



PPA Virtual Meeting Notes for August 24, 2020 – Draft for Board Review and Approval

Meeting Participants. Board Members: Eric Amel, Jeffrey Barnhart, Devan Blanchard, David Frank, Britt Howell, Amy Kaminskhy, Susan Larson-Fleming, Sammie Messina, Joseph Ring, Lynn Von Korff, and John Wicks. Other attendees: Mary Britton, Lupe Castillo, Cam Gordon, Ann Herzog, Jenna Hoge, Nick Juarez, Krista Ostrom, Evan Roberts, Jerry Stein, Ben Tuthill, and Aloida Zaragoza. Staff: Jan Nelson.

Gathering and welcome. Jan Nelson welcomed people as they joined the meeting from 6:20 – 6:30 pm.

Quorum and Meeting Agenda. President Eric Amel called the meeting to order at 6:34 and noted that we had a quorum. He showed the agenda on the virtual meeting screen and reviewed it.

Motion. Susan Larson-Fleming moved to approve the agenda. Lynn Von Korff seconded it and it was approved.

6:35-7:00 Announcements/Updates

Community police reports and activities in Prospect Park. Officer Nick Juarez gave an update and answered questions. He noted there were some bike thefts and also two auto thefts. He cautioned people against leaving keys in the car. There was a fire in the neighborhood that was ruled an Act of Nature because it was caused by a lightning strike. Drug use, especially meth and heroin, continue to be a problem in the Twin Cities, and has affected our neighborhood with two recent overdoses.

A resident who lives on 4th street had some questions about encampments and awareness. She had questions about her property and nearby business properties. Officer Juarez gave a basic description of Minneapolis encampments that have resulted as a shortage of housing solutions during COVID. Many are occurring in parks. The Minneapolis Park Board wants to regulate the size of the encampments so they do not become too big, and also help people find resources. There are permit requirements in the parks and many of the available permits have already filled up. Now small encampments are beginning to surface in open stretches of land. Some of these have been located in Prospect Park near University Ave. People in these encampments are looking for connections to resources, but unfortunately there are still not enough beds in facilities.

What does it mean to help people find resources? St. Steven's and the Red Cross have done outreach to increase awareness, e.g., about possible facilities, sharing hygiene resources, etc. Officer Juarez noted that they do not patrol these smaller encampments regularly, but they respond to calls if there are issues. He was asked if there a winter plan. In previous years, e.g., at Hiawatha, they had to address issues related to heating, etc. It was noted that this would be a good topic for Council Member Gordon and the Park Board to address.

There was also a question about the Community Gardens on Green and 4th. A resident shared ideas about the importance of this garden for the synergy of new development, a "softer foot print," and also

incorporating the landscape into residential areas. Residents have noticed some activity at the park that may be concerning, and they wonder if there is a way to begin a patrol schedule? The apartments recently moved an outdoor Porta Potty near the gardens to help with cleanliness. There was a conversation about the best times to have a patrol come by, and also the role of residents taking care of the area. Officer Juarez was going to share this request for some more regular patrols, and the resident mentioned a willingness to meet and discuss further if that was helpful. Vice President Britt Howell shared some further details and perspectives on next steps. President Eric A. thanked residents for their care of the gardens.

Ward 2 Update. Council Member (CM) Gordon shared an update. He noted it is a hard time for the city, especially in this time with COVID and civil unrest after the killing of George Floyd.

CM Gordon noted he was listening to the discussion on encampments, is interested in further information, and is paying attention to how this evolving. He described how encampments are being embraced with mixed feelings by the community. CM Gordon has become engaged to help respond to people's questions and concerns. From the Park Board's perspective they are preparing to limit/change encampments as of Sept. 30. The city has just approved three public shelters and is giving some assistance. They are also going to be funding a large number of outreach workers to do outreach and engagement through the American Indian development center. They are finding they need tailored solutions for individuals. They are trying to match people up with specific needs, but there still remains a shortage of affordable housing. People are trying to consider creative ideas, such as a tiny home village indoors. This wouldn't be a permanent solution, but could be a temporary solution during cold months and during times of COVID. There is an estimate of 300-400 people living in encampments.

CM Gordon is developing an ordinance for single room occupancy homes. He compared this to the older model of a boarding house or rooming house. New ones haven't been allowed since the 1960's. CM Gordon is hearing from non-profits who are saying they could build them and make them affordable on limited incomes. He noted that the purpose of this was affordability, and so he wanted to be sure that developers wouldn't try to adapt the concept into a model designed to gain profit.

