



[Van F. White Papers.](#)

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NORTHSIDE RESIDENTS REDEVELOPMENT COUNCIL

9014 PLYMOUTH AVENUE, NORTH
MINNEAPOLIS, MINN. 55411

348-8849

REMINDER

Crime Task Force MEETING TO BE HELD 7:15 P.M.

DATE HELD Tues., July 11, 1989

AT NRRC OFFICE

SEE YOU THERE

Patti Marsh, Co-Chair
Work 544-1657 Home 521-3165

Mark your calendars for

* Sat., Aug. 5th *

9:30 a.m.
til 11:30 a.m.

That is "D-day" (as in demonstration)
for Bob Zeman. We need your
help in organizing this strike
against one of our most notorious
slum/drug house landlords. Please
attend Tuesday's Task Force
Meeting if at all possible..... there's
much still to be done before
Aug. 5th. Thanks!



Margaret Ford
626 Thomas Avenue North
Minneapolis, MN 55411

Sign making "party"
for Zeman demonstration.
on Wed. evening -
Aug. 2

7:30 p.m. @ home
of Ken + Patti Marsh
2306 Russell Ave. N.

All materials will be there we
need your help and "ideas".

For more info call
Patti Marsh
(H) 521-3165 (W) 544-1657

Manstr
2306 Russell Ave. N.
Mpls. MN 55411



Margaret Ford
626 Thomas Avenue North
Minneapolis, MN 55411

CRIME PREVENTION TASK FORCE
c/o Northside Residents Redevelopment Council
1014 Plymouth Avenue North
Minneapolis, MN 55411
(612) 348-6326
(612) 348-6849

If you can't meet 1st
thing at NRRC and
want to meet us
at the post office
"Come On!"

whenever
you can
make
it....
10:00
til
11:30

Slumlord Zeman Demonstration Sat., Aug. 5th

(NRRC)
Meet at Northside Residents
Council by no later
than 9:30 a.m.

We will distribute signs and head up
to the Lowry Ave. post office.

Picket Post Office from 10:00 - 11:30

Be There, Bring Friend, help
bring attention to the "blight"
this type of landlord brings
to neighborhoods.

Questions:
call Patti Marsh
(H) 521-3165 (w) 544-1657

NRRC

NRRC FULL COUNCIL
AGENDA
JUNE 19, 1989

- I. CALL TO ORDER
- II. ROLL CALL
- III. GOOD & WELFARE
- IV. APPROVAL OF AGENDA FOR EVENING
- V. STAFF REPORTS
 - A. RICHARD PARKER - EXECUTIVE DIRECTOR
 - B. JACKIE CHERRYHOMES - DEVELOPMENT SPECIALIST
 - C. BJ WRIGHT - HOUSING COORDINATOR
 - D. JOHN A. JONES - EMPLOYMENT SPECIALIST
 - E. AMELIA BROWN - COMMUNITY ORGANIZER
 - F. CHERYLE EDWARDS - ADMINISTRATIVE ASSISTANT
- VI. COMMITTEE REPORTS
 - A. WEST BROADWAY TASK FORCE
 - B. RESIDENTIAL TASK FORCE
 - C. ECONOMIC DEVELOPMENT COMMITTEE
 - *French Accent
 - D. CRIME PREVENTION TASK FORCE
- VII. NEW BUSINESS
 - Turning Point - Peter Hayden
- VIII. OLD BUSINESS
- XI. ADJOURN

STAFF REPORT
JACKIE CHERRYHOMES. DEVELOPMENT SPECIALIST
JUNE 19, 1989

In addition to the usual administrative duties, this month I have been working on the following:

CORNERSTONE COOPERATIVE: This project is on hold pending an evaluation by HUD of the city's use of their HUD funds. As you probably know, there is a lot of trouble in Washington with HUD. The field auditor is coming to Minneapolis to perform an audit on the use of HUD funds in Minneapolis. If there is a successful outcome of this audit, the Section 8 certificates will be allocated to the project. The FDIC has foreclosed on the Knox building and we are in the process of negotiating a Purchase Agreement with them for the property. This should be back on track in the next two weeks.

KING SHOPPING CENTER: We had a closing scheduled for today, but it had to be postponed until we reach an agreement with the existing tenants on their leases. Mr. King is willing to sign a new lease and Mr. Rhee (Village Beauty Supply) is in the process of negotiating with Eberhardt. Marcea Staten and her dad, are not being terribly cooperative regarding their new lease and the move to the new space. The gameplan is to meet with them next week to hammer out a lease.

1123 LOGAN: This project is almost complete and ready to rent.

PROPERTY MANAGEMENT: I have met with Richard and Cheryl and representatives of PPL and TCHDC regarding our property management duties. Our vacancy rate is still too high, but the projects with PPL are showing a turnaround from last year. Particularly the 4-plexes are doing much better. Our problem properties continue to be 610 Logan and 1220 Morgan. We have applied for Section 8 certificates for all projects and will know about the availability of these certificates when the HUD auditor is finished with his/her work.

JUNETEENTH: I spent the better portion of Saturday selling various types of food and beverage at Juneteenth. BJ did an excellent job of organizing this event. The weather was beautiful - the turnout was great.

NRRC

June 19, 1989

Staff Report

B.J. Wright

Park
own Johnsons.
Mtl. Bank

I have been working on a number of projects this month which are described in more detail in committee reports.

Plymouth Avenue Development Plan - sent out RFP for architectural services, held information meeting, met individually with architectural firms planning to bid on project. Will be meeting several times during the coming 2 months with awarded bidder to develop drawings and map.

Received copy of "Sample Guidelines" from Northgate Industrial Park. Will be reviewing the sample to revise and incorporate direction from Economic Development Committee. These guidelines will be used as a hand book or "blue print" for any future developer/development along Plymouth Avenue. Will be meeting with Jane House from MCDA and Economic Development Committee to finalize and print guidelines.

RIF Projects - received commitment of no interest loan money from GMMHC for acquisition dollars for (3) of our RIF projects for this coming year. Met with loan officer of Norwest Bank and received construction commitment for all RIF projects and acquisition loan money for (4th) RIF project not covered by GMMHC. We will be holding block club meetings in areas where projects will be so residents will have input and know whats going on.

We have a volunteer intern working with us for the summer. Rufus Thibideaux a neighborhood resident is attending school in New Orleans and plans on going into Urban Development as a career. We are glad to have him!

Completed CTA area map of housing projects completed, in progress or proposed.

Fund-Raising - Juneteenth celebration was a huge success! A giant thank-you to each of you who took the time to bake something for our bake sale. Our gross receipts were just under \$500. We were all very busy for most of the sun filled day... a special thanks to our Intern Rufus, Dale Simonson and Ed Mack for doing extra duty in helping us set up and sell our baked goods.

We'll know exactly what is needed next year...

I am working with John Irving to develop a business luncheon for Plymouth Avenue businesses to inform them of the development plan, encourage them to attend planning meetings and solicit donations to help cover the costs.

Miscellaneous: Newsletter is complete....please pass around in your part of the world. Also, pass out flyers for community meetings July 27th!!

July 27, 1989

NRRC

STAFF REPORT

JOHN A. JONES - NET FACILITATOR

June 19, 1989

The CNC program has been placed on hold until September, we haven't been able to interest enough clients, however the company we were working with at present has a list of their own employees whom they want in the program. If all goes well a new class of CNC will began September 4th or 11th.

Four of the new Walker Methodist trainees in the nursing assistance program only one completed the course, two dropped out, Third person didn't show up for the first class.

The janitor at Precise was terminated last week for not showing up for work, reporting to work and then leaving.

NET we discussed the new bus cards and how they should be used, we also received \$30.00 check for bus tokens for clients seeking employment or job interviews, tokens will be sold at half the price .25 each.

I met with Vanessa Wilson - Employment Representative with the Star & Tribune and Lowell Bromander - General Foremen with the Star also, the purpose was posting of job applications screening and referrals, interviews and follow up. These jobs open will be at the Heritage Plant, part time custodian in production area, hopefully these positions can be filled with our clients.

At present we have enrolled 25 new clients, 3 placements and 3 no shows.

