

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

May 23, 2005

Present and Voting: Debbie Evans, Sean Wherley, Carol Pass, Nicholas Kakos, Mark Stenglein, Peter McLaughlin, Gail Dorfman, David Fey (Alternate, Mayor's Office) Paul Ostrow, Lydia Lee, Byron Laher, Ken Kelash (Alternate, Central Labor Union), Todd Klingel, Diane Hofstede, and Jeffrey Strand, vice-chair, presiding.

Alternates Attending:

Absent: R.T. Rybak, Rep. Joe Mullery (excused), Jon Olson, Emmett Carson, Bill McCarthy, Tony Looking Elk

Staff: Bob Miller, Stacy Sorenson, Carsten Slostad

Others Present: Larry Hiscock, Steve Jerbi, Greg Lecker, Lt. Don Banham, Vusumuzi Zulu

I. CALL TO ORDER

Jeffrey Strand, vice-chair, called the meeting to order at 4:40 p.m. in Conference Room C-2350 in the Hennepin County Government Center. The chair was unable to attend because of the conflict with the last regular session of the 2005 State Legislature.

II. APPROVAL OF THE AGENDA

It was the consensus of the members that the presentation by the Bryn Mawr Neighborhood be moved to the beginning of the meeting. Upon a motion by Ken Kelash and seconded by Mark Stenglein the revised agenda was adopted.

III. APPROVAL OF THE MINUTES

Upon a motion by Mark Stenglein and seconded by Ken Kelash the minutes of the April 25, 2005 meeting were adopted.

IV. PRESENTATIONS & REPORTS

1. Bryn Mawr Neighborhood Phase I Plan Review

Greg Lecker presented the Bryn Mawr Neighborhood Phase I Plan Review on behalf of the neighborhood. Members of the Policy Board complemented the neighborhood on their work and the report was received and filed.

IV. POLICY ITEMS

1. New Housing Fund Option

[NRP / PR#2005-09]

Upon a motion by Mark Stenglein and seconded by Ken Kelash the Policy Board added a ninth housing fund option to the approved package of housing fund options for neighborhoods. This option had previously been distributed for neighborhood review and comment and no objections were received. The following resolution was adopted and a copy of the Ninth Fund is attached to these minutes.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board approves inclusion of the **NRP / Minneapolis Corridor Housing Initiative** as it is described in the attachment to this memorandum as the Ninth Fund to be offered to neighborhoods for investment of their NRP housing dollars.

2. Disposition of Remaining Dollars in COPS Reserve Fund

[NRP / FR#2005-15]

Bob Miller reviewed the actions taken on this issue and reported on the discussions that he held with neighborhoods since the last Policy Board meeting.

The first meeting was with neighborhoods that had remaining funds in their COPS Reserve Fund projects. The preference of these neighborhoods, with the exception of Harrison, Near North, and Willard Hay was to return any remaining funds to the NRP contingency fund. A second meeting was then held with Harrison, Willard Hay, Near North and the police department. A proposed agreement on the use of their remaining funds was reached at this meeting. Bob Miller and Lt. Don Banham presented the particulars of this agreement to the Policy Board.

Mark Stenglein moved and Diane Hofstede seconded a resolution for approval of this agreement and the disposition of remaining dollars in the COPS Reserve Fund. Paul Ostrow moved and Mark Stenglein seconded amending this resolution to adjust the time of performance from June 1, 2006 to August 31, 2006. This amendment was then adopted. Sean Wherley suggested language to clarify the final resolving clause. He moved this as an amendment and Ken Kelash seconded the amendment. The amendment was adopted and then the resolution as amended was adopted as follows.

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 improve public safety;

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

(Amended by Ostrow /Seconded by Stenglein)

RESOLVED FURTHER: That up to \$ 120,000 of the unexpended balance of the Harrison, Willard Hay and Near North 2004 Contract be contracted for expenditure by the Minneapolis Police Department (MPD) for police hours at straight time between June 1, 2005 and August 31, 2006 in a manner that is mutually agreed to by the neighborhoods and MPD;

RESOLVED FURTHER: That payment for the contracted services occur quarterly and only after review of performance and results by NRP, the Harrison, Willard Hay and Near North neighborhoods, and the MPD;

RESOLVED FURTHER: That the contract between MPD and the neighborhood shall include a provision for termination;

RESOLVED FURTHER: That the remaining balance from the Harrison, Willard Hay and Near North 2004 contract (\$900.68) and any remaining balances from other expired 2004 contracts for COPS Reserve Funds (\$44,979.36) be reallocated to the administrative budget contingency fund approved by the Policy Board on March 22, 2004.

(Amended by Wherley /Seconded by Kelash)

RESOLVED FURTHER: That any balance remaining from the new contract between Harrison, Willard Hay & Near North and the Minneapolis Police Department at the time of its termination or expiration (August 31, 2006) be reallocated to the administrative budget contingency fund.

