

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

March 28, 2005

Present and Voting: Debbie Evans, Sean Wherley, Carol Pass, Jeffrey Strand, Gail Dorfman, David Fey (Alternate, Mayor's Office), Jon Olson, Lydia Lee, Byron Laher, Ken Kelash (Alternate, Central Labor Union), and Rep. Joe Mullery, chair, presiding

Alternates Attending: Nicholas Kakos, Mike Saboe (for Peter McLaughlin)

Absent: Mark Stenglein, Peter McLaughlin (excused), Paul Ostrow, Emmett Carson, Bill McCarthy, Todd Klingel, Diane Hofstede

Staff: Bob Miller, Carsten Slostad

Others Present: Jeff Schneider, Cynthia Lee, Don Snyder, Gary Arntsen, Shirley Heyer, Brian Shekleton

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

The agenda was adopted by consent.

III. APPROVAL OF THE MINUTES

Upon a motion by Ken Kelash and seconded by Jeffrey Strand the minutes of the February 28, 2005 meeting were adopted.

IV. POLICY ITEMS

1. Bylaws Committee

[NRP / PR#2005-04]

Ken Kelash distributed a report from the committee that summarized changes being considered regarding the Management Review Team. He announced that the next meeting for discussing this issue would be held on Monday, April 4th at the NRP office conference room.

Nicholas Kakos moved and Jon Olson seconded the following resolution, which was then adopted.

RESOLVED: That the Policy Board of the Minneapolis Neighborhood Revitalization Program authorizes the Executive Director to distribute the proposed policy changes to the neighborhoods for review and comment if approved by the committee.

2. New Housing Fund Option

[NRP / PR#2005-05]

Upon a motion by David Fey and seconded by Ken Kelash, the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board accepts the draft Higher Density Corridor Housing Initiative developed by staff and authorizes the Director to distribute the proposed addition to the NRP Housing Funds Options to the neighborhoods for their review and comment, in accordance with the adopted policy of this Board;

RESOLVED FURTHER, That comments be submitted to NRP by 4:30 p.m. May 17, 2005.

V. ACTION ITEMS

1. Community Oriented Policing Services Reserve Fund

[NRP / FR#2005-10]

This million-dollar fund was established for services in 2004. Bob Miller reported that the final billing for hours of service has now been processed and there remains an unspent balance of \$165,880.04. He outlined several options that the Policy Board could consider to address the use of this balance and then recommended that these funds should be returned to the neighborhoods to proportionately increase their Phase II allocations. Upon a motion by Ken Kelash and seconded by Debbie Evans the following resolution was adopted with David Fey abstaining.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board expresses its appreciation to the Minneapolis Police Department and to the neighborhoods that implemented projects/programs funded by NRP's Community Oriented Policing Services (COPS) Reserve Fund for their efforts to specifically improve public safety and the results that they achieved;

RESOLVED FURTHER: That the COPS Reserve Fund was for activities to be completed in 2004 and that the Fiscal Year has ended and all billings have been received and processed for payment;

RESOLVED FURTHER: That the remaining unexpended balance of \$165,880.04 be reallocated proportionately to the neighborhoods and increase their respective Phase II allocations accordingly.

2. Indian Neighborhood Club – Affordable Housing Reserve Fund

[NRP / FR#2005-11]

The Minneapolis Community Planning and Economic Development department proposed reducing the Affordable Housing Reserve Fund (AHRF) approved project management fees by \$84,359 if the Policy Board would reconsider their February 28th action on the AHRF awards and include the Indian Neighborhood Club project for \$84,359. The project was close to having the required points needed for funding and the technical review team had felt that providing support from the AHRF would be appropriate. They could not make such a recommendation, however, since the point level was under the required threshold. To respond to this request, Bob Miller informed the Policy Board that they would have to reconsider the resolution adopted, rescind that resolution, waive the “minimum of 70 points” requirement for the Indian Neighborhood Club project, and adopt a resolution that includes the project and reflects the reduction of project management fees.

A motion to reconsider was made by Jon Olson and seconded by Byron Laher. That motion carried. Gail Dorfman then moved and David Fey seconded the following resolution, which was adopted.

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 the Board waives the requirement that a “a minimum of 70 points” must be received “for a proposal to be considered for funding” for the Indian Neighborhood Club proposal; 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
- \$ 84,359 to the Indian Neighborhood Club
- \$193,411 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.

RESOLVED FURTHER: That this resolution supercedes and rescinds in its entirety Resolution [NRP / FR#2005-08] passed by the Board on February 28, 2005.

3. RFP for Housing Fund Administrators

[NRP / PR#2005-06]

To move ahead with the process for finding fund administrators for the adopted Housing Funds program, Bob Miller presented a draft RFP and requested that the Policy Board authorize him to proceed with issuing the RFP.

Upon a motion by Jeffrey Strand and seconded by Ken Kelash the following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board authorizes the NRP Director to proceed with finalizing and distributing the RFP to secure Fund Administrators for Funds 1-6 for the Housing Funds approved by the Board on November 22, 2004,

RESOLVED FURTHER: That the Director will provide recommendations for the Fund Administrators for each Fund to the Board for approval after the RFP is issued, responses are received and the assessment of proposals is completed.

V. PRESENTATIONS & REPORTS

1. East Harriet Farmstead Phase I Review

This report was received and filed.

VI. ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

Carsten Slostad, Secretary Pro Tem

ATTEST: Joe Mullery, Chair