

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, August 17, 2015

CoCo at the Minneapolis Grain Exchange Building

400 South 4th Street, Suite 401, Minneapolis, MN 55415

I. Call to Order

Board Chair Chad DiDonato called the board meeting to order at 5:45 p.m.

II. Introduction to CoCo's Coworking and Collaborative Space

Coco Minneapolis representative Emma introduced herself and gave a brief overview of the organization. By night CoCo hosts a variety of events much like that of the DMNA's board meeting, and by day it is a co-working space filled with entrepreneurs, freelancers, people who work from home, small businesses, etc. Then she showed a 1-minute promotional video. According to Emma, CoCo is essentially a place of diverse members who come together to work, collaborate, network, socialize, and to pursue their passions. For more information, visit <https://exploreco.co/>.

III. Board and Audience Introductions

Other board members in attendance were:

Laurie Jones, Vice Chair

Claudia Kittock

Carletta Sweet, Secretary

David Tinjum

Peter Zenner, Treasurer

Board members Nick Cichowicz and Ken Searl were absent.

Staff members Joan Bennett and Christie Rock Hantge were also present.

Guests in attendance included:

Louisa Abdi, RS Eden

Laura Craig, RS Eden

Carrie Day-Aspinwall, City of Minneapolis, NCR Department

Jacob Frey, 3d Ward Council Member

Denise Holt, Park Avenue Lofts

Dr. Heather Huseby, YouthLink

David Jeffries, St. Stephen's Human Services

Cindy Langseth, Emanuel Housing

Hannah Lemme, Emanuel Housing

Abbie Loosen, Project for Pride in Living

Randy Manthey, The Carlyle Condominiums
Michael Miller, Emanuel Housing
Gino Nelson, St. Stephen's Human Services
Tom Novak, American Trio Lofts
Don Ofstedal, Bridgewater Lofts
Jeff Pert, Emanuel Housing
Rick Recker
Grant Simons
Sara Sternberger, FreeArts Minnesota
Amy Tamburino
Joe Tamburino
Michael Verbrick, Emanuel Housing
Doug Verdier, RiverWest Condominiums
Dale White, RiverWest Condominiums
Conrad Zbikowski, Stonebridge Lofts
Mary Zbikowski, Stonebridge Lofts
Michele Zuercher, Bridgewater Lofts

IV. Consideration of Consent Agenda

Sweet moved and Jones seconded a motion to pull the August 17th board meeting agenda from the consent agenda and consider it first and as a separate action. DiDonato called for discussion. The motion passed.

V. Consideration of Agenda

Jones moved and Sweet seconded a motion to amend the agenda to change the sequence of items so that the discussion under new business (i.e., to form a task force to evaluate alternatives and propose processes for promoting funding opportunities) precedes the community development presentations in order to provide context and guidelines for future funding processes. DiDonato called for discussion. The motion failed.

Sweet then moved and Tinjum seconded a motion to amend the agenda to include consideration of renewing its EDC membership under (pursuant to Aspinwall's suggestion) the financial update. DiDonato called for discussion. The motion passed.

Lastly, Tinjum moved and Sweet seconded a motion to approve the agenda as amended. DiDonato called for discussion. The motion passed.

VI. Consideration of Consent Agenda

Sweet moved and Kittock seconded a motion to approve the consent agenda that included: board meeting minutes from July 20, 2015; Finance Coordinator staff report (Invoice 007) for July 2015; and Outreach and Engagement Coordinator staff report

(Invoice 007) for July 2015. DiDonato called for discussion. The motion passed.

VII. Financial Report

A. DMNA Financial Update

Zenner displayed and passed around a 1-page status report on DMNA's NRP funds available to date as a blueprint for the community development funding discussions.

The opening balance as of January 1, 2015 was \$431,137.58. Zenner reminded the board it approved an additional year (Year 4) for the St. Stephen's outreach worker and that if St. Stephen's finds funding for Years 2 and 3, the DMNA is obligated for Year 4 in the amount of \$60,000 which would leave a balance of \$371,137.58.

