The three rings reflect each of the stakeholders involved in Minneapolis neighborhood revitalization: residents, government and the private sector. The focus of the NRP is the point at which the three rings intersect. NRP staff work to bring residents, government and private interests together to share resources and talents, address problems and take advantage of opportunities.
Founded in 1990, the Minneapolis Neighborhood Revitalization Program (NRP) is an innovative effort to change the future of the City's 81 neighborhoods and make them better places to live, work, learn and play. Through collaboration with government and others, neighborhoods organize residents, gather information, prioritize needs, identify resources and implement solutions that improve neighborhood and city livability.

The NRP is governed by a joint-powers agreement between the five government jurisdictions that serve the residents of Minneapolis: The City of Minneapolis, Hennepin County, Minneapolis Public Schools, Minneapolis Parks and Recreation, and Minneapolis Public Libraries.

<table>
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<tr>
<th>NRP</th>
<th>The Process</th>
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<td>Residents use a six step process to define what they want for their neighborhood and prepare their neighborhood plan:</td>
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<tr>
<td>1. Develop a proposed work plan and budget for the planning process. The neighborhood prepares a work plan detailing how it will: get a diversity of people and interests involved, gather information, define neighborhood issues and opportunities, and structure meetings and events to develop their plan.</td>
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<tr>
<td>2. Build wide and diverse citizen participation and gather information. Neighborhood issues, concerns and priorities are identified through meetings, surveys, events and focus groups managed by the neighborhood NRP committee.</td>
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<tr>
<td>3. Draft a plan that includes a vision, goals and objectives. The neighborhood NRP committee works with residents, government staff and others to develop strategies, define timelines and costs, and assign responsibilities for implementation.</td>
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<td>4. Obtain residents’ review and approval of the plan. Residents are invited to review the neighborhood draft plan for final approval.</td>
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<td>5. Submit the plan to governmental jurisdictions for review, approval and funding. NRP money is used to leverage other community resources to help accomplish neighborhood plan strategies.</td>
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<tr>
<td>6. Implement the Plan. The neighborhood works with government staff and others to ensure successful implementation of the plan.</td>
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As Chair of the Minneapolis Neighborhood Revitalization Program Policy Board, I am excited to share the second volume of the NRP Progress Report, Building Community By Building Partnerships.

In 1991, six Minneapolis neighborhoods began development of their Neighborhood Action Plans. Today, NRP enters its seventh year with the involvement of every neighborhood in the City.

Our progress is only possible because we share a vision that Minneapolis can be a better place to live, work, learn and play. Working toward this goal has required the tireless commitment of residents and government staff in creative collaboration to affect change in our city.

The pages of this report celebrate the vision of NRP, our efforts and our successes, and remind us that together we will continue building community by building partnerships.

Sincerely,

Ann Berget
Chair, NRP Policy Board
The first NRP Progress Report was published in March, 1995. In it, we shared some of the achievements of our first four years. Our newest report features more of the exciting, creative and important NRP accomplishments that improve neighborhood and city livability. Many of these projects are multi-neighborhood endeavors that draw together communities working toward mutual goals. These dynamic collaborations transcend geographic boundaries and make NRP progress more visible than ever.

NRP has invested more than $53 million in Minneapolis neighborhoods since the program began 1991. Nearly 90 percent of that money was invested after 1994 in response to the priorities defined by neighborhood First Step and Action Plans.

As more of these plans are approved and implemented, NRP has begun to realize its potential. The Phelps Park expansion and collaborative opened in November. Construction began on the new school and early learning center attached to the recently opened Whittier Gym. The 17th Street overlook was completed and improvements began on South Nicollet Avenue. Thousands of home improvement loans and grants were issued to property owners. Implementation of the Lake Street Corridor plan began, and after much-needed rehabilitation, the Penn Plymouth Shopping Center was reopened. NRP is proving that residents can change the future of our city.

But change is never easy; it takes hard work by many dedicated, selfless individuals. NRP will continue to work with all of our partners to discover the most effective ways to reach the goals we share. We anticipate even greater impact as more neighborhood plans begin implementation.

Thank you for your continued efforts to make Minneapolis a better place to live, work, learn and play. Keep up the good work!

