



# **ELLIOT PARK**

## **NEIGHBORHOOD**

### **NRP Phase I Review**

**Submitted by:**  
**Elliot Park Neighborhood, Inc. staff and volunteers**

**Presented to the Community**  
**at the Elliot Park Neighborhood, Inc. Annual Meeting**  
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## Introduction

Starting in 1991 with \$100,000 in Transition Funds, through First Step planning in the spring of 1994, and continuing into the 21<sup>st</sup> century, Elliot Park Neighborhood's more than decade-long work with NRP Phase I is nearing completion. Perhaps most interesting, looking at the investments of monies, is the "leveraged" monies so many of the strategies resulted in. **Just over \$4 million has been invested and contracted to date, leveraging over \$151 million in other public and private investment in the neighborhood.**

In this review, the disparity in terms of leveraged dollars between those bricks and mortar projects that are able to leverage other capital and virtually all of the community building-related monies becomes apparent. Much of what is leveraged in the social-cultural-public safety realm is much more difficult to quantify. Community building breeds safer, more beautiful neighborhoods in many subtle ways. Countless volunteer hours have contributed to greening projects, proactive safety initiatives and support for the neighborhood's rapidly increasing population of children and youth. Professional staff and informed volunteers have enabled the organization to exert influence over public policy decisions with regard to police protection, enforcement, and livability crimes.

This is the crux of the debate over what NRP neighborhoods should be doing-- re-investing and leveraging development, or filling the gaps in services and community-building initiatives that the City otherwise has no protocols or resources to fund. We should do both. We have demonstrated that it can be done. As much as we may be discouraged with the direction NRP is now going (eg: lack of funding, lack of recognition from the City for successes of the program), our portrait of EPNI's Phase I investments demonstrates how neighborhood-level resources can accomplish things that would have been difficult if not impossible for the City to get done otherwise. Using the "subtraction" approach: *imagine Elliot Park without all the developments and initiatives sponsored by the NRP Phase I funding of EPNI*. Do this on a City-wide basis and you may wonder just what the City thinks it will do with a severely under-funded NRP Phase II.

The story of the NRP experiment (and its threatened premature demise) has been articulated in discussions of dollars and cents and administration issues, but it has not been told effectively as a story of civic success. As the neighborhoods individually take care of business (dozens of examples of which appear in our Phase I report), the Big Picture must be kept in mind. The uniqueness of the experiment in both *city-building initiatives* and *citizen participation in local self-government* that unites all these initiatives is what really defines the first phase of NRP.

Our report is an annotated account of activities undertaken, initiatives pursued, developments sponsored. It is not merely a dry "accounting." Each strategy and initiative has the story of time and energy invested by many persons behind it, collectively working toward our mission: **"Bringing people and resources together to preserve and promote the unique urban character of the historic Elliot Park Neighborhood"**. Yet, in a very real way, "you had to be there" to fully realize this human investment. Words are hard to find to describe the incredible cultivation of citizen skills in practicing government on their environment -- both at the volunteer level and organizational staff levels-- that actually made possible the achievements reflected in bricks and mortar, bottom lines and our improved standard of living.

## **Review Process**

EPNI's Phase I Review Process started in the winter of 2002/2003 and continued for the next year. EPNI staff gathered organizational information and interviewed participants in the Phase I projects to update and complete the review. In the spring of 2003, EPNI's Board of Directors reviewed the projects completed in Phase I, added relevant information, and were surveyed regarding successes and failures in Phase I. At this time, Phase II of NRP was not certain, so this was a very helpful exercise in reviewing organizational strengths and weaknesses to determine EPNI's priorities and ways to best represent the neighborhood in an uncertain future.

## **History**

Elliot Park Neighborhood, Inc.(EPNI), working in the neighborhood for more than 25 years and representing neighborhood residents, workers, church-goers, and property owners, emphasized work in the areas of Economic Development, Crime and Safety, Housing and Environment, and Community, Youth, Family, and Seniors. Working at both the grass roots and policy level, EPNI strove to meet its goals of:

- Bringing everyone to the table,
- Focusing on assets and outcomes, and
- Building partnerships for the long term.

The Phase I of NRP was seen as an opportunity to leverage benefits for and within the neighborhood in accordance with the following principles:

- Creating jobs and businesses
- Creating new housing and neighborhood services
- Support housing ownership options for every economic level
- Integrating social services and community safety issues with larger institutions

## **Plan Overview**

### **Focus**

Elliot Park Neighborhood, Inc.'s mission is to bring people and resources together to preserve and promote the unique urban character of the historic Elliot Park Neighborhood. With that focus in mind, community meetings were held to determine priorities for First Step, Early Access, and Phase I funding through NRP. The neighborhood action plan was approved at a community meeting in February of 1997 with goals in the areas of Economic Development, Crime and Safety, Housing and Environment, and Community, Youth, Families and Seniors.

### **Goals from Action Plan**

EPNI carried out the goals and projects set forth in the action plan through committees that report to the board of directors. From EPNI's Action Plan came goals based out of the neighborhood's four committees:

### **Economic Development**

- To develop more businesses in the community that stabilize the neighborhood
- To improve the quality of businesses and services in the community
- To create jobs in Elliot Park for Elliot Park residents
- To work with major neighborhood institutions and businesses to promote existing businesses and address vacant properties in the community

#### **Housing and Environment**

- To promote housing which creates a diverse, stable, and healthy community for all income levels
- To improve the housing stock of the neighborhood
- To make Elliot Park a safer, more attractive, and more appealing neighborhood

#### **Crime and Safety**

- To make Elliot Park a safer neighborhood
- To make Elliot Park a more attractive and appealing neighborhood
- To increase community participation in crime prevention

#### **Community, Youth, Family, and Seniors**

- To strengthen and support families in Elliot Park
- To provide a safe, aesthetically pleasing and enjoyable environment at the Park
- To provide educational access and opportunities in Elliot Park
- To improve accessibility to community and city resources

Since the action plan was created, organizational changes to better respond to neighborhood needs has led to today's three standing committees: Building, Land Use, and Housing (BLUH), Committee for Economic Development Strategies (CEDS), and the Neighborhood Action Committee (NAC), which combined the tasks of the Crime and Safety and Community, Youth, Families and Seniors committees. This review examines the NRP projects within the context of the four original areas, as well as including information on the NAC projects and contract.

## **Highlights from Phase I**

Great progress has been made in virtually all areas where the neighborhood has focused its resources. Some of the more visible projects include:

### **East Village Apartments**

A new urban village on Elliot Park's east side that includes 180 units of mixed-income housing and commercial space, as well as such new urban amenities as underground parking and a landscaped greenway. EPNI collaborated with Central Community Housing Trust and Augustana Care Center to develop guidelines that would "fit" East Village into the neighborhood, as well as contributing \$500,000 of its NRP funds to help leverage the \$35,000,000 total development cost. Additionally, this development has provided the neighborhood with new retail opportunities. It is now home to Dunn Bros. Elliot Park, Indian Ocean Restaurant, and the East Village Market.

### **Grant Park**

Grant Park represents the first construction of ownership housing in Elliot Park in decades, bringing new residential density and resources to all of East Downtown as well as to the neighborhood. This 330-unit townhome and condominium development is currently under construction on Elliot Park's west side, occupying a full-block site that previously was blighted by abandoned industrial buildings and an aging gas station. EPNI's NRP Phase I strategy that specified ownership housing for the current Grant Park site also earmarked \$300,000 in NRP funds to help leverage this \$115,000,000 development. EPNI partnered closely with Apex Development Corporation to help design the development and to guide it through the City approval process. This project is over 90% sold and new neighbors have begun to move in with full occupancy expected in early 2005. Grant Park Homes could not have been realized without EPNI's support.

### **Dunn Bros. Coffee Shop**

As part of the East Village development, EPNI helped fund a Dunn Bros. coffee shop that opened in February 2001. In addition to resources dedicated explicitly in the Phase I Action Plan for a Community Coffeehouse, EPNI lent the project additional dollars from its Small Business Revolving Loan Fund. EPNI's \$90,000 investment helped make this \$285,000 project a reality. Dunn Bros was recently sold to a new owner who emigrated from Taiwan 20 years ago, bringing a new layer of diversity to our business community.

### **Elliot Park Play Area**

The playground equipment in Elliot Park was badly deteriorated, unappealing and potentially dangerous. Partnering with the Minneapolis Parks and Recreation Board, EPNI provided \$210,000 to construct a new play area, which also included new lighting, benches, and tables, in 1998. This early investment to provide a safe place to play now benefits the rapidly growing number of children living in the neighborhood.