NRRC

June 19, 1989

June Monthly Meeting Report: Amelia Brown/Community Organizer

- Attended the Clean Sweep meeting today. Attached to my report, you will find the goals that we need to meet before September. We (NRRC) will have to do most of these things to clean up the neighborhood and our environment. Then we want to do is to clean alleys. Some of them are really bad. We will get all the residents involved in the clean-up. There will be flyers with dates and time when we will do the clean-up, also instructions.
- It is time for the full council elections, letters will be out to notify you of the date. How many of you have done your annual meeting? We need those minutes before the elections are held. If I can be of help to you in getting these minutes done, please contact me. I really want to be involved in these meetings.
- I worked the P.M. at the Juneteenth Celebration, NRRC bake sale booth. It sure was busy. We didn't leave until 8:00 P.M.
- The Cub Scouts program is beginning to come together now. I was out ill for about three (3) weeks, so that slowed

the planning down a bit, but we are hoping for our first meeting with their parents next week.

Mission Statement

The Neighborhood Environment Committee of the Committee on Urban Environment has as its mission to improve Minneapolis neighborhoods through increased clean-up, fix-up and beautification _____ (another word) activities.

GOALS

o Create clean and safe (environmentally and physically) Neighborhoods

- * Expand the Litter Bugs Me campaign
- * Organize Litter Bugs Me Kick-Offs
- * Encourage all Minneapolis neighborhoods to conduct clean-ups
- * Support the City's garbage truck distribution program
- * Publicize neighborhood clean-ups that have taken place through the use of a video documentary on the City's Litter Bugs Me program
- * Expand the County's Household Hazardous Waste Disposal Program
- * Support the City's recycling efforts
- * Be a part of the City's Plastics reduction program

** Future 20 Yrs planned*

o Reduce the number of neighborhood eyesores

- * Promote comprehensive neighborhood beautification programs using "Make Harrison Shine" as a prototype
- * Integrate our activities with the Inspection Sweeps program and the Paint-A-Thon
- * Continue to coordinate the Blooming Boulevards Program
- * Encourage Public Art in the neighborhoods

o Celebrate Neighborhoods

- * Highlight and Coordinate activities with the 1990 festivals
- * Coordinate Neighborhood Environment Awards

** Seed/Dis. Prog.*

NRRC

STAFF REPORT

CHERYLE EDWARDS - ADMINISTRATIVE ASSISTANT

JUNE 19, 1989

The past month I have helped with the property management, including screening of tenants, taking maintenance calls, collecting rents and recording of the rent, sent out miscellaneous letters/memos to tenants.

Sent out correspondence and organized board packet.

Paid monthly bills, sent out invoices to our partners and other administrative duties as assigned by staff.

Met with our partners from PPL and TCHDC regarding the property management and vacancy rate being too high on the one bed room units.

Met with Roxanne Givens of Rainbow Development - they are doing a management assessment of NRRC's property management, this will take approximately 4 weeks.

Attended NRRC's fund raiser at the Juneteenth celebration.

NRRC

Economic Development Task Force Meeting Minutes

Attendance: Dale Simonson, Ed Mack, Brian Bushay, Katie Houlihan
Intern Rufus Thibideaux B.J. Wright, Staff

Items for Discussion:

1. "Rezoning of Bethune" - a joint presentation was made by the French Accent and Jane Hause/MCDA for the rezoning of the parcel of land south of Bethune. This area has been a trouble spot and vacant for many years. The French Accent plans to locate their new plant on this site since the original location was deemed unsuitable due to the tremendous cost of soil correction. The zoning would go from Residential to Light Industrial.

Several neighborhood residents showed up to voice their concern and request information. The committee answered their questions and did get two of their names to be put on the mailing list for information and notice of future meetings.

After much discussion the committee made the following motion.

- Motion: Ed made motion, Dale seconded to approve the amendment to the Tax Increment Plan, the Rezoning Amendment to the City's Comprehensive Plan, Amendment of Residential Development to change land use from residential to light industrial use of (R-4 to M-1) 12 acres behind Bethune and for the French Accent to build their new plant site at this location. Motion approved
B-1 site - upper location
2. John Irving gave an update on the Washing Well. Two individuals are currently in the process of bidding to purchase this business. The owners have yet to make a decision.
 3. John Irving gave an update on Dr. Johnson's Medical Center. The bank has taken over ownership of this building and given NRRC 30-60 days exclusive right to come up with a purchase agreement. After reviewing the project condition and economics, it was determined that the best use of this area was to work with MCDA to purchase and tear down the building and then to seek a private developer to construct a new two story office/professional building. The present building(s) are not suitable for renovation for this use - costs and lay-out exceed tear-down and new construction.

Motion: Dale made the motion, Brian seconded for staff to continue to pursue purchase of Dr. Johnson's medical center in coordination with MCDA with final goal of developing this site for a new two story office professional building. Motion approved.

Notes regarding Bethune site:

French Accent new plant would be approximately 55,000 square feet of space and they project to hire an additional 65 individuals and would work with John Jones to hire neighborhood residents.

They are currently leasing space at a southside location and bussing northside workers to this location. These workers will be already trained and ready to go in the new plant once it is complete.

Southern Kitchens is currently sub-letting space at the French Accents present location and are in the process of getting approval from MCDA to take over this site once French Accent moves.

The time frame for all of this to happen is

MCDA must approve tenant for French Accent current property (Southern Kitchens)

Rezoning must be approved by neighborhood and Traffic/Engineering Department
(by July 12th)

August 5th - public notice published

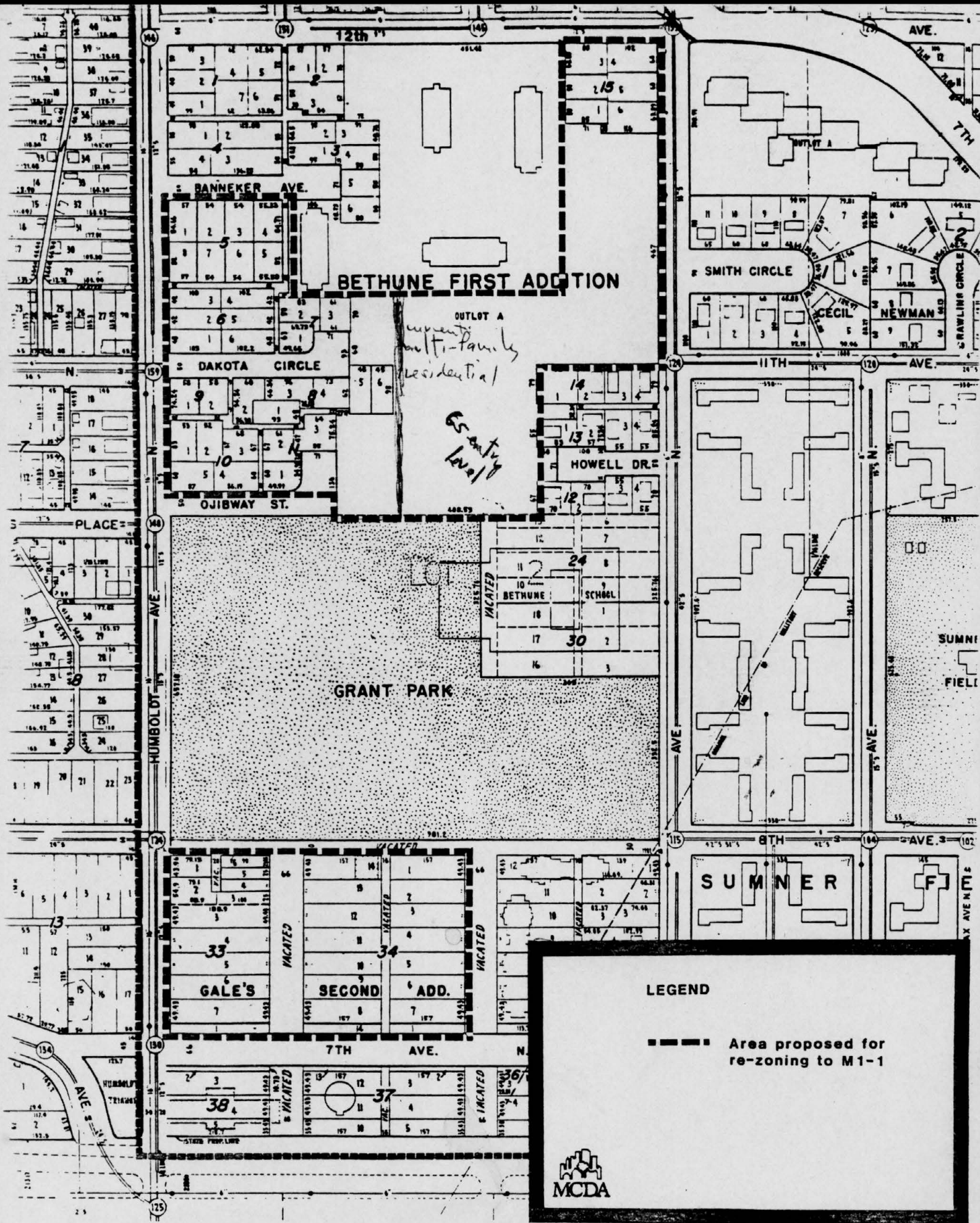
August 7th - approval - close and break ground

up and running by this fall

The Committee also recommended that NRRC write a strong letter to MCDA urging them to expedite this project especially given the fact that the French Accent has such a positive track record, performance and a model neighborhood business.