Then after \$20,000 is deducted in projects awarded in 2015 that are under contract, the balance drops to \$351,137.58, and after \$19,210 is deducted in projects awarded in 2015 not yet under contract, the balance drops to \$331,927.58. And if all projects presenting this evening were awarded the funds being requested, there would be a deficit of \$106,381.42.

Kittock noted that the Emanuel House line item should be changed to Emanuel Housing.

Jones stated it was her understanding that the projects approved between January and July were discussed and approved as priorities for 2015 at the strategic planning session held in December 2014, but the projects being considered at tonight's board meeting are new and over and beyond what was agreed to. Furthermore, the board did not walk away from that strategic planning session with plans for evaluating NRP funding requests.

Tinjum's recollection of the December 2014 strategic planning session was that the board did approve specific projects to fund, but if other opportunities were to come along that fit the DMNA's mission they could also be considered for funding in 2015.

Aspinwall agreed and advised that there were additional suggestions made under each of the strategies, i.e.: Arts, Culture and Education; Crime and Safety; Downtown Development; and Housing.

Jones' recollection was that the board agreed to specific projects and funding levels and, as a board member, she has known that program ideas can come up for consideration over the course of a year, but at no time did we state or agree to, as a board/committee, actively initiate any further funding requests for consideration.

Zenner stated that the board agreed to the four priority areas or buckets during the strategic planning session, but he did not recall setting a spending limit.

Sweet agreed but expressed concern over the pace at which the funds are being spent particularly given the impending vote to possibly divide the DMNA into two new neighborhood organizations and thus recommended a pause in the consideration of funding all these projects.

DiDonato asked Aspinwall to provide NCR's opinion on Sweet's concern. Aspinwall stated she had a conference call with Bob Cooper about the perception of spending down the money prior to the vote, but that the City wouldn't make a specific recommendation to delay consideration of the proposals until after the vote on September 21, 2015. She commended the board for being progressive thinkers and encouraged the board to review the proposals thoughtfully before making a final decision because if the decision is to fully fund these new projects, the DMNA would have to find other strategies in order to do so to stay within its budget. She noted that it might be worthwhile to take a pause to check the pulse of the community before spending down all of the remaining NRP funds.

Zenner then reviewed the FY2015 Budget vs. Actual as of July 31, 2015 and noted that we're pretty much under budget on all items. Of an annual budget of \$103,800, there's a balance of \$68,313 remaining, and of the \$20,000 budgeted for Meetings / Community Building Events (Sponsorships), there's a balance of \$11,639 remaining.

Sweet moved and Tinjum seconded a motion to receive and file the July financial report. DiDonato called for discussion. The motion passed.

B. EDC Membership Renewal

Sweet provided a brief overview of the East Downtown Council (<http://edcmpls.org/>). She noted the DMNA has been a member for over 5 years and that she serves as its representative on the EDC Board of Directors. Then she requested the board consider renewing the DMNA membership at the Gold level in the amount of \$500, plus 10 business forum lunch coupons in the amount of \$200 for a total cost of \$700.

Tinjum moved and Kittock seconded a motion to approve renewing the DMNA's membership to the East Downtown Council. DiDonato called for discussion. The motion passed.

VIII. Updated from Ward 3 Council Member Jacob Frey

Frey updated the audience on the following:

- The new Downtown East Commons has received a substantial amount of private donations (from both Wells Fargo and Ryan Companies) and the City has pitched in as well. They have reached \$7 million toward the \$22 million needed to design