### **Band Box Restaurant Rehabilitation**

A long time economic development goal of the neighborhood, the renovation and expansion of the historic Band Box Diner is now a reality. In addition to providing funds for a feasibility study and architectural services, the \$270,000 renovation project was financed in part through a \$110,000 loan from the neighborhood, forgivable after 10 years. The balance of the project is financed through the MCDA, a private bank and owners' equity. Work was completed in the

Spring of 2003. Residents can now point with pride to a project that shows the emerging commercial potential of this neighborhood in transition.

### **Elliot Park Grocery**

The property at 1600 Chicago was abandoned and boarded by 1995. The neighborhood invested \$88,500 to acquire the site and \$76,000 to rehab the store. After renovations were complete, the neighborhood rented the store to the future owner while he worked to secure funds to purchase it. Sold in December of 2000 to a Somali-American, Elliot Park Grocery has become an important part of the community and is of great value to the East African community here, serving needs of both shopping and informal community gathering space.

### **Hinkle Murphy Mansion (619 10<sup>th</sup> Street South)**

This historic building at the corner of 10<sup>th</sup> Street and Park Avenue had fallen into disrepair and disuse by the 1970s. Partnering with Firststar Bank, the Small Business Administration, and Ron Bates and Glenda Key, the mansion was rescued and restored as an office building by EPNI, which contributed \$226,000 of its NRP Phase I monies to the project in a combination of revolving, forgivable and deferred loans. These funds leveraged the owners' funds and SBA bank loans bringing the total project cost to \$852,000.

### **Elliot Park Neighborhood Master Plan**

Completed and introduced to the community in the fall of 2002, Elliot Park Neighborhood's Master Plan is a planning vision and implementation guide for future development in the neighborhood. Three years in the planning and creation, the Master Plan represents thousands of hours of effort contributed by Elliot Park residents, businesses and institutions, guided by the professional urban design team of Hokanson/Lunning/Wende and Close Landscape Architecture. A massive investment of neighborhood energies, time and resources, the Elliot Park Master Plan has been adopted by the City Council as part of *The Minneapolis Plan*. EPNI invested \$72,340 in NRP dollars and a \$7,200 CIP grant to complete the plan. It has since contracted an additional \$96,600 of NRP and \$10,000 of CDBG funds to implement the vision of the plan.

### **Home Loan Program**

\$530,000 of NRP funding was allocated for loans to assist Elliot Park residents and property-owners to improve their properties. Tailored as matching deferred, revolving, and homebuyers assistance loans, this program in four years has resulted in over \$750,000 in capital investment in housing in the neighborhood (and this does not include loans still being made in 2004 as a "bonus" year of monies reinvested through loan repayments). This amount includes over \$280,000 in leveraged non-NRP monies from matching CEE and MHFA loans and owners' private capital sources. These loans are restricted to energy related and exterior improvements to residential property and as such have increased both the energy-efficiency and the beauty of the neighborhood.

## **Detailed Plan Review**

In the following section, the Phase I projects are reviewed in the context of the goals set by the neighborhood throughout the NRP planning process. This section will review the goals set out in EPNI's Action Plan, including the subsets of goals described in that document, followed by projects related to those goals.

Much of the work has been supported through non-NRP projects and initiatives, so these are listed those along with related NRP projects to show how they have helped EPNI meet its Action Plan goals, leverage additional funds, and assist with NRP supported projects.

## **Economic Development**

### **Economic Development Goals**

- To develop more businesses in the community that stabilize the neighborhood
  - Encourage businesses to give something back to the community, such as education, training, or community service
    - Computer Collaborative
  - Provide opportunities for job training/education/mentorships for Elliot Park residents
    - Computer Collaborative
  - Help establish locally owned businesses
    - Undesignated Development Fund (Small Business Loan Fund)
    - Elliot Park Neighborhood Master Plan
  - Create an environment in which businesses have a realistic opportunity for success
    - Economic Development Staffing
    - Elliot Park Business and Prof. Association (East Downtown Council)
    - Undesignated Development Fund (Small Business Loan Fund)
    - Elliot Park Neighborhood Master Plan
- To improve the quality of businesses and services in the community
  - Establish businesses that provide needed products and services
    - Elliot Park Grocery
    - Dunn Bros. Elliot Park
    - Indian Ocean Restaurant
  - Remove businesses that have a negative impact on the community
  - Establish businesses that provide affordable products and services
- To create jobs in Elliot Park for Elliot Park residents
  - Encourage businesses to hire local people
    - Elliot Park Grocery
    - Indian Ocean Restaurant
    - Band Box Diner
- To work with major neighborhood institutions and businesses to promote existing businesses and address vacant properties in the community
  - Develop marketing programs that promote patronage of neighborhood based businesses, especially those that employ local residents
    - Elliot Park Business and Prof. Association (East Downtown Council)
    - Economic Development Staffing

- Remove or rehabilitate vacant and blighted buildings  
Elliot Park Grocery

**Project: Band Box Diner Rehab**

**NRP Funds:** \$110,000

**Leveraged Funds:** \$160,000

**Description:** An Elliot Park landmark since 1939, the Band Box underwent a major renovation and expansion effort which was completed in the Spring of 2003. The project increased indoor and outdoor seating areas and upgraded kitchen equipment and restroom facilities. Project funding partners included the Band Box owners, the Minneapolis Community Development Agency, Western Bank, and EPNI, which provided a \$110,000 forgivable loan to the project. Prior to the rehab work, EPNI provided \$19,627.92 to pay for architectural and engineering services related to the project (See Restaurant Feasibility Study below). The Band Box provides 28 work shifts per week that are filled by 3 full time and 6 part time staff.

**Project: Dunn Bros. Coffeeshop**

**NRP Funds:** \$90,000

**Leveraged Funds:** \$195,000

Partners: EPNI, David Przetycki (Dunn Bros. Elliot Park), MCDA, CCHT, Western Bank

**Description:** A specific goal of NRP Phase I planning efforts was to bring a coffee shop to the neighborhood. Dunn Bros. Elliot Park opened in 2001 as one of three commercial tenants in the East Village development. Dunn Bros. serves a variety of coffee beverages, soups and sandwiches, and is home to a community room which hosts meetings and gatherings by EPNI, North Central University, and a number of other community organizations. NRP funds were used to provide one low-interest loan and two forgivable loans to Dunn Bros. In a recent sale, the revolving loan was satisfied and the remaining term of the forgivable loans was transferred to the new owner. The shop employs 1 full time and 7 part-time employees in addition to the owners, who are full-time.

**Related Non-NRP Projects: EP Atelier**

**Description:** While NRP funds were needed to help attract and sustain Dunn Bros. Elliot Park just three years ago, today the growth in the community has attracted private investment on its own, such as EP Atelier. A combination coffee shop, used bookstore, and acoustic music venue, EP Atelier is slated to open in the Summer of 2004. EPNI assisted the property owner in securing necessary zoning changes for the proposed new businesses in the building, including a new art gallery.

**Project: Elliot Park Grocery**

**NRP Funds:** \$167,750

**Leveraged Funds:** \$167,750

**Partners:** EPNI, Adam Ali (Elliot Park Grocery), MCDA

**Description:** The property at 1600 Chicago was abandoned and boarded by 1995. The neighborhood invested \$88,500 to acquire the site and \$76,000 to rehab the store. An additional \$3,250 provided environmental site assessments. After renovations were complete, the neighborhood rented the store to the future owner while he worked to secure funds to purchase it. Sold in December of 2000 to a Somali-American, Elliot Park Grocery has become an important part of the community and is of great value to the East African community here, serving needs of both shopping and informal community gathering space. The \$167,750 spent on the purchasing, renovating and landscaping the site were ultimately recouped through rents and the sale to the current owner/operator.

**Related Non-NRP Projects: Kenny's Market**

**Funds:** \$ (unknown at this time)

**Description:** Adam Ali, owner of Elliot Park Grocery, recently purchased the Kenny's Market on 14<sup>th</sup> street and plans to rehab and upgrade the market to include more fresh produce and a wider variety of other products. A loan application to the Small Business Loan fund to assist with the renovation is pending.