The Committee also discussed the lower section of the Bethune site. Jane Hause in her presentation stated that the soil conditions could not support any single or small density housing development. The land could only support a large "foot print" of a one story building.....neighborhood center or light industrial/manufacturing. She strongly urged the committee to support rezoning for this parcel as well to eliminate having to come back again. There have been no "bidder" on this site and probably won't be any coming any time soon as it will cost \$250,000 + to correct the soil conditions. At present, this land is being utilized by neighborhood gardners. The committee requested MCDA to notify all residents utilizing this spot prior to any changes in land use.

MOTION: Dale made motion, Brian seconded to include the B2 (lower section in the rezoning process. Brian, Katie and Dale voted yes. Ed voted no. Motion carried.



LEGEND

--- Area proposed for re-zoning to M1-1



TO: RICHARD PARKER
NRRC BOARD OF DIRECTORS

FROM: JACKIE CHERRYHOMES/JOHN IRVING
DATE: JUNE 14, 1989
RE: JOHNSON MEDICAL CENTER

We have been doing some preliminary investigating of the Johnson Medical Center property for potential redevelopment/reuse. We have been using the study prepared by Bradley & Associates as the basis for our investigation. This memo will serve as a project update and includes a staff recommendation as to how we think it would be best to proceed.

We have been looking at the property for reuse as a small office space/business incubator space. This is compatible with the recommendations by Bradley & Associates and with the planning that is currently being conducted by the Economic Development Committee.

The Johnson Medical Center has been foreclosed by Park National Bank. This does not include the blue duplex to the south, which has recently been purchased by "Dorothy's Nails." As you recall, the medical center contains approximately 11,000 square feet of space. The debt owed to Park National Bank is approximately \$110,000.

We have met with KayMarie Colaizy of the MCDA a couple of times to discuss redevelopment of the property. The MCDA is supportive of this project and is urging us to proceed. The question is: should the property be rehabilitated or demolished? It was KayMarie's recommendation that we secure an appraisal of the property in its current state and that we enter into a Purchase Agreement, conditioned in receiving funds and approval from the MCDA and the City Council. This would tie-up the property so that we could proceed with developing a re-use plan.

In order to determine the current state of the property we went into the property with Bill Newsome (a contractor) to determine the amount of rehab required. The property has suffered extensive water damage in the last year. In the medical center portion of the property, virtually all the walls are wet and would need to be re-sheetrocked. All ceilings would need to be replaced. The house portion of the property (from the corner of Queen/Plymouth, going south) is not in bad shape. This could probably be reused with minimal rehab.

The question then becomes whether it is worth rehabbing the property - is the space useable?

STAFF RECOMMENDATION:

From our viewpoint, the optimal solution to the problem would be to demolish the structure and construct a new building. This would be best accomplished if we could also acquire and demolish the blue duplex.

Tommy Johnson is not yet out of the picture. He continues to believe that he can develop the property and continues to bring potential development plans to representatives of Park National Bank. It would seem then, that time is of the essence for us, in terms of tying-up the property.

In order to tie up the property we will need: (1) an appraisal of the property in its current situation; (2) a Purchase Agreement with Park National Bank.

We have discussed the need for an appraisal with representatives of Park National Bank. They had an appraisal in January and would be willing to pay for the cost of an updated appraisal. This could be accomplished in one week.

We would recommend proceeding with this project with the ultimate goal of demolishing the structures and building new. Obviously, this will take some time to put together - probably six months to one year.

Therefore, we are asking for board approval to proceed conceptually with this plan. The first steps are to secure an appraisal and enter into a Purchase Agreement with various contingencies to protect NRRC. We then can proceed with a redevelopment plan for the site.

NRRC

HUD ADVISORY COMMITTEE

Meeting Minutes

Attendance: Brian Bushay, Katie Houlihan, Dale Simonson, Ed Mack
Intern Rufus Thibedeaux B.J. Wright, staff

Discussion items:

1. Architectural RFP

The committee reviewed the (3) proposals submitted for the RFP for the pictorial drawing/map of Plymouth Avenue Development Plan

Motion: Ed make motion, Katie seconded to accept proposal from Dovolis, Johnson and Ruggieri for architectural services to development drawings and map for Plymouth Avenue Development Plan.
Motion approved.

2. The committee reviewed and finalized development projects for Plymouth Avenue Corridor from Dupont to Sheridan Avenues North. These will be included on map and drawings.

3. "Sample Guidelines" were received from MCDA staff. NRRC staff and MCDA staff will be reviewing them and making recommendation on final package to committee. Major items to be included...plenty of glass and landscaping facing Plymouth Avenue for all projects.

4. Fundraising - June.eenth...all board and staff will be preparing baked goods for sale at the Juneteenth celebration this coming Saturday.

NRRC will also have an information booth to hand-out flyers regarding the community meeting on July 27th...newsletter, brochures etc.

Business luncheon to solicit support and money for the Plymouth Avenue Development Plan was also discussed briefly.

5. MCDA - Jane Hause will be working with us and sending out the RFP for all MCDA owned land based on the guidelines and plan the Committee recommends for Plymouth Avenue.

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

SUITE 600

331 SECOND AVENUE SOUTH

MINNEAPOLIS, MINNESOTA 55401-2218



JAMES R. HELTZER, EXECUTIVE DIRECTOR

Development Agency Information 348-7100

Public Housing Authority 342-1400

Writer's Direct Number _____

Fax Number 612-342-1215

June 2, 1989

Ms. Jackie Cherryhomes
% Northside Residents Redevelopment Council
1014 Plymouth Avenue North
Minneapolis, MN 55411

Dear Jackie:

This letter is to inform NRRC that, on Tuesday, June 6, at 5:00 p.m. and on June 8, at 2:00 p.m. the Redevelopment Advisory Committee and MCDA Board respectfully will review Modification No. 9 to the North Washington Industrial Park Redevelopment Plan.

The Modification is to place Block 46, Parcel 1 in "Property That May Be Acquired" (See map attached).

Also, that the MCDA Board authorize the Executive Director to enter into negotiations for a redevelopment contract with Grace-Lee Products, Inc. and to give Grace-Lee Products, Inc. exclusive rights to negotiate a redevelopment contract for a period of 120 days (from June 8, 1989).

If you would like further information call me at 342-1343.