- and build the 4.2 acre urban park (<http://www.journalmpls.com/news-feed/committee-has-raised-7-million-for-downtown-east-commons>).
- The Nicollet Mall reconstruction project (<http://www.nicolletmallproject.com/>) will be under construction for 2 years and he'd like to examine the possibility of a full-on pedestrian boulevard for a stretch of the mall on the riverside.
 - There are two bids for a Major League Soccer facility in the Twin Cities: one in the West Loop area of Minneapolis, and the other in the Midway area of St. Paul (<http://www.minnpost.com/politics-policy/2015/08/resolution-supporting-soccer-stadium-bid-go-st-paul-city-council-next-week>).
 - Mayor Hodge's budget has been delivered although the City Council has not seen the full transcript (<http://www.minnpost.com/politics-policy/2015/08/minneapolis-mayors-proposed-2016-budget-includes-tax-levy-increase>). She is proposing a 3.4% levy increase which applies to the overall dollar figure that the City is collecting in terms of revenue and that is dispersed amongst all the properties throughout the city.
 - The new Webster Elementary School will be opening soon for its first year (<http://webster.mpls.k12.mn.us/>).

Thereafter, Frey took questions from the audience during which he commended board member Claudia Kittock for all of her work on the DMNA's Livability Committee.

IX. Community Development Presentations

DiDonato established the ground rules for the community development presentations and advised that all five projects first went before the Livability Committee. He requested that each presenter limit their presentation to 10 minutes which would then be followed by a 2-minute summary of findings from a LC member. Then each board member in turn would be allowed one question, followed by a response from the presenter(s), with one follow up question and a response from the presenter(s). Then, if any funding motions are made, consideration will be given after all presentations have been made.

A. St. Stephen's Human Services: Rapid Rehousing Proposal. Housing Coordinator Gino Nelson introduced himself and explained his responsibilities at SSHS for connecting approximately 6-8 individuals a month to housing opportunities (<http://www.startribune.com/knack-for-people-turns-into-a-calling-that-helps-hundreds/169565956/>). SSHS is trying to close a funding gap to be able to continue to meet the goals of the organization.

Then Director of Single Adult Programs David Jeffries introduced himself and delved into the statistics of the homelessness situation, e.g., they had about 1,100 people stay in a shelter last night and it cost about \$38 per person per day so it quickly adds up to house these individuals for even just a month. The Rapid Rehousing Program (<http://ststephensmpls.org/programs/housing/rapid-re-housing>) works directly with people with income so that when they enter a shelter they can meet with people like Gino who can help them connect to a landlord and additional resources down the road

to keep them in housing. Amongst all this beautiful work going on downtown — you have men and women working to build the giant stadium, housing going up all around the stadium, a park that's being designed, the Nicollet Mall project — he likes progress but he wants to see everyone happy and in a home, off the streets and not begging in the streets. This is how you do it; put people in housing first and then address the other issues.

For the audience's edification, Kittock then gave a quick overview of the LC. They decided a long time ago to concentrate on community outreach and one of the ways to do so was by committees. The Livability Committee is one of those committees whose purpose is to get community members in to hear, discuss, and ask questions about these types of requests to determine whether they will help the entire downtown, not Downtown East versus Downtown West.

Thereafter, Nelson and Jeffries entertained questions from the board. St. Stephen's is seeking \$90,600 from the DMNA to support the Rapid Rehousing Program.

For more information SSHS, visit <http://ststephensmpls.org/>.

- B. *YouthLink / Project for Pride in Living: Supportive Housing Proposal.*** Abbie Loosen from Project for Pride in Living introduced herself and gave a brief summary of their services.

YouthLink Executive Director Heather Huseby introduced herself and thanked the DMNA for its prior financial support for its St. Barnabas Apartments project. Then she described YL's services and explained that their proposal is to construct the first affordable, supportive housing for ages 18 to 24 in the Twin Cities. YL serves more than 2,000 homeless youth in the Twin Cities and provides services ranging from supportive housing to drop-in services. They do not own the units but partner with affordable housing developer/managers, e.g., Aeon who owns the Archdale and Barnabas, Beacon Interfaith Housing Collaborative who owns Nicollet Square, and scattered site units. Affordable housing for young people (there are only 90 shelter beds in the Twin Cities for youth up to the age of 21) is woefully lacking and their proposed project will help address that need. Young people are the fastest growing population (47%) of homeless in Minnesota and there is a growing need to provide shelter and transitional / supportive housing for these young people in the Twin Cities.