Sincerely,

Robert D. Miller, Director
March 1997
As of December, 1996:

- Every neighborhood (81) in the city had become a voluntary participant in NRP.
- Sixty-six separate neighborhood organizations are developing plans for these 81 neighborhoods.
- Thirty-two Neighborhood Action Plans had been approved, out of a possible 66.
- NRP had conducted more than 100 training sessions during the past three years that were attended by 2,950 residents.
- NRP initiated capital project partnerships with a variety of major community institutions such as Honeywell, Boys and Girls Clubs, Urban Ventures, the Minneapolis Foundation, the Bush Foundation, and the McKnight Foundation.
- NRP neighborhoods established a pool of $3.5 million to match City dollars designated for the demolition of boarded and vacant properties over the next three years.

- NRP invested a total of $53 million in Minneapolis neighborhoods between 1991 and 1996.
- Expenditures for neighborhood-based activities increased from an annual figure of $2,866,596 in 1992 to $21,586,241 in 1996.
- End of the year obligations for neighborhoods have increased from $6,268,433 at the end of 1991 to $93,353,454 at the end of 1996.
In 1991, the NRP Policy Board and the City Council dedicated a total of $14,978,005 to fund “Transition Projects”—critical projects initiated to help meet physical revitalization needs in neighborhoods not yet selected for planning workshops. As of December 31, 1996, 90 percent (or $13,431,814) of Transition Project funds had been expended and 58 percent of the 71 Transition Projects approved between 1991 and 1993 were completed.

Transition Project results include:

- An investment of $6,619,595 in housing improvement programs that generated at least $14,306,780 in additional private investment.
- Improvement of at least 815 single family homes and 124 rental buildings using NRP-funded loans or grants.
- Construction of at least 30 single-family homes and four rental buildings to replace more than 20 demolished structures.
- Construction of one new school and a neighborhood early learning center with help from the NRP.
- Site improvements at nine parks and more than 3,682 newly planted trees.
- $3.7 million set aside to help finance economic development projects.
- A generated investment of at least $21,979,700 from other sources.

1996 NRP highlights:

- 13 First Step Plans and seven Action Plans were approved.
- $6.5 million was spent for home improvement and home-buyer assistance programs in 25 neighborhoods. These dollars leveraged a total investment in housing of at least $10 million in 1996.
- The new Phelps Park Community Center, the new location for Southside Boys & Girls Club, was opened.
- A gymnasium, new fields and playgrounds were completed at Pearl Park.
- Gala Foods, a full-service grocery store, opened in the Bancroft neighborhood.
- Ground was broken for a new Whittier School.
- NRP served as the catalyst for the development of eight major commercial/retail corridors that cross neighborhood boundaries.
- The second Southside Housing Fair was conducted by 14 neighborhoods. Eighty-five local businesses participated in the Fair and over 2,000 residents attended.
In the Prospect Park and Elliot Park neighborhoods, residents are providing food for their hungry neighbors, recognizing that the strength of a community depends upon the well-being of each individual who lives there.

More than a decade ago, churches in the Prospect Park neighborhood started the all-volunteer Care and Share Foodshelf. After years of struggling to run the foodshelf exclusively with volunteers, it was in danger of closure. Prospect Park NRP dollars provided a lifeline for the neighborhood residents trying to feed their families on insufficient incomes.

“It developed directly out of neighborhood need. It’s what the folks want.”

With $42,000 from the neighborhood’s NRP plan, the Care and Share Foodshelf remains open with newly hired staff who work alongside volunteers to keep the shelves stocked and distribute the groceries to low-income residents. Located at the new Head Start facility in Luxton Park, the foodshelf is within walking distance of the nearby Glendale public housing community.
Elliot Park

Minneapolis Public Libraries owned a Bookmobile until the early 1980's when operations ceased due to a lack of funding. Recently, the desire of two neighborhood organizations to bring library services back to their residents helped make the return of the bookmobile a reality.

The Whittier neighborhood contributed $120,000 of its NRP funds and the Prospect Park neighborhood contributed $20,000 of its NRP funds to bring back the bookmobile.

The bookmobile currently serves Minneapolis residents at 26 locations city-wide, including weekly stops in the Whittier and Prospect Park neighborhoods.

“Funding the foodshelf raised its visibility,” said Susan Larson-Fleming, a member of Prospect Park’s NRP steering committee. “It also helped to strengthen the link between the Glendale residents and the rest of the neighborhood.”