**Project: Computer Collaborative (Elliot's Web)**

**NRP Funds:** \$258,340

**Leveraged Funds:** \$8,000

**Description:** This project, begun in 1997 as a pilot computer training and service program to increase computer literacy among neighborhood residents, is a collaboration between EPNI, House of Charity, and Catholic Charities-Branch III. Covering everything from computer hardware and software to staffing for computer labs, the computer collaborative has created computer labs and training centers with House of Charity and Catholic Charities to close the "digital divide" and leveraged \$8,000 from the St. Paul Foundation's Management Assistance Program. The program provides computer software instruction at the House of Charity Learning Center (at 7<sup>th</sup> and Park) and employment skills training and internet job search access at Catholic Charities-Branch III at 17<sup>th</sup> and Chicago.

**Project: Elliot Park Business and Professional Association (EPBPA) Support**

**NRP Funds:** \$30,000

**Leveraged Funds:** Membership Dues (approximately \$10,000 per year); Neighborhood Economic Development Fund (NEDF) grant to establish a Commercial Fix and Paint Matching Grant Program (\$49,000); MCDA Business Association Assistance Program operating grants (approximately \$6,000 per year).

**Description:** The Elliot Park Business and Professional Association (EPBPA) was founded in 1979 as the community's business and professional association. In 1999 the organization was re-named as the East Downtown Council (EDC) to more accurately reflect the organization's growing constituency area. Today, the EDC has fifty members who represent the diverse array of businesses and non-profit organizations located in the area. From 1997 through 1999, NRP funds were used to support a part-time administrative staff person. NRP funds also provided for office space for the EDC and for membership development and outreach materials. The EDC presently supports its activities through membership dues and an annual grant from the Business Association Assistance Program of the City of Minneapolis.

**Project: Restaurant Feasibility**

**NRP Funds:** \$19,627.92

**Leveraged Funds:** (see Band Box Diner above)

**Description:** This project was intended to study the possibility of attracting a new restaurant to the neighborhood and was modified to help keep open a neighborhood restaurant that already existed. The nearly \$20,000 in NRP funds in this project were used to prepare for and produce designs for the rehabilitation and expansion of the Band Box Diner, a neighborhood diner and meeting place that has been in the community since 1939.

**Related Non-NRP Projects: Indian Ocean Restaurant**

**Description:** While NRP funds were needed to ensure the viability of the Band Box Diner, EPNI's work with the NRP has helped foster conditions more suitable to economic development in the neighborhood. One example is the Indian Ocean Restaurant. Retaining and creating opportunities for restaurants in the neighborhood was a clear goal from the Phase I Action Plan. The Indian Ocean Restaurant, which opened in April of 2004 in the East Village development,

meets the goal of increased restaurants, as well as meeting the needs of the large East African population in the neighborhood, as the restaurant focuses on cuisine from that region.

**Project: Margolis Brown Theater Feasibility Study**

**NRP Funds:** \$24,900

**Leveraged Funds:** \$0

**Description:** These funds were used to determine the costs of renovating the First Church of Christ Scientist building to be used as theater, studio classroom and office space for the Margolis Brown Theater Company. Unfortunately, it was found that costs would greatly outweigh the ability of the company to repay, so Margolis Brown was unable to renovate and use the space. EPNI has recently authorized a loan of up to \$70,000 for roof repairs to the current owner in order to preserve this historic structure for future neighborhood enhancing uses.

**Project: Undesignated Development Loan Fund (Small Business Loan Program)**

**NRP Funds:** \$319,000

**Leveraged Funds:** (see specific projects above)

**Description:** The Elliot Park Small Business Loan Program encourages the development of new businesses, helps existing businesses expand, improves blighted properties, and acts as a catalyst in neighborhood development activities. The Program is a key financial tool to promote the neighborhood's commercial and service development priorities. Low-interest and forgivable loans have supported the opening of a Dunn Bros. Coffee Shop in East Village, the Band Box Diner renovation and expansion, East Village Market's efforts to expand business operations, and repairs to the historic First Church of Christ Scientist property as a prospective commercial or arts-related venue. These strategic investments consistently leverage substantial additional investment in the neighborhood via the Minneapolis Community Development Agency's two-percent loan program and the participation of private lenders in projects. Loan payments and payoffs have resulted in \$225,887 in program income to date.

## **Housing and Environment**

### Housing and Environment Goals

- To promote housing which creates a diverse, stable, and healthy community for all income levels
  - Increase home ownership for all income levels
    - Grant Park Homes
    - Tandem Development
  - Preserve the 9<sup>th</sup> street historic district
    - Home Loan/Grant Program
    - Lenox Flats
  - Increase rental, co-ops, and other housing options for all incomes
    - East Village Apartments
  - Create artist co-ops and other housing options in community
- To improve the housing stock of the neighborhood
  - Rehabilitate, renovate, or demolish (if necessary) boarded and vacant buildings
    - 1517 Portland Avenue
  - Improve energy efficiency, safety and livability of residential buildings
    - Home Loan/Grant Program
  - Address financing difficulties
    - Home Loan/Grant Program

- Develop creative solutions to parking problems  
Elliot Park Neighborhood Master Plan
- Rehabilitate/renovate existing homes and apartments  
Home Loan/Grant Program
- To make Elliot Park a safer, more attractive, and more appealing neighborhood
  - Clean-up and beautify the environment, especially green spaces  
Community Garden Maintenance/Coordinator  
Elliot Park Neighborhood Master Plan
  - Provide tenant/landlord education
  - Reduce the noise and vibrations on the main streets  
Elliot Park Neighborhood Master Plan

**Project: Augustana Village (East Village)**

**NRP Funds:** \$500,000

**Leveraged Funds:** \$34,500,000

**Partners:** Partners: EPNI, Augustana Care Center, Central Community Housing Trust (CCHT), Minneapolis Community Development Agency (MCDA), Minnesota Housing Finance Agency (MHFA), Metropolitan Council, various foundations and investors

**Description:** In the early 1990's, senior management at Augustana Care Center began to contemplate a housing project on their under-utilized land east of 11<sup>th</sup> avenue near 14<sup>th</sup> street. They considered additional senior housing to complement what they already owned and managed, but ultimately concluded that the location and the market argued for new market rate rental on the site. After working diligently to assemble the land for the project, they approached city departments and elected officials with their ideas. They were encouraged to partner with CCHT to develop the project, which became a part of the NRP Phase I plan as "Augustana Village". This project has become an important focal point in the neighborhood and has provided a model for community participation in the development process. The result of this project was a new urban village on Elliot Park's east side that includes 180 units of mixed-income housing and commercial space, as well as such new amenities as underground parking, a playground, and a landscaped greenway. In terms of community participation, in the fall of 1998 EPNI staff initiated community meetings to monitor the development as it was going into the design and financing stage. These meetings produced a "Terms of Agreement" that formed the contingencies on which EPNI would release its \$500,000 contribution to the development, ensuring a neighborhood "fit". The development itself, as well as the community-based participation model provided by the "Terms of Agreement" won attention and praise from the NRP. This project has provided the model of working with developers from the beginning stages of the development process to ensure community input and provide a strong working relationship. This has proved beneficial in the later NRP project on the Northlands Electric Site (Grant Park) and a current, non-NRP related project by Tandem Developers on 10<sup>th</sup> Street and Portland Avenue. Additionally, the commercial space in East Village has met a number of Action Plan goals by providing space for a community coffee shop, a restaurant, and a convenience store, all important developments in a neighborhood that residents noted lacked services like these within walking distance. In terms of housing, this project has provided a mix of income-restricted affordable housing and market rate units, helping the neighborhood achieve goals of a mix of incomes and housing options.

**Project: Grant Park Homes**

**NRP Funds:** \$300,000

**Leveraged Funds:** \$114,700,000

**Partners:** EPNI, APEX Development, Opus

**Description:** This 330-unit townhome and condominium development is currently under construction on Elliot Park's west side, occupying a full-block site that previously was blighted by abandoned industrial buildings and an aging gas station. Grant Park represents the first construction of ownership housing in Elliot Park in decades, bringing new residential density and resources to all of East Downtown as well as to the neighborhood. EPNI partnered closely with Apex Development Corporation to help design the development and to guide it through the City approval process. With the townhomes fronting Portland Avenue and 10<sup>th</sup> Street already occupied and the condominiums currently being opened, Grant Park Homes could not have been realized without EPNI's support and the experience gained from working with CCHT on East Village Apartments. In addition, EPNI's NRP Phase I strategy that specified ownership housing for the current Grant Park site (originally called the Northlands Electric Project) also earmarked \$300,000 in NRP funds to help leverage the development. The combination of NRP funds and neighborhood support that developed through the planning stages made this a reality.