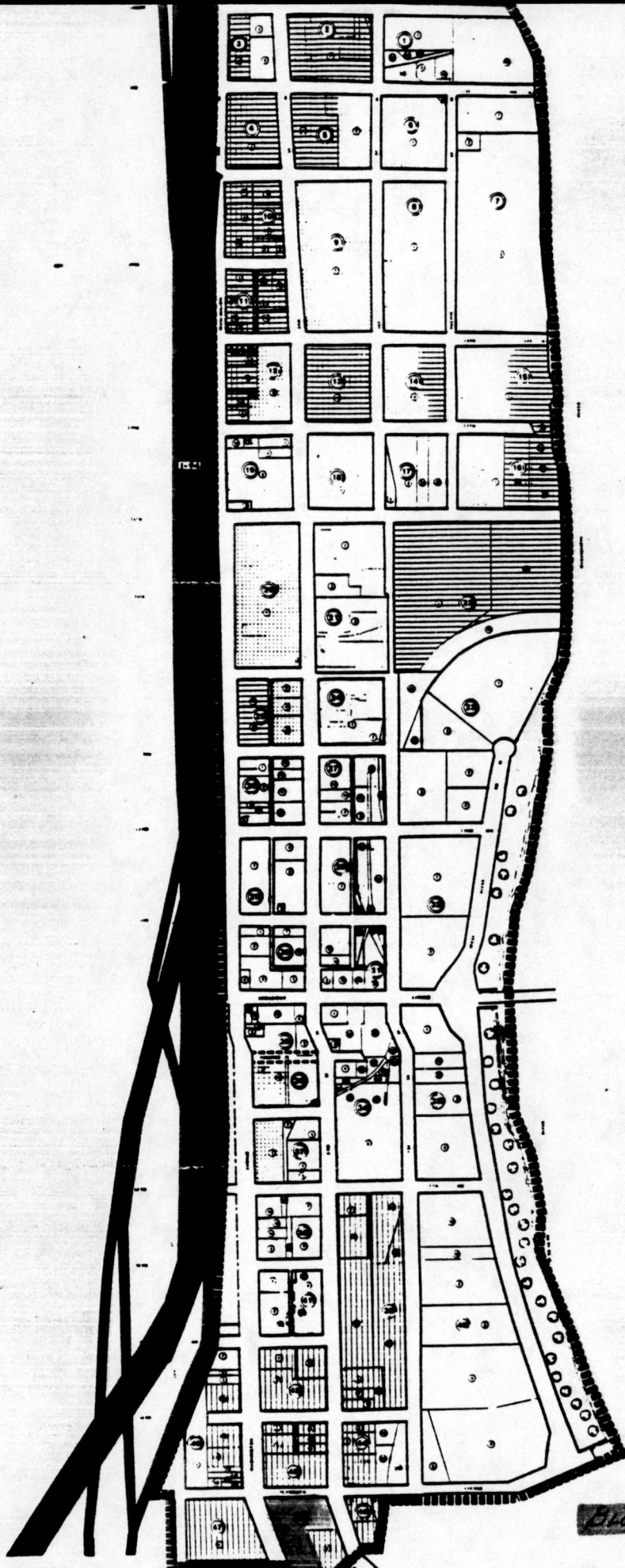
Sincerely,

Jim Sutherland
Project Coordinator

cc: Bill Tetzlaff
Judd Reitkerk

ao/JS

38381



Block 46, Parcel 1



MCDA
METRO CHICAGO DEVELOPMENT AUTHORITY
1111 N. WABASH AVE. 11TH FLOOR
CHICAGO, IL 60610-4000
TEL: 312.321.1000 FAX: 312.321.1001

PROPERTY DESIGNATION AND

NORTH WASHINGTON INDUSTRIAL PARK

KEY

- LOT**
- STREET BOUNDARY**
- PROPERTY THAT MAY BE ACQUIRED**
- BOUNDARY BETWEEN**

DATE

Map 1, 1979
Map 2, 1979
Map 3, 1979
Map 4, 1979
Map 5, 1979
Map 6, 1979
Map 7, 1979
Map 8, 1979
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Map 100, 1979

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

SUITE 600, 331 SECOND AVENUE SOUTH, MINNEAPOLIS, MINNESOTA 55401

June 7, 1989

MEMORANDUM

TO: Jackie Cherryhomes, Northside Residents Redevelopment Council

FROM: Dorothy Jacobs, Citizen Participation *D. A.*

RE: Industrial Development Revenue Bond Application for the French Accent, Inc.

The Agency has just received a request from the above-named company for approval of Industrial Development Revenue Bond financing through the Minneapolis Common Bond Fund.

Project Location: Site bounded by Banneker Avenue on the north, Humboldt Avenue on the west, Ojibway Street North on the south and Bethune First Addition Outlot A on the east (approximately 5 acres).

The project consists of the acquisition of land and construction of a building and related facilities for the manufacture of food products. The French Accent is currently located at 1200 Plymouth Ave. N. The existing ~~facility of 22,000~~ square feet and the company has outgrown this space. The company wholesales its products, croissants, croissant sandwiches, cheesecake and pizza, to major food retailers in a variety of markets. These include frozen food retail, in-store bakery, deli, private label, and convenience stores.

The estimated development cost would be as follows:

LAND ACQUISITION AND CONSTRUCTION COSTS:	\$2,100,000
EQUIPMENT	300,000
COST OF ISSUANCE AND RESERVE FUND	400,000
TOTAL:	\$2,800,000

If you have further questions, please call Willie Adams, Financial Analyst, at 342-1237.

Thank you.

cc: Willie Adams

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

SUITE 600

331 SECOND AVENUE SOUTH

MINNEAPOLIS, MINNESOTA 55401



JAMES R. HELTZER, EXECUTIVE DIRECTOR

Development Agency Information 348-7100

Public Housing Authority 342-1400

Writer's Direct Number _____

May 31, 1989

Northside Residents Redevelopment Council
1014 Plymouth Avenue North
Minneapolis, Minnesota 55411

Attn: Jackie Cherryhomes

Subject: Rehab Incentive Fund Proposals

Dear Jackie:

Attached is a listing of the proposals received in response to the MCDA's recent RFP for \$1,250,000 in Rehab Incentive Fund grants. A basic description of the proposals is given as well as the name and telephone number of a contact person for the developer.

Since all the proposals received for Near North and Willard-Hay came from NRRC, I am not enclosing copies of the materials. We are asking that NRRC provide an opportunity for Block Clubs to review the proposals during the month of June. If you would like MCDA staff assistance or information regarding the process. Please call Mick Olson or Earl Pettiford.

Sincerely,

Linda Larsen
Manager
Single-Family Development

LL:yms

c.c.: Mick Olson
Earl Pettiford
Bob Cooper

3705b

3201 21ST AV S	CORCORAN	9	POWDERHORN RES. GROUP	JAM LASKEY 827-5527	33500	33500	1 NEW	61900 MCDA OWNS	GRANT REQUEST EXCEEDS PROGRAM MAX.
						0			
1325 NEWTON AV N	WILLARD-HAY	5	NRRC	B.J. WRIGHT 348-6326	44750	44750	1 REHAB	52500 YES	
						0			
1422 OLIVER AV N	WILLARD-HAY	5	NRRC	B.J. WRIGHT 348-6326	73500	73500	2 REHAB	65800 73500 YES	
						0			
1342 MORGAN AV N	WILLARD-HAY	5	NRRC	B.J. WRIGHT 348-6326	44750	44750	1 REHAB	52500 YES	
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1331 MORGAN AV N	WILLARD-HAY	5	NRRC	B.J. WRIGHT 348-6326	44750	44750	1 REHAB	54000 YES	
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3239 LYNDALE AV N	MCKINLEY	3	GREATER MPLS DEV'P CORP.	CAROL BRINKMAN 493-2600	74121	74121	2 REHAB	63900 YES	
						0			
1813-15 LOWRY AV N	JORDAN	4	GREATER MPLS DEV'P CORP.	CAROL BRINKMAN 493-2600	74212	74212	2 REHAB	63900 YES	
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3119 THOMAS AV N	JORDAN	4	GREATER MPLS DEV'P CORP.	CAROL BRINKMAN 493-2600	24369	23000	1 NEW	52500 YES	
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416 MORGAN AV N	HARRISON	5	GREATER MPLS DEV'P CORP.	CAROL BRINKMAN 493-2600	44148	44148	1 REHAB	49900 YES	
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2629 PILLSBURY AV S	WHITTIER	6	WHITTIER ALLIANCE	LISA KUGLER 871-7756	75000	75000	2 REHAB	110000 YES	
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2720-22 PLEASANT AV S	WHITTIER	6	WHITTIER ALLIANCE	LISA KUGLER 871-7756	68000	92000	4 NEW	110000 YES EACH DUPLEX	DEVELOPER PROPOSES TO BUILD TWO DUPLEXES
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2629 2ND AV S	WHITTIER	8	WHITTIER ALLIANCE	LISA KUGLER 871-7756	39871	39871	1 REHAB	53000 YES	
						0			
3800 CLINTON AV S	BRYANT	8	SOUTHSIDE NEIGH. HSG. SERVICES	SARAH NUSS 823-5216	30000	30000	1 NEW	58000 YES	PROPOSAL TO BUILD ON PRIVATELY OWNED VACANT LAND DOES NOT COMPLY WITH PROGRAM GUIDELINES
						0			
334 E 38TH ST TO BE MOVED TO 3802 CLINTON	BRYANT	8	SOUTHSIDE NEIGH. HSG. SERVICES	SARAH NUSS 823-5216	45000	45000	1 REHAB	58000 YES	
						0			
337 E. 38TH ST	BRYANT	8	SOUTHSIDE NEIGH. HSG. SERVICES	SARAH NUSS 823-5216	42000	42000	1 REHAB	45000 YES	BUILDING CURRENTLY OCCUPIED AS SNHS' OFFICE
						0			
330 E 38TH ST	CENTRAL	8	SOUTHSIDE NEIGH. HSG. SERVICES	SARAH NUSS 823-5216	45000	45000	1 REHAB	58000 NO-IN NEGOTIATIONS	
						0			
3600 BLOCK OF CHICAGO PARK	POWDERHORN PARK	9	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502	34750 34750 36100	34750 34750 36100	1 NEW 1 NEW 1 NEW	58000 NO 58000 NO 60000 NO	PROPOSAL REQUESTS MCDA CLEAR LAND IN 1989 AND FUND PROPOSAL IN 1990 ALONG WITH SHARED ELDERLY HOUSING ON REMAINDER OF BLO
						0			
					885429	1313402	2198831		