Before the Elliot Park Food Buying Club was formed nearly a year and a half ago, neighborhood residents had three choices when it came time to do their grocery shopping: patronize a small local market, an even smaller convenience store, or leave the neighborhood to find a bigger store with lower prices and better selection. However, nearly half of the 5,000 residents in Elliot Park rely on public transportation and walking as a primary means of travel. For these residents, shopping outside of the neighborhood is not a convenient option.

At an NRP workshop in March 1995, the community suggested forming a food buying club. “It developed directly out of neighborhood need,” said Loren Neimi of Elliot Park Neighborhood, Inc (EPNI). “It’s what the folks want.”

The Food Buying Club phones in grocery lists to two local food suppliers and distributes the food to its members. EPNI is financing the club’s nutrition, employment training and start-up costs with NRP dollars and money from the John Heinz Neighborhood Development Fund. The club’s long-term goals include offering cooking and nutrition classes to a projected membership of 200 residents, and the eventual establishment of a community food co-op. In anticipation of the co-op, EPNI has earmarked $85,000 from NRP to purchase a building that will serve as the co-op site in Elliot Park.
One objective of the Phillips NRP Plan is to support The Green Institute to bring environmentally sound development and jobs to the Phillips community. In 1995, the People of Phillips (POP) neighborhood organization made a critical step toward this community goal by collaborating with The Green Institute to establish the ReUse Center.

Neighborhood residents provided $95,000 in NRP funds to open the ReUse Center in October, 1995 at the Hi-Lake Shopping Center on Lake Street, where founder and Phillips resident Harvey Winje has been taking a creative approach to recycling housewares and building supplies.

Salvageable items rescued from remodeled or demolished Minneapolis homes are collected at the Center and sold to the public. Inside, shoppers can purchase almost anything they need at reduced prices: doors, windows, sinks, sconces, desks, cupboards, dumbwaiters, shelves, tubs, toilets, tiles, lights and more.

According to ReUse Center manager Joyce Wisdom, store items are gathered “from one end of the spectrum to another.” Not only does the Center receive materials from individual homeowners who are rehabbing their homes or cleaning out their attics and garages, but contractors demolishing entire commercial and
residential buildings also make generous donations. In fact, last summer the ReUse Center received a huge donation of bookcases from a St. Paul construction company and six deliveries of surplus tile. With a little imagination, these “recycled” items will find their place in another home.

In addition to such a variety of inexpensive goods and new jobs for some neighborhood residents, the ReUse Center offers home repair classes twice a week and information about recycling.

Since opening, the ReUse Center has enjoyed strong success. This year, a total revenue of $250,000 is expected on 5,000 sales.

At the ReUse Center’s grand opening on March 16, 1996, Senator Paul Wellstone praised the innovative collaboration between POP and The Green Institute, saying, “We got a marriage here: clean technology, protection of the environment, good paying jobs, community, justice, and you’ve done it together.”

The Green Institute is committed to promoting stewardship of the planet through the development of earth-friendly businesses and ecological reuse of a multi-block area in Phillips. The ReUse Center is the Institute’s first project.
DURING THEIR NRP PLANNING PROCESS, HOUSING AND EMPLOYMENT WERE IDENTIFIED AS TOP PRIORITIES OF THE CENTRAL, PHILLIPS, POWDERHORN PARK, AND WHITTIER NEIGHBORHOODS. TO ADDRESS THEIR CONCERNS, THESE FOUR COMMUNITIES HAVE PARTNERED WITH MINNEAPOLIS’ PRIVATE SECTOR, NONPROFIT DEVELOPERS, NRP AND MCDA, TO DEVELOP THE HOME OWNERSHIP FOR MINNEAPOLIS’ SOUTHSIDE (HOMS) INITIATIVE.

THE HOMS INITIATIVE IS THREEFOLD: FIRST, THE EFFORT WILL CREATE 150 NEW HOME OWNERSHIP OPPORTUNITIES BY REPLACING DEMOLISHED HOMES OR REHABBING VACANT AND BOARDED ONES. THE FOUR PARTICIPATING NEIGHBORHOODS CONTAIN ONE-THIRD OF ALL BOARDED AND VACANT HOMES IN MINNEAPOLIS AND ARE TRADITIONALLY INHABITED BY SOME OF THE CITY’S LOWEST INCOME FAMILIES; SECOND, THE INITIATIVE OFFERS FINANCIAL SUPPORT SO THAT LESS THAN FIVE PERCENT OF NEW OWNERS DEFAULT ON THEIR LOANS; FINALLY, HOMS CREATES EMPLOYMENT OPPORTUNITIES BY OFFERING TRAINING SCHOLARSHIPS TO NEIGHBORHOOD RESIDENTS WHO PARTICIPATE IN HOME CONSTRUCTION.

