successful events.

### ***Jenny Lind Community Education Summer project: \$500***

Partnering with Shingle Creek Neighborhood Association, LBNA extended the summer program at Jenny Lind for a week. 94 students registered with an average of 73 attending each day.

### ***Clean-up Campaign: \$2877***

This successful initiative program partnering with McKinley, Victory, Cleveland, Shingle Creek and the City of Minneapolis Housing Inspections was an effective to educate residents and have them comply with city policy through the successful LBNA Social Environmental funded program called "CleanC.U.T." The program ran from 2001-2003, sending out over 20,000 letters to residents regarding guidelines and City ordinances. The program ran by having the Housing Inspector do the normal Spring sweep of the neighborhood noting properties with "Cars, Upkeep, Trash" problems. The neighborhood groups announced the program in the Spring and the upcoming sweep. The Housing Inspector would do another sweep and those properties that remained a problem, the neighborhood groups would send a letter to those properties announcing community resources that they could use to resolve the issues if they were still having difficulty. CleanC.U.T. offered education of ordinances through it's efforts, identified seniors or others within the community in need, and offered a resource connection for those in the community.

In 2004, with the City's budget cuts and restructuring of the Housing Inspectors and Fire Department, the program was on hold this summer. A brochure was developed in 2003, and the neighborhoods and Housing Inspector met with CM Johnson to show the statistical information and success of the program compared to other neighborhoods not incorporating the program. The partnering staff met with the head of Inspections in 2004, and relayed the continuing need for the program. Due to budgetary restrictions and restructuring, the program was not continued.

### ***Welcome Signs: \$10,000***

Signage to increase a sense of community, pride, and identity is on the list of priorities for 2009. Also this strategy is budgeted to increase event banners and other neighborhood signage that will benefit the community.

### ***Welcome Packets: \$2,500***

To help increase a sense of community, LBNA printed 2000 logo folders to help collect and distribute information about urban living and the neighborhood organization to new homeowners and students at Jenny Lind School.

### ***Neighborhood Newsletter: \*\$64,000***

A monthly newsletter to about 1900 households has been a well-received communications tool. Residents have responded to news articles on a range of issues from housing developments to crime and safety prevention. Other community events and projects have been described in the newsletter. CPED and NRP projects are described and announced. Major capital investment such as the Humboldt Greenway Project, Camden Apartments for Fathers and Their Children Together, and Kingsley Commons Housing and the Lind Community Garden, and our website were first brought to the attention of residents through the newsletter. Having a consistent and timely newsletter has been invaluable to keeping residents connected, engaged, and informed.

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### **Advertise Community Events: \*\$6,400**

LBNA advertises monthly in the local community newspaper, the Camden Community News. It has an over thirty-year history and is distributed to the over twenty-thousand residents in Camden. This is just another means for LBNA to keep residents informed. Recently, LBNA added an advertisement to the gardening section of the newspaper and received three new contacts because of the ad for our community garden. It's cost-effective and helps advertise our community activities and events effectively.



### **Project Summaries Crime and Safety**

#### **Residential Stroll/Bike Patrol \*\$8,000**

Over the years, LBNA has had several residential stroll patrols with anywhere from two or three to 25 members participating. Increased community presence has had positive effects on our community. It continues to be an ongoing way to improve the community, engage and increase neighborhood participation.

#### **Organizing Block Clubs: \*\$7,500**

LBNA has held Block Club Leader trainings in the neighborhood, hosted guest speakers, co-hosted meetings and Crime and Safety related meetings with Shingle Creek Neighborhood to promote block club leaders in the neighborhood. The most unique event LBNA does is host the annual "Picnic in the Park event" on National Night Out to help try and attract new block club leaders and reinvigorate older block clubs. We have gained three new block clubs as a result of hosting this annual event.

#### **LBNA National Night Out "Picnic in the Park" Event**

This LBNA NNO event is also held at Bohanon Park annually and is designed to help residents and Block Club Leaders looking for a fresh start or for those just starting out or who might not have a Block club to come and meet others, bring their questions and just have some fun. We continue to have fun family activities, Crime and Safety prevention and Block Club materials to distribute. Last year, we attracted 300 residents in 2008 and have helped several block clubs get started by hosting this event. In 2008, LBNA leveraged a special performance of Trisha and the Toonies as part of an environmental grant that was fun for kids of all ages. LBNA looks forward to continuing to grow our neighborhoods blockclubs and crime prevention awareness by cultivating this event.