Huseby believes the appropriate location for this type of housing is the downtown community due to its strong partnership with the Minneapolis Downtown Council / Downtown Improvement District and PPL that would result in a "one-stop" environment, i.e., the Youth Opportunity Center, of co-located services by multiple providers.

YL is one of the Twin Cities largest and most experienced providers of supportive youth housing providing comprehensive case management for youth in 143 units of

existing supportive and transitional housing. PPL has been a nonprofit developer of low and moderate income housing since 1972 and fulfills its mission to assist lower-income individuals and families to achieve greater self-sufficiency through housing development, property management, and provides education and supportive services. PPL will serve as the developer, owner and property manager for the project.

The plan is to construct the facility in connection with YL's existing location at 41 North 12th Street. Huseby and Loosen displayed the site plan for the project, as well as architectural renderings of the building. The total cost for the project is \$16.5 million. YL requests \$280,000 from the DMNA to help seed the development and integration of the Welcome Center into a welcoming, visible and inviting space for youth and the surrounding neighborhood, leveraging funding from other sources in subsequent years to support this important initiative. To date, \$1.1 million has been raised for this project.

LC member Conrad Zbikowski believes what's nice about this project is the 46 beds of permanent supportive housing, a place for youth to call home with a mailbox, and where a social worker can stop by and get them on medical assistance and other self-improvement programs. Zbikowski advised they are seeking \$280,000 for the welcome center and given the limited resources granting a smaller amount would be welcome as well.

Thereafter, Huseby and Loosen entertained questions from the board and announced the September 27th Executive Sleep Out fundraising event (<http://www.youthlinkmn.org/sleepout/night-hope-executive-sleep/>).

For more information on YouthLink, visit <http://www.youthlinkmn.org/>, and for more information on Project for Pride in Living, visit <http://www.ppl-inc.org/>.

C. Emanuel Housing: Community Connections Proposal. RS Eden Service Program Manager Louisa Abdi and Support Services Director Laura Craig introduced themselves and explained Emanuel Housing services. EH has been open since August 2013 and provides permanent, supportive affordable housing for 101 tenants transitioning out of homelessness. They currently have 101 residents who must sign a lease with two addendums, i.e., to remain sober during their tenancy, and to be productive for 25 hours a week via work, school or volunteer work within the neighborhood.

Since opening, they have spent a lot of energy building community within the building, e.g., learning what it means to have a lease, contacting maintenance when things go wrong, how to be a neighbor, and what downtown Minneapolis is all about. Now, within the past couple months, they have turned their focus externally and engaged in the downtown community via Mile in My Shoes, National Night Out, Open Streets, and Yoga in the Park. EH would like to continue making new and building stronger connections with downtown residents and organizations like the DMNA.

EH is seeking \$51,209 in financial support from the DMNA to implement their Community

Connections proposal, the goal of which is to: have EH tenants work alongside staff to create (and eventually take ownership of) easily accessible community activities for downtown neighbors; conduct visible positive activities on the street level to increase neighborhood safety; and strengthen EH tenants' positive connection to the community to help them retain their housing overtime.

The goal is to have some funding over the next 3 years to pay for additional staff time to attend all of the meetings outside of their regular case management duties with the clear understanding that this will eventually go away.

LC member Don Ofstedral explained his reasons for liking EH: it's a new and spectacular building in Downtown East and a wonderful neighbor in the community. Then reading from notes, they are clearly transitioning folks from living in difficult situations to productive community members. By increasing EH tenants' connections to the neighborhood, his takeaway is that engagement and activity equals safety and stability and that connected tenants equals assets to the wider community.

Kittock commented that she has been involved with EH for a long time and cannot tell how much they enrich the neighborhood and how much we are all better for having them here. Then she asked them to say more about the funding, i.e., if the DMNA would choose to fund Year 1. Craig advised that they are fully funded for their existing staff but would be grateful if the DMNA would help fund Year 1 for the additional staff time. Ideally, funding the years would allow them to transition over time.