Habitat for Humanity

623 Elwood

Single family home, 2 Story

3 Bedroom, 1 Bath, Kitchen, Dining room

Exterior:

Stucco in good condition

Roof in good condition

Maintenance free exterior

Exterior Work:

Aluminum fascia soffit

- Repair / replace missing parts

Windows

- Repair / replace storms

Landscaping work

Interior:

Heating Plant

- Updated forced air system

Electricity

- Updated 200 AMP

Walls + Ceilings in fair to good condition

Interior Work:

Insulate walls & ceilings

Patch walls

Repaint all rooms

Replace plumbing

Floors - Repair & cover

Windows

- Repair / Replace

Doors

- Repair / Replace

644 Elwood

712 Elwood

other
Habitat
projects

NRRC

June 19, 1989

Residential Task Force Meeting Minutes

Attendance: Ed Mack, Brian Bushay
B.J. Wright, staff

Items for Discussion:

1. Habitat for Humanity / Presentation: A brief presentation was made concerning a house owned by MCDA at 623 Elwood. MCDA is planning to give the house to Habitat. The house is in pretty good condition with many substantial improvements already made. It is also located near two other Habitat properties and they are very excited to get started on this project.

Motion: Made and seconded to approve MCDA giving the single family house at 623 Elwood to Habitat for Humanity to renovate and sell to low income family. Motion approved.

2. RIF Projects: B.J. shared report from MCDA stating which organizations had submitted projects for this year's RIF program. NRRC has four projects: 1331 Morgan, 1342 Morgan, 1325 Newton and 1422 Oliver Avenue North. NRRC was the only agency submitting projects for Near North and Willard Hay neighborhoods. Since NRRC is the neighborhood group these projects have already been through the process and been approved and the next step is to have a block club meeting for residents living near these projects. B.J. will be working with Amelia and Elizabeth of Community Crime Prevention to set up block club meetings for this month. (see attachment)
2. RIF Project: 806 Queen will be going to MCDA Board of Commissioners for land sale approval the end of this month. We will then be signing purchase agreement, RIF agreements etc and getting started on this project. The house has been sold and the buyer is making application for mortgage.
3. HUD Repo's / Joint Housing Partnership Proposal: The proposal has been submitted to HUD from MCDA and the Housing Partnership on a joint demonstration project to try and deal with the large number of HUD vacant properties in our neighborhood. (see attachment)
4. "Hit List" : 6 houses have been identified in the targeted CTA area for MCDA hit list to be torn down. These houses have been sent to Mick Olson at MCDA. (see attachment)

REHAB INCENTIVE FUND PROPOSALS RECEIVED
MAY 26, 1989

ADDRESS	NEIGHBORHOOD	WARD	DEVELOPER	CONTACT	GRANT REQUEST URAP COBG	TOTAL	UNITS	REHAB/ NEW CONST. PRICE	EST. SALES	DOES THE DEVELOPER HAVE SITE CONTROL?	OTHER COMMENTS
2445 11TH AV S	PHILLIPS	9	HONEYWELL	RAY FRELLSEN 870-6411	25000	25000	1	NEW	57000	MCDR OWNS	
						0					
						0					
2315 PORTLAND AV S	PHILLIPS	9	HONEYWELL	RAY FRELLSEN 870-6411	23500	16500	40000	1	NEW	55000	YES
						0					
						0					
2826 PARK AV S	PHILLIPS	9	HONEYWELL	RAY FRELLSEN 870-6411		75000	75000	2	REHAB	69000	NO-IN NEGOTIATIONS
						0					
						0					
2436 15TH AV S	PHILLIPS	9	HONEYWELL	RAY FRELLSEN 870-6411	25000	25000		1	NEW	55000	YES-HONEYWELL OWNS
						0					PROPOSAL TO BUILD ON PRIVATELY- OWNED VACANT LAND DOES NOT COMPLY WITH PROGRAM GUIDELINES
						0					
						0					
2440 15TH AV S	PHILLIPS	9	HONEYWELL	RAY FRELLSEN 870-6411	25000	25000		1	NEW	55000	YES-HONEYWELL OWNS
						0					PROPOSAL TO BUILD ON PRIVATELY- OWNED VACANT LAND DOES NOT COMPLY WITH PROGRAM GUIDELINES
						0					
						0					
3123 THOMAS AV N	JORDAN	4	SPLITTSTOSER	ORDEEN SPLITTSTOSER 720-1399	14677		14677	1	NEW	78000	MCDR OWNS
						0					
						0					
2951 NEWTON AV N	JORDAN	4	SPLITTSTOSER	ORDEEN SPLITTSTOSER 720-1399	14985	25300	40285	1	NEW	78000	YES
						0					
						0					
3122 RUSSELL AV N	JORDAN	4	SPLITTSTOSER	ORDEEN SPLITTSTOSER 720-1399	14942	22400	37342	1	NEW	78000	YES
						0					
						0					
2617 MONROE ST NE	HOLLAND	3	STONEWOOD HOMES	AL ROLLAND 571-6461		22000	22000	1	NEW	69800	YES
						0					
						0					
2807 3RD ST N	HAWTHORNE	3	MPLS NEIGHBORHOOD HOMES	JAMES LARSON 870-8555		75000	75000	2	REHAB	85000	YES
						0					
						0					
2811 3RD ST N	HAWTHORNE	3	MPLS NEIGHBORHOOD HOMES	JAMES LARSON 870-8555		45000	45000	1	REHAB	60000	YES
						0					IS OCCUPIED BY TENANT SO DOES NOT COMPLY WITH PROGRAM GUIDELINES
						0					
2606 GIRARD AV N	JORDAN	3	FARVIEW NEIGH. DEV'P. CORP.	MARK SCHLETTY 521-3982	31000	20700	51700	1	NEW	66860	OFFER PENDING
						0					
						0					
1122 27TH AV N	HAWTHORNE	3	FARVIEW NEIGH. DEV'P. CORP.	MARK SCHLETTY 521-3982	31700		31700	1	NEW	66860	MCDR OWNS
						0					GRANT REQUEST EXCEEDS PROGRAM MAX.
						0					
3201 21ST AV S	CORCORAN	9	JAMES WENTZELL	JAMES WENTZELL 926-8220	13351		13351	1	NEW	59900	MCDR OWNS
						0					
						0					
2532 15TH AV S	PHILLIPS	9	JAMES WENTZELL	JAMES WENTZELL 926-8220	13351		13351	1	NEW	59900	MCDR OWNS
						0					
						0					
2641 17TH AV S	PHILLIPS	9	JAMES WENTZELL	JAMES WENTZELL 926-8220	13351		13351	1	NEW	59900	MCDR OWNS
						0					
						0					
3017 OAKLAND AV S	CENTRAL	8	JAMES WENTZELL	JAMES WENTZELL	13351		13351	1	NEW	59900	MCDR OWNS

