

Minneapolis Neighborhood Revitalization Policy Board

**MINUTES OF THE REGULAR MEETING OF**

March 25, 2002

**Present and Voting:**

Ron Ravensborg, Julia Burman, Carol Pass, Jeffrey Strand, Mark Stenglein, Peter McLaughlin, Gail Dorfman, R.T. Rybak, Barret Lane (Alternate for City Council), Bob Fine, Sharon Henry-Blythe (Alternate School Board), Byron Laher (Alternate for James Colville), Ken Kelash (Alternate for Bill McCarthy), and Diane Hofstede, chair, presiding.

**Alternates Attending:**

Judy Schwartz, Nicholas Kakos, Edward Solomon

**Absent:**

Paul Ostrow, Rep. Joe Mullery, Catherine Shreves, Emmett Carson, James Colville, Denise Stephens (excused),

**Staff:**

Bob Miller, Joe Horan, Carsten Slostad

**Others Present:**

Dian Norcutt, Sheila Dingles, Loren Piller, Gary Arntsen,

**I. CALL TO ORDER**

Diane Hofstede, chair, called the meeting to order at 4:40 p.m. in Conference Room C-2350 in the Hennepin County Government Center.

**II. APPROVAL OF THE AGENDA**

Upon a motion by Ken Kelash and seconded by Edward Solomon the Armatage neighborhood request was removed from the consent portion of the agenda and the agenda was then adopted.

**III. APPROVAL OF THE MINUTES**

Upon a motion by Ken Kelash and seconded by Edward Solomon the minutes of the February 25, 2002 meeting were adopted.

**IV. POLICY ITEM**

**1. By-laws Revision Committee Report**

Gail Dorfman, chair of the committee, presented the report. She explained the process that will be used to approve the by-laws revisions stating that the Policy Board will review and adopt the revisions first and then forward them to each of the members of the Joint Powers Agreement for their adoption. She requested that members submit any suggested changes or their comments to the committee prior to the next meeting of the Policy Board.

**V. ACTION ITEMS**

**1. Armatage Neighborhood Phase II Participation Agreement**

[NRP / FR#2002-07]

Nicholas Kakos expressed his concern about the allocation of dollars in this participation agreement for an outside consultant. Dian Norcutt, chair of the neighborhood association, responded that the consultant was needed to conduct focus groups for the neighborhood. Upon a motion by Ken Kelash and seconded by Jeffrey Strand the following resolution was adopted.

**RESOLVED:** That in accordance with the Minneapolis Neighborhood Revitalization Policy Board (Board) Phase II Guidelines, approved on July 24, 2000, the Board hereby approves the Armatage Neighborhood Association Phase II Participation Agreement, dated March 20, 2002 and authorizes the Armatage neighborhood to begin its NRP Phase II plan development activities;

**RESOLVED FURTHER:** That the Board hereby authorizes the use of up to \$23,111 from the Phase II Plan Development Advance Fund for Phase II plan development activities in the Armatage neighborhood.

**2. Minneapolis Schools "Second 7.5%" NRP Funds for Cleveland**

[NRP / FR#2002-08]

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

**RESOLVED:** That the Minneapolis Neighborhood Revitalization Board (Board) hereby approves the use of to \$17,000 of Minneapolis Public Schools "Second 7.5%" NRP funds to fund the installation of a traffic light on Penn Avenue North.

**3. Rollover of 2001 Administrative Funds**

[NRP / FR#2002-09]

Upon a motion by Ken Kelash and seconded by Judy Schwartau the following resolution was adopted.

**RESOLVED:** That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves rolling over \$155,221.69 from the approved 2001 NRP Administrative Budget into the 2002 NRP Administrative Budget to satisfy remaining 2001 budget obligations; and,

**RESOLVED FURTHER:** That the Board hereby authorizes the Director to: 1) request that the City Council and Mayor [a] amend the 2002 Minneapolis Community Development Agency (MCDA) appropriation by increasing the NRP Program Fund (CNR0) by \$155,221.69 and [b] refer this report to the MCDA board of Commissioners for authorization of the appropriate MCDA officers to transfer these appropriated funds to the NRP Administrative Fund (2300); and 2) further request that the MCDA Board of Commissioners enter into any necessary contracts or agreements to implement the activities above.

**3. Year One Affordable Housing RFP Analysis and Recommendations**

[NRP / FR#2002-10]

Bob Miller reviewed with the Policy Board each of the steps taken from the establishment of the Affordable Housing Reserve Fund to the recommendations now being proposed for funding projects. He also thanked the members of the technical review team, Steve Peacock, Cecile Bedor, Carol Stinar, Hilary Watson, Cynthia Lee, and Joe Horan who provided NRP staff support. Mr. Horan explained the reasons that three of the proposals did not get recommendations for funding. After Board member discussion, Ken Kelash moved and Peter McLaughlin seconded approving the recommendations for funding. Nicholas Kakos expressed concerns that the Management Review Team had not reviewed the recommendations. Barret Lane moved and Jeffrey Strand seconded a substitute motion to give the recommendations to the MRT prior to taking Board action. The substitute motion failed. To allow members to abstain on particular projects, each project was read into the record. The abstentions are as follows; Jeffrey Strand and Julia Burman on the Volunteers of America project, Peter McLaughlin and Carol Pass on the Village in Phillips project at 24<sup>th</sup> & Bloomington, Carol Pass on the East Phillips Common at 29<sup>th</sup> & Bloomington. The following resolution was then adopted.

**RESOLVED:** That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves the recommendations of the Affordable Housing Reserve Fund Technical Review Team for the use of \$ 3,994,000 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 close on the project no more than eighteen (18) months from the date of this approval:

- \$1,000,000 to the Jeremiah Program for its project at 1510 Laurel Avenue
- \$ 624,000 to the Volunteers of America for its Senior Housing project at 1900 Central Avenue N.E.
- \$ 555,000 to Community Housing Development Corp. for its Olson Town Home project at 501 Girard Terrace
- \$ 515,000 to Sherman Associates for Phase I of East Phillips Common at 29<sup>th</sup> and Bloomington Avenue S.
- \$ 360,000 to Powderhorn Residents Group for the Village in Phillips project at 24th and Bloomington Avenue S.
- \$ 400,000 to the Central Community Housing Trust for the Lamoreaux project at 706 1<sup>st</sup> Avenue N.
- \$ 490,000 to the Brighton Development Corp. for its Lofts on Arts Avenue at 18<sup>th</sup> St. and 3<sup>rd</sup> Avenue S.

**RESOLVED FURTHER;** That the Board authorizes the Director to request: 1) that the City Council allocate the funds appropriated by the City Council on March 1, 2002 for the NRP Affordable Housing Reserve Fund for these specific projects; and 2) that the City Council and the MCDA Board of Commissioners authorize the appropriate City and MCDA officers to execute any needed contracts to implement this action.

## V. **PRESENTATIONS & REPORTS**

### 1. **Summary of Minneapolis Citizen Survey Results**

A summary of the results from the Minneapolis Citizen Survey was distributed with the meeting materials. The Board received and filed the report.

**VI. ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.

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Carsten Slostad, Secretary Pro Tem

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**ATTEST:** Diane Hofstede, Chair