He discussed the University district overlay and parking. They have changed the parking requirements for new development. For a long time there has been limiting parking. He is also noting an issue with the Minneapolis 2040 Plan. Some people are seeing the potential for triplexes, but rather than making homes into triplexes, they are simply putting in 6 bedrooms and renting by the room. While there is a connection to the rooming house idea, there needs to be clarity around what type of housing it is. There are also variations included for the university overlay district vs. other locations. This becomes complex, and people need to be involved in developing solutions.

CM Gordon noted that as most have likely already heard the Charter Commission decided to hold on to the Charter Amendment. The result is that there is no way to get the amendment on the ballot this year. CM Gordon expressed some frustration because he believes the city is moving somewhat slowly on engagement. He is proposing to amend two significant sections of the city ordinances related to the police department. One is related to the oversight ordinance. He is considering the timing of this work, and would like to have more engagement around oversight.

Eric A. noted that the Charter Commission results also had implications related to PPA's role in having public engagement around the charter amendment. CM Gordon acknowledged there might be ways to

coordinate together on this, e.g., action around the charter amendment for the future. There may be ways to address public safety, get good information, and together consider options. CM Gordon suggested that there may be other organizations that would want to work with us to share their ideas or vision. There are also organizations paying attention to the police federation and their contract.

7:10 – 7:55 Organizational Business

Community Quick Reports

Community Task Force. Vice President Howell noted how they would be starting Phase 1 of the task force. Everyone who signed up would be receiving an e-mail. Interested participants were invited to send their names to Britt H. Phase 1 will include one-on-one interviews to learn about people's passions and interests, and also to have a clear and concise understanding of the work that the task force will be doing, to ensure that it is the right fit for everyone, and that it will be respectful for everyone. It will be intentional and strategic, and Britt H. wants to have agreements from participants so that everyone has a more common vision for how to approach this work.

Phase 2 and 3 will come later, after task force participants have learned about it and agreed to it – then will come organizing and constructing the task force and pursuing people's skills and interests.

Transportation and Safety Committee. Committee Chair Evan Roberts noted that they had held some of their recent meetings outside, e.g., at Luxton Park. They also learned that outside of Pratt School was a good location for about up to 20-25 people, because the amphitheater allowed some social distancing and the ability to hear each other. Evan R. noted some recent committee discussions and enthusiasm around traffic calming devices, e.g., narrowing some roads, adding plantings, etc.

Environment Committee. Committee Chair Mary Britton gave an update. Eric A. also noted the focus on resiliency, and Mary B. talked about how she doesn't have a single definition for that, but it is worth good discussion. They decided not to do the fall cleanup this year because of COVID; it required people carpooling and working in trucks together. They will consider ways to encourage virtual communications and people keeping things clean with individual actions. They are addressing climate topics, including energy usage. Unfortunately Mary B. reported that recent data suggest that Prospect Park neighborhood is not doing well lately as far as natural gas usage. Mary B. also addressed race and the environment – these are deeply connected and in the USA there has been a history of environmental issues having unequal impacts to people. PPA wants to broaden the discussion as we work together to improve Prospect Park. Vice President Britt Howell will be joining one of their meetings to help moderate one of these discussions.

Community Building Committee. Committee Co-Chair Susan Larson-Fleming gave an update. The two motions that are being proposed are in the committee notes that were distributed for this meeting. They addressed the Minneapolis Public Housing Authority (MPHA) and the upcoming possibility of changes related to many units. It is unclear how this may affect Glendale. There is an 80-page plan on the website, but it is currently only in English. There is a video with one other language. Susan LF noted it is not clear how people can learn about this or become engaged in this proposal. There were motions passed by the committee to listen to the public, hold five city-wide meeting, provide notice in multiple languages, translate the plans, etc. The plan is currently scheduled to have a hearing on August 26th and

then be sent to HUD in December, 2020. Instead of having the hearing on August 26th, they would like to have more engagement.

Introducing the motions. Susan LF called attention to the two motions from the Community Building Committee notes in the packet. Discussion then took place.

Excerpt from the Community Building Committee Notes included in the board packet: “The PPA Board of Directors urges the City of Minneapolis and MPHA Board of Commissioners to:

1. Listen to the public: Hold at least five city-wide informational sessions open to public housing residents and the people of Minneapolis to explain and answer questions about the “draft MPHA 2021 MTW Annual Plan” and collect comments and input.
2. Provide Notice: Notify public housing residents by telephone, mail, and in multiple languages about the listening session times, dates, and locations. Provide at least 2 to 3 weeks of notice and provide a 30-day comment period, after the listening sessions are complete.
3. Make meetings inclusive and accessible for residents: For example, hold a public hearing at MPHA about the MTW plan during the evening (6 - 8 p.m.) and a location where working people can attend (e.g., Harrison, Folwell, Webber-Camden, Jordan, McKinley neighborhoods, Brian Coyle Community Center, Horn Towers, Glendale Townhomes, the Cora McCorvey Center, etc).
4. Translate the entire draft MTW annual plan for residents so they can read it.”