				926-0220		0					
						0					
2443-45 11TH AV S	PHILLIPS	9	JAMES WENTZELL	JAMES WENTZELL 926-0220	13351	13351	1 NEW	59900 MCDA OWNS			
						0					
						0					
3401 4TH AV S	CENTRAL	8	JAMES WENTZELL	JAMES WENTZELL 926-0220	13351	13351	1 NEW	59900			
						0					
						0					
3230 BLOOMINGTON AV	POW.PARK	9	PROJECT FOR PRIDE IN LIVING	BERNIE CIUREJ 874-0511		75000	75000	2 REHAB	45000 PPL OWNS		
							0				
							0				
2547 10TH AV S	PHILLIPS	9	PROJECT FOR PRIDE IN LIVING	BERNIE CIUREJ 874-0511		45000	45000	1 REHAB	55000 PPL OWNS		
							0				
							0				
3316 5TH AV S	CENTRAL	8	PROJECT FOR PRIDE IN LIVING	BERNIE CIUREJ 874-0511		26000	26000	1 REHAB	51100 MCDA OWNS		
							0				
							0				
2532 15TH AV S	PHILLIPS	9	PROJECT FOR PRIDE IN LIVING	BERNIE CIUREJ 874-0511	25000		25000	1 NEW	49900 MCDA OWNS		
							0				
							0				
2641 17TH AV S	PHILLIPS	9	PROJECT FOR PRIDE IN LIVING	BERNIE CIUREJ 874-0511	25000		25000	1 NEW	49900 MCDA OWNS		
							0				
							0				
3406 26TH AV S	CORCORAN	9	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502		25000	25000	1 NEW	70000 MCDA OWNS		OUTSIDE URAP AREA-USE OF CDBG FUNDS FOR NEW CONST. REQUIRES LOW/MOD BUYER
							0				
							0				
3201 21ST AV S	CORCORAN	9	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502	25000		25000	1 NEW	74000 MCDA OWNS		
							0				
							0				
3224 CLINTON AV S	CENTRAL	8	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502	35750		35750	1 NEW	58000 MCDA OWNS		GRANT REQUEST EXCEEDS PROGRAM MAX.
							0				
							0				
3228 CLINTON AV S	CENTRAL	8	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502	45350		45350	1 NEW	58000 YES		PROPOSAL TO BUILD ON PRIVATELY- OWNED VACANT LAND DOES NOT COMPLY WITH PROGRAM GUIDELINES
							0				
							0				
3401 4TH AV S	CENTRAL	8	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502	35950		35950	1 NEW	58000 MCDA OWNS		GRANT REQUEST EXCEEDS PROGRAM MAX.
							0				
							0				
3109 10TH AV S	POWDERHORN PARK	9	POWDERHORN COMM. COUNCIL	GLENN SAMPSON 724-1502	34000	20000	54000	1 NEW	65000 OFFER PENDING		
							0				
							0				
1219 LINCOLN ST NE	NORTHEAST PARK	1	TIMBERCRAFT	JOHN MURLOWSKY 633-0611		28400	28400	1 NEW	65000 YES		
							0				
							0				
1528 E 19TH ST	PHILLIPS	6	POWDERHORN RES. GROUP	JAN LASKEY 827-5527	35500		35500	1 NEW	59900 MCDA OWNS		GRANT REQUEST EXCEEDS PROGRAM MAX.
							0				
							0				
1524 E 19TH ST	PHILLIPS	6	POWDERHORN RES. GROUP	JAN LASKEY 827-5527	35500		35500	1 NEW	59900 MCDA OWNS		GRANT REQUEST EXCEEDS PROGRAM MAX.
							0				
							0				
3017 OAKLAND AV	CENTRAL	8	POWDERHORN RES. GROUP	JAN LASKEY 827-5527	35500		35500	1 NEW	59900 MCDA OWNS		GRANT REQUEST EXCEEDS PROGRAM MAX.
							0				
							0				
2641 17TH AV S	PHILLIPS	9	POWDERHORN RES. GROUP	JAN LASKEY 827-5527	35500		35500	1 NEW	59900 MCDA OWNS		GRANT REQUEST EXCEEDS PROGRAM MAX.
							0				

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

SUITE 600

331 SECOND AVENUE SOUTH

MINNEAPOLIS, MINNESOTA 55401



JAMES R. HELTZER, EXECUTIVE DIRECTOR

Development Agency Information 348-7100

Public Housing Authority 342-1400

Writer's Direct Number _____

May 25, 1989

NRRC

1014 Plymouth Av. N.

Mpls., MN 55411

Attn: B.J. Wright

CNIA

310 E. 38th St.

Mpls., MN 55409

Attn: Ron Smith

JACC

1819 Lowry Av. N.

Mpls., MN 55411

Attn: Jay Clark/Beth Peterson

LNA

P.O. Box 8652, Lake St. Sta.

Mpls., MN 55408

Attn: Theresa Zach

PPNA

1509 E. Lake St.

Mpls., MN 55407

Attn: Mike Samuelson/Gail Lamb

Dear Neighborhood Groups:

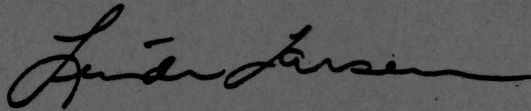
Since early 1989 MCDA staff has been meeting with FHA Disposition Staff and some members of the non-profit community regarding the possibility of working out an agreement whereby the neighborhoods could gain control of the sales process of FHA properties which are deteriorated. As you probably know, FHA sells its foreclosed properties for best offer without any rehab requirements.

Local FHA staff invited the Agency to submit a proposal to them for a demonstration project in a fairly small area of Minneapolis. The proposal would require approval by HUD's Washington office, which is by no means assured. On May 18th the MCDA Board directed staff to submit the attached proposal to HUD.

The Demonstration Areas originally proposed by staff encompassed portions of the Willard-Hay Neighborhood and Central Neighborhood, in keeping with FHA's desire for small demonstration areas. Staff's rationale was that these neighborhoods experience the highest number of FHA foreclosures. The MCDA Board enlarged the areas to include an area in North Minneapolis between Penn and Vincent Avenues from Plymouth to 29th Avenue North. The enlarged south Minneapolis area includes the blocks between Blaisdell and Bloomington Avenues from 31st to 36th Streets.

While NRRC and CNIA reviewed the proposal prior to its presentation to the MCDA Board, the other groups included in the enlarged areas did not have the opportunity to review the program. If you wish to discuss it with me after reading the proposal, please call me at 342-1335. Please be assured that, if the proposal is funded, MCDA Single-family staff will work closely with you on its implementation.

Sincerely,



Linda Larsen
Manager of Single-family
Development

c.c.: Cherre Palenius
Mick Olson
Bob Cooper
Phil Domer

In the south Minneapolis area half a million dollars in rehab assistance has been provided to owners of 46 units in a small area along 4th Avenue, the area's main arterial street, and the Central neighborhood group and the city are undertaking a \$2 1/4 million redevelopment effort of the blighted block at 31st and Clinton Avenue, adjacent to 4th Avenue.

We are proposing that the waiver exist for a period of 18 months after which its effects on FHA disposition patterns in these neighborhoods could be assessed. It would be most helpful if this period could begin as early in 1989 as possible to take advantage of the release of CDBG funds in June.

The aspects of the policy which we are requesting be waived are the following:

1. TO ALLOW THE LOCAL FHA DISPOSITION STAFF TO SELL PROPERTIES DIRECTLY TO LOCAL NON-PROFITS PRIOR TO PUBLIC ADVERTISEMENT ON A NEGOTIATED BASIS. A list of non-profits interested in participating in the program is attached as Exhibit B. The majority of these entities have been in existence over a decade. Cumulatively they produce hundreds of units of affordable rental and ownership housing in Minneapolis each year.

The proposed implementation process is as follows:

- a. FHA transmits property information to MCDA.
- b. MCDA transmits information to non-profits active in the neighborhood where the property is located within 5 days of receipt. The non-profit designated as the property review entity for that community would do a physical assessment of the property and provide a report to the other participants within 10 days.
- c. The non-profit or the MCDA would state its intent to negotiate a purchase of the property from FHA within 20 days of initial receipt of information.
- d. An additional 15 day negotiation period with FHA would be allowed.
- e. An additional 20 days would be allowed to arrange a closing.

This process would require a total of 55 days.

2. TO ALLOW LOCAL FHA DISPOSITION STAFF THE LATITUDE TO NEGOTIATE A FAIR SALES PRICE FOR PROPERTIES TO ALLOW REDEVELOPMENT TO BECOME FEASIBLE. This negotiation parameter would be allowed to exceed the current standard of 10%.

REDEVELOPMENT APPROACHES

The MCDA operates the Vacant Housing Recycling Program which is funded with a combination of local, state and federal dollars. The program has the goal of rehabilitating or replacing 75 vacant and deteriorated homes each year throughout Minneapolis. Programs funded under the \$3.4 million annual funding include:

1. Acquisition of vacant and deteriorated properties by the MCDA for sale under other redevelopment programs. Some properties are sold to Habitat for Humanity for redevelopment without further financial assistance. Habitat then sells the homes for homeownership by very low income families. In some neighborhoods where undersized lots are prevalent, extremely dilapidated homes are removed and the land sold for sideyard.