**Related Non-NRP Projects: Related Non-NRP Projects: Tandem Development; Lenox**

**Description:** The soon to be fully occupied Grant Park Homes condominiums has in turn provided incentive for two other home ownership developments on blocks tangential to Grant Park Homes: the rehabilitation of the historic Lenox Row building at Ninth and Portland, and a new build condominium project at Tenth and Portland. The Lenox currently is being restored to its original turn-of-the-century configuration of 24 ownership flats by Mathwig Properties. Demand has been overwhelming, with 40 percent of the units sold during the first week on the market. EPNI worked for years with Central Community Housing Trust, the previous stewards of the Lenox, to bring ownership development to the building. Tandem Developers of Chicago is planning a 200 to 300 unit condominium tower on the "Artcraft Press" site, across Portland from the Lenox. This development also will feature several inner courtyard town homes, as well as some 13,000 square feet of much-needed street-level retail space. EPNI has been working with Tandem on a development agreement that will ensure both affordable unit prices and new neighborhood retail services as special features of this project.

**Project: Hinkle-Murphy Mansion Restoration**

**NRP Funds:** \$226,000

**Leveraged Funds:** \$626,000

**Partners:** EPNI, Firststar Bank, U.S. Small Business Administration, Ron Bates and Glenda Key

**Description:** Elliot Park has a significant number of buildings that are historic in nature and tell a story of years gone by and some of the wealth that once occupied Minneapolis in this area. The Hinkle Murphy mansion is a federally designated historic landmark. This project made possible the renovation of the building to a commercial office building while taking great care to maintain those items of historic significance. Funds provided by EPNI went towards Americans with Disabilities Act compliance for the building, a no-interest loan for construction costs, and a loan to cover contingency and bonding costs to secure other funds and contractors to renovate the building. The EPNI package included a 6% loan (\$50,000), a forgivable loan (\$110,000) and a deferred loan (\$60,000). EPNI's financial support helped to leverage \$160,000 of the owners' own funds and \$466,000 of other bank and Small Business Administration loans. This project won a Heritage Preservation Commission award and was formally opened for use in the fall of 1997.

**Project: Housing Loan/Grant Fund Program**

**NRP Funds:** \$530,000

**Leveraged Funds:** \$280,602

**Description:** This program created a revolving and deferred loan program and a first time home buyer's assistance fund for Elliot Park residential property owners. The program was administered by the Center for Energy and Environment (CEE). The program began to get off the ground in 1999. That year's only mildly successful program caused EPNI to form a small task force to review the guidelines and policies for access to and implementation of the Home Loan Program. Working with CEE, this task force (which included residents and property owners) instituted changes that made the 2000 and 2001 loans programs a booming success. In fact, the 2001 program had to go into a lottery because more applications were made than money available. This program has been well received by the neighborhood, especially considering it is continually being replenished by scheduled loan repayments.

**NRP Loans**

Matching Deferred Loans	\$317,003.50
Revolving Loans	\$158,614.16
Homebuyers Assistance	\$9,466.00
<b><u>Total</u></b>	<b><u>\$485,083.66</u></b>

**Non-NRP Dollars**

MHFA Fix-up	\$7,035.00
MHFA Rental Rehab	\$116,428.00
CEE Rental Energy	\$53,880.00
Owner Private Capital	\$103,259.00
<b><u>Total</u></b>	<b><u>\$280,602.00</u></b>

**Program Income**

Principal	\$178,697.89
Interest	\$14,095.29
SubTotal	\$192,793.18
Servicing Fees	-\$5,889.00
<b><u>Total</u></b>	<b><u>\$186,904.18</u></b>

**Project: Demolish Boarded/Blighted Property-1517 Portland Avenue**

**NRP Funds:** \$7,645

**Leveraged Funds:** \$7,645

**Description:** For some time, the boarded/blighted property at 1517 Portland had been a neighborhood eyesore and attempts to develop a suitable and financially viable re-use had not proved workable. This project paid to demolish the fire-damaged building on the MCDA-owned property at 1517 Portland Ave, leveraging matching funds from Hennepin County. This site is now used for a single-family home and in the interim was used as a community garden site, leveraging an additional \$7500 in Community Involvement Program funds (see Community Garden Maintenance Program).

**Project: Community Garden Maintenance Program**

**NRP Funds:** \$13,000

**Leveraged Funds:** \$8,638 (plus in kind plant and seed donations)

**Description:** This project has covered material and staff expenses to upkeep the community gardens in Elliot Park Neighborhood. There are two sites surrounding the Buri Manor Apartments on Chicago Avenue, one of which has been continually used for nearly 20 years, the other created in 1992 by Central Community Housing Trust. Additionally, the 1517 Portland

Avenue site was used in the interim between demolition and rebuilding as a garden site supported by a \$7,500 Community Involvement Program grant. In addition to plot rentals, the community garden have benefited from thousands of dollars worth of plant and seed donation from the Minnesota Horticultural Society.

**Project: Elliot Park Neighborhood Master Plan**

**NRP Funds:** \$169,000

**Leveraged Funds:** \$17,200

**Partners:** EPNI, Hokanson/Lunning/Wende Associates and Close Landscape Architecture, Minneapolis Planning Department

**Description:** This project began as an effort to plan for the restoration of buildings and storefronts in the neighborhood and has become an important and successful part of the community involvement effort in the neighborhood. Completed and introduced to the community in the fall of 2002, Elliot Park Neighborhood's Master Plan is a planning vision and implementation guide for future development in the neighborhood. Three years in the planning and creation, the Master Plan represents thousands of hours of effort contributed by Elliot Park residents, businesses and institutions, guided by the professional urban design team of Hokanson/Lunning/Wende and Close Landscape Architecture. A massive investment of neighborhood energies, time and resources, the Elliot Park Master Plan has been introduced and approved by the City Council as a supplement to the Minneapolis Plan and has been named as a 2003 CUE Awards Finalist by the Minneapolis Planning Department. Moving forward, funds have been committed to implementation workshops to engage residents, property owners, and developers to realize the goals of the plan. The first was held in the spring of 2003 and the second in May of 2004. \$72,340 In NRP funds were spent to gather community input and create the plan; \$96,660 has been contracted for plan implementation, which has included planning and holding implementation workshops. This project has also leveraged an additional \$10,000 In Community Development Block Grant and \$7,200 in Community Involvement Program funds.

## **Crime and Safety**

### **Crime and Safety Goals**

- To make Elliot Park a safer neighborhood
  - Make the criminal justice system more effective and efficient
    - CCNP Safety Group
    - CCNP Restorative Justice
  - Increase police presence in the neighborhood
    - Police Equipment
    - CCP/SAFE
  - Reduce/eliminate drug activity in the community
    - Drug/Alcohol Outreach Program
  - Create/expand SAFE zones, and enforce them
    - Neighborhood Participation Program / Neighborhood Action Committee
  - Reduce police response times for 911 calls
- To make Elliot Park a more attractive and appealing neighborhood
  - Improve/increase lighting in the neighborhood
    - Neighborhood Safety Lighting Program
    - Elliot Park Neighborhood Master Plan (above)
  - Work to eliminate public urination and other misdemeanors

CCNP Safety Group  
CCNP Restorative Justice

- To increase community participation in crime prevention
  - Improve relationships between the community and the police  
CCP/SAFE  
Crime Prevention Staffing  
Neighborhood Participation Program / Neighborhood Action Committee
  - Establish more block/building clubs throughout the community  
Crime Prevention Staffing  
Neighborhood Participation Program / Neighborhood Action Committee

**Project: Police Equipment**

**NRP Funds:** \$1,363

**Leveraged Funds:** \$0

**Description:** This project purchased equipment to allow for more effective bike patrols in the neighborhood in an effort to build a greater connection between police and residents. Patrols using the equipment were completed in 1997.

**Non-NRP Related Projects:** CCP/SAFE

**Funds:** ?

**Description:** Community Crime Prevention/Safety For Everyone (CCP/SAFE) is a Minneapolis Police initiative to build connections with community members and more effectively respond to community crime concerns. EPNI has partnered with the 1<sup>st</sup> precinct CCP/SAFE team to help establish a neighborhood Police Sub-Station, hold regular meetings with local security teams, and work with rental property managers and owners to help maintain and improve safety in the neighborhood.

