

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

December 18, 2000

Present and Voting:

Gretchen Nicholls, Judy Schwartz (At-Large Alternate for Revitalization), Clareyse Nelson, Nicholas Kakos, Gail Dorfman, Ron Thaniel (Alternate for Sharon Sayles Belton), Barret Lane (Alternate for City Council), Earnest Belton (Alternate for Park Board), Joanne Walz (Alternate for Emmett Carson), Byron Laher (Alternate for James Colville), Ken Kelash (Alternate for Dick Johnson), Diane Hofstede and Mark Stenglein, chair, presiding.

Alternates Attending:

Absent:

Jason Amundsen, Peter McLaughlin, 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, Joe Horan, Carsten Slostad

Others Present:

Bob Cooper, Jeff Schneider, Chuck Ballentine, Amy Tibbs, Steve Brandt, Gary Arntsen

I. CALL TO ORDER

Mark Stenglein, chair, called the meeting to order at 4:45 p.m. in Conference Room C-2350 in the Hennepin County Government Center

II. APPROVAL OF THE AGENDA

Nicholas Kakos requested that a status update on NEDC given by Bob Miller be added to the agenda. Upon a motion by Ken Kelash and seconded by Nicholas Kakos the agenda was adopted with this addition.

III. APPROVAL OF THE MINUTES

Upon a motion by Nicholas Kakos and seconded by Gail Dorfman the minutes of the November 20, 2000 meeting were adopted.

IV. POLICY ITEMS

1. Calendar of Meetings for 2001

Upon a motion by Gretchen Nicholls and seconded by Ken Kelash the schedule of proposed meetings for 2001 previously distributed to the Board was adopted. The adopted schedule is attached to these minutes.

2. Conflict of Interest / Ethics Policies

It was reported that the committee working on these policies met for a second time and it is projected that a revised draft will be ready for the January or February meeting of the Policy Board.

3. Affordable Housing Reserve Fund

[NRP / PR#2000-23]

Bob Miller presented the revisions made to the guidelines. Under “uses of funds” a discussion about the limitations being placed on neighborhood collaborations occurred. Nicholas Kakos moved and Barret Lane seconded that the language “Affordable housing activity does not need to occur within each neighborhood but collaborating neighborhoods need to adjoin one another” be deleted from the guidelines. A roll call vote was taken. Voting for the motion were Kakos, Lane, and Belton. Voting against the motion were Nicholls, Schwartau, Nelson, Dorfman, Thaniel, Walz, Laher, Kelash and Stenglein. The motion was defeated. Gretchen Nicholls expressed her concern that selection criteria “C-3” gave too much preference to projects in non-impacted census tracts. She then moved to reduce the points in “C-3” from 10 to 5. Joanne Walz seconded the motion and the motion was adopted. Earnest Belton moved and Nicholas Kakos seconded adding “The development team includes a small, minority or women owned businesses” as a new selection criteria with a value of up to 5 points. The motion carried. Gretchen Nicholls then moved to add “construction” in an impacted census tract to criteria “C-9”. Byron Laher seconded the motion. The motion carried. Ken Kelash moved and Byron Laher seconded to adopt the Affordable Housing Reserve Fund Guidelines as amended and consistent with the Phase II policy for the Affordable Housing Reserve Fund adopted at the July 24, 2000 Policy Board meeting. The motion carried. The guidelines as revised and adopted are attached to these minutes.

4. Commercial Corridors Reserve Fund

[NRP / PR#2000-24]

The discussion began with Ken Kelash expressing his concern that limiting project areas to the ten commercial corridors identified in *The Minneapolis Plan* went against the intent of what the Policy Board adopted as the guidelines for Phase II at the July 24, 2000 meeting. It was his recollection that the neighborhoods were assured that “commercial

