



## PPA Board of Directors

Regular Meeting (Virtual): July 25, 2022 6:30pm

**Board Members Present:** David Frank, Lynn Von Korff, Laura Preus, Eric Amel, Britt Howell, Reed Coffin, Jane Stockman, Susan Larson-Fleming, Amy Kaminsky

**Board Members Absent:** Jenna Hoge, Jeff Barnhart, Dan Cross, Jerry Stein, Ben Tuthill

**Community Members Present:** Vera Marshall, Kate Needleman, Larry Crawford, Joe Ring, Lupe Castillo, Celeste Robinson, Evan Roberts, Ila Koch

**Staff Present:** Liza Davitch

**Call to Order.** *Eric Amel*, PPA President, called the meeting to order at 6:35 pm and reviewed the agenda. *Susan Larson-Fleming* moves to approve the agenda. All in favor.

### 1. Announcements/Updates

**Rethinking I-94 Community Engagement Bike ride.** PPA Vice-President, *Britt Howell*, shares details about the community-centered bike ride event on August 17. It is an opportunity to learn more about the Twin Cities Boulevard campaign & hear from community members and Ward 2 Council Member, *Robin Wonsley*. *Alex Burns* of OurStreets Minneapolis will also present an overview of the Twin Cities Boulevard campaign.

Electric bikes will be provided by Nice Ride/Lyft. Bikers will meet at Towerside at 3:15PM. For those who won't be biking, the Meet and Greet will be at Chergosky Park at 4:00PM.

*Eric Amel* points out that this initiative addresses the community need to bring the I-94 redesign to the forefront and provide education and engagement. Transportation and Safety committee chair, *Evan Roberts*, notes that PPA's role is to provide more information and that we should be cautious about making a stance on an issue that could potentially bring a lot of division in the community. It is also noted that PPA has already supported the letter that went through the Transportation and Safety committee asking that the corridor be more pedestrian and alternative transit friendly.

BrittFit50 will also be hosting the 4th Street Festival during National Night Out on Tuesday, August 2 from 5:30-8pm, and a pop-up event at Luxton Park on August 9. Details of both events will be in the PPA newsletter and PPelist and other media outlets.

**Ward 2 Update.** *Celeste Robinson*, aide to Ward 2 Council member *Wonsley*, updates on behalf of the CM.

On infrastructure, the public works committee has been given their assignments. *CM Wonsley* will be leading the snow removal project, which is a priority in the 2023 budget, making sure that sidewalk snow removal is funded for a pilot program. They will also be working on Green Jobs with a youth pipeline and have been working with *Britt Howell* to develop programs in Prospect Park.

*CM Wonsley* is also on the Rethinking I-94 committee and partnering with *Britt* on the engagement bike ride she is organizing. I-94 is going to be a multi-year project and decisions won't be made for several months. The CM is committed to submitting an application for federal funding to make sure they are doing a very thorough analysis to explore all the options for the redesign.

They also continue to work with Prospect Park neighbors on the reopening 4th Street project.

On the office of Public Safety. The creation of this new office and the commissioner's role is still being defined. They will hone in on expanding the public safety system; everything from mental health responders, domestic violence interruption, youth programming, helping break the cycle of violence for victims of crime. The goal is to create a well-rounded holistic public safety system. Since the CM doesn't have jurisdiction over MPD, it is really MPD's wheelhouse. The CM recently went on an enlightening ride along with Hennepin County EMS.

They are working with Community Planning and Economic Development (CPED) on small business outreach with immigrant and people of color business owners affected by the pandemic and the uprising.

They are also working on rent control. The rent control stabilization work group has been put together. We are on track to put a policy on the ballot in 2023.

## 2. Organizational Business: Committee Reports

**Environment Committee Report.** Board Member, *Jane Stockman*, notes that the Environment Committee took a break in July because there wasn't any business.

*Lynn Von Korff* gives a shout out to the yard sale organizer, *Jenny Michlitsch*. The sales brought in around \$200 and the cost was only \$70. *Eric Amel* thanks Lydia McAnerney and the Prospect Park Garden Club for their work on the triangles.

**Transportation and Safety Report.** *Evan Roberts*, Transportation and Safety Committee chair, discusses the community concerns about a new fence that cuts off a shortcut between Williams Ave in Glendale and University Ave. The path provides access by foot to the light rail station, and saves about a ¼ mile walk. The fence was placed on private property located at 2828 University Ave SE and an adjacent house on Williams. *David Frank* mentioned that there had also been a lengthy discussion about this issue at the July Land Use meeting. That discussion included the property owner who explained at length the rationale for installing the new fence (see July 2022 Land Use minutes for more information).