**Project: Drug/Alcohol Outreach Program**

**NRP Funds:** \$28,451.71

**Leveraged Funds:** \$0

**Description:** EPNI worked with Catholic Charities-Branch III on 17<sup>th</sup> and Chicago to hire a staff person, Mark Unger, to perform outreach and connect community members struggling with chemical dependency. Over 100 contacts were made in the community, with 55% of participants receiving treatment ranging from AA meetings to in-patient chemical dependency treatment. A resource guide was created at the end of the program to assist with other organizations replicating it. It was intended for Catholic Charities to secure additional funding for this position; however, that goal was not accomplished.

**Project: Neighborhood Prosecution Program**

**NRP Funds:** \$0

**Leveraged Funds:** \$0

**Description:** This project was part of a comprehensive crime prevention strategy initiated by the Central City Neighborhoods Partnership (CCNP) that would have paid the cost of hiring a new prosecutor to focus on chronic offenders. The project's goals were to include: 1) the development of an "institutional memory" especially for repeat offenders; 2) the implementation of an active partnership between the Elliot Park neighborhood and the criminal justice system to educate police and citizens on the necessary conditions for effective misdemeanor prosecution; 3) the enforcement of the new "zero tolerance" zones in the community; 4) the development and advocacy of alternative sentencing and restorative justice options in the area served by the Downtown Command (Elliot Park, Loring Park, Downtown East and West). This project was hindered by an inability to create a procedure to have the neighborhood provide funds for a city attorney and was never instituted.

**Non-NRP Related Projects: CCNP Restorative Justice Program****Funds:** \$0

**Description:** The Central City Neighborhood Partnership's (CCNP) Restorative Justice Program has been effective in Elliot Park Neighborhood and throughout the Downtown Minneapolis area at meeting the fourth goal of the Neighborhood Prosecution Program's aims. Begun in 1994, the Restorative Justice Program is a way of resolving crime or conflict that focuses on repairing the harm caused to the real people affected. In contrast to a strictly punitive model of justice, restorative justice aims to mend what was broken. It prioritizes all stakeholders - victims, offenders, and the community - in the response to a given incident. As of February 2004, the program has coordinated community conferences for 506 court cases and involved over 360 neighborhood stakeholders in the process. Offenders have contributed several thousand hours of community service to the neighborhoods where they committed their offenses. They have also written numerous letters of apology and donated hundreds of dollars to local charities, social service agencies, and community organizations. In addition to this program, the Safety Group initiative out of CCNP has worked towards meeting the other goals created in the Neighborhood Prosecution Program and the City Attorney's Office now employs a community prosecutor to focus on these issues in the First Precinct.

**Project: Security Training Program****NRP Funds:** \$37,344**Leveraged Funds:** \$0

**Description:** This ambitious project aimed to create neighborhood jobs, increase neighborhood safety, and provide job training to neighborhood residents. A demonstration security training project was to be implemented that would train residents as private security officers. These officers would patrol the neighborhood in their training and be placed in jobs after training. Training was provided; however, the money budgeted to pay for salaries of hired officers quickly became lower than unskilled work was paying due to a greatly improved economy and lowered unemployment rate. While neighborhood patrols were done, the goal of creating jobs for residents was not met.

**Project: Crime Prevention Staffing****NRP Funds:** \$20,000**Leveraged Funds:** \$0

**Description:** This project provided funds to hire a crime prevention staff person to coordinate EPNI's Community Safety Committee, work to increase Minneapolis Police presence in the neighborhood, create building and block clubs, address gang problems, and help coordinate the security training program. Results from this position include a number of block and building clubs were created by holding National Night Out-type barbecues at rental properties in the neighborhood, increased communication and cooperation with the Minneapolis Police Department (including work with CCP/SAFE and the create of a police Sub-Station), and outreach to the increasing East African population in the neighborhood, leading to the first Somali-American board member. These and other proactive safety initiatives have been continued through NAC staffing and committee work. This work has resulted in continually reduced crime and increased participation in community events. As an example, Elliot Park Neighborhood hosted 7 National Night Out events in 2003, attended by over 1,000 residents.

**Non-NRP Related Projects: CCNP Safety Group****Funds:** \$0

**Description:** Central City Neighborhoods Partnership (CCNP)'s Safety Group has worked toward addressing crime in the Downtown Minneapolis area with the goal of sustainable

solutions rather than moving crime from neighborhood to neighborhood. The work of this group focuses on policy changes that support neighborhood livability and safety goals. Through the Safety Group, studies have been leveraged investigating the costs misdemeanor livability crimes and hindrances to more effective prosecution of misdemeanors, as well as research into creating a tracking system for misdemeanors. A night court focused on nuisance and livability crimes nearly became a reality in 2003, with City Council members and city staff traveling to Philadelphia to study a similar court system there. Minneapolis now has an administrative citation process that helps to address the ineffectiveness of misdemeanor crime prosecution. The Safety Group has also been effective at pooling resources and staff time to better address crime issues and work with a common CCP/SAFE team.

**Project: Neighborhood Hotline**

**NRP Funds:** \$11,124.79

**Leveraged Funds:** \$0

**Description:** This project provided funds to establish a phone and messaging system with Elliot Park Neighborhood, Inc. to receive calls that are of a “non-911” nature that fall into the following categories: neighborhood nuisances, educational, housing, health or safety concerns. This program provided information of residents about the neighborhood, how they can participate in the community organization, cultural events, and neighborhood social services. With increased staffing levels and increased CCP/SAFE involvement, this has become less of a necessity, although the phone and messaging system paid for by this strategy is still in use by Elliot Park Neighborhood, Inc.

## **Community, Youth, Families, and Seniors**

### **Community, Youth, Family, and Seniors Goals**

- To strengthen and support families in Elliot Park
  - Create supports for working families, such as day-care services  
After School Program
  - Increase intergenerational activities at the Park  
Elliot Park Life Stories Project, see Non-NRP Projects
  - Increase indoor recreational and community multi-functional use space  
Transforming the Parks Initiative
  - Link/increase access to existing recreational facilities both in and outside of Elliot Park  
Transforming the Parks Initiative
- To provide a safe, aesthetically pleasing and enjoyable environment at the Park
  - Reduce/eliminate the problem of public urination and other misdemeanors  
CCNP Restorative Justice and Safety Group
- To provide educational access and opportunities in Elliot Park
  - Coordinate and link residents to existing educational programs  
Welcome Program  
Neighborhood Newsletter  
Computer Collaborative, (see above)
  - Increase the number and type of educational programs available  
Nutrition Education Project
- To improve accessibility to community and city resources
  - Improve transportation for residents to community events and to services, such as medical, dental, shopping, and school  
Elliot Park Neighborhood Master Plan, (see above)

**Project: Elliot Park Playground Equipment****NRP Funds: \$210,000****Leveraged Funds: \$0**

**Description:** One of the first NRP projects in the neighborhood was the installation of new playground equipment, benches, picnic tables, and lighting in Elliot Park. \$210,000 was allocated and spent to remove existing wooden playground equipment and replace it with new and safer equipment. While no additional funds were leveraged outside of Park Board staff time and volunteer hours planning the improvements, the equipment is serving a vital need to the increasing population of families in the neighborhood.

**Related Non-NRP Projects: Transforming the Parks Initiative****Funds: \$110,000**

**Description:** One element of the Transforming the Parks Initiative is supporting and encouraging capital improvements to Elliot Park in order to meet goals, originally identified in our Action Plan, of providing increased indoor recreational and multi-functional community space. This \$110,000 two year grant from the Whitney Foundation sought to support more programming for children and youth in our parks and promote systems change at the Park Board in order to secure the capital funds originally allocated and then cut. The dramatic increase in park usage, especially by East African youth, combined with persistent collaboration with the Park Board over two years has recently come to a positive result. \$720,000 in Park Board capital funds have now been restored for Elliot Park in 2004 (\$220,000) and 2007 (\$500,000) to help respond to community needs regarding indoor and outdoor recreational space. The relationship built up with the Park Board over these years will hopefully result in a cooperative community based process for spending those funds.

**Project: Neighborhood Childcare Project****NRP Funds: \$0****Leveraged Funds: \$ 25,000**

**Description:** Originally allocated \$100,000 in EPNI's Action Plan, this project was eliminated after a feasibility study conducted in partnership with the Greater Minneapolis Day Care Association concluded it was not feasible. GMDCA administered a \$25,000 grant from the Minneapolis Foundation to conduct a needs assessment in partnership with EPNI, North Central University, Augustana Care Center and Catholic Charities. They then sub-contacted to Development Corporation for Children to do a feasibility and siting study., They recommended a possible site at Augustana which proved not to be feasible. Subsequently, First Covenant Church started a day care program and Augustana Lutheran Church sponsored a pre-school program. However, due to the religious nature of these programs, no NRP money was invested to support them.

