



PPA June Board/Community Meeting Minutes - June 28, 2021

Board Members in Attendance: Britt Howell, Susan Larson Fleming, Lynn Von Korff, David Frank, Ben Tuthill, Eric Amel, Jenna Hoge, John Wicks, Laura Preuss, Amy Kaminsky, Jeff Barnhart, Evan Roberts, Simone Hendrix, Joe Ring

Guests: Kari Lundin, Lupe Castillo, August McAllister, Vera Marshall, Hanna Van Den Einde, Cam Gordon, Susan Thrash, Laura Shannon, Madeleine Wagner Sherer, Kory Andersen, Aloida Zaragoza, Lydia McAnerny, Sam (Last name not provided)

Staff: Liza Davitch

6:30 Meeting is called to order. Quorum is confirmed.

Eric Amel makes a motion to approve the agenda. Amy Kaminsky seconds. All in favor.

6:40 Aloida introduces guest speaker, Kari Lundin, to speak on the other side of Rent Control.

Kari is with Keller Williams Realty and specializes in helping clients buy small and multi family properties. She shared some individual stories of mom and pop landlords.

There is a housing crisis exacerbated by the pandemic and the recession between 2019 - 2021. 50% of home builders went out of business because of increases in annual homeowner's insurance premiums, gas, trash, water, sewer increases.

Landlords have mandatory payments that they can't opt not to pay. When it comes to selling a property under rent control that has below market rent which a new owner can't raise, it can result in the property owner receiving around 30% less for their property had they continued to raise the rent along with market prices.

6:46 Cam Gordon gives his June Ward 2 report to Prospect Park

https://mcusercontent.com/8a12b3152d8f70e97e090b501/files/23dd255c-c83a-a21c-151d-c0ee1a568efb/Council_Member_Cam_Gordon_s_June_Report_to_Prospect_Park.pdf

You can learn about the City's Rent Stabilization proposal so far at

<https://www.minneapolismn.gov/government/city-council/ward-2/ward-2-issues/>

6:50 Organizational Business: Committee Quick Reports

Evan Roberts gives the Transportation and Safety Committee report.

Motion: Resolution Against Raising the Speed Limit on Trunk Highway 280.

- Amy Kaminsky seconds the motion. Motion passes.

Motion: That the Transportation and Safety Committee encourage the neighborhood and PPA to support installation of traffic calming and pedestrian safety measures on Franklin Avenue Southeast where the avenue widens at the intersection of Arthur, Malcolm and Franklin.

- Susan Larson-Fleming seconds the motion. David Frank -Aye, Britt Howell- Aye, Eric Amel -Yea, Jeff Barnhart - Yea, Lynn Von Korff -Yea, Ben Tuthill -Yea, Jenna Hoge -Yea, Laura Preuss -Yea, Amy Kaminsky -Yea, Evan Roberts -Yea, Susan Larson-Fleming- Yea, John Wicks -Yea. Eleven yeas, one nay, zero abstentions. Motion passes.

Britt Howell reports on security issues near the Valhalla Clinic property.

The director of Valhalla attended a Transportation and Safety meeting. The committee wrote a letter to the clinic asking for a follow up. The next step will be to invite the director to attend another Transportation and Safety meeting for engagement and follow up.

Susan Larson Fleming gives the Community Building report.

Susan shared some history on the Jackson family. They were the first African American family living in Prospect Park and their three daughters were the first African American students at Pratt school in 1909.

The committee is currently meeting with architects and designers on the construction of the playground in honor of the Jackson family. They have to get approval from the Minneapolis school district that owns the property.

7:15 Renters Committee Proposed Motion

The committee held opportunities to learn about the Anti-Displacement Agenda, including a presentation on TOPA at a previous community/board meeting, door-knocking in the neighborhood, links to resources, and a couple engagement opportunities offered to the community in response to the requests for more information and dialog at the May board meeting.

Motion: that Prospect Park Association endorse and publicly sign:

1. the anti-displacement agenda promoted by United Renters for Justice (IXi), which includes the following points:

- Tenant Opportunity to Purchase Ordinance
- Renter stabilizations charter amendment on the 2021 ballot
- passage of Just Cause Eviction Protection Ordinance
- pass Pre-Eviction Notification/Right to Cure Ordinance

- passage of resolution and MOU to rescind privatization of public housing through RAD and Section 18 Demolition and to keep public housing public.

2. the related and overlapping Minneapolis United for Rent Control (MURC) petition, which includes the following points:

- universal rent stabilization limited to 3% annual increase
- citywide application with no loopholes
- inclusion of rent stabilization charter amendment on the 2021 ballot

The motion that was included in the June agenda was abbreviated. It was not the full motion presented on the screen in the Community Building minutes. The full motion was not attached in the board packet by error. It was agreed that we need more time for discussion to vote on the full motion.

Eric presents a motion on whether or not to pass the motion presented.