Lynn VK noted that in her view this topic is a transparency issue. It wasn't online until July, and then the notice came late, so Lynn was concerned that residents are confused about what is going on, and that the public housing residents deserve to know what is going on. With COVID, especially, it would merit delaying this to some degree to allow transparent communications on this topic.

Laura P. noted the importance of public engagement around topics like this, and also asked how the PPA communicates with MPHA and build relationships with them, acknowledging that many public servants are working hard to manage through COVID and keep their work going.

Mary B. noted it would be helpful if some of the committee members would be able to come to the meeting, so that it doesn't seem like others are speaking for them, even if intentions are positive. Amy K. shared that there was some concern from committee members around this, and that the residents need to feel that they have input into this process. Britt H. noted she would like to see Glendale residents speak for themselves, rather than having others speak for what may be marginalized communities. She suggested agreements could be useful.

Susan LF shared that there had been some urgency to bring this topic to the PPA board meeting because there was a hearing scheduled for August 26th. If the committee had not been working previously with Glendale residents then they would not have been ready to do this. She noted that the language in the motion was given to Community Building Committee specifically by the residents of Glendale.

Lynn VK acknowledged that it is important to take care not to speak for others, and that Glendale residents proactively brought this forward to the committee so there could be a fuller discussion. If we do not pass it, then it will be a lack of trust with PPA. There is a critical timeline for action for the August 26th hearing.

Mary B. asked to modify the language of the motion to include that it came from the Glendale residents of the committee, so it is clear that it is the residents speaking for themselves.

Modified motion. Based on Mary B's comments it was moved that we are carrying forward the motion, acknowledging that it comes from the Community Building Committee and Glendale residents, and that we support it. Amy K. seconded. A roll call was taken and the motion passed.

The next topic addressed an after school program. The committee was approached by representatives from Luxton Park and Eastside about funding for an after school program. In the past this funding was tied to "in classroom" funding. Unfortunately because the classroom is now virtual, as a result they are not receiving funding. Luxton Park has asked that PPA simply support their fundraising for this program so that they can serve the 25-30 children that participate in this program. It would go through Eastside Neighborhood services. They are asking for our endorsement of the program.

Motion by the community building committee to endorse the fund raising efforts to support this after school program. The motion excerpted from the committee meeting note reads: "The PPA Board encourages Prospect Park community members to donate funds to support an afterschool project this fall that will serve Glendale school children. The program will be a joint partnership between Pratt school and East Side Neighborhood Services."

The motion was seconded, discussion took place, and it passed.

Discussion on the learning program included the following. Resident Jerry Stein joined and discussed how COVID had resulted in the community building committee adjusting some of the work they had started around learning. There are national discussions around "learning pods" in a virtual setting and what this means for communities. There are 300 young people in Glendale age 19 and younger. There is a concern about their broadband, technology, mentoring support for learning and growing. They decided to shift their previous idea of a learning program to a new COVID-era community learning pod in Glendale with youth workers and schools. The idea is that the youth in this community have adults in their lives to help with schooling. They need to raise up to \$5,000.

There were some questions about the fundraising aspect of this and if we are taking any responsibility related to fundraising? There was a clarification that we are simply being asked to show that we have positive thoughts about the effort. Treasurer Lynn VK explained that while PPA is not being asked to DO the fundraising, we are being asked to support the motion and include it in our newsletter as a means of giving credibility to the effort. Jerry S. noted that young people have asked us for our support and we are simply being asked to lend our good will and support for their efforts, while not having to have any monetary responsibility.

Land Use Committee. Chair John Wicks gave an update about the recent Land Use Committee meeting on Thursday, August 13. There were three primary topics. The first was a presentation by Chris Valesko who is the Executive Director of a non-profit by the name of "Place." Lynn VK had invited him to the Land Use meeting. He discussed their attitudes toward development and a project in St. Louis Park; it is a mixed-use facility with an exceptional number of special features and a focus on affordability. His forte is working with communities to bring about projects that are supported by the community. There will be a Place Task Force created later to discuss these ideas further. They will let people know in an upcoming newsletter and invite any who are interested. It will be a virtual task force. The challenge is finding land that is effective for this type of work in advance of other developers.

