



## **Board & Community Meeting Minutes, (Hybrid): June 24<sup>th</sup>, 2024 6:30pm**

**Board Members Present:** Eric Amel, Jeff Barnhart, Steve Brackett, David Frank, Ian Gorodisher, Britt Howell, Abe Kao, Gabrielle Metzger, Jerry Stein, and Lynn Von Korff

**Community Members Present:** Susan Larson-Fleming, Joe Ring, and John Wilke

**Guests:** Celeste Robinson, Policy Staff to Robin Wonsley, Ward 2 Council member

**Call Board Meeting to Order** *Eric Amel*, PPA President, called the Board Meeting to order at 6:40 pm and reviewed the agenda with the attendees. Steve Barnett moved the agenda be amended to add a motion to create a PPA Tower Hill Park committee with Joe Ring serving as Chair. Gabby Metzger seconded. The motion passed unanimously.

**Newly elected board members seated:** Eric Amel, President, welcomed the six newly elected board members and thanked out-going members, Susan Larson-Fleming, Jane Stockman, and Dan Cross for their service. Eric noted that Susan will continue to serve as Co-Chair of PPA's Jackson Family Project Committee. Susan has served on the board off and on over the years and has accomplished a great deal on behalf of our neighborhood. Eric also thanked Susan for her help this month sorting, downsizing, and archiving PPA records stored at PPUMC.

**Board officer orientation and election:** Eric Amel reviewed PPA's board officer roles, distributed orientation materials, and called for volunteers to serve as officers. After some discussion, Eric proposed postponing officer elections until October 28<sup>th</sup> to allow time for an in-depth conversation at the August 26<sup>th</sup> board retreat. The current officers will serve until October 28<sup>th</sup>. **The motion passed unanimously.**

### **Ward 2 update by Celeste Robinson, Policy Staff to Robin Wonsley, Ward 2 Council member:**

- **Glendale Townhomes historic designation:** Council member Wonsley renominated Glendale Townhomes for historic designation. Glendale had been nominated previously and recommended for protection by the Minneapolis Heritage Preservation Commission (HPC), but the City Council never voted on the recommendation, and it lapsed. CM Wonsley restarted the process. Earlier this month current and former Glendale residents and Joe Ring testified in support of designation. Their testimony was powerful. The HPC voted unanimously to recommend designation. As a result, Glendale has interim protection for a year while City staff prepare a study. HPC will vote again within the year and if they support the recommendation again, the City Council will vote. If the council approves, Glendale will be granted historic designation. The Ward 2 office is very grateful for the partnership with Glendale residents, KPA, neighbors and for the historical knowledge provided by folks in this room that helped make this happen.
- **Bio-char facility:** The project is temporarily delayed while they raise additional funds to meet zoning requirements that require an on-site bathroom, a small, paved area to park a truck, etc. The project is very well-received so there will be grants available to cover the additional expenses, augmenting the grant from the Bloomberg Foundation. They are aiming for a possible October opening, a 6-month delay.
- **Police Contract:** Council member Wonsley chairs the committee overseeing city labor contracts. The priority is to provide opportunities for public input—to discuss, debate, learn and ask questions because

historically police contracts have had limited public engagement, and the council is passionate about changing this. There are two opportunities to participate: tomorrow and at 1:30pm on July 8<sup>th</sup>. You can testify for 2 min. There'll be brief presentations by city staff and by community groups with expertise and varying perspectives on public safety. The vote is scheduled for July 18<sup>th</sup>. For info here: [https://content.govdelivery.com/bulletins/gd/MPLS-3a592c8?wgt\\_ref=MPLS\\_WIDGET\\_64#link\\_1](https://content.govdelivery.com/bulletins/gd/MPLS-3a592c8?wgt_ref=MPLS_WIDGET_64#link_1)