**Related Non-NRP Projects: Elliot Park After School Program****Funds: \$93,000 (Foundations, private contributions, Minneapolis Schools)**

**Description:** While the feasibility study in made it unlikely a neighborhood childcare program would succeed in the neighborhood, this program is meeting many of the stated goals of the Childcare Project. The Elliot Park After School Program grew out of the Transforming the Parks Initiative. The program was funded in its inaugural year by several supporters, including the Whitney Family Foundation, the Wells Fargo Community Funding Council, the Catholic Community Foundation, and Minneapolis Public Schools. It provides after school care and educational support to children in the Kindergarten through 5<sup>th</sup> grade. It is hoped that parents trying to reenter the work force will benefit from this program which is offered at no charge to participants. Over 50 children, ranging from kindergarten to fifth grade, are participating in the

program. The program is based at Elliot Park Recreational Center and engages participants in a range of activities from 1:30 until 5:00 pm, Mondays through Fridays. On a given day, children receive help with school homework assignments, play in the Elliot Park gym, participate in arts activities and enjoy an afternoon snack. Transportation is provided to and from the park for all participants. This unique program is a collaboration between Elliot Park Neighborhood, The Learning Center for Children and Minneapolis Parks and Recreation. Most of the children enrolled in the program attend The Learning Center, a K-5 school located in Elliot Park. Two Learning Center teachers provide an academic curriculum for the program.

**Project: Neighborhood Participation Program**

**NRP Funds: \$242,000**

**Leveraged Funds: \$7,361 in arts grants, \$2,000/year in donations, \$3,000/year in in-kind donations**

**Description:** This project provided for staff and financial support to community building projects. Examples of uses include EPNI's annual events - a neighborhood Spring Clean Up, a Summer Music Series in Elliot Park, EPNI's Annual Meeting, National Night Out events, and our All Peoples' Festival, a neighborhood multi-cultural celebration. Past events also included a Harvest Bonfire and a Martin Luther King Jr. Peace and Justice Dinner. These events serve to bring residents together, build identity for the neighborhood, and introduce new neighborhood folks to EPNI. Overall, these events now bring together in excess of 2,200 people every year. Leveraged funds include donations and small grants by neighborhood businesses and institutions, arts grants, and in-kind donations that provide the necessary resources to hold these events. All of these events are coordinated out of EPNI's Neighborhood Action Committee (NAC) and facilitated by the NAC staff coordinator. These events are planned by committees of residents and institutional representatives and have provided new and expanding opportunities for community building among neighborhood members.

**Related Non-NRP Projects: Neighborhood Champions Project**

**Funds: \$0**

**Leveraged Funds: \$3,525 (Family & Children's Services)**

**Description:** In 2002, EPNI teamed with Family and Children's Services (FCS) to initiate a Neighborhood Champions banquet. Nomination forms were distributed at area gathering places and neighborhood leaders were identified by community members. EPNI and FCS staff contacted these leaders and organized a banquet celebrating their work. For the past year, the Champions group has continued to meet, planning new neighborhood projects at a truly grassroots level. Champions previously uninvolved with EPNI have joined neighborhood committees and, while receiving training and stipends from FCS, have helped to start new neighborhood initiatives with EPNI support.

**Related Non-NRP Projects: *Life Stories* Film Project**

**Funds: \$0**

**Description:** Supported by a technology grant received by Augustana Lutheran Church and funding from Thrivent Financial for Lutherans, as well as in-kind support from the Independent Film Project-MSP, this project teamed neighborhood youth with a documentary film director to interview neighborhood seniors and create a film documenting their life stories related to the neighborhood. Teaching youth new skills, connecting generations, and sharing amazing stories with the greater community, this project's end product debuted at Augustana Care Center in December of 2003 to a crowd of over a hundred guests and honored both the youth and seniors that made this project a reality.

**Project: Nutrition Education Program****NRP Funds: \$12,771.43****Leveraged Funds: \$0**

**Description:** This project supported classes and demonstration projects focused on teaching Elliot Park residents how to plan menus, purchase healthy food, and prepare nutritional meals in an effort to reduce the cost of the food and contribute to the neighborhood's overall health. An innovative idea that did produce a Food Buying Co-op to reduce the cost of food to community members, little effect was shown in regards to increase wellness of neighborhood residents.

**Project: Welcome Program****NRP Funds: \$71****Leveraged Funds: \$0**

**Description:** As part of a larger effort to assist in neighborhood identity building, neighborhood information packets were made to introduce new residents to the neighborhood and to EPNI. Each welcoming kit included maps, and a listing of community resources, social service organizations, libraries, schools, and neighborhood businesses. It also includes information on the neighborhood's history, safety and crime prevention, and how to get involved with the community organization. While \$10,000 was originally allocated to this project, very little money was actually spent as the organization soon realized it was very difficult to keep this information both readily available and up to date. Additionally, it was difficult to easily distribute them to new residents. Funds were used to create a logo and make an original run of packets. EPNI Board members have expressed interest in again attempting this initiative, as we now have better resources to produce and easily update the packets, as well as much better connections with property owners and managers which would ease distribution to new residents.

**Related Non-NRP Projects: Neighborhood Newsletter****Funds: \$8,500, \$5,000 In-Kind**

**Description:** In 2003, EPNI's first newsletter in years, The Urban Villager, debuted. Featuring information highlighting neighborhood programs, events, businesses, and residents, this newsletter is helping to serve many of the purposes originally intended with the Welcome Program. It is funded through a foundation grant and quarterly newsletter sponsorship. These funds also leveraged an in-kind donation of \$5,000 in marketing consulting to develop a new 'look' for the organization's print media, including the newsletter.

**Project: SpaceSpace Internship Project****NRP Funds: \$391****Leveraged Funds: \$0**

**Description:** SpaceSpace was a neighborhood arts organization that provided rehearsal and performance space to a variety of arts organizations. An expansion of an existing program led by Georgia Stephens, this was intended to involve six to ten youth internships a year to teach neighborhood teens about the technical aspects of theater production including: lighting, sound, costume, and makeup work, stage and box office management. However, the studio space to be used was not zoned appropriately and EPNI was unable to help secure a rezoning to allow the program to operate.

**Related Non-NRP Projects: Outsiders and Others****Funds: \$18,229.33**

**Description:** Outsiders and Others is an art gallery and studio focusing on self-taught and nontraditionally trained artists from around Minnesota. Director Yuri Arajs also provides mentoring and workspace for artists at the gallery. This gallery was been supported by

\$18,229.33 in CDBG funds, as well as support from show sponsors, proceeds from sales, and other funding to support the programming provided.

**Related Non-NRP Projects: Gallery Atitlan**

**Funds: \$0**

**Description:** The newest arts venue in Elliot Park, Gallery Atitlán opened its doors in April 2004 at 609 South 10th Street. The Gallery celebrates the imagery and spirit of the conquered cultures of the European “New World” with a focus on work produced by groups and individuals within indigenous cultures who seek to preserve the old ways. The Gallery also presents the work of contemporary artists whose work speaks to and from the indigenous soul of all humanity. The inaugural exhibit features works by Peruvian Master Weaver Edwin Sulca, who traveled to Minneapolis for the opening and shared the stories behind his works with community members and art enthusiasts during the three-day opening celebration. EPNI assisted Gallery Director Richard White and the property owner in working through city review and approvals processes to secure a necessary zoning change to allow for the gallery use in this previously vacant storefront commercial space.

**Administration and Plan Implementation**

**Project: Administration / Plan Implementation**

**NRP Funds:** \$1,054,433.25

**Leveraged Funds:** \$98,992.00

**Description:** Due to decisions made in the early contracting processes, the contract for this strategy, originally to be dedicated to administrative costs for NRP participation, contains lines for program staff and additional projects such as the Community Garden, the Neighborhood Hotline, the Welcome Program, SpaceSpace Internship, Computer Collaborative oversight, and the Neighborhood Action Committee. The staff that implemented all of the above described projects, as well as the taxes and benefits for those staff are broken out separately in Appendix I to reflect this. It is expected that a more careful contract planning process in Phase II will better reflect the actual overhead costs within programs and projects, rather than reflecting it all as administrative overhead. Leveraged funds include foundation, corporate and individual contributions for general operating support.