“IT WOULD NEVER HAVE HAPPENED WITHOUT HOMS.”

ADMINISTRATIVE FUNDING FOR THE INITIATIVE COMES FROM THE FOUR PARTICIPATING NEIGHBORHOOD ORGANIZATIONS THROUGH THEIR NRP PLANS. PROJECT FUNDING IS DONATED BY THE PRIVATE SECTOR OF MINNEAPOLIS, INCLUDING HONEYWELL, THE MINNEAPOLIS FOUNDATION AND THE FAMILY HOUSING FUND. THESE DOLLARS ARE THEN LEVERAGED WITH NEW HOMEOWNER MORTGAGES.

“We chose to support HOMS for many reasons,” said Honeywell Community Affairs Director Andre Lewis. “It empowers members of the community, generates excitement about revitalization, and encourages residents to take ownership of their neighborhoods.”

City residents construct a new garage as part of their on-site training.
June 1996 marked the end of the first phase of the five-year initiative. Five new homes have been occupied, two have been sold and seven more are being developed. Program Manager James Buesing is enthusiastic about the first-year achievements. “We’ve accomplished more in this first year than anyone expected—not just promoting HOMS, but accomplishing the overall goals of the neighborhoods through their NRP plans,” Buesing said. “This is an extremely good use of NRP dollars.”

“We’re changing the landscape of the community for the better.”

Central neighborhood resident Patrick Stenzel has his own HOMS success story. While searching for an affordable new home, Stenzel noticed a vacant triplex in Central, but could not afford rehabilitation costs in addition to the purchase price. Securing rehab financing through HOMS allowed Stenzel to purchase the triplex after it was converted into a single-family unit. “It would never have happened without HOMS,” he said.

In 1997, the Initiative intends to acquire, improve and sell 20-30 more sites. More training scholarships will be granted and at least half of the employment opportunities created by the HOMS Initiative will be contracted to Minneapolis residents.

“We’re changing the landscape of the community for the better,” said Dr. Emmet Carson, President of The Minneapolis Foundation, one of the local foundations supporting the HOMS Initiative.

Habitat II National Excellence

On February 12, 1996, The Minneapolis NRP received the National Excellence Award for “The City Summit (Habitat II)” and was cited as an outstanding example of community building in the United States.

NRP was one of 25 award recipients selected from among 175 submissions representing 35 states. The NRP was chosen after a site evaluation and multiple reviews by a national committee chaired by Henry Cisneros, Secretary of the U.S. Department of Housing and Urban Development.

The National Excellence Award celebrates actions, initiatives or projects that represent outstanding examples of creative problem solving that lead to improvement in the quality of urban life.

The award was sponsored in support of “The City Summit (Habitat II)” international conference held in June in Istanbul, Turkey, where NRP was showcased.
When the Powderhorn Park and Bancroft neighborhoods completed their NRP plans two years ago, each held small neighborhood housing fairs to distribute home fix-up funds and give residents a chance to meet contractors. According to Bancroft Neighborhood Association staff member Stephanie Schmit there were not enough participants at the smaller fairs to make them worthwhile.

the fair has grown appreciably into a vibrant gathering that now draws more than 2,000 residents.

Now, Minneapolis neighborhoods have combined their resources to make the Southside Housing and Home Improvement Fair a much bigger event. A small dream in its first year, the Fair has grown appreciably into a vibrant gathering that now draws more than 2,000 residents and offers almost anything needed to buy, repair or fill up a home. Approaching the Fair as a cooperative effort has also attracted funders like the Twin City Housing Fair Partnership, Fannie Mae and Marquette Bank. The Fair was co-sponsored by NRP and South High Community Education.
“It’s a good match-making service,” said Rick Fitzpatrick, a Housing Fair volunteer from the Bryant neighborhood. He noticed “a lot of people jumping from table to table to find out which neighborhood they’re in and what we can offer.”