- **Proposed ordinance on vacant homes and storefronts:** The purpose is to reduce commercial and residential vacancy by charging vacancy abatement fees to landlords with properties that are empty for over six months. There are a large number of vacant houses and apartments across the city, while there are unhoused residents sleeping in tents and thousands of renters multiple single-family homes sitting empty on their blocks. Activating all our existing housing is one of the most cost-efficient ways we can address the housing crisis. Residents have expressed frustration that vacant commercial properties in their neighborhoods represent lost opportunities to build our local economy and activate commercial corridors. More info here: [https://content.govdelivery.com/bulletins/gd/MPLS-3a592c8?wgt\\_ref=MPLS\\_WIDGET\\_64#link\\_5](https://content.govdelivery.com/bulletins/gd/MPLS-3a592c8?wgt_ref=MPLS_WIDGET_64#link_5)
- **Proposed ordinance on the period of eligibility for the VBR (Vacant Building Registration program):** Read more here <https://lims.minneapolismn.gov/Download/FileV2/45705/Vacant-Building-Registration-RCA-June-18-2024.pdf>. There will be a public hearing July 9<sup>th</sup> at 1:30 at the Council Chambers. PPA members are welcome to attend and speak at, and/or submit a statement of support to by emailing [CouncilComment@minneapolismn.gov](mailto:CouncilComment@minneapolismn.gov).
- **Proposed renters' rights information mandatory disclosure:** This ordinance came out of the work folks at PPA and other neighborhoods did with our summer intern distributing renters' rights information to renters in Prospect Park who are too often unaware of their rights. Under this policy landlords would disclose renters' rights and let them know information such as who owns the building, the history and types of violations, how you contact your landlord. In other words, basics information so tenants can research the property and landlord before signing a lease.

## Announcements

**National Night Out 4<sup>th</sup> Street Community Festival and Cultural Gathering:** Britt Howell announced the 4<sup>th</sup> year of this BF50 event, including music, spoken word artists, environmental and community justice, and civic & equitable engagement. All are welcome!

**September 23<sup>rd</sup> Community Meeting:** PPA, the Ward 2 office, and BF50, will hold a community meeting at 6:30pm on Monday September 23<sup>rd</sup> (in-person) at Malcolm Yards. Local issues will be discussed. More info will appear in a PPA newsletter. All are welcome!

**Motion to Create PPA Tower Hill Park Committee:** Eric Amel introduced the motion to create a PPA Tower Hill Park Committee. Gabby Metzger seconded. Joe Ring volunteered to Chair the committee. Joe Ring explained that PPA had an active Tower Hill Committee for many years and the neighborhood needed one again to work with the City on behalf of the Tower and with the Minneapolis Park & Rec Board (MPRB) on behalf of Tower Hill Park. PPA has been working with the City, MPRB, and Friends of Tower Hill Park to ensure the Tower is maintained by the city and the park by MPRB. We need a committee to continue that effort.

The PPA Tower Hill Park committee will also help organize public events after the Tower reopens. The tentative plan is to open to the Tower three times per year, the "Doors Open" weekend event in mid-May, for the Tower's birthday on July 14<sup>th</sup>, and a "Rock the Tower" event in fall with the League of Women Voters holding a voter registration drive for students returning to campus in the fall.

As previously reported, the City Council approved \$350,000 for extensive interior repairs to the Tower. The repairs need to be completed before the tower can reopen for events. Repairs *might* be completed as early as fall.

Eric opened the floor for discussion. Jeff Barnhart asked for clarification about the respective roles of the PPA Tower Hill Committee, the PPA Land Use Committee, and Friends of Tower Hill Park (FOTHP). Joe said that PPA's Planning and Land Use Committee (PLU) would continue to handle land use issues. The Tower Hill Park Committee would be concerned if the Tower's viewshed was threatened, but development and land use issues would go to Land Use. In 2021 PPA's board approved the "Prospect Park Unified Design Guidelines" protecting Tower views, among other things. Design Guidelines are available here:

<https://prospectparkmpls.org/ppa/committees/comm-pdfs/Approved-ProspectPark-Unified-Project-Design-Standards-2021-02-22.pdf>

Joe made clear that PPA is a separate organization from FOTHP. PPA is the city recognized voice of the neighborhood; FOTHP is not. PPA committees are open to the public, every member of PPA is a member of a PPA committee, and that the organizations each have their own bylaws, purposes, and requirements. Jeff said his questions were addressed and a committee was needed to protect the Tower. He added that it made sense for Joe to spearhead this effort given he's been doing it for 30 years. Eric said he thought Joe's thinking was measured. There might be a point in time where the mission of the neighborhood diverged from Friends of Tower Hill and this approach was a fair mechanism to keep a partition between interests.