**Conclusions**

There appears to be consensus among current participants that the core areas of work in Phase I will continue to be the focus for Phase II. These are Master Plan Implementation, Economic Development, Community Building, and Safety and Livability, as well as the goal of maintaining EPNI’s ability to do the above. Overall, our review process has shown that we have been most successful at accomplishing our mission statement of connecting people with resources and less successful at actually providing resources directly. Some of our greatest successes include bringing neighborhood members to the table to help inform and contribute to developments such as East Village and Grant Park. Those projects not only met neighborhood goals for housing, but also initiated a process for gathering community input and ensuring neighborhood participation as part of the development process. While NRP funds were necessary to help initiate those developments and to help ensure that the projects met action plan goals and fit with the neighborhood character, today projects are being developed without NRP funds that benefit from the process developed through those activities. Not only has the infusion of NRP and private funds created an atmosphere where our NRP goals in all areas (housing, economic development, crime and safety, and community building) can be met, it has brought the

neighborhood together to help inform that process and maintain the character of the neighborhood.

As the organization initiates its Phase II planning, these stated goals will be brought to the broader community to assess whether these goals continue to be supported by the broader community. They will then be brought into tighter focus on projects to continue to build on past successes in these areas.

### **Goals accomplished**

EPNI has achieved its goals as stated in the NRP Phase I action Plan:

#### **Economic Development**

- To develop more businesses in the community that stabilize the neighborhood
  - Dunn Bros. Elliot Park
  - Band Box Restaurant
  - East Village Market
  - Indian Ocean Restaurant
  - Outsiders and Others Gallery
  - Gallery Atitlan
  - E.P. Atelier (opening soon)
- To improve the quality of businesses and services in the community
  - Kenny's Market (pending)
- To create jobs in Elliot Park for Elliot Park residents
  - Dunn Bros. Elliot Park
  - Band Box Restaurant
  - East Village Market
  - Indian Ocean Restaurant
  - Computer Collaborative (work readiness training)
- To work with major neighborhood institutions and businesses to promote existing businesses and address vacant properties in the community
  - Outsiders and Others Gallery
  - Gallery Atitlan
  - E.P. Atelier

#### **Housing and Environment**

- To promote housing which creates a diverse, stable, and healthy community for all income levels
  - East Village
  - Grant Park
  - Tandem Development
  - Lenox Flats
- To improve the housing stock of the neighborhood
  - Home Improvement Loan Program
- To make Elliot Park a safer, more attractive, and more appealing neighborhood
  - Elliot Park Neighborhood Master Plan

#### **Crime and Safety**

- To make Elliot Park a safer neighborhood
  - Livability Crimes reduced 76% from 1997 to 2004 (See Appendix C)
  - Part I Crimes reduced 65% from 1997 to 2004 (See Appendix C)
- To make Elliot Park a more attractive and appealing neighborhood
  - Elliot Park Neighborhood Master Plan

- To increase community participation in crime prevention
  - Neighborhood Action Committee
  - CCNP Safety Group
  - CCNP Restorative Justice

**Community, Youth, Family, and Seniors**

- To strengthen and support families in Elliot Park
  - Elliot Park After School Program
- To provide a safe, aesthetically pleasing and enjoyable environment at the Park
  - Elliot Park Toddler Play area Renovation
  - Transforming the Parks Initiative
- To provide educational access and opportunities in Elliot Park
  - Elliot Park After School Program
- To improve accessibility to community and city resources
  - Citizen Participation committee work
  - Resource sharing with other non-profits (e.g. Computer Collaborative)



**Elliot Park Commercial Development Projects**

Project Locations (\* indicated NRP funds used)

# Appendix B – Home Loan Program Investment Locations

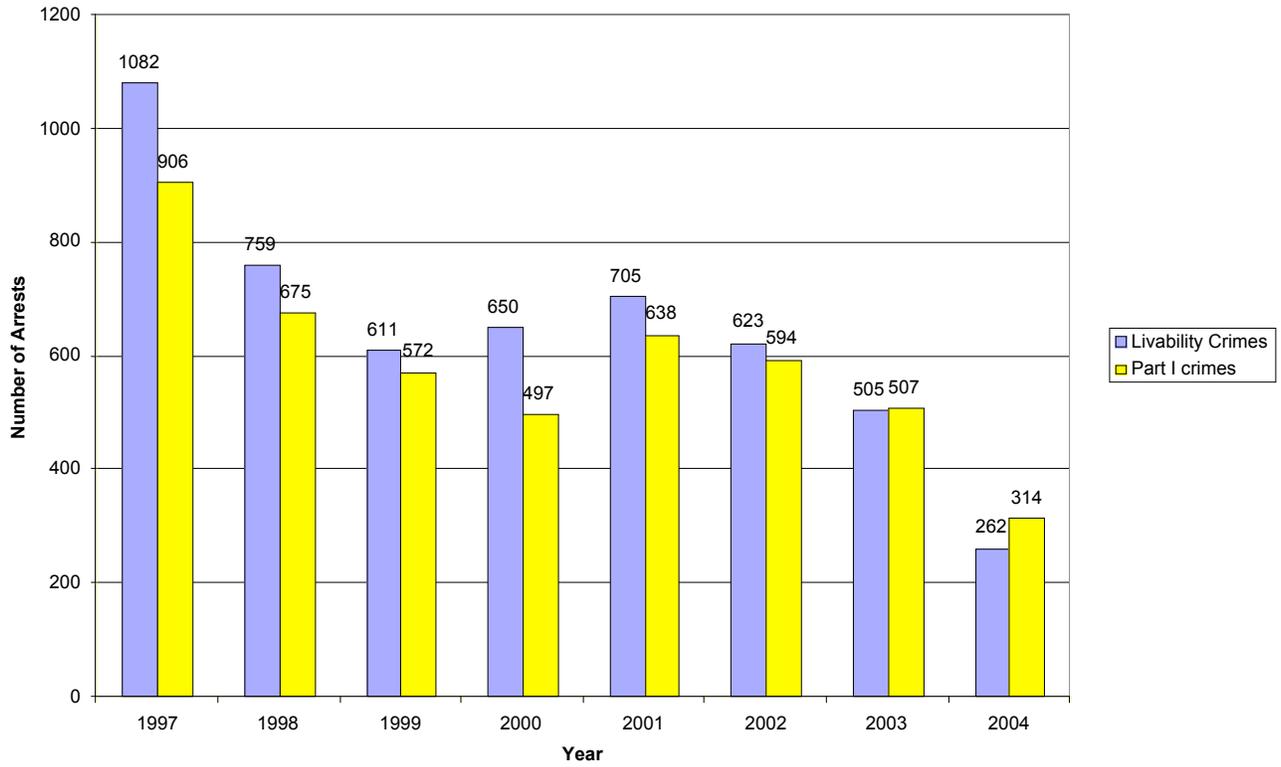


Elliot Park Neighborhood, Inc.  
 For more information, contact (612) 335-5846

Data Sources: Elliot Park Neighborhood, Inc., Center for Energy & Environment, City of Minneapolis  
 May 2004