VI. ACTION ITEM

1. Lowry Hill Plan Modification #9

[NRP / FR#2005-16]

Upon a motion by Ken Kelash and seconded by Peter McLaughlin the following motion was adopted.

RESOLVED: That, in accordance with its policy on “Changing Approved Neighborhood Action Plans and Early Access Requests” (approved by the NRP Policy Board on June 6, 1994, and amended on September 5, 1995) the Minneapolis Revitalization Program Policy Board (Board) hereby approves and authorizes the Lowry Hill Residents, Inc. to modify the Lowry Hill Neighborhood Action Plan as follows:

- 1) Rename the “Parks and Recreation” section of the Lowry Hill Phase I NRP plan and incorporate a new strategy under this section as follows:

Section 5: Parks, ~~and~~ Recreation *and Libraries*

Goal 5.B: Support efforts to improve the library services for the neighborhood

Strategy 5.B.1: Support improvements to the Walker Library.

Improvements are not limited to, but may include:

Improved Technology: Computers, Scanners, Printers, Wiring, and appropriate Furniture.

Improved/Enhanced Collection and Multi-media Resources: Emphasis on Historic Restoration and Preservation; Local History; Home Remodeling; Children’s Books.

Improved Independent User Capacity: Additional Self-service Check-out Stations.

Improved Family-Friendly Environment: Updated Children’s Furnishings & Equipment.

Improved Garden/Green Space Area: Low-maintenance Landscaping along the Hennepin Avenue Streetscape.

NRP FUNDS PROVIDED FOR IMPROVEMENTS WILL NOT BE USED FOR ROUTINE MAINTENANCE EXPENSES OR STAFF OPERATING COSTS.

- 2) Reallocate \$20,000 of Lowry Hill Phase I NRP funds in the following manner:

From:	2.B.1 - Hennepin Avenue Lighting/Streetscape	\$ 20,000.00
To:	5.B.1 – Walker Library Improvements	\$ 20,000.00

RESOLVED FURTHER: That the Board hereby authorizes the Director to request that the City Council and the Mayor authorize the appropriate City officers to enter into any contracts or agreements needed to implement the activities described in this report.

VII. ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

Carsten Slostad, Secretary Pro Tem

ATTEST: Jeffrey Strand, Vice Chair

Fund 9

NRP/Minneapolis Corridor Housing Initiative

(Program Guidelines)

1. Fund Purpose: To use NRP funds in combination with resources of the City and other entities to assemble and prepare multifamily housing sites along or near community, commercial and transit corridors (as defined in the Minneapolis Plan) for the construction of higher density multi family housing developments.
2. Recapture: Land acquired by the City using NRP funds will be sold to developers for fair reuse value and all land sale proceeds will be returned as program income to NRP and the neighborhoods investing in this fund. In addition, opportunities to leverage other matching funds, including pollution remediation funds, will be pursued.
3. Income Limit: At least 20% of the constructed housing units must be affordable to and occupied by households with incomes of less than 50% of the Metropolitan Median Income (MMI) for their family size. The income verification process will use the applicable financing regulations (HOME, LIHTC, etc.) from the most stringent financing resource.
4. Loan Amount: The minimum loan to any single project will be \$50,000. CPED staff will recommend, with approval of the neighborhood, where the project will be sited and the amount of NRP funds to be invested. The NRP Director must agree with the award before it is final and communicated to the recipient.
5. Eligible Properties: The property being acquired must be on or within one block east, west, north or south of a community, commercial or transit corridor as defined in the Minneapolis Plan.
6. Eligible Costs: The costs eligible for support include, but are not limited to, the following:
 - a) CPED Acquisition;
 - b) Relocation;
 - c) Demolition;
 - d) Soil testing/engineering; and
 - e) Property management during the holding period prior to construction.
7. Work Completion: Construction should be completed within 3 years after the property is acquired. The NRP Director may authorize exceptions on a case-by-case basis. CPED staff will monitor project progress and indicate when the required improvements have been completed or an extension is needed.

8. Application Process: CPED will solicit suggestions for specific sites from neighborhood organizations, developers, and other interested parties. The process will be similar to the single-family acquisition program and will not require an RFP. Neighborhood review and approval of the site and proposed reuse prior to acquisition will be required. CPED staff will evaluate and rank the neighborhood-approved sites.
9. Site Selection Criteria: Priority will be given to projects meeting the following criteria:
 - Neighborhood support
 - New housing units for households with incomes of less than 30% MMI
 - Located in a non-impacted area
 - Financially feasible and ready
 - Consistent with other neighborhood revitalization efforts
 - Compliance with neighborhood approved redevelopment plans
 - Amount of leverage/match
 - Appropriateness of density
 - Removal of blighted property
 - Minimal displacement
 - Long term affordability
 - Units in excess of the required 20% for households at less than 50% of MMI
10. Acquisition: Acquisition and disposition will be undertaken in accordance with NRP and CPED policies.
11. Fund Administrator: CPED will administer this fund. The delivery system for this program will be the Higher Density Corridor Housing Program process. This process is in place and no additional staffing will be required.