#### **Restorative Justice:**

In 2009, the Restorative Justice strategy was deemed too limited to be effective and outside the priorities of LBNA. It was reallocated into Traffic Study strategy to work with Public Works on future pedestrian improvements such as signage and striping intersections to improve pedestrian safety and traffic flow.

#### **Traffic Study/Implementation: \*\$3,500**

After some initial investigation with Public Works, Public Works and LBNA saw value in increasing the number of striped cross-walks in the neighborhood and it on the list of priorities to pursue for 2009.

#### **COPSIRF Funds:(Phase II)**

LBNA working with McKinley, Victory, Cleveland and Shingle Creek applied for and were one of very few neighborhood applications to receive \$67,000 COPSIRF Funds to help with additional foot and beat patrols for our area.

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### Project Summaries

#### Business

##### **Camden Clinic: \$42,731**

In 1998, as NRP was just getting underway, using the Hennepin County second 7.5% funds, and some NRP dollars, LBNA with the partners leveraged a renovation project that provided the Camden Clinic an expanded and more visible street front access at the corner of Webber Parkway and Lyndale Ave N, and provided continuity of a care provider in the community.

A partnership of four neighborhood groups, Hennepin County, and the City helped attract an anchor community clinic to Camden to revitalize the corner of the 42<sup>nd</sup> and Lyndale Ave N. Camden Physicians moved into their new clinic facility. This corner had long been the business hub of the community. It faced significant decline in the late 1980's and early 1990's as Highway 94 cut a swath through this economic hub. This project revitalized a declining area. And this facility is an anchor business, serving the health needs of 30,000 Camden residents still today.

##### **Enterprise Facilitation \$5,000**

Early in implementing LBNA's Action Plan, in partnership with other Camden neighborhood organizations, LBNA provided \$5,000 in seed money to support start-up costs for the Enterprise Facilitation™ project. In a community desperate for new businesses, the project was designed to offer free services to budding entrepreneurs or those who wanted to expand an existing business. After so much time, limited information is available regarding this project. Our understanding is that a second round of fund raising for this project was not successful enough to keep the Camden program going.

##### **Commercial Improvement Fund \$60,000**

After surveying the over 30 businesses owners in 2000 along the city's smallest commercial corridor, Lyndale Ave N, LBNA utilizing the data established guidelines and a \$3,000 matching grant business facade improvement loan program. To date, fifteen business owners have utilized \$60,000 of the NRP funds for parking, lighting, landscaping, and window improvements. Total leveraged dollars are over \$250,000 worth of improvement to the Lyndale Ave N corridor.

##### **Lyndale Corridor Streetscape**

##### **Landform Redevelopment Map \$28,800**

LBNA in 2001, received a \$20,000 Neighborhood Initiatives Grant from the City's MCDA, and worked to design and install a neighborhood gateway sign at the corner of 49th Ave N and Lyndale Ave N. It was a unique project because the sign sits on MN Dot property, three parties had to be involved in the Memorandum of Understanding. The basic roles of each are that MN Dot agreed to let us put a sign on the property, the City agreed to own the sign for liability purposes, and LBNA agreed to maintain the sign. The cost of the design, sign, and plantings were roughly \$10,000. The remaining funds leveraged the next step of a developing redevelopment brochure that Lyndale business owners could utilize as a quick reference tool to provide a guide to incorporating many of the City of Minneapolis standards for business owners looking to improve their property.

LBNA working to implement it's business strategy, in 2002 utilized \$28,800 NRP funds and selected Landform to capture community input and develop a redevelopment plan for the City's smallest commercial corridor of Lyndale Ave N. Over 100 participants from the various connecting neighborhoods, elected officials and Lind-Bohanon residents and business owners contributed to the plans development.

In 2003, the "Lyndale Ave N Gateway Redevelopment Map" small area plan that was developed by Landform after community meetings and input was presented to Mayor Rybak by Chair Paul Zobitz and Business Committee Chair Mike Ofjord along with representatives from Landform: Carol Krall Principal Architect, and Josh Pophen. The Mayor spent an hour discussing potential river development ideas that the plan offered. He also committed 30 trees to the "Leafing Lyndale" treeplanting effort on Lyndale.



