

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

November 20, 2000

Present and Voting:

Gretchen Nicholls (Judy Schwartau after 5:00 p.m.), Jason Amundsen, Clareyse Nelson, Nicholas Kakos, Peter McLaughlin, Gail Dorfman, Ron Thaniel (Alternate for Sharon Sayles Belton), Joanne Walz (Alternate for Emmett Carson), Denise Stephens (Alternate for David Jennings), Diane Hofstede and Mark Stenglein, chair, presiding.

Alternates Attending:

Absent:

Sharon Sayles Belton, Jackie Cherryhomes, Rep. Karen Clark, Edward Solomon, Judy Farmer, Emmett Carson, James Colville, Dick Johnson, John Powell, David Jennings

Staff:

Bob Miller, Stacy Sorenson, Joe Horan, Peg Mountin, Carsten Slostad

Others Present:

Jeff Schneider, Chris Dettling, Bill Ullom, Polly Jo Peterson, Patty Marcovici, Debbie Nelson, John Trombly

I. CALL TO ORDER

Mark Stenglein, chair, called the meeting to order at 4:40 p.m. in Conference Room C-2350 in the Hennepin County Government Center

II. APPROVAL OF THE AGENDA

Upon a motion by Clareyse Nelson and seconded by Gail Dorfman the agenda was adopted.

III. APPROVAL OF THE MINUTES

Upon a motion by Jason Amundsen and seconded by Gail Dorfman the minutes of the October 23, 2000 meeting were adopted.

IV. POLICY ITEMS

1. Phase II Affordable Housing Reserve Fund

Bob Miller reported to the Policy Board that the document before them had been reviewed and revised based upon suggestions from the October meeting. A discussion of this revised document then began with Gail Dorfman and Joanne Walz expressing concern that the point system being proposed would not guarantee long-term affordability. Jason Amundsen, Nicholas Kakos and Denise Stephens spoke in support of leaving the document as it was presented. After further discussion on other issues, it was agreed to go through the document page by page.

Voting by consensus, the Policy Board approved page one of the document as drafted. On page two, Nicholas Kakos moved to strike “vacant” from the “renovation” definition. The motion died for lack of a second. Bob Miller recommended that the definitions of “impacted and non-impacted” related to the Hollman settlement be included in the definition section. It was also recommended that a footnote be added to indicate conformance with the City of Minneapolis Affordable Housing Policy. Bob Miller also suggested deleting “and implementing” from the Administration Cost section. It was then moved by Peter McLaughlin and seconded by Diane Hofstede to delete “and implementing”. The motion carried. The discussion on page two continued with concerns about neighborhood collaborations and the MRT’s suggestion to limit the funds. Bob Miller suggested the following substitute for sentence 5 in the Funds Available section; “affordable housing activity must occur within one of the partnering neighborhoods to qualify as a multi-neighborhood collaboration.” Nicholas Kakos moved and Diane Hofstede seconded adoption of this language change. The motion carried. The chair recommended sending page two back to staff to incorporate the suggested changes. On page three Bob Miller questioned the “10% vacancy rate”. Joe Horan, NRP staff, relayed that the staff had intended to lower it to a “5% vacancy rate” and would do so in the revision. There was then a discussion about “underwriting criteria”. It was decided to send this page back to staff for further work on the underwriting criteria and rehab standards sections.

On page four Nicholas Kakos requested clarification of the “repayment” section. It was then agreed to adopt page four with the understanding that a clarification will be added to “repayment” that allows flexibility and addresses the possibility of awarding grants or partial grants.

Page five was adopted as presented. On page six, (page 2 of the Selection Criteria) the Policy Board revisited the discussion on long term affordability used. Gail Dorfman’s motion seconded by Joanne Walz to delete “less than ten years” as a point criterion was discussed. Peter McLaughlin recommended that “more than ten years” be

added to the definition of long term affordability used on page one. Bob Miller suggested that staff could also adjust points in the selection criteria to help achieve the intent of the Dorfman/Walz motion. The question was called and the motion to incorporate these changes passed. There were no questions on pages seven or eight. Nicholas Kakos then moved that the Phase II Affordable Housing proposal be referred back to staff for revision as directed by the Policy Board. Diane Hofstede seconded the motion and it was adopted.

Because of the lateness of the meeting and the need to keep a quorum present, the Policy Board agreed to move directly to the action items and then return to the remaining policy items.