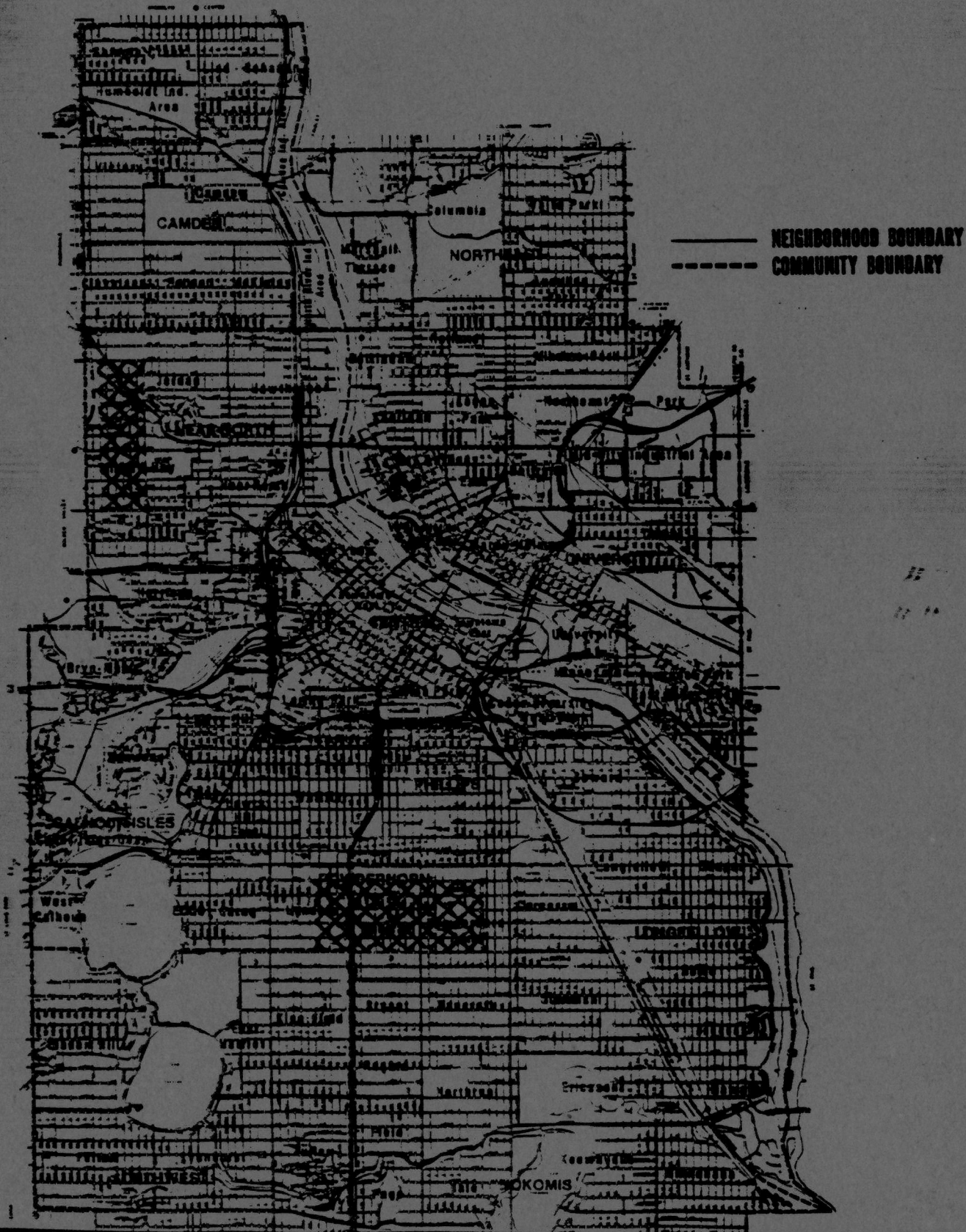
2. The Rehabilitation Incentive Fund (RIF) which provides financial assistance to developers rehabilitating or replacing vacant homes for sale to owner-occupants. Since 1986 the RIF program has produced 133 units in the inner city, 63 of which have been redeveloped by non-profits. Non-profits who have participated in the program in the demonstration neighborhoods are Project for Pride In Living, Northside Residents Redevelopment Council, Powderhorn Community Council, Honeywell's non-profit development corporation, and Southside Neighborhood Housing Services.
3. A revolving construction fund which enables a local non-profit developer, the Greater Minneapolis Metropolitan Housing Corporation (GMMHC), to build new homes on lots resulting from the demolition of vacant and unrehabilitatable homes. The GMMHC funds also provide second mortgages which make the 3 and 4 bedroom homes affordable to low and moderate income buyers.
4. Rehabilitation loans and grants provided through Northside and Southside Neighborhood Housing Services. A portion of the NHS' loan funds are used to provide financial assistance to buyers of distressed housing for combined acquisition and rehabilitation loans.

In 1987 and 1988 these programs redeveloped 36 homes in the neighborhoods in the proposed demonstration areas at a total public investment of \$1.3 million and a total private investment of \$2.3 million. Funding levels for 1989-90 are expected to be consistent with those in the recent past and will make funds available for treatment of FHA properties acquired by non-profit developers and by the MCDA in the demonstration areas. Minneapolis will set aside \$300,000 from its Year XV funds allocated to the Homeownership Program to acquire and redevelop FHA distressed properties in these demonstration areas in the first year of the program. It is anticipated that these funds will be sufficient to treat 8 to 10 properties each year.

In addition to these redevelopment programs, the MCDA operates a below market rate mortgage program which assists buyers of these homes. Closing cost assistance and Equity Participation Loans which accompany these mortgages enable qualifying moderate income families to attain homeownership, a status many of them would otherwise have been unable to achieve. These buyer assistance funds are provided by a private foundation, the Minneapolis-Saint Paul Family Housing Fund.

We believe that the operation of the proposed demonstration program in these target neighborhoods would reduce FHA's holding period and maintenance costs without substantially reducing receipt of sales proceeds. FHA's participation in the redevelopment of these areas should also have the long-term benefit of improving neighborhood market conditions and reducing the incidence of foreclosures in future years.

MINNEAPOLIS COMMUNITIES AND NEIGHBORHOODS



MINNEAPOLIS FHA DEMONSTRATION PROGRAM NON-PROFIT PARTICIPANTS

CENTRAL NEIGHBORHOOD IMPROVEMENT ASSOCIATION (CNIA)

CNIA is an organization of neighborhood residents who provide citizen input into MCDA programs. CNIA has acted as co-developer on two projects to date and is about to begin the redevelopment of a 20 unit leased coop and homeownership development in the demonstration area.

GREATER MINNEAPOLIS METROPOLITAN HOUSING CORPORATION (GMMHC)

GMMHC is a city-wide non-profit which has participated in the redevelopment of 5,500 affordable rental and ownership units since 1970. GMMHC operates a \$1.8 million revolving fund made up of private dollars which provides seed money and development loans for project development. GMMHC also develops 10 to 15 single-family homes in the inner-city each year under a revolving construction fund capitalized by the MCDA. These homes are sold primarily to low and moderate income residents.

HABITAT FOR HUMANITY

The Minneapolis chapter of Habitat for Humanity has been in operation on the city's near south and north sides for several years. They have built or rehabilitated 9 homes for Minneapolis for very low income families. Habitat's capacity appears to be increasing each year of its existence. The fact that Habitat's redevelopment costs are all borne through private contributions and the use of volunteer labor eliminates public subsidies normally necessary in the redevelopment phase to achieve homeownership for very low income families. Habitat finds rehabilitation projects to be the most feasible for its organization.

FARVIEW NEIGHBORHOOD DEVELOPMENT CORPORATION (FNDC)

FNDC is a non-profit developer active in the Jordan and Hawthorne Neighborhoods. FNDC has acted as co-developer of a leased coop for low-and-moderate income families and of a 21-unit homeownership redevelopment on a former industrial site. FNDC currently has a contract with the MCDA to rehab or replace problem properties in the neighborhood's Comprehensive Block Treatment Area.

HONEYWELL

Honeywell's non-profit housing corporation builds or rehabilitates three to six properties each year on Minneapolis' near southside. Honeywell contributes capital which enables properties to be written down to prices affordable to moderate income families. Its redevelopment program has been in existence since the 1970's.

JORDAN AREA COMMUNITY COUNCIL (J.A.C.C.)

J.A.C.C. is an organization of neighborhood residents who provide citizen input into MCDA programs. J.A.C.C. is active in planning activities for the West Broadway Commercial strip. It also participates in a joint neighborhood task force which directs Comprehensive Block Treatment Activities and is undertaking a grass-roots effort to get owners of problem properties to remedy physical and management deficiencies of the neighborhoods worst homes.

LYNDALE NEIGHBORHOOD ASSOCIATION (L.N.A.)

Lyndale Neighborhood Association is an organization of neighborhood residents who are active in housing and economic development issues in the Lyndale Neighborhood. LNA provides citizen input into MCDA programs.