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LBNA did establish and maintain a business committee. Their effort and direction led to the successes regarding improved relations between LBNA and business owners, and façade improvements. They surveyed the businesses in 1999/2000 to establish business needs. They worked and established a business façade improvement grant program, dispersing nearly \$60,000 to over 15 business owners and leveraging over \$250,000 worth of improvements on the Lyndale Ave N Corridor. The redevelopment map for Lyndale Ave N was developed with the help of Landform, and helped attract the Camden Apartments, a new PPL housing development to Lyndale and other improvements. A subsequent *North Lyndale Design Guideline booklet* was also developed for business owners. Several business owners have utilized the guideline booklet when individually looking to improve their properties.

We've established a partnership with the NorthWest Minneapolis Business Association to help promote local businesses. Developed and implemented gateway signage at 49th and Lyndale and implemented planting 30 trees on Lyndale through a DNR grant entitled "Leafing Lyndale". The Lyndale Ave Commercial Corridor remains a focal point of LBNA's work. LBNA has requested a waiver for \$100,000 as leverage for future redevelopment projects and to be able to complete their Phase I plan and to apply for Phase II funding.

### **Project Summaries Plan Implementation**

#### ***First Step Implementation: \$10,000***

These dollars were utilized to establish the initial plan and get LBNA started on implementing its Action Plan.

#### ***Action Plan Implementation Support: \$240,900***

A part-time staff person was hired to create a newsletter, facilitate implementation of the NRP plan, and provide other ongoing support to the neighborhood. The LBNA NRP Phase I Action plan has been the core work of LBNA. Nearly 100 residents have served as board members over the course of the past fifteen years. Board training and capacity building have been imperative to LBNA completing its plan. These funds have been judiciously used to cover staffing to implement the many facets of the LBNA Action Plan.

#### ***Phase II Rollover Dollars: \$30,730***

We are excited to continue to build on the successful history and work our organization as we begin to look toward Phase II. The work will begin as we did in the past by seeking community input, developing our plan, and then working to implement it for the benefit of the community.

**\*Total amounts pending final contracts**

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### Plan Overview

Lind-Bohanon Neighborhood Association (LBNA) was among the first wave of neighborhoods included in the NRP process. Given the challenges of a mostly low-to-moderate income populations, largely post WWII affordable housing stock and the City's smallest detached and disjointed commercial corridor, LBNA drafted the LBNA NRP Phase I Action Plan in November 1997. Their LBNA NRP Action Plan was approved on February 20<sup>th</sup>, 1998 and received a modest \$1,668,879 to address the five major categories of Housing, Social and Environment, Crime and Safety, Business and Implementation.

LBNA during the Phase I planning town meetings, it was evident that residents were optimistic about the future of their community. However, there were concerns covering a range of issues. LBNA addressed these concerns with a comprehensive Action Plan that included all the top priorities of the neighborhood, regardless of funding. In so doing, it was able to seize opportunities as they arose. Few of the funded strategies were abandoned altogether. Those that were funded were highly successful.

The significant LBNA Phase I projects include: **Housing** (\$606,617 Home Improvement Loan Program); (\$50,000 Shingle Creek Commons—75 unit new building dedicated to independent senior living.); (\$200,000 for Kingsley Commons—Affordable Housing dollars Phase II—25 unit new building to provide an opportunity for persons with multiple sclerosis, and similar diseases, to live independently in the community.); and (\$3,300 Humboldt Greenway Relocation Grants). **Social and Environment** (\$112,162 Environmental Clean-up and Tree planting at GHAR Square); (\$109,860 Bohanon Park and Pool Improvements); (\$123,985 Neighborhood Events including Lind Community Garden, Heritage Day, Picnic in the Park, Winterfest); (\$64,000 Neighborhood Newsletter); (\$25,000 Webber Library Improvements); (\$10,000 Welcome Signs/Banners); (\$2,877 Clean-up Campaigns); and (\$2,500 Welcome Packets). **Crime and Safety** (\$8,000 Stroll and Bike Patrol, \$7,500 Organize Block Clubs, \$3,500 Traffic Study Implementation), **Business** (\$60,000 Business Façade Improvement Matching Grant Program, \$42,731 Camden Physicians Clinic, \$28,800 Lyndale Corridor Streetscape Planning, \$5,000 Enterprise Facilitation, \$100,000 remains dedicated for future Lyndale Corridor Streetscapes), **Implementation** (\$250,900 First Step and Action Plan Implementation Support). (\*Contract amounts may change based on pending remaining contracts.)