The other issue that has come up is the fences that have been placed along a vacated road between Bedford Street and the city boundary. It was vacated by the city in 1997 with a promise that Hubbard would build a development here. The residents on 4th Street are particularly concerned about this as well as residents of St Anthony Park who use this connection to get to Fresh Thyme. St Anthony Park has also reached out to Hubbard on the issue. Hubbard seemed implacable in their response and *Evan* doesn't think that we will make much progress even with supporting letters from the St Paul and Minneapolis City Council.

Both spots are private property owners that have put up fences to stop pedestrian traffic due to safety concerns. The Land Use committee was sympathetic to safety concerns at the 2828 University Ave location.

We are approaching these issues in slightly different ways due to our relationship with the property owners. This is not a recommendation for action but an issue for further discussion.

**Land Use Committee Report.** *Eric Amel* invites *Joe Ring* to speak on the Murphy warehouse project.

*Joe Ring* gives an overview of the Murphy warehouse development project and introduces *Larry Cranford* from SECIA's Land Use Committee to provide further in depth. The Murphy warehouse building is located on 26th and Elm Street. Elm runs east and west on the southern border of the residential area of Como. The building was constructed in the early 1900's as a manufacturing site for screen doors and windows and turned into a warehouse site. It has three properties. SECIA was contacted by a developer who wants to develop the northern building. The proposed project includes 150 units of affordable housing. Marcy Holmes Association has already provided a letter of support. *Joe* wrote a supporting letter which was included in the board packet.

*Larry Crawford* of SECIA is available for further questions. The developer is Mike Marinovich of CBRE. He has successfully redeveloped University projects in the past. The development is for the top third of the parcel only. The middle third will continue to be in use under a long term lease to the University of MN bookstores warehousing. The bottom portion would continue to be leased to the Murphy organization for warehousing and operations. The Como Association feels this project is worthy of support as these buildings represent part of the historic fabric of the working-class Como neighborhood, a substantial population of immigrants working on rail-related, grain and milling operations. Also density is a Minneapolis city planning goal and this seems like a very advantageous way to achieve that by repurposing underutilized real estate along the rail sides in Southeast. The main three points of historic preservation, density, and affordability are strong reasons to support the development.

**Proposed Motion:** Approve a letter for support for the Murphy Warehouse affordable housing project in the Como neighborhood. *Susan Larson-Fleming* seconds the motion. All in favor.

**Community Building Committee Report.** *Susan Larson-Fleming*, Community Building co-chair, announces that the Community Building employee, *Kaaba Kaabiye*, has resigned from her position. *Kaaba* designed the Renter's Curriculum that will go into the electronic welcome packet that PPA staff, *Liza*, is working on.

The preliminary designs for the Pratt playground redesign are now in the hands of Minneapolis Public Schools. Pratt School *Principal Vague* submitted the paperwork to the district for the naming of the playground. CBC is planning to host the representatives of the Jackson family to work with TPT, who have an interest in filming as a follow-up to their *Jim Crow of the North* film.

The Glendale historic exhibit is proceeding. CBC received funding from the U of M's Minnesota Transform initiative, which board member *Amy Kaminsky* helped facilitate.

**Finance and Admin Committee Report.** *Lynn Von Korff* presented PPA's 2nd quarter financial reports. Key points on PPA's statement of financial activities (income and expense) included:

- PPA will receive about \$23,000 this year through the two new City of Minneapolis Neighborhood Community Relations (NCR) grant programs, Neighborhood Network and Equitable Engagement. As of June 30th, PPA had requested and received about \$16,000 in city funds to reimburse eligible expenses, leaving \$7,000 in grant funds for the 2nd half of the year. Since NCR funds will not be sufficient to cover expenses, the board authorized using \$6,000 of our 2021 surplus. We'll begin deficit spending after exhausting the remaining \$7,000 in grant funds.
- Next year PPA is projected to receive \$10,000 less from NCR. The Finance & Admin Committee will bring a recommendation to the board about how to navigate this next financial transition.
- We raised almost \$4,000 in individual gifts by June 30th, but \$2,800 came from 3 donors (\$2,000, \$500 and \$300). PPA will likely reach our annual goal of \$6,700 thanks to many donors and the upcoming GiveMn campaign this winter.
- We are on target with projected income and expenses overall.