Joe thanked the Ward 2 office for being instrumental in advocating for Tower renovations. Council member Wonsley had written the amendment to fund Tower renovations and the city council approved it unanimously. He restated that the main purpose of this committee is to ensure people see the Tower's value to the neighborhood, larger metro area, and beyond. Over 5,000 people, for example, climbed the Tower in 2019 as part of the Doors Open event, which was the last time the Tower was open to the public. Von Korff added that it is important to pass this motion tonight because if the Tower reopens this fall, PPA needs a committee to plan an event and access the funds budgeted by PPA's board. **Eric Amel called for a roll call vote: Voting aye were Eric Amel, Jeff Barnhart, Steve Brackett, David Frank, Ian Gorodisher, Abe Kao, Gabrielle Metzger, Jerry Stein, and Lynn Von Korff. There were no "no" votes or abstentions. The motion passed unanimously.**

**Jackson Family Project Committee Report:** Jerry Stein, Co-Committee Chair, said Jackson Family Day was a big success. It included events at Pratt School, for students, and PPUMC, for community members. Three Jackson family members attended both events. There was an extensive report on this project at PPA's annual meeting in May, when the excellent Jackson Family history video created by Pratt School students was shown. Other good news is the Minneapolis Public School Board has allocated \$172,000 to update playground equipment at the Pratt Jackson Family Playground. Susan Larson-Fleming, Co-Committee Chair, added that there is a commitment from Pratt School to make this an annual activity. The events include a Jackson Family history curriculum for students and neighborhood wide education.

**Land Use Committee Report:** Eric Amel, Committee Chair, said there was a preliminary meeting this month with PPA Land Use volunteers and PPL, Project for Pride in Living, who now controls the Wells Fargo site at Emerald and University Ave. PPL is an advocate for affordable housing and other amenities on site. PPL is exploring developing the Wells Fargo site in a way that's consistent with our ideas about community engagement with the neighborhood. They want to involve the community, near neighbors and user groups early on - before initiating development plans. It's very unlikely they would propose a tall building. Affordable housing is more likely 4-5 stories. This is very early stages - no plans are proposed. The next step would be community engagement. PPL has hired Springboard for the Arts to start the community engagement process.

**Transportation Committee Report:** In Eric Lind’s absence, David Frank said the committee is keeping close tabs on Rethinking I94, meeting jointly with St Anthony neighborhood about possible Hwy 280 modifications, advocating for barriers to improve security in the Williams Ave roundabout, and combatting graffiti on the sound wall.

**Environment Committee Report:** The board thanked Jenny Michlitsch for organizing a successful and highly popular PP Yard Sale and the Garden Club for organizing a terrific Garden Walk event!

**Finance and Admin Committee Report: Lynn Von Korff, Committee Chair, introduced several motions recommended by the Finance & Administration Committee for approval by the Board:**

- **Motion to amend PPA Bylaws:** Give PPA members at least 30 days’ notice of a proposed motion to amend PPA bylaws. Delete the following sentence from PPA bylaws: “No more than 25% of directors may serve 6 consecutive years before taking a two-year break from board service.” (See PPA bylaws page 6, IV. Board of Directors, section D Terms). Notice to members will include a copy of the proposed amendment. Our current bylaws go beyond Neighborhood Community Relations (NCR) contract requirements. PPA will continue to follow NCR contract requirements. According to PPA’s bylaws the board may amend the bylaws through a two-thirds vote of the active Directors in a roll-call vote at a meeting with at least 30 days' notice to Association members. **Gabby Metzger seconded. The motion passed unanimously.**
- **Motion to renew PPA’s Website Maintenance Contract with Andy Mickle.** Going forward this contract will renew automatically. **Gabby Metzger seconded. Following a brief discussion, the motion passed unanimously.**
- **Motion to renew PPA’s Volunteer Accounting Contract with Lynn Von Korff.** The contract describes PPA’s and the volunteer’s responsibilities. This will be useful when the arrangement ends and PPA must hire consultants to do the work. Lynn consulted Micheal Wilson, PPA’s CPA, before beginning to serve as PPA’s volunteer accountant. His only concern was that the board understand they will need to hire a trained accountant after the arrangement ends. Lynn is an experienced nonprofit accountant. Going forward this contract will renew automatically. **Eric Amel proposed the motion. Gabby Metzger seconded. The motion passed unanimously.**
- **Motion to revise PPA’s 2024-2025 Board/Community Meeting Schedule. Revisions include:**
  - Hybrid meetings will be held (in-person at PPUMC & virtual): June 24, 2024, October 28th, 2024, and May 12<sup>th</sup>, 2025.
  - Virtual only meetings will be held December 9th, 2024, January 27th, 2025, and March 24th, 2025. In-person community meeting will be held Monday, September 23<sup>rd</sup> at Malcolm Yards Steve Brackeet, Eric Amel and Lynn Von Korff volunteered to organize the in-person Board & Committee Chair retreat
  - In-person Board & Committee Chair retreat will be held August 26<sup>th</sup>, 2024.  
• **Gabby Metzger seconded. The motion passed unanimously.**
- **Motion to approve \$1,872 to hire Birken Law (Mission Guardian) to register PPERRIA as PPA’s assumed name (DBA).** Lynn Von Korff will work with Birken Law on this project. Lynn explained that in 2016 PPA’s board decided to change the organization’s name from PPERRIA to Prospect Park Association (PPA). In 2018 they filed amended MN Articles of Incorporation