Throughout our history, LBNA, has understood the value in partnerships to help with outreach and working on common regional events or improvements. LBNA has helped with collaborative efforts with many organizations to leverage volunteers and limited financial resources. LBNA has helped with the planning and implementation of various community collaborations and projects such as: the Humboldt Greenway, Mississippi Watershed Management Organization, Humboldt Industrial Area visioning process, Mississippi Corridor Neighborhood Coalition, Webber Library and Community Center planning, North Mississippi Regional Park, Camden Youth Engagement Project, COPSIRF, Northside and Camden Alliance of Neighborhoods, and various others.

Through its monthly newsletter, public forums and monthly meetings, and fairly recent website, it has been able to increase its outreach, educate residents and encourage volunteer action on some of these issues, including watershed management, crime and safety, economic development, environment and parks, numerous public events and projects and MCDA/CPED loan programs. Several elected officials have attended meetings over the years both to inform their constituents and to hear what residents think about a variety of topics. Numerous public agency staff at city, county and state levels have addressed the membership on a variety of public policy issues and projects.

LBNA is pleased at what has been accomplished under its Phase I Action Plan. The neighborhood is already looking ahead to developing a Phase II plan that builds on the assets of Phase I. The Lind-Bohanon neighborhood "...Feels like home" because of implementing the valuable assets, projects, and establishing and participating in valuable community events, and partnerships. LBNA looks forward with to continuing to improve the neighborhood and the City of Minneapolis.

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**Addendum C**

**TIMELINE**

<b>ACTION</b>	<b>MONTH</b>											
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>
<b>Recruit and Establish Steering Committee</b>	<b>1</b>	<b>2</b>	<b>3</b>									
<b>Survey and Tabulation</b>		<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>							
<b>Targeted Outreach</b>		<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>							
<b>Vision Statement</b>				<b>4</b>	<b>5</b>	<b>6</b>						
<b>Develop Neighborhood Action Plan</b>						<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>		
<b>Neighborhood Review &amp; Approval</b>									<b>9</b>	<b>10</b>	<b>11</b>	
<b>Policy Board Review</b>												<b>12</b>

**Addendum D**

**ARTICLE X.**

**GRIEVANCE PROCEDURE**

Procedure for dealing with grievances: Any grievance brought against the LBNA or anyone who acts in behalf of the LBNA, must be presented in writing and be directed to the Board of Directors, which will act upon the merits of the grievance within thirty (30) days.

**Conflict of Interest Policy**

This organization shall not enter into any contract or transaction with (a) one or more of its directors, officers, staff or a member of the immediate family of its director or officer or staff, or (b) an organization in or of which the corporation's director or officer, or member of the immediate family of its director or officer, is a director, officer, legal representative or has a material financial interest; unless the material facts as to the contract or transaction and as to the interest of the director(s) or officer(s) are fully disclosed or known to the Board of Directors, and the Board of Directors authorizes, approves, or ratifies the contract or transaction in good faith by the affirmative vote of a majority of the directors (not counting any vote that the interested director or officer might otherwise have, and not counting the interested director or officer in determining the presence of a quorum.) This policy requires that all individuals who are subject to the policy shall certify on an annual basis that they have read the policy and agree to abide by it. When possible conflicts of interest arise, a form<sup>1</sup> will be filed denoting the board's decision as to the conflict.

For the full NRP Conflict of Interest Policy <http://nrp.isystems.net/Phase2/ethicsfinal.pdf>

**Lind-Bohanon Neighborhood Association  
Phase II Participation Agreement Final 10-1-09**

**Addendum E**

**Budget**

<b>Personnel</b>		
Coordinator	\$23.00/hr x 65.32 hr/month x14 months	\$21,034
<b>Office</b>		
Insurance	General Liability	\$450
Supplies	Notepads, envelopes, etc	\$500
<b>Communications</b>		
Major printing/distribution	survey, action plan drafts, etc.	\$4,000
Advertising/promotion	flyers, postcards, ads, etc.	\$3,000
General Outreach	Copies of materials, childcare etc	\$1,746.68
	<b>Budget total</b>	<b>\$30,730.68</b>