V. ACTION ITEMS

1. **Blanket Appropriation for Phase II Plan Development Advance Fund**

[NRP / FR#2000-20]

Upon a motion by Clareyse Nelson and seconded by Diane Hofstede the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) authorizes the Director to request: 1) that the City Council appropriate \$1,000,000 to the Minneapolis Community Development Agency's Fund CNR0 (NRP Program Funds) for neighborhoods that meet the Phase II entry thresholds to fund Phase I action plan reviews, collect needed information for Phase II, develop their Phase II participation agreements and increase their community participation efforts; and 2) that the City Council and the MCDA Board of Commissioners authorize the appropriate City and MCDA officers to execute and amend needed contracts to implement this action;

RESOLVED FURTHER: That any allocation received by a neighborhood from this fund will be considered an advance against their Phase II allocation and will be included in their Phase II Neighborhood Action Plan;

RESOLVED FURTHER: That the NRP staff shall review all requests for allocations from this fund and that allocations recommended for approval may be approved by the NRP Director if they are for \$50,000 or less or by the Board if they are for more than \$50,000;

RESOLVED FURTHER: That the Director will provide to the Board a written update each month on approved expenditures from this fund;

RESOLVED FURTHER: That a negative decision by the Director on a neighborhood request can be appealed by the neighborhood to the Board for a final determination.

2. Phase II Funds for Jordan

Bill Ullom and Polly Jo Peterson from the Jordan neighborhood presented a request to use Phase II Advance Funds to begin planning for Phase II in their neighborhood. Upon a motion by Judy Schwartau and seconded by Diane Hofstede the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves the Director's recommendation and authorizes an expenditure of up to \$97,711 of Minneapolis Neighborhood Revitalization Program funds from the Phase II Plan Development Advance Fund as an early resource commitment to the Jordan Neighborhood Action Plan for administrative support associated with completing a Phase I Plan Review and beginning Phase II planning; and

RESOLVED FURTHER: That the Board hereby authorizes the Director to: (1) request that the City Council and the Mayor authorize the appropriate City officers to enter into any contracts or agreements needed to implement the activities described in this report; and (2) further request that the MCDA Board of Commissioners authorize the appropriate MCDA officers to enter into any contracts or agreements necessary to implement the activities above.

3. Victory Neighborhood Action Plan

[NRP / FR#2000-21]

John Trombly, chair of the Victory's NRP steering committee, introduced Patty Marcovici, secretary, and Debbie Nelson, staff, and presented a short review of the plan. Mark Stenglein distributed a letter sent by City Council Member Johnson. Upon a motion by Diane Hofstede and seconded by Mark Stenglein, the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves the Victory Neighborhood Action Plan, dated September 13, 2000; and

RESOLVED FURTHER: That the Board approves Minneapolis Neighborhood Revitalization Program expenditures on projects and programs for the Victory Neighborhood Action Plan in an amount not to exceed \$978,210 (which includes \$726,500 in approved Early Access and First Step Plan funds).

RESOLVED FURTHER: That the Board hereby authorizes the Director to: (1) request that the City Council and the Mayor [a] amend the 2000 Minneapolis Community Development Agency (MCDA) appropriation resolution by increasing the NRP Program Fund CNR0 by \$251,710 and [b] authorize the appropriate city officers to enter into any contracts or agreements needed to implement the activities described in this report; and (2) further request that the MCDA Board of Commissioners authorize the appropriate MCDA officers to enter into any contracts or agreements necessary to implement the activities above.

At this point in the meeting the Policy Board returned to the remaining policy items left for consideration.

(Policy Items Continued)

2. Commercial Corridor Reserve Fund

This item was referred to the MRT and will be presented at the December meeting of the Policy Board

3. Jurisdictional Roles in Supporting NRP Phase II

Jeff Schneider reported on the progress that the work team from the MRT is making on defining jurisdictional roles for Phase II.

4. Results from the Neighborhood Representative Election

Bob Miller reported that the following persons have been elected to serve as neighborhood representatives and alternates for 2001:

At-Large	Representative	Judy Schwartau	Alternate	Gretchen Nicholls
Protection	Representative	Nicholas Kakos	Alternate	Jeff Strand
Revitalization	Representative	Jason Amundsen	Alternate	(none)
Redirection	Representative	Hollier Tyner II	Alternate	Clareyse Nelson

5. Appointment of a Personnel Committee

The chair appointed the following members to the personnel committee. They are Judy Schwartau, Diane Hofstede, Ken Kelash and Mark Stenglein.

6. NRP Audit for Calendar Year 1999

There were no unfavorable findings in the Office of the State Auditor's review of FY 1999 and NRP again received an unqualified opinion. The audit report was received and filed.

7. Meeting Dates for 2001

A schedule of proposed dates for meetings in 2001 was distributed. Members were asked to identify any conflicts prior to formal adoption at the December meeting. Because of a Truth in Taxation hearing that will conflict with the originally scheduled December meeting, it was agreed to move the December Policy Board meeting to December 18th at the same time and location.

VI. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Carsten Slostad, Secretary Pro Tem

ATTEST: Mark Stenglein, Chair