Twelve Minneapolis neighborhood organizations participated in the 1996 fair: Bancroft, Bryant, Powderhorn Park, East Harriet, Phillips, Standish-Ericsson, Central, Field-Regina-Northrup, Hale-Page-Diamond Lake, Longfellow, Seward and Corcoran. Many completed their NRP plans and were at the event to publicize their housing programs including home fix-up grants or loans and valuable resources like Powderhorn Park Neighborhood Association’s new housing database.

In addition to the neighborhood NRP housing program sponsors, 15 nonprofit agencies, 15 finance and real estate organizations, and 54 contractors sponsored tables at the event. Those who filled the atrium of South High that day also had their choice of more than ten educational seminars on a variety of housing topics.

Schmit estimated that the turnout in 1996 was three times that of the previous year. “More sponsors came on board and more neighborhoods are here working together. It’s really exciting,” she said.

Shada Buyobe-Hammond, a resident who staffed the People of Phillips table, said, “It’s great for people to get resources, information and a wealth of ideas while interacting with some familiar faces right in their own community.”
In the Sumner-Glenwood neighborhood it is not uncommon to find Southeast Asian families of eight or more members. For these families a simple visit to the doctor is anything but easy. Transportation to the doctor’s office can be problematic and the language and cultural differences Southeast Asian families encounter can be overwhelming.

In a collaborative effort to provide health care for Southeast Asian families in a comfortable, accessible environment, Sumner-Glenwood residents used a portion of their NRP funds in partnership with Pilot City and Northside Agencies to establish the Glenwood-Lyndale Clinic. Recently opened, the new clinic is adjacent to the Glenwood-Lyndale Public Housing Community Center where many of its clients live.

The Sumner-Glenwood neighborhood has committed more than $900,000 in NRP funds to the clinic for use over a four-year period. A third of the neighborhood’s investment, along with a matching commitment of $200,000 from the Minneapolis Public Housing Authority, went toward the renovation of the space the clinic now occupies. The remaining money will be used for staff funding and to operate the clinic.

Three Hmong interpreters employed by the clinic help to bridge the language and cultural gaps that can prevent neighborhood residents from receiving the health care they need. Sumner-Glenwood community advocate Nancy Vang is one of the Hmong interpreters at the clinic. She says that clients will often walk into the clinic and sit down in the waiting room without checking in or informing staff of their needs. One of Vang’s jobs is to find out what those needs are.
“They have to trust you in order to tell you anything,” Vang says. Sometimes, trust can be established through a common language.

Hmong Interpreters bridge language and cultural gaps that can prevent residents from receiving needed health care.

Lee Pao Moua, another clinic staff member, worked as a doctor in Laos before immigrating to the United States. At the Glenwood-Lyndale clinic, Moua interprets medical concepts and practices for patients unfamiliar with Western medicine.

Moua has collaborated with clan leaders of the local Southeast Asian community to ensure their involvement in the clinic. These elected elders meet quarterly with Moua and other clinic staff to keep everyone informed about common needs and concerns.

The clinic was made possible through a collaboration involving: Hennepin County; Pilot City and Northside Agencies, which provide much of the staffing and equipment; the City of Minneapolis, which operates a WIC program for the clinic; the Sumner-Glenwood Neighborhood Association, which identified the need for the clinic and made NRP dollars available; Minneapolis Public Housing, which owns the building; and the clan leaders of the local Hmong community.

Maynidoowahdak Odena

Made possible through a partnership between the Minnesota American Indian AIDS Task Force (MAIA TF) and Powderhorn Residents Group (PRG), Maynidoowahdak Odena is a culturally-specific housing project that will provide 14 units of permanent housing in Phillips neighborhood for Native Americans living with HIV.

Built on the concept of a traditional Native American village, and co-designed by Native American architect Douglas Cardinal and Dovolis Johnson & Ruggieri, Maydinoowahdak Odena means “a place where ceremonies happen” in Ojibwe.

“We designed the community from the inside out, involving residents in the visioning process to create a mutually supportive environment,” said Michele Wiegand, executive director at PRG.

