

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

February 28, 2005

Present and Voting: Debbie Evans, Sean Wherley, Carol Pass, Jeffrey Strand, Mark Stenglein, Gail Dorfman, David Fey (Alternate, Mayors Office), Paul Ostrow, Jon Olson, Byron Laher, Ken Kelash (Alternate, Central Labor), Todd Klingel, Diane Hofstede and Rep. Joe Mullery, chair, presiding.

Alternates Attending: Nicholas Kakos

Absent: Peter McLaughlin (excused), R.T. Rybak, Bill McCarthy

Staff: Margaret Mountin, Robert Thompson, Joe Horan, Carsten Slostad, Bob Miller

Others Present: Tom Biessen, Tom Berthume, Jeanie Marchessault, Michelle Redmond, Becky Olson, Brad Hartman, Rae Ann Vanderpulte, Rhea Sullivan, John Finlayson, Lee Blons, Edward Murphy, Maureen Reeder, Gary Arntsen and other interested citizens.

I. CALL TO ORDER

Representative Joe Mullery, chair, called the meeting to order at 4:38 p.m. in Conference Room C-2350 in the Hennepin County Government Center.

II. APPROVAL OF THE AGENDA

It was agreed by consent to add a presentation of revised guidelines from the Capital Long-Range Improvement Committee. Upon a motion by Jeffrey Strand and seconded by Ken Kelash the agenda, as revised, was adopted.

III. APPROVAL OF THE MINUTES

Upon a motion by Ken Kelash and seconded by Mark Stenglein the minutes of the January 24, 2005 meeting were adopted.

IV. POLICY ITEM

1. Report of the Nominating Committee / Election of Officers [NRP/ PR#2005-03]

Byron Laher reported on behalf of the committee, whose other members were Nicholas Kakos and Diane Hofstede. He moved the following slate of officers for election: Rep. Joe Mullery, chair; Jeffrey Strand, vice-chair; and Ken Kelash, secretary. The chair then asked for any further nominations. Hearing none, the motion was then adopted and the slate of officers was duly elected.

V. PRESENTATIONS & REPORTS

1. Capital Long-Range Improvement Committee

Paul Ostrow and Jeffrey Strand presented and reviewed with the Policy Board revised guidelines that add inclusion of NRP plan dollars as criteria for determining capital program funds. The distributed report was received and filed.

VI. ACTION ITEMS

1. CARAG Neighborhood Plan Modification #6 [NRP / FR#2005-05]

Upon a motion by Ken Kelash and seconded by Mark Stenglein the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby accepts and adopts Plan Modification #6 to the CARAG Neighborhood Action Plan.

2. Whittier Neighborhood NRP Phase II Neighborhood Action Plan [NRP / FR#2005-06]

Bob Miller reminded the Policy Board that Whittier has been in a planning process for over four years. They completed an extensive review of their Phase I plan and prepared a Phase II plan, which the Policy Board adopted prior to final funding allocations. They have now completed a revised plan.

Members from the Whittier Board and community then presented highlights from each of the sections of their plan. Policy Board members expressed their congratulations on the dramatic changes that have occurred in the Whittier Neighborhood since the beginning of NRP. Upon a motion by Ken Kelash and seconded by Byron Laher the following resolution was adopted.

WHEREAS: On April 19, 2004, the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board ("Board") approved a Phase II allocation for the Whittier neighborhood of \$2,466,446, based on the Phase II revenues projected for NRP;

WHEREAS: The neighborhood conducted an extensive Phase II neighborhood planning process that began in 2001 and has submitted a Whittier NRP Phase II Neighborhood Action Plan that requests a Phase II allocation of \$2,466,446;

BE IT RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby accepts and adopts the Whittier NRP Phase II Neighborhood Action Plan dated January 20, 2005;

RESOLVED FURTHER: That the Board hereby authorizes the Director to request the City Council and Mayor to [a] amend the 2005 General Appropriation resolution by increasing the Community Planning and Economic Development Department Fund CNR – NRP Program Fund (CNR0-890-3550) by \$2,436,446 and [b] authorize the appropriate City officers to enter into any contracts or agreements necessary to implement the activities above;

RESOLVED FURTHER: That up to 70 percent of the amount approved for this plan (\$1,726,512) shall be available for obligation in the first three (3) years after approval of the appropriation for this plan.