The second major topic had to do with Jeff Ellerd's project. There was a discussion about changes in the project – to increase the height of the buildings by one additional floor (residential area). This brought about changes in the unit count, including an increase in the market rate units from 143 to 180 and affordable rate units from 142 to 164. Parking units were not added because they had previously had more than were necessary, and the building is close to the light rail stop. The committee also discussed a suggestion to have the PPA logo included on their website and/or design documents. The Land Use committee wanted to consider the implications of using the PPA logo and will address this at an upcoming meeting.

The third Land Use Committee topic had to do with the Towerside Innovation District. Dick Gilyard, John Carrie, and Roger P. from St. Anthony Park brought forward a consideration of design guidelines at the Land Use Committee. St. Anthony Park neighborhood had adapted previous design guidelines, and there is consideration of how we may all work together. There is a task force being set up and John Wicks will share information about this in future meetings or notes.

Administration. Treasurer Lynn Von Korff gave an update. As has previously been discussed, NCR has proposed a plan to adjust funding for neighborhood organizations. This would significantly diminish our funding. They have extended the deadline for comments until September, and thus we will not know our funding until the end of the year. This may also be affected by the census, e.g., previously we were at 9,000 and now we are more around 14,000 residents.

Office 2021 Update. The funding uncertainty makes it difficult to address our office lease. If the NCR proposed funding were to go through, then we likely could not afford our lease of about \$12,000/year. But it is unclear what will happen, so at this point Lynn is asking Board Members to simply be aware about this and be ready for decisions likely in October. E.g., it would have implications for mail boxes, office space, furniture, technology, insurance reviews, etc.

Eric A. noted that if community members have opinions on the importance of an office space it is a good time to share insights with board members, etc. He also noted that we have regularly been holding virtual meetings, and the context has changed significantly.

Community member Lupe Castillo asked if there are other neighborhood organizations giving up office space, given this new virtual situation and limited funding? Lynn VK said that many of them are holding virtual meetings, but it is not clear what they will do with office spaces in the long run. She noted that other organizations receive significantly more base funding than PPA will get. E.g., Marcy Holmes pays only \$4,000 for a room in the basement of a church, but they have a budget four times as large as PPA. So, it is somewhat hard to compare across neighborhoods. Lupe C. wondered about a "home base" and share concerns about shutting the door on space before 2021 arrives. It is possible that there may be other opportunities in the future for leases, or in-kind assistance, etc. Lynn noted the positive support that our current lease holder has provided to PPA in the long run.

Staffing plan/hiring – Lynn VK highlighted two Finance Committee motions from their notes (included in the Board Packet). Lynn VK reminded people that Jan Nelson will be retiring at the end of the year and has kindly offered to help. Along with Amy K. and others they have created a job description. This new position combines the main position (Jan Nelson's) as well as the communication coordinator position. Jan thankfully will be able to have a brief transition period in which to train the new person. If PPA does not receive very few funds following NCR's proposal, then this may need to adjust and affect the

support that this position can provide for some of the volunteer committee work (e.g., Land Use). This job description will form the basis for a job announcement.

Motion. Lynn VK moved that PPA approve the Administrative and Communications Coordinator job description. Britt H. seconded. The motion was passed. No opposed. No abstains.

Eric A. reflected on the challenge of part-time positions and the potential for limited funding. Lynn VK noted that the timing is challenging as well because we cannot yet apply for grants.

Sammy M. asked if we anticipate board members stepping in to take any of the tasks? There was a discussion about how already many board members are taking on significant volunteer roles, e.g., treasurer, etc.

Amy K. has volunteered, Jan N., and Lynn VK are all on the committee. Lynn suggested it would be important to other people to be represented on the committee, such as people of color, renters or others. Anyone interested could join the search committee. The major volunteer commitment would be after Sept. 18. The role includes reviewing the job description, resumes, doing candidate interviews, etc. If someone is interested please contact committee members.

Motion. Lynn VK referenced the committee notes and moved that we create a search committee that can conduct the hiring process. The motion from the notes reads: The PPA board establishes a volunteer search committee authorized to recruit, interview, and hire an Administrative and Communications Coordinator. The job offer will be consistent with PPA's approved 2020 budget, PPA employee policies, and MN employment law. Susan LF seconded. The motion passed. No opposes. No abstains.

Revisiting the office space topic. Jeff Barnhart was back on the call and he was invited back into the conversation. Jeff B. noted if the neighborhood can identify needs they can discuss how they can work together.

