

Minneapolis Neighborhood Revitalization Policy Board

MINUTES OF THE REGULAR MEETING OF

May 22, 2000

Present and Voting:

Gretchen Nicholls, Jason Amundsen, Clareyse Nelson, Nicholas Kakos, Peter McLaughlin, Sharon Sayles Belton, Jackie Cherryhomes, Edward Solomon, Albert Gallmon (Alternate for Judy Farmer), Joanne Walz (Alternate for Emmett Carson), Ken Kelash (Alternate for Dick Johnson), John Powell, Denise Stephens (Alternate for David Jennings), Diane Hofstede and Mark Stenglein, chair, presiding.

Alternates Attending:

Judy Schwartz (voting for Revitalization after 8:30 p.m.), Barret Lane (voting for City Council after 7:15 p.m.), Ron Thaniel

Absent:

Gail Dorfman (excused), Rep. Karen Clark, Judy Farmer, Emmett Carson, James Colville, Dick Johnson, David Jennings

Staff:

Bob Miller, Joe Horan, Brett Feldman, Carsten Slostad

Others Present:

Kathleen O'Brien, Steve Cramer, Jeff Schneider, Bob Cooper, Leslie Wintheiser, Rex Holzemer, Galen Robinson, Gary Arntsen, Dorth Meyer, and other interested citizens and members of the press.

I. CALL TO ORDER

Mark Stenglein, chair, called the meeting to order at 4:32 p.m. in Room 333 of City Hall.

II. APPROVAL OF THE AGENDA

Upon a motion by Ken Kelash and seconded by Jason Amundsen the agenda was adopted.

III. APPROVAL OF THE MINUTES

Upon a motion by Ken Kelash and seconded by Gretchen Nicholls the minutes of the April 17, 2000 meeting were adopted.

IV. ACTION ITEMS

A. CONSENT AGENDA

Upon a motion by Ken Kelash and seconded by Gretchen Nicholls, the following items on the consent agenda were adopted.

1. Rollover of 1999 Administrative Budget Funds NRP / FR#2000-07]

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves rolling over \$142,643.09 from the approved 1999 NRP Administrative Budget into the 2000 NRP Administrative Budget to satisfy remaining 1999 budget obligations; and,

RESOLVED FURTHER: That the Board hereby authorizes the Director to: 1) request that the City Council and Mayor [a] amend the 2000 Minneapolis Community Development Agency (MCDA) appropriation by increasing the NRP Program Fund (CNR0) by \$142,643.09 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 any necessary contracts or agreements to implement the activities above.

2. Hale, Page, Diamond Lake Plan Modification #5 NRP / FR#2000-08]

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby accepts and adopts Plan Modification #5 to the Hale, Page, Diamond Lake Neighborhood Action Plan dated May 12, 1994; and

RESOLVED FURTHER: That the Board hereby approves Minneapolis Neighborhood Revitalization Program expenditures on projects and programs for the Hale, Page, Diamond Lake Neighborhood Action Plan in an amount not to exceed \$2,212,950 (this includes previous Action Plan and "Early Access" allocations totaling \$2,112,950); and

RESOLVED FURTHER: That the Board hereby authorizes the Director to: (1) request that the City Council and the Mayor [a] amend the 2000 Minneapolis Community Development Agency (MCDA) appropriation resolution by increasing the NRP Program Fund CNR0 by \$100,000 and [b] authorize the appropriate City officers to enter into any contracts or agreements needed to implement the activities described in this report; and (2) further request that the MCDA Board of Commissioners authorize the appropriate MCDA officers to enter into any contracts or agreements necessary to implement the activities above.

3. Neighborhood Early Warning System

NRP / PBR#2000-08]

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) approves the release of up to \$25,000 from the Professional Services line item in the FY 2000 NRP Administrative Budget to support planning and implementation activities for the Minneapolis Neighborhood Early Warning System (MNEWS) and removes the conditional approval contained in the Budget approval resolution;

RESOLVED FURTHER: That the Board authorizes the Director to proceed with the contract for this service and the expenditure of these funds.