- Ben Tuthill -Yea, Lynn von Korff -Yea, Amy Kaminsky- Yea, Joe Ring- Yea, Jenna Hoge -Yea, Jeff Barnhart -Nay, Britt Howell -Nay, John Wicks -Nay, Eric Amel -Nay, David Frank -Nay, Laura Preuss abstains, Susan Larson Fleming abstains. Five yeas, five nays, two abstentions. Motion does not carry.

7:35 John Wicks gives the Land Use Committee report.

Motion: We support approaches to bring arts and culture to development in Prospect Park, but we will respect the built form map as illustrated in the Minneapolis 2040 Plan.

- David Frank seconds the motion. Ben Tuthill and Susan Larson Fleming abstain. Motion passes.

Lydia McAnerny gives the Environment Committee report.

There was great participation and turnout for the Garden Walk, Plant Sale and Alternative Energy Sites on June 26. The committee's next project is the installation of three new rain gardens at The Pillars, Glendale Townhomes, and Stadium Village Church. The gardens will be created in partnership with Metro Blooms and the Civilian Conservation Corps in mid-August.

Lynn von Korff gives the Finance and Admin report.

The revised budget, included in the board packet, incorporates PPA's NCR 2021 funding contract provisions. PPA's contract has been signed so these are the final city grant amounts. As reported previously, PPA will see is a \$22,000 decrease (34%) in city funding this year. and

an additional \$18,000 next year--unless the city provides \$25,000 in base funding again next year instead of the planned \$15,000. This leaves a total decrease from previous years of \$40,000 or a 63% decrease.

Donations are now shown on two lines – one for general donations and another for board designated donations for environment committee projects. The latter donations are raised by the environment committee, primarily from the Wells Fargo Foundation where Mary Britten, co-chair of the committee, works. Big thanks to Mary for making these gifts possible.

The revised budget includes the newly funded Community Rain Garden project. The environment committee has raised \$6,000 of the funds needed for this project. They should learn in mid-July whether the last piece will be funded by the Goof Neighbor Fund.

Projected expenses are based on actual expenses for the first half of the year and changes already approved by the board for the second half, including a) newly approved expenses such as the Community rain garden, postcard we discussed last meeting, traffic calming project, and b) decreases, such as no monthly rent or telephone.

This proposed budget assumes PPA submits an equitable engagement grant due 9-1-21.

Motion: To approve the revised annual 2021 budget

- Susan Larson Fleming seconds the motion. All in favor. Motion passes.

The Treasurer pointed out that in years 2022 -2023, given the city funding decreases, reserving PPA's remaining one-time NRP admin/Outreach funds can cover the city budget cuts for a time, but at some point, if we do not raise new funds, we will need to reduce staff hours again. One part of the puzzle could be to share resources with another neighborhood organization.

Motion: propose the PPA Board of Directors delegate a task force to explore shared operations agreement with another neighborhood organization.

- Susan Larson Fleming seconds the motion. All in favor. Motion passes.

8:05 Other business.

Motion: To continue holding virtual board/community meetings instead of in-person meetings. The board needs to decide so we can let PPUMC know our plans.

- Britt Howell seconds the motion. John Wicks abstains. Motion passes.

Lynn Von Korff presented a motion to adopt a board resolution, included in the board packet, titled "Resolution to hold Association meetings online and conduct the election of Directors in May instead of September." The proposed resolution was reviewed by legal counsel.

The resolution makes it possible for PPA to participate in Neighborhood Community Relations (NCR's) new citywide neighborhood organization board of directors' election date as part of the new "neighborhoods 2020" program. Key elements of the resolution were presented in full, including:

1. Resolved that the Annual meeting and regular election be held in May 2022 and May 2023 instead of September 2021 and 2022 respectively,
2. Resolved that Board officers will be elected at the October 2021, June 2022, and June 2023 board meetings.
3. Resolved that the terms of current elected board members will be extended eight months and a virtual special election will be held in September 2021 and 2022 to fill the seats of directors who choose not to extend their terms. The special election term will be eight months.

Other provisions in the resolution reaffirm a previously approved board resolution (June 2020) to hold virtual board and community meetings.

Motion: To adopt the resolution to hold Association meetings online and conduct the election of Directors in May instead of September.

- Amy Kaminsky seconds the motion. Motion passes.

8:15 Review Consent Agenda: Reports & Minutes

Environment Committee minutes: March 9, 2021
Environment Committee minutes: May 11, 2021
Community Building Committee minutes: May 19, 2021
Transportation and Safety Committee minutes: June 15, 2021
Land Use Committee minutes: June 10, 2021

- All in favor of passing minutes.

8: 20 Eric motions to adjourn the meeting.

- Britt Howell seconds. Lynn Von Korff opposes. Motion carries. Meeting is adjourned.

*Note on meeting format.

At this board meeting PPA tried a new system in which board items and presenters were allotted time limits to keep the meeting time on track and be respectful of everyone's time. It had varying degrees of success. Some community members felt they did not get the time they needed to engage.