Abdi and Craig then entertained additional questions from the board. For more information on Emanuel Housing, please visit
http://www.rseden.org/index.asp?SEC=FF5B2AEC-5444-465B-BC72-74D148E373A8&Type=B_BASIC.

D. FreeArts Minnesota. Using a slide presentation, Executive Director Sara Sternberger introduced herself and explained FMA provides something that is very unique in the Twin Cities, i.e., weekly mentorship (<http://www.freeartsminnesota.org/programs/weekly-mentorship/>) to kids and youth who have experienced poverty, homelessness, abuse or mental illness, or some type of trauma. They use art to help build a relationship with the weekly mentor team. Art allows youth to express themselves in a way that they can't verbally and helps develops self confidence and artistic expression. They have discovered that kids who have another caring adult in their life, besides a parent or guardian, do better; it is an asset they need to succeed. Also, the exposure to arts and arts programming is vital to brain development, leadership, developing resiliency and self confidence which all comes together in this alchemy between the mentorship and the arts.

The weekly mentorship program has three terms — spring, summer and fall (they follow the school year) — and is conducted in partnership with a variety of nonprofit social services and community empowerment organizations in the Twin Cities. For the instant proposal, they are focusing on working with a partner agency within the DMNA boundary to bring a 6-week Teaching Artist Series program to the youth who

reside at People Serving People and thus are seeking \$10,000 (\$5,000 in 2015, \$5,000 in 2016); however, given the constraints other requests tonight, DMNA could half that amount or give nothing because it is important that the DMNA be FAM's advocate and expose the rest of the citizens of this community to what they do.

Thereafter, Sternberger entertained questions from the board during which she weighed in on the contemplation of splitting into two separate neighborhood associations. She believes it flies in the face of best practices for organizations that are coming together and encouraged the DMNA to think thoughtfully about it and leverage its assets.

For more information, please visit <http://www.freeartsminnesota.org/>

E. MacPhail Center for Music. Kittock advised Corporate and Community Engagement Officer Kjersti Francis was unable to attend so she would present the proposal on her behalf. MPCM's proposal began a while back with Jones and Zenner having a series of meetings to find out about their outreach activities. As a result, MPCM is seeking funding for two projects:

1. The establishment of a pilot neighborhood chorus in partnership with Emanuel Housing; and
2. Support for the existing Giving Voices Choir.

MPCM would like to conduct a 6-week choir project pilot that would culminate in a final concert. The choir would primarily be comprised of Emanuel Housing residents, but could possibly include other interested downtown residents. It would cost \$4,000 if MPCM hired JD Steele and his brother Fred to direct the choir who they prefer. It would cost \$2,500 for a lesser known choir director.

MPCM would also like the DMNA to support the organization's existing Giving Voices Choir, a choral ensemble created especially for people living with Alzheimer's and their caregivers. They hope to connect in the future with new residents of the Ecumen project. The request for this aspect of the proposal is \$2,500.

Kittock noted that the board cannot consider the two items separately. MacPhail has an internal policy that it can only accept funding for new projects if it also receives support for an existing one too.

LC member Tom Novak advised they received this ask very warmly because: (1) MPCM is an esteemed downtown organization that will run the program with the utmost professionalism; (2) for a modest investment the DMNA would be supporting two different programs in an area where more senior housing is being built; (3) it has an active end product, i.e., the final concert; and (4) it addresses several dimensions of liability, e.g., creative community building and recreational opportunities.

For more information on MacPhail, visit <http://www.macphail.org/>. For more information on Emanuel Housing, visit http://www.rseden.org/index.asp?SEC=43800421-669D-4A64-A7BD-FA8CC4A3B1B8&Type=B_BASIC.

Upon conclusion of all of the presentations,

Sweet moved and Jones seconded a motion to postpone consideration of funding these projects until further consideration at the next executive committee meeting. DiDonato called for discussion. The motion failed.

Thereafter, the board made the following recommendations:

A. St. Stephen's Rapid Rehousing Proposal

DiDonato moved and Kittock seconded a motion to provide the first year of funding for St. Stephen's Rapid Rehousing Proposal in the amount of \$45,100. DiDonato called for discussion. The motion passed.