projects” would be broadly defined. He then moved and Nicholas Kakos seconded that “Eligible Areas” and Exhibit A be deleted from the guidelines. The motion carried with Gretchen Nicholls voting no. Nicholas Kakos then moved to change the name of the fund to “Commercial Area Development Reserve Fund”. The motion was seconded by Diane Hofstede and the motion carried. Barret Lane then moved to delete “B-3” in the selection criteria. The motion was seconded by Ken Kelash. The motion was adopted with Ron Thaniel, Gail Dorfman and Gretchen Nicholls voting no. Nicholas Kakos then moved and Judy Schwartz seconded to delete the section entitled “Location” under the heading of “Preferences” on page two. The motion was adopted with Gretchen Nicholls and Ron Thaniel voting no. Nicholas Kakos then asked for clarification of the paragraph “Public Infrastructure Coordination” on page 3. Barrett Lane moved to add the following language to the second sentence: “To earn maximum points under the established criteria, the...”. Ken Kelash seconded the motion and the motion carried with Ron Thaniel voting no. Ron Thaniel then moved that selection criteria “B-7” on page 8 be changed by increasing the point value to “0 –10”. Ken Kelash seconded and the motion carried. Joanne Walz expressed concern that credit was not given for projects already underway. To address this concern, Bob Miller recommended adding another selection criteria with the following language: “Prior private and public investment has occurred in the commercial area within the last five years and a plan for redevelopment has been established.” Nicholas Kakos moved that this language be included in the “Preferences” section and as a separate criteria with a value of “0 – 5” points. Ken Kelash seconded the motion and it carried. Nicholas Kakos then moved to add to the “Repayment” section on page 3 the following language: “If there is repayment of program funds, these funds will revert back to the Commercial Area Development Reserve Fund for reallocation.” Ken Kelash seconded the motion and it carried with Diane Hofstede voting no. Ken Kelash then moved to increase the point value in “B-4” page 8 from “0-10” to “0-15” by increasing the value of the second bullet “Attention to traditional architectural” to “0-10”. Diane Hofstede seconded and the motion carried with Gretchen Nicholls voting no. Diane Hofstede then moved to increase the minimum point criteria from 50 to 60 points. Ernest Belton seconded and the motion carried. Ron Thaniel moved to add additional criteria under “B” to read: “Encourages small, minority or women owned business participation in development” with a value of “0-5” points. The motion was seconded by Clareyse Nelson and carried.

5. February 24, 2001 Event

Bob Miller reported that funds are being raised to support this event, invitation and reservation materials have been sent, and the program is being finalized.

V. **ACTION ITEMS**

1. Hennepin County “Second 7.5%” Funds for Powderhorn Park

[NRP / FR#2000-22]

Upon a motion by Ken Kelash and seconded by Diane Hofstede the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board hereby approves the use of up to \$33,000 of Hennepin County’s “Second 7.5%” NRP funds to support community outreach and organizing activities in the Powderhorn Park neighborhood.

2. Cost of Living Increase for NRP Staff

[NRP / FR#2000-23]

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

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board approves a 3% cost of living increase for all NRP staff effective January 1, 2001.

3. Loan of NRP Funds to Park & Recreation Board

[NRP / FR#2000-24]

Bob Miller explained the purpose of the loan was to support development of a new library / recreation facility at Webber Park. Ken Kelash added the Policy Board Chair to the final clause of the resolution and then moved adoption. Clareyse Nelson seconded and the following revised resolution was then adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board hereby authorizes the use of up to \$ 1,000,000 of the NRP program funds as a loan to the Minneapolis Park and Recreation Board to support the construction of the Webber Park Community Center and the renovation of Webber Park; and,

RESOLVED FURTHER: That the uses of this advance shall be defined in a Memorandum of Understanding with the Minneapolis Parks and Recreation Board and a loan agreement that ensures repayment of the loan and interest by December 31, 2005; and,

RESOLVED FURTHER: That the Director and the Policy Board Chair are hereby authorized to negotiate and sign the necessary Memorandum of Understanding and loan agreement documents with the Minneapolis Park and Recreation Board.

4. “Added Item”...Northside Economic Development Council (NEDC)

Bob Miller distributed a copy of the NEDC audit report. The Office of the State Auditor conducted the audit. He then updated Policy Board members on the status of how the issues raised by this report are being addressed.

VI. ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Carsten Slostad, Secretary Pro Tem

ATTEST: Mark Stenglein, Chair