B. DISCUSSION ITEMS

1. Personnel Committee Report

NRP / PBR#2000-09]

Ron Thaniel, Mayor Sharon Sayles Belton's policy aide and staff for the NRP Personnel Committee chaired by the Mayor, presented the report. In October 1998, the Policy Board authorized a job evaluation and market study of the Director's position as part of the Director's performance appraisal. On March 27, 2000 the Policy Board moved to reconvene the Personnel Committee to analyze the job evaluation and report the findings back to the Policy Board. After their analysis of the study, the Personnel Committee developed several recommendations for an adjustment to the Director's salary schedule. Upon a motion by Diane Hofstede and seconded by Edward Solomon the following recommendations were adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board adopts the recommendations of the Personnel Committee as follows:

- Set the market salary rate for the position as of 7/1/99 at \$95,000 per year
- Establish a four step salary schedule with the following annual salary values as of 7/1/99: Step #1 \$90,250 per year (95% of the Market Rate), Step #2 \$95,000 per year (Market Rate), Step #3 \$97,850 per year (103% of the Market Rate), Step #4 \$99,750 per year (105% of the Market Rate)
- Place Mr. Miller at the second step or the market salary rate of \$95,000 effective July 1, 1999 and authorize back pay to that date.
- Adjust Mr. Miller's salary and the salary schedule steps by any cost of living adjustments that are afforded to other employees of the Neighborhood Revitalization Program.
- Make Mr. Miller eligible for advancement to the third step on July 1, 2001 and the fourth step on July 1, 2004 if work performance is satisfactory.

2. Phase I Evaluation

Kathleen O'Brien reported that staff has been reviewing a draft copy of the evaluation for accuracy. Staff comments and suggestions will be forwarded to Rene Burger at TEAMWORKS for consideration for her final draft. The evaluation will be presented to the Policy Board at the June 19th meeting. It will be presented to the City Council and to a special public meeting on June 20th.

V. POLICY ITEM

1. Phase II Model Selection

[NRP / PBR#2000-10]

Steve Cramer presented the option that reserves funds for affordable housing and commercial corridor projects (option 1). Bob Miller presented the option that reserves a one-time allocation for an affordable housing fund (option 2). **Gretchen Nicholls moved and Ken Kelash seconded adoption of option 2.** Jackie Cherryhomes moved a substitute motion for **the adoption of option 1 with the reserve funded at 4 million per year for affordable housing for a period of four years and 1 million per year for a period of four years for commercial corridors for a total of 20 million dollars.** Nicholas Kakos seconded the motion. John Powell then proposed an amendment that would change the housing amount to "4 million per year for a period of five years." Nicholas Kakos did not accept the amendment. Joanne Walz then seconded John Powell's amendment. A discussion and a ruling by the chair determined that the amendment was out of order. The question was called and a roll call vote was taken on whether or not to accept the substitute motion. Voting for acceptance of the substitute motion were Nicholls, Nelson, Kakos, McLaughlin, Thaniel, Solomon, Gallmon, Walz, Powell, Stephens, Hofstede, and Stenglein. Voting against were Amundsen, and Kelash. John Powell then moved to amend the motion by changing the amount for affordable housing to "**4 million per year for a period of five years.**" Joanne Walz seconded his motion. The question was called and a roll call vote was taken. Voting for the amendment were Sayles-Belton, Cherryhomes, Gallmon, Walz, and Powell. Voting against the amendment were Nicholls, Amundsen, Nelson, Kakos, McLaughlin, Solomon, Kelash, Stephens, Hofstede and Stenglein. The amendment failed.

The meeting was then recessed at 6:45 p.m. for a short supper break. The chair called the meeting back to order at 7:15 p.m. After the break, Cherryhomes had to leave for another engagement and alternate Lane became the voting member of the Board.