changing the name in Minnesota from PPERRIA to PPA, but they did not change the name for Federal/IRS tax-exempt purposes. As a result, PPA remains PPERRIA for purposes requiring 501c3 nonprofit tax-exempt status, such as bank accounts, tax documents, fund raising, payroll, etc. Although Lynn Von Korff and Micheal Wilson reported the name change to the IRS on PPA's IRS990 form, as required, the IRS still has not changed our name to PPA. At this point, legal counsel advised PPA to use both names by legally establishing PPERRIA as an assumed name. PPA will cover this expense by reallocating funds budgeted but not used for the videography project and board minutes. **Gabby Metzger seconded. The motion passed unanimously.**

- **Motion to adopt the following NCR Partnership Engagement Fund (PEF) application policy:** Organizations seeking PPA as a co-sponsor for NCR's Partner Engagement Fund (PEF) application must provide PPA with a draft of the application no later than two weeks before the applications is due to NCR and at least five business days prior to PPA's January board meeting (held 4th Monday of the month). Applicants must be available to respond to questions from the board, either in-person or in writing. Applicants that cannot meet these requirements will not be considered but are encouraged to seek a partnership in subsequent years. To be considered by PPA's board, proposed PEF projects must serve the Prospect Park neighborhood. **Gabby Metzger seconded. Following a brief discussion, the motion passed unanimously.**

**Lynn Von Korff, PPA Treasurer, provided a brief financial update:**

- PPA has been awarded \$30,000 in project specific grants. The grant applications were approved by PPA's board and include: \$20,000 for the Glendale Residence Council Partnership Engagement Fund, \$2,000 in Prospect Park Club Legacy Fund grants, and nearly \$8,000 for the Surly Gives a Damn Donation Garden, a U of M Good Neighbor Fund Grant. The annual budget will be revised to reflect these awards.
- PPA increased its liability insurance coverage from 1 million to 2 million per occurrence, as required by NCR. There is no alternative; it's required. PPA's finance committee approved the action, and coverage was added. It will be an additional \$750 per year.
- PPA has 2 ½ years remaining on our rental agreement with Prospect Park Methodist Church, \$625 per year. The agreement gives us use of the community space for two meetings a month, PPA Board and Community meetings and Land Use meetings. It includes use of their hybrid meeting equipment and space to store our financial and historic records and our supplies.

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

***Eric Amel* moved to approve the following minutes, Gabby Metzger seconded:**

- Annual Meeting & Board Meeting Minutes, May 13th, 2024
- Board minutes of electronic vote to approve Jackson Family Project Website development contract, 6-10-24
- Finance & Admin Minutes, May 30<sup>th</sup>, 2024 (Document 10)

**The board unanimously approved the minutes as distributed.**

**Adjourn.** *Eric Amel* motions to adjourn the meeting at 8:13pm. Motion was unanimously approved on a voice vote. The meeting was adjourned.

**Board & Committee Chairs will hold an in-person retreat August 26<sup>th</sup>, 2024.**

**The next Board & Community meeting will be October 28<sup>th</sup>, 2024.**

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