B. Emanuel Housing

Jones moved and Kittock seconded a motion to provide the first year of funding for the Emanuel Housing Community Connections program at \$19,000 and, with the help and support of the DMNA Livability Committee, pursue funding resources for the subsequent 2 years. DiDonato called for discussion. The motion passed.

C. MacPhail Center for Music

Kittock moved and Sweet seconded a motion to provide \$6,500 to MacPhail Center for Music for a pilot Neighborhood Choir project with JD Steel as the choir director, as well as the Giving Voices Choir. DiDonato called for discussion. The motion passed.

D. YouthLink/Project for Pride in Living

Jones moved and Sweet seconded a motion to table this discussion, while conducting further discussions with YL/PPL to determine alternative options to be effective, until the September board meeting. DiDonato called for discussion. The motion passed

E. FreeArts Minnesota

Jones moved and Kittock seconded a motion to provide \$5,000 in funding for one 6-week Teaching Artist Series to People Serving People. DiDonato called for discussion. The motion passed.

X. New Business

- **New Task Force Proposal.** Jones explained the concept of her proposed task force has been floating around since last February in various informal discussions. One of the things she's passionate about in her volunteer experience is looking at funding strategies for organizations and determining ways to leverage their funds to maximize impact and expand the funding base to help more people.

The DMNA currently does not have, other than the stipulations from the NRP and CPP funds, a methodical outreach strategy, formal funding guidelines, or threshold amounts to consider funding requests. Jones would like the board to consider developing funding criteria and a process for accepting proposals from organizations seeking access to the DMNA's NRP and CPP monies. With this degree of formality, we can ensure consistency, continuity and transparency for organizations seeking the DMNA's financial support and provide the board with a framework for making funding decisions.

Jones then explained the wide range of activities the task force would undertake to evaluate and make recommendations to be adopted by the DMNA board.

The task force would be comprised ideally of 4 to 5 people from other corporations or other nonprofit foundations who the board would approve to leverage best practices, e.g., McKnight Foundation, Valspar. Jones has contacts at these organizations who have expressed interest. Jones would chair the task force and she has invited Cichowicz and Sweet to participate. There would be three to four meetings in total and then present to the board the recommendations for approaches to consideration. There would also be a review step with the Livability Committee to receive feedback and understand how this would be complementary to board guidelines and livability checklists.

Jones moved and Sweet seconded a motion to form a funding outreach and guideline task force. DiDonato called for discussion. The motion failed with the following roll call vote:

Nays: DiDonato, Kittock, Tinjum

Yea: Jones, Sweet, Zenner

XI. Community & Initiatives Updates

- **Livability Committee.** Kittock reminded the board about Yoga in Gold Medal Park.
- **Land Use Committee.** Tinjum advised that Randy Manthey is putting together a land use review process and documentation. Tinjum stated he has met with city planner Beth Elliott regarding the DMNA being more proactive about the land use review

process as opposed to reactive. Sweet asked how much land is still available for development in the downtown community. Tinjum and Manthey stated that while there are few infill sites left for new projects, nothing is forever and redevelopment will continue to happen.

- ***Update on Neighborhood Engagement Plan.*** DiDonato provided an update on the outreach and engagement process leading up to the vote to divide the DMNA into two separate neighborhood groups on September 21, 2015. He reminded the board that there are four engagement meetings planned; two in Downtown East and two in Downtown West. The first meeting is scheduled for August 18, at the Guthrie Theater. The subsequent meetings will take place at the New Century Theatre, Open Book, and the Central Public Library. DiDonato encouraged board members to attend.
- ***Downtown East LRT Hub letter of request.*** Bennett will create a Doodle poll for this item.

XII. Adjournment

Being no further business, Tinjum moved and Jones seconded a motion to adjourn the meeting. DiDonato called for discussion. The meeting adjourned at 8:47 p.m.

Signed this _____ day of _____, 2015.

Chair

Secretary