Eric A. recapped that the previous conversation highlighted the pandemic and possibly reduced budgets, and it may be hard to maintain an office space. Yet he also acknowledged the point about how we may not want to prematurely assume we don't need an office space when 2021 may look differently or more adaptive to office needs.

Census Outreach – Glendale. Jan Nelson, PPA staff, explained how PPA received a grant from Good Neighbor funds for \$1,500 to focus on Glendale and student renters. They worked with Malik, the MPHA office manager, and they printed and distributed fliers in Somali and English. They had at least two Somali outreach members for the census and combined it with another event. They were able to count about 30 household of people who filled out the census in association with those events, and felt good with this success. There may be another event before the end of September with Glendale, and they are also considering how to reach apartments and students. Kenzie, PPA's recent Communications Coordinator (now back at school), did a lot of social media outreach and posts on this topic.

Community member Jenna H. asked if there were any activities that people could do to help with the census and make a difference in this area. Jan N. is happy to work with people to help.

September 2020 Board Election/Mail-In Ballots.

Board Candidate Nomination committee update.

Eric A. brought up the board candidates and noted those who have served but are not seeking election. He thanked Devan Blanchard for his time invested in the board, for making for good discussion, and hoped that he would continue to connect with PPA. Eric A. thanked Will Watkins with a growing family, and also Sammy Messina who is moving.

He thanked Laura P., Secretary, and noted she is running for the board again but is happy to rotate the secretary role. Amy K. also thanked for role with writing policy topics. Thanks to Lynn VK for treasurer role. Joe R. has been a long-term board candidate and helped us keep our sense of place. He recapped that there are nine candidates. Vicky Mercer dropped off the candidate list because she is moving. He also noted new involvement from Jenna Hoge and Ben Tuthill and thanked them for their meaningful contributions.

Eric A. also noted that the candidate profiles are posted on the PPA newsletter and website and that everyone will have a chance to talk at the upcoming annual meeting.

September 21 6:30-8pm – Annual Meeting Agenda and Invite. A reminder was shared to sign up for the PPA election ballot. There is a link on the website and in the PPA newsletter to sign up for the mail-in ballot. The deadline to sign up is Sept. 10th. There will be a chance to hear from the candidates and then send in a ballot a couple of days after the annual virtual meeting.

Do we know how many people voted last time and how many requested ballots? Last time 130+ voted. So far PPA has received 51 requests for mail in ballots, with more expected to come. There is no in-person meeting, so the ballot is the only way to vote or the election.

There was also a suggestion to share this information on Next Door.

Effective communications. Eric A. noted that everyone is interested in expanding the word about PPA and invited Mary B. to share further thoughts that she and others have had on this topic. Mary B. noted that it is hard to get involvement from the broader community of Prospect Park. She has suggested previously mailing out a postcard to the neighborhood, e.g., Motley residents may not even be aware they are a part of Prospect Park. She referenced Lydia also bringing forward suggestions for trying to get mail in ballots distributed to everyone.

As a result there was an effort to send a post card to 4,500 addresses that would cost more than \$2,000. Mary spoke about the data available about the neighborhood. She also wondered about translating a postcard into other languages. Jenna noted that our website is only in English.

Lynn VK expressed support for communications and the importance of multiple languages and how we reach broader parts of the community. She is very supportive of identifying our strategy and action around this. She had some questions about the timing and key messages.

There was a good discussion among many participants about what would be the purpose or key messages associated with a post card, the timing of it, mailing and/or door-to-door, social media and creative strategies, fund raising, business-associated organization mailings, and more. There was general agreement that it was a good idea, but that more work was needed to determine the key messages associated with it. Donuts were also mentioned!

Mary B. asked if there could be a committee, given the late hour of the meeting, and desire to do something meaningful. Mary emphasized that her original point was making 100% coverage of all residents. A number of participants expressed interest in getting involved in this and will work on a postcard.

7:55-8:00 Other Business

Review Consent Agenda: Reports & Minutes. Including....

- PPA Board Meeting: July 27, 2020 (Document 2)
- Environment Committee: July 28, 2020 (Document 3)

Motion. Devan B. moved to approve the consent agenda. It was seconded and the motion passed.

Motion. Devan B. moved to adjourn the meeting. Britt H. seconded. Motion passed.

Meeting was adjourned at 9:13 pm.

The annual meeting will be on September 21st.

Next Board Meeting: Monday, October 26, 2020 – New board members.

Notes respectfully submitted by Laura Preus, PPA secretary.