3. Fulton Neighborhood NRP Phase II Neighborhood Action Plan

[NRP / FR#2005-07]

Rhea Sullivan and John Finlayson from the neighborhood presented the Fulton Neighborhood NRP Phase II Neighborhood Action Plan, which has been in process since 2002. They highlighted their housing strategies and safety strategies. Upon a motion by Ken Kelash and seconded by Gail Dorfman the following resolution was adopted.

WHEREAS: On April 19, 2004, the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board (“Board”) approved a Phase II allocation for the Fulton neighborhood of \$387,299, based on the Phase II revenues projected for NRP;

WHEREAS: The neighborhood conducted an extensive Phase II neighborhood planning process that began in 2002 and has submitted a Fulton NRP Phase II Neighborhood Action Plan that requests a Phase II allocation of \$387,299;

BE IT RESOLVED: That the Minneapolis Neighborhood Revitalization Program Policy Board hereby accepts and adopts the Fulton NRP Phase II Neighborhood Action Plan dated December 8, 2004;

RESOLVED FURTHER: That the Board hereby authorizes the Director to request that the City Council and Mayor [a] amend the 2005 General Appropriation resolution by increasing the Community Planning and Economic Development Department Fund CNR – NRP Program Fund (CNR)-890-3550) by \$373,299, and [b] authorize the appropriate City officers to enter into any contracts or agreements necessary to implement the activities above;

RESOLVED FURTHER: That up to 70 percent of the amount approved for this plan (\$271,110) shall be available for obligation in the first three (3) years after approval of the appropriation for this plan.

4. Affordable Housing Reserve Fund Report

[NRP / FR#2005-08]

Joe Horan, NRP staff member who coordinated the review of the Affordable Housing Reserve Fund project applications, shared with the Policy Board the review process and the report with the recommendations of the committee. Upon a motion by Gail Dorfman and seconded by Diane Hofstede the following resolution was adopted. Carol Pass announced a conflict of interest and abstained from voting.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board (“Board”) hereby approves the recommendations of the NRP Director for the use of \$3,297,770 of NRP program funds from the Affordable Housing Reserve Fund; and

RESOLVED FURTHER: That these funds be awarded to the following projects, contingent upon their being able to comply with all appropriate regulatory requirements and to close on the project no more than eighteen (18) months from the date of this approval:

- \$ 90,000 to the Clare Apartments Project,
- \$500,000 to the Bridge Center for Youth Project,
- \$300,000 to the Ripley Gardens Project,
- \$200,000 to the Hawthorne Avenue Apartments Project,
- \$400,000 to the St. Anthony Mills Apartments Project,
- \$725,000 to the Midtown Exchange Apartments Project,
- \$305,000 to the Village IN Phillips – Phase 2 Project,
- \$200,000 to the MS Residence Project,
- \$175,000 to the 3310 Nicollet Condominiums Project, and
- \$125,000 to the Karamu West Project
- \$277,770 for project management

RESOLVED FURTHER: That the Board authorizes the Director to request that the City Council and Mayor [a] amend the 2005 General Appropriation resolution by increasing the Community Planning and Economic Development Department fund CNR – NRP Program Fund (CNR0-890-3550) by \$3,297,770 to fund the NRP’s 2004 Affordable Housing Reserve Fund, and [b] authorize the appropriate City officers to enter into any contracts or agreements necessary to implement the activities above.

5. Halverson vs. City of Minneapolis and NRP

[NRP / FR#2005-09]

Paul Ostrow moved and Jeffrey Strand seconded a motion pursuant to the open meeting law, Minnesota Statutes Section 13D.03 or 13D.05, to close the meeting on the grounds of discussion of attorney-client privileged information. The motion was adopted and the meeting was closed. The Chair advised the members that the meeting was closed for the express purpose of discussing attorney-client communications. A record of each attendee and a record of this meeting, as required by the Open Meeting Law, will be kept. He advised that it is a violation of the spirit of that law and of fiduciary obligations to the NRP for any person present to divulge the content of any matters discussed during this closed meeting. Following the discussion during the closed meeting, Mark Stenglein moved and Ken Kelash seconded to open the meeting. Mark Stenglein then moved with Ken Kelash seconding the following resolution, which was then adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program Policy Board approves a settlement in the case of Halverson vs. City of Minneapolis and NRP in the amount of \$5,163.74.

VII. ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Carsten Slostad, Secretary Pro Tem

ATTEST: Joe Mullery, Chair