

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

September 21, 2009

Present and Voting: Debbie Evans, Carol Pass (Alternate for Redirection), Jeffrey Strand, Brock Hanson (At-Large Alternate for Revitalization), Peter McLaughlin, Barbara Johnson, Rep. Joe Mullery, David Ellis, Ken Kelash, and Gail Dorfman, chair, presiding

Alternates Attending: Nicholas Kakos, Robert Lilligren

Absent: Mark Hinds (excused), Kari Anderson (excused), Mark Stenglien (excused), Tom Norczyk, R.T. Rybak, Jill Davis

Staff: Bob Miller, Carsten Slostad

Others Present: Michael Norton, Steve Brandt, Gary Arntsen, DeWayne Townsend, M.J. Mariani, Ashley Rotman, Gordon Kepner, Mike Goze, Judith Wurdock, Tom McElveen, Kathy Wetzel-Mastel

I. CALL TO ORDER

Gail Dorfman, chair of the NRP Policy Board, called the meeting to order at 4:35 p.m.

II. APPROVAL OF THE AGENDA

Upon a motion by Debbie Evans and seconded by Jeffrey Strand the agenda was approved.

III. APPROVAL OF THE MINUTES

Upon a motion by David Ellis and seconded by Gail Dorfman, the minutes of the August 24, 2009 meeting were adopted.

IV. ACTION ITEM

1. AHRF allocation for 24th Street and Bloomington Avenue [NRP / FR#2009-05]

Upon a motion by Debbie Evans and seconded by Peter McLaughlin, this action item was taken up for discussion and approval. Bob Miller then reviewed the request for the reallocation of \$305,000 of year 3 Affordable Housing Reserve Funds (AHRF) from the Powderhorn Residents Group Phase II "Village in Phillips" project to the American Indian Community Development Corporation Bii Di Gain Dash Anwebi project. He then introduced Mike Goze to present the project along with Judith Wurdock and Kathy Wetzel-Mastel, who are members of the development team.

Mike Goze then reviewed AICDC's proposed development of this 48-unit senior rental housing project. He pointed out that Midtown and East Phillips neighborhood organizations support the project. The project is consistent with the original proposed use of this intersection, is more financially viable and has good partnerships with CommonBond Communities and the support of the Powderhorn Residents Group for the reallocation of these funds.

Before a vote was taken on the resolution, Jeffrey Strand, Carol Pass and Robert Lilligren declared conflicts of interest asking that the record reflect that they did not vote on the resolution. A vote was then taken and the following resolution was unanimously adopted with three abstentions noted above.

RESOLVED: That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board approves the reallocation of \$ 305,000 of the year 3 Affordable Housing Reserve Fund from the Powderhorn Residents Group (PRG) Phase II "Village in Phillips" project to the American Indian Community Development Corporation (AICDC) Bii Di Gain Dash Anwebi project;

FURTHER RESOLVED: That this award is based upon the support of the Midtown Phillips Neighborhood Improvement Association and the East Phillips Improvement Coalition for the project and the involvement of the CommonBond Communities in the development partnership;

FURTHER RESOLVED: That these dollars will not be disbursed until total project financing is in place and available for closing on the project;

FURTHER RESOLVED, That the reassignment of these funds is contingent upon the execution of a mutually agreeable loan agreement between NRP and AICDC.

FURTHER RESOLVED, That the Director provide an update in 12 months and a review of progress on the project in 2 years to determine next steps.

V. PRESENTATIONS & REPORTS

1. Governing NRP Funds after 2009

At the June 22, 2009 meeting of the Policy Board, a resolution was adopted requesting a legal opinion from NRP's external counsel on the impact of the 2008 Special Law on the funding sources for, and status of, NRP after 2009 and who has responsibility for, and what is the status of NRP funds from Phase I and Phase II after 2009.

Michael Norton, NRP's external counsel from Kennedy and Graven, presented the legal opinion. The first part of the opinion gives a legal analysis of NRP law, sources of revenue and the use of NRP funds. Then the opinion provides an analysis of the impact of the Neighborhood Community Relations Department (NCRD) on the existing NRP Program. In answering the questions posed, he stated that the City's new NCRD and the new 2008 legislation have no legal impact on the NRP. Also, the NRP funds have to be spent for qualifying expenditures under the NRP law.

Following his presentation, members asked questions for clarification. Most of these questions were about the status of and requirements for the Policy Board's duties in the future.

2. Status of Neighborhood Action Plans and Expenditures

Bob Miller presented a status report on the neighborhood plans and expenditures. He talked about the neighborhood's ability to generate revenue in Phase I and II, pointing out that there is much less money to invest in Phase II and thus lower revenues. He then gave an overview of the administrative work being done, including the contracts being managed, the plan modifications, and the remaining Phase II plans yet to be developed, approved and contracted. Finally, he reviewed the ability of NRP to pay off the liabilities and obligations of the program.

3. Candidates for the 2010 Neighborhood Representatives to the Policy Board

Bob Miller announced the candidates that have filed for election as neighborhood representatives for the 2010 NRP Policy Board. They are as follows:

At-Large Category:	Debbie Evans Wizard Marks
Redirection Category	Tom Bissen Carol Ann Pass
Protection Category	Nicholas Kakos Jeffrey L. Strand
Revitalization Category	Abdirashed Elmi Gordon Kepner Dewayne Townsend

VII. ADJOURNMENT

The meeting was adjourned at 5:55 pm

Carsten Slostad, Secretary Pro Tem

ATTEST: Gail Dorfman, Chair