Gretchen Nicholls moved that the motion on the floor (*the substitute motion made by Cherryhomes*) be amended as follows: **1) that the Affordable Housing Reserve Fund be set at 15 million, 2) that the Commercial Corridors Reserve Fund be set at 3 million, 3) that all neighborhoods be required to dedicate 8% of their total formula dollars to affordable housing strategies and, 4) that an assessment be made in five years to see if affordable housing goals are being met.** Peter McLaughlin seconded the amendment. The question was called and a roll call vote taken. Voting for the amendment were Nicholls, McLaughlin, Sayles-Belton, Solomon, Gallmon, Walz, and Powell. Voting against the amendment were Amundsen, Nelson, Kakos, Stenglein, Lane, Kelash, Stephens, and Hofstede. The motion to amend was defeated. A roll call vote on the substitute motion was then taken. Voting for the motion were Amundsen, Kakos, Sayles-Belton, Lane, Solomon, Gallmon, Walz, Powell, Stephens, and Hofstede. Voting against were Nicholls, Nelson, McLaughlin, and Kelash. The following resolution was adopted.

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board approves for presentation to the public for comment Phase II Option I with the following parameters for the reserve fund:

- \$4 Million per year for 4 years for affordable housing
- \$1 Million per year for 4 years for commercial corridors.

The Board then began to review the Phase II Planning Process Recommendations forwarded by the Phase II Steering Committee. It was agreed that each section of the report (Planning Process, Allocations and Reserve Fund) would be reviewed separately.

1a. Phase II Planning Process Recommendations [NRP / PBR#2000-11]

Ken Kelash moved and Diane Hofstede seconded **adoption of the Phase II Planning Process Recommendations from the Steering Committee Report.** The motion was adopted unanimously. A copy of the recommendations is attached to these minutes.

1b. Phase II Neighborhood Allocations Recommendations
[NRP / PBR#2000-12]

Ken Kelash moved and Diane Hofstede seconded **adoption of the Neighborhood Allocations Recommendations with "Option A" selected for item #7.** Judy Schwartau pointed out a fairness inconsistency in the adjustment of the over/under median factor as an adjustment to Phase II allocations. Because the amount of Phase II dollars is significantly less than the amount of dollars allocated in Phase I and the formula for Phase II allocations has changed, an adjustment should be made to the over/under amounts used in Phase II. Judy moved and Ken Kelash seconded, **to amend the document in item #3 to read: "this will be a \$1 for \$1 adjustment applied to each**

neighborhood's Phase II allocation after accounting for the difference in the phase I and Phase II formulae. This amendment was adopted unanimously. Nicholas Kakos then expressed his concern that the formula being proposed for Phase II reduced the funding for Protection Neighborhoods to severely. He moved to amend the formula to adjust the funding to Protection Neighborhoods to 17.5%. His motion to amend failed for lack of a second.

The question was called on the main motion as amended. The motion was adopted unanimously. A copy of the amended recommendations is attached to these minutes.

1c. Phase II Affordable Housing /Commercial Corridor Reserve Fund
[NRP / PBR#2000-13]

Ken Kelash moved and Diane Hofstede seconded **adoption of the Affordable Housing / Commercial Corridor Reserve Fund Recommendations using Model #1 modified to reflect the Phase II option selected at this meeting.** Clareyse Nelson suggested a wording change to item (#1a) for clarification. It was agreed to change the wording to “All affordable housing and commercial corridor projects requesting NRP funding must be reviewed and sponsored by a neighborhood.” Judy Schwartau expressed her concern that neighborhoods would not have equal access to the reserve funds. She then moved to allocate the reserve fund based on to the neighborhood allocation formula. Her motion failed for lack of a second. The question was called and the revised recommendations were adopted. A copy of the amended recommendations is attached to these minutes.

VI. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Carsten Slostad, Secretary Pro Tem

ATTEST: Mark Stenglein, Chair