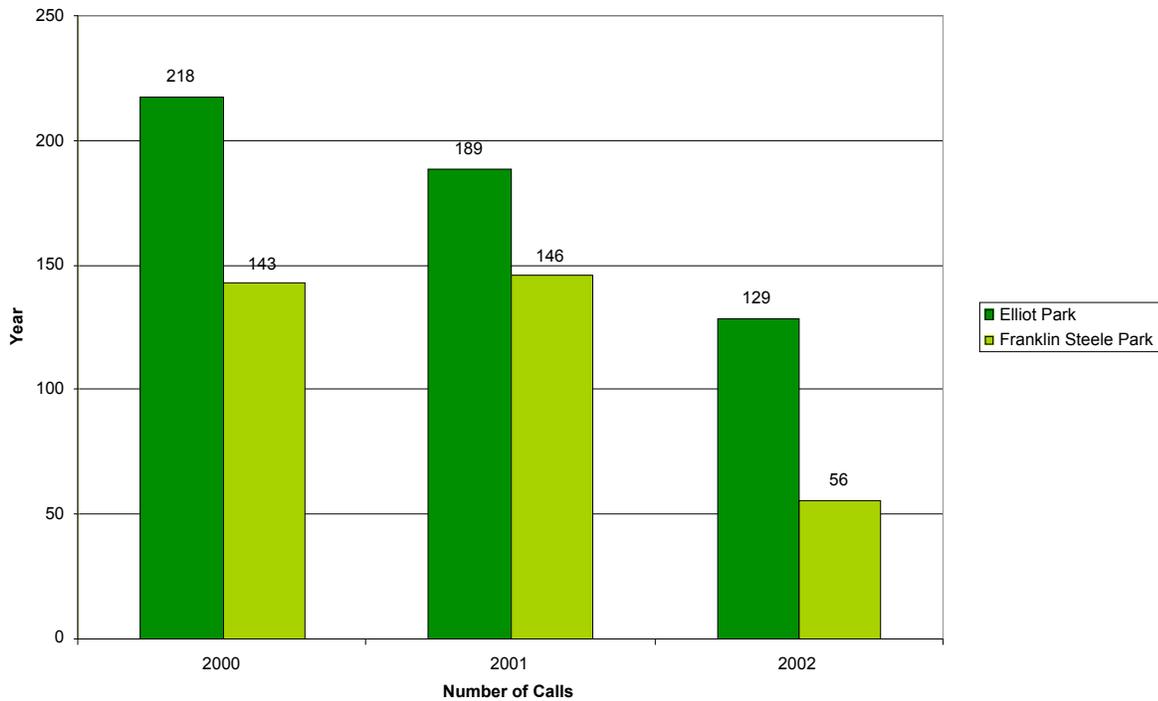
## Appendix C – Crime Statistics 1997 - 2004

Crime Statistics for Elliot Park, 1997 - 2004



## Appendix D – Calls for Police Service to Local Parks, 2000 – 2002

Calls for Police Service to Local Parks



## **Appendix E – Economic Development Spending**

### **Economic Development**

<b>Project</b>	<b>NRP Funds</b>	<b>Other Funds</b>	<b>Other Funds Source</b>
Band Box Diner Rehab	\$110,000.00	\$118,000.00	Band Box owners, the Minneapolis Community Development Agency, Western Bank
Dunn Bros. Coffee shop	\$90,000.00	\$195,000.00	David Przetycki (Dunn Bros. Elliot Park), MCDA, CCHT, Western Bank
Elliot Park Grocery	\$167,750.00	\$0.00	
EP Atelier	\$0.00	\$0.00	
Kenny's Market	\$0.00	\$0.00	
Computer Collaborative (Elliot's Web)	\$258,340.00	\$8,000.00	St. Paul Foundation's Management Assistance Program
Elliot Park Business and Professional Association (EPBPA) Support	\$30,000.00	\$49,000.00	Neighborhood Economic Development Fund
		\$18,000.00	MCDA Business Association Assistance Program (\$6,000 per year)
		\$30,000.00	Membership Dues (\$10,000 per year)
Restaurant Feasibility	\$19,627.92	\$0.00	
Indian Ocean Restaurant	\$0.00	\$0.00	
Margolis Brown Theater Feasibility Study	\$24,900.00	\$0.00	
Undesignated Development Loan Fund (Small Business Loan Pending)	\$18,000.00	\$225,887.00	Program income (Loan payments and payoffs)
Computer Network for Public Access	\$50,000.00	\$0.00	
Economic Development Staffing	\$174,900.00	\$0.00	
<b>Total</b>	<b>\$943,517.92</b>	<b>\$643,887.00</b>	

## **Appendix F – Housing and Environment Spending**

### **Housing and Environment**

<b>Project</b>	<b>NRP Funds</b>	<b>Other Funds</b>	<b>Other Funds Source</b>
East Village Apartments	\$500,000.00	\$34,500,000.00	Central Community Housing Trust (CCHT), Minneapolis Community Development Agency (MCDA), Minnesota Housing Finance Agency (MHFA), Metropolitan Council, various foundations and investors

Grant Park Homes	\$300,000.00	\$114,700,000.00	APEX Development, Opus
Hinkle-Murphy Mansion Restoration	\$226,000.00	\$626,000.00	Firststar Bank, U.S. Small Business Administration, Ron Bates and Glenda Key
Housing Loan/Grant Fund Program	\$530,000.00	\$280,602.00	MHFA, Center For Energy and Environment, Owner Investments
Demolish Boarded/Blighted Property- 1517 Portland Ave	\$7,645.00	\$7,645.00	Hennepin County
Community Garden Maintenance Program	\$13,000.00	\$8,638.00	
Elliot Park Neighborhood Master Plan	\$169,000.00	\$17,200.00	CDBG, Community Involvement Program
<b>Total</b>	<b>\$1,745,645.00</b>	<b>\$150,140,085.00</b>	

## **Appendix G – Crime and Safety Spending**

### **Crime and Safety**

<b>Project</b>	<b>NRP Funds</b>	<b>Other Funds</b>	<b>Other Funds Source</b>
Police Equipment	\$1,363.54	\$0.00	
Drug/Alcohol Outreach Program	\$28,451.71	\$0.00	
Neighborhood Hotline	\$11,124.79	\$0.00	
Security Training Program	\$37,334.79	\$0.00	
Crime Prevention Staffing	\$20,000.00	\$0.00	
<b>Total</b>	<b>\$98,274.83</b>	<b>\$0.00</b>	

## **Appendix H – Community, Youth, Family and Seniors Spending**

### **Community, Youth, Family, and Seniors**

<b>Project</b>	<b>NRP Funds</b>	<b>Other Funds</b>	<b>Other Funds Source</b>
Elliot Park Playground Equipment	\$210,000.00	\$220,000.00	Park Board (plus \$500,000 budgeted 2006-2007)
Transforming the Parks Initiative	\$0.00	\$110,000.00	Whitney Foundation
Neighborhood Childcare Project (After School Program)	\$0.00	\$93,000.00	Whitney Family Foundation, the Wells Fargo Community Funding Council, the Catholic Community Foundation, and Minneapolis Public Schools
Neighborhood Participation Prog.	\$242,000.00	\$0.00	
Nutrition Education Program	\$12,771.43	\$0.00	
Welcome Program	\$71.95	\$0.00	
Neighborhood Newsletter	\$0.00	\$13,500.00	Foundation, in-kind marketing consulting
SpaceSpace Internship Project	\$391.75	\$0.00	
<b>Total</b>	<b>\$465,235.13</b>	<b>\$436,500.00</b>	

## **Appendix I – Plan Implementation / Administration Spending**

### **Project: Administrative Implementation**

	<b><u>Admin/Overhead</u></b>	<b><u>Program</u></b>
executive director	\$201,501.30	
community development coordinator (BLUH)		\$127,800.00
Administrative assistant	\$138,800.00	
Economic development coordinator (CEDS)		\$40,500.00
Neighborhood action coordinator (NAC)		\$66,900.00
greening coordinator		\$20,800.00
fica/suta/workers comp	\$28,225.15	\$21,233.07
Benefits	\$33,249.21	\$25,012.54
non-profit insurance	\$11,713.00	
office rent	\$48,600.00	
Utilities	\$23,179.50	
office clean/maintenance	\$9,250.00	
office supplies	\$17,464.00	
dues/subscriptions/fees/license	\$1,850.00	
bank service fees	\$2,170.60	
computer software/exp	\$8,800.00	
postage & delivery	\$18,100.00	
printing & film processing	\$2,450.00	
Accounting	\$69,819.96	
staff and board training	\$14,800.00	
meeting expenses	\$1,908.92	
Promotion/public relations	\$13,063.50	
Advertising	\$5,230.00	
community garden		\$13,000.00
phone/dsl	\$15,874.79	
copier/phone/postage lease	\$31,517.21	
copier/phone maintenance	\$7,800.00	
NAC program/event expenses		\$11,906.80
welcome program		\$71.95
spacespace intern		\$391.75
elliott's web oversight		\$20,450.00
<b><u>TOTAL</u></b>	<b><u>\$705,367.15</u></b>	<b><u>\$348,066.10</u></b>

## **Appendix J: Overall money spent and contracted vs. leveraged funds**

<b>Overall</b>	<b>NRP Funds</b>	<b>Leveraged Funds</b>
Economic Development	\$943,517.92	\$643,887.00
Housing and Environment	\$1,745,645.00	\$150,140,085.00
Crime and Safety	\$98,274.83	\$0.00
Community	\$465,235.13	\$436,500.00
Admin	\$1,053,433.25	\$98,992.00
<b>Total</b>	<b>\$4,306,106.13</b>	<b>\$151,319,464.00</b>