Maynidoowahdak Odena is supported in part by the Phillips Indian NRP, which has designated $450,000 in NRP funds for project development. Groundbreaking is scheduled for spring 1997.
The Jordan community proudly opened its homes to the public last fall. Originally the idea of the Jordan Area Community Council (JACC), the 1995 Jordan Home Tour was part of an extensive effort to showcase housing developments initiated by Jordan’s NRP Housing Committee.

Guided by playful signs reading “I Love My Neighborhood,” visitors were invited on a tour of 14 new and rehabilitated homes. Homes receiving improvements with loan dollars through Northside Neighborhood Housing Services (NNHS) were also exhibited and local realtors were encouraged to hold “open houses” in conjunction with the tour.

Before the home tour could take place, however, the Jordan neighborhood had to evaluate its housing stock and make difficult demolition and rehabilitation decisions. Acquired with the assistance of Habitat for Humanity and the Home Ownership Works Program managed by the MCDA, newly vacated sites or good rehabilitation prospects received the much-needed attention of professional contractors, volunteers, and new home owners.

“Rehab is a very important thing to be doing because it helps protect the flavor and integrity of the neighborhood.”
New homes were constructed by the Greater Minneapolis Metropolitan Housing Corporation on vacated lots, while run-down but structurally sound single-family homes and duplexes in the area were remodeled to suit the needs of prospective home owners.

Deborah Wagner of NNHS is excited about the housing improvements being made in Jordan and is happy with the success of the home tour. “We had a good turn-out,” Wagner said. Although organizers of the event “anticipated that mostly Jordan residents would attend” in support of their own community, the tour drew many outsiders and as many as 70 visitors to a single house!

“The neighborhood is starting to care again.”

The home tour not only attracted people into the Jordan neighborhood, but it also encouraged a sense of community and educated residents about the extensive efforts undertaken by JACC to improve the area. “I think rehab is a very important thing to be doing because it helps protect the flavor and integrity of the neighborhood,” said one participant.

As revitalization efforts continue, JACC is planning to host another home tour. As resident Bob Scott said, “The neighborhood is starting to care again.”

During their NRP planning process, residents of Loring Park identified the need for a more visible police presence in the neighborhood.

Instead of waiting to complete their NRP plan, residents took matters into their own hands and opened a storefront community policing substation in November, 1994. Supplies, funds and space for the substation at 1501 LaSalle Avenue were donated by local business owners.

Two Minneapolis police officers work out of the substation. Neighborhood residents and students in Minneapolis Community College’s criminal justice program provide staffing.

“The increased visibility and contact with police has made a difference in people’s perceptions about the police department and crime,” said Robert Thompson of Citizens for a Loring Park Community.

Services provided at the substation include apartment security information, community safety videos, neighborhood information for new residents and voter and bicycle registration materials.
Armatage  
Audubon Park  
Bancroft  
Beltrami  
Bottineau  
Bryant  
Bryn Mawr  
CARAG  
Cedar-Isles-Dean  
Cedar Riverside-West Bank  
Central  
Cleveland  
Columbia Park  
Cooper  
Corcoran  
Diamond Lake  
Downtown East  
Downtown West  
East Harriet-Farmstead  
East Isles  
ECCO  
Elliot Park  
Ericsson  
Field  
Folwell  
Fulton  
Hale  
Harrison  
Hawthorne  
Hiawatha  
Holland  
Howe  
Jordan  
Keewaydin  
Kenny  
Kenwood-Isles  
Kingfield  
Lind-Bohanan  
Linden Hills  
Logan Park  
Longfellow  
Loring Park  
Lowry Hill  
Lowry Hill East  
Lyndale  
Lynnhurst  
Marcy Holmes  
Marshall Terrace  
McKinley  
Minnehaha  
Morris Park  
Near North  
Nicollet Island-East Bank  
North Loop  
Northeast Park  
Northrup  
Page  
Phillips  
Powderhorn Park  
Prospect Park-East River Road  
Regina  
St. Anthony East  
St. Anthony West  
Seward  
Sheridan  
Shingle Creek  
Southeast Como  
Standish  
Stevens Square-Loring Heights  
Sumner-Glenwood  
Tangletown  
Victory  
Waite Park  
Webber-Camden  
Wenonah  
West Calhoun  
Whittier  
Willard Hay  
Windom  
Windom Park
Staff

Making Minneapolis a better place to live, work, learn and play

From left to right: Joe Horan, John Levin, Alicia Cox-Jenkins, Paul Maki and Satricia Motley

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