**Key points on our financial position "balance" statement:** This is the most important financial statement. We are currently in a sound financial position, with more assets than liabilities and sufficient cash to meet expenses. Assets are what we "own." Liabilities are what we "owe." Equity, better named "Fund Balance" for a non-profit, consists of a) funds restricted by donors, b) funds designated by the board for specific projects (for example, legal fees, Jackson project, and special projects) and c) unrestricted funds.

All board and community members are welcome to attend the next Finance committee meeting from 6pm-6:45pm on Thursday, August 11th to discuss the 2023 annual budget. It's an opportunity to provide input on our direction. Board members will be emailed the zoom invite.

### 3. Other Business

#### Proposed Bylaws

As requested at the July board meeting, Lynn Von Korff walked the board through the proposed new bylaws. The new bylaws are included in the July and August board packets and published in the July newsletter. They will also be published in the August newsletter. Major changes were noted and described next to each relevant bylaw, including the rationale for each change.

Neighborhood Community Relations (NCR) requires all neighborhood organizations to revisit their bylaws to ensure they conform to new grant program contracts, sound nonprofit practice, and MN state law (chapter 317A). NCR contracted with Birkken Law, who specializes in nonprofit legal services, to help neighborhood organizations. PPA worked closely with Birkken Law to draft the new bylaws. FYI: “Mission Guardian” is the name of the free subscription service at Birkken Law that NCR gives neighborhood organizations to ensure we are following sound governing and management policies and practices.

The PPA board created the Bylaw Task Force last year. The Task Force consisted of Lynn, Amy, David, and Jess Birkken from Birkken Law. The process was long and rigorous. Where possible, we retained the current bylaws, but many changes were required to conform with our new grant contracts, sound nonprofit practice, and MN state law (Chapter 317A).

The timing is for the board to vote to approve the new bylaws at our August meeting. Two-thirds of the board must be present and vote to adopt the new bylaws. By that time, we will have provided community members with at least 30 days’ notice, as required.

Lynn described the significant changes, as shown in the document itself so not repeated in these minutes. She took questions during the lengthy discussion that followed to clarify each change.

Several board members raised questions about the two designated board seats. Both current and proposed bylaws contain the two designated board seats, so this was not a new bylaw. The issues raised were wide-ranging, including whether the student seat should be designated for a University of Minnesota student, which designated seats to include, and whether to include designated seats.

The board decided to create a Task Force to study the issue of designated seats and present a recommendation. Meanwhile, the board will move ahead to adopt the new bylaws. Candidates for the designated seats won’t be recruited or elected until the next annual election in May 2023 so there’s plenty of time to amend the new bylaws. Amy (convenor), Britt, Reed, and Laura volunteered for the Task Force.

**Laura Preuss Proposed the Motion:** PPA to create a task force to reconsider the designated seats identified in the bylaws with the intent of considering an amendment before the next PPA board election in May 2023. *Britt Howell* seconds the motion. All in favor.

Additional issues discussed included adding a statement that PPA also does business as Prospect Park East River Road Improvement Association. PPA’s name and location is provided in our State of Minnesota Articles of Incorporation, which were updated and approved by the MN Secretary of State in 2018. The IRS still has PPA as Prospect Park East River Road Improvement Association, so our financial accounts, payroll, and taxes are filed under PPERRIA. PPA’s name change was reported to the IRS on our IRS990, as required, but the IRS has not acknowledged this change yet.

## **Election of the Business Representative Director to the Board**

**Eric Amel Proposed the Motion:** The Board of Directors elects Jeff Barnhart as the Business Representative Director for a one-year term ending June 2023. *Lynn Von Korff* seconds the motion. All in favor.

## **Review Consent Agenda: Reports & Minutes**

*Eric Amel* moves to approve the following minutes: Annual Meeting and Board Election: May 9, 2022, Board/Community Meeting: June 27, 2022, Transportation and Safety: July 13, 2022. All in favor. The minutes are approved as distributed.

**Adjourn.** *Eric Amel* motions to adjourn the meeting at 9:05pm. Motion was unanimously approved on a voice vote. The meeting was adjourned.

Minutes written by *Liza Davitch*, PPA Staff

Respectfully submitted by *David Frank*, PPA Board Member and Secretary