NORTHSIDE NEIGHBORHOOD HOUSING SERVICES (NNHS) AND SOUTHSIDE NEIGHBORHOOD HOUSING SERVICES (SNHS)

The two Minneapolis chapters of the nation-wide network of neighborhood housing services have provided rehabilitation assistance to 1,500 homes in their service areas, which encompass the two proposed demonstration areas. They work closely with neighborhood residents' groups and MCDA to administer rehab programs specially tailored to the needs of area residents and properties. They currently have a funding proposal in to area lenders, foundations and the MCDA for funds to capitalize a program which would provide purchase and rehab funds on flexible terms for buyers of vacant and distressed properties. The NNHS' are able to recycle public dollars by selling loans to their national organization and making new loans with the proceeds. SNHS also acts as a developer of homeownership housing.

NORTHSIDE RESIDENTS REDEVELOPMENT COUNCIL (NRRC)

NRRC is an organization of neighborhood residents who provide citizen input into MCDA programs. For the past several years NRRC has also acted as a major developer of affordable rental and homeownership housing on the city's northside, developing several properties each year.

POWDERHORN COMMUNITY COUNCIL (PCC)

PCC has acted as a neighborhood residents group and housing developer since 1976. PCC has completed the redevelopment of 31 scattered site units of homeownership housing on the city's near southside.

POWDERHORN PARK NEIGHBORHOOD ASSOCIATION (P.P.N.A.)

PPNA is a group of neighborhood residents who are active in Lake Street economic revitalization. PPNA also provides city input into MCDA programs and is working on developing innovative approaches to rehabilitating the neighborhoods housing stock.

POWDERHORN RESIDENTS GROUP (PRG)

PRG is a non-profit group made up of residents of the near southside. PRG has developed several larger affordable rental and homeownership projects over the past decade and is currently building 8 new homes for owner-occupancy, primarily for low and moderate income families.

PROJECT FOR PRIDE IN LIVING (PPL)

PPL is a non-profit developer of affordable rental and homeownership housing on the city's near south and near northsides. PPL has developed over 400 rehabbed and new units over the past 15 years.



JUN 09 1989

U.S. Department of Housing and Urban Development

Minneapolis-St. Paul Office, Region V
220 Second Street, South
Minneapolis, Minnesota 55401-2195

MEMORANDUM FOR: Jacqueline Campbell, Director
Single Family Property Disposition
Office of Insured Single Family Housing, HSSP
FROM: *Thomas T. Feeney*
Thomas T. Feeney, Area Manager, Mpls./St. Paul Office, S
SUBJECT: Property Disposition Neighborhood Improvement Program

Attached is an approach to sale of HUD properties for several designated areas of Minneapolis and St. Paul. The program was developed in conjunction with both cities and affected neighborhood groups. We hope to begin implementation by July 1 so would appreciate your prompt review and consideration.

If you have questions, contact Shirley Sailors, Property Disposition Chief, at 782-3100.

MCDA ROUTE SLIP

TO THE FOLLOWING IN ORDER INDICATED	
1. <i>B.J. Wright</i>	INITIAL DATE
2.	INITIAL DATE
3.	INITIAL DATE
4.	INITIAL DATE

☐ APPROVAL	☐ PREPARE REPLY
☐ NECESSARY ACTION	☐ NOTE AND FILE
☐ RECOMMENDATION	☐ NOTE AND RETURN
☐ PLEASE CALL ME	☐ PLEASE SEE ME

REMARKS:

*B.J. - Attached FYI is
Tom Feeney's transmittal of
our FHA proposal to
Washington
LINDA LARSEN*

FROM:

DATE:

Old Highland Neighborhood Association
1514 Dupont Avenue North
Minneapolis, MN 55411
June 9, 1989

Mayor Don Fraser
Room 127
City Hall
325 South Fourth Street
Minneapolis, MN 55415

Dear Mayor Fraser:

We are writing on behalf of the Old Highland Neighborhood Association, a residential neighborhood corporation representing the area between Lyndale and Girard and Plymouth and Broadway in north Minneapolis. The Old Highland Neighborhood Association has been active since 1974; we have been a 501(c)(3) non-profit corporation since 1983. Our projects have included:

- o Moving, restoring, and rehabilitating of older homes in the neighborhood.
- o Advising on the location of the Target store.
- o Serving on the Northside Residents Redevelopment Council (NRRC) board and its committees.
- o Constructing the tot lot at 17th and Bryant.
- o Inventing the concept of neighborhood clean-up and doing it consecutively for nine years.
- o Working with NRRC to specify architectural design criteria for in-fill new construction.
- o Serving on the task force to define new land use and identifying the industrial and design criteria for the light industrial park on Plymouth Avenue.
- o Assisting in the development of one of the most active Neighborhood Housing Services in the country.

Last fall we started working with the Crime Prevention Office in an effort to stem the tide of rising burglaries, drug users and crack houses in the neighborhood. Our experience has been frustrating -- not because of the individuals involved. Elizabeth Harris has been great; she provides us information, attends our meetings, and advises us on how to proceed. Rather, the frustration exists with the lack of coordination and responsiveness of the system. This letter is written to request your assistance in bringing these problems to the attention of the City Council as well as the county, state and federal agencies involved with city crime prevention, criminal arrest, conviction and detention.

In the last month there have been at least two crack busts in the neighborhood: 1426 Emerson Avenue North, and 1831 Dupont Avenue North. There were no arrests at

1426 Emerson but I understand the landlord is in the process of evicting the tenants. 1831 Dupont is still an operating crack house -- the bust did not put them out of business. The neighbors have been writing down license plate numbers for months; all for nothing it seems.

Two weeks ago, Melanie Howard, who lives at 1016 16th Avenue North, called the police three times to report a car illegally parked in her back yard. When the police finally came out they said they would not tag the car because it was on private property. This is in spite of the fact that earlier this spring cars of homeowners were towed from their property because they were parked in yards or on dirt driveways. When she called the towing company, the tow truck driver said he would not take the car away while the driver was there. She finally resorted to calling our council member, Van White, who called the police. Somehow the police were able to remove the car after Van White's call.

This past weekend, Ms Howard called the police at 2:30 a.m. on Saturday morning, June 4, because seven youths were starting fires in the alley beside her house. Shortly before the police arrived, a car pulled into her back yard at 1016 16th Avenue North. The police found weapons, crack, crack paraphernalia and an identified prostitute in the car but made no arrests and did not confiscate the vehicle.

We have been told that our precinct station has 700 - 900 citizen complaints of drug houses in its area. Are we to be patient and wait until the narcotics unit gets around to us? Are we to understand that there is nothing the police can do? Are the laws so inadequate that our inspections, police, courts and social service agencies can do nothing with absentee landlords, drug traffickers and child abuse and neglect? Are we to move to the suburbs and let the hoodlums, the drug dealers and criminals take over the whole city? What kind of a society have we created where known drug houses, where known violations of the law, are allowed to continue in operation without interference from city authorities? What kind of a system of priorities do we have when the city spends millions of dollars developing a downtown district to which people are afraid to go because of increasing crime problems?

Neighbors have been calling the Inspections Department with complaints of code violations on several houses in the neighborhood, which frequently are also operating drug houses. We have been told by an inspector in the Inspections Department that he tags only the specific complaints brought to his attention. If we call and complain about tall grass, he will come out and issue a tag for tall grass -- nothing else. Does this mean that we as citizens have to learn the city code requirements, walk around and write them up for the Inspections Department before we can get action? Are we not doing the inspector's job at that point? What activities are appropriate for us as cooperative, concerned neighborhood residents and what should we expect from our city inspectors?

The drug problem in this city is reaching epidemic proportions which requires major resources and creative, new approaches to resolve. Business cannot go on as usual. Our public resources need to be re-prioritized in order to deal with this problem. It is not going to go away by itself. In our society right now, ordinary citizens who have not paid their parking tickets have fewer rights and face greater punishment than drug dealers who are visibly selling illegal drugs on public streets. In our city right now, eight year old children are selling crack during the day when they should be in school and after curfew when they should be home in bed. One of our neighbors was recently approached on West Broadway at the Brix store by one of these young children. Our society does have limited resources; it is time to decide where our priorities are.

Specifically, we would like to know:

1. Why the police did not confiscate the vehicle and make any arrests when crack and weapons were found on the scene on Saturday morning, June 3.
2. Why the neighborhood had to call Van White to have the police do their job and remove an illegally parked car in a resident's back yard.
3. What information should be expected from concerned citizens alerting the Department of Inspections of possible code violations and what response should be expected in return.
4. Why citizens receive a run-around when they try to work with the system in eliminating crime and nuisance from their neighborhoods.
5. Why there is not more coordination between city departments on housing and the occupants which are repeatedly violating city ordinances, state and federal laws, housing and zoning regulations, health and safety regulations, social service regulations, etc.
6. Why curfews for children under fifteen, who are supposed to be in by 10:00 p.m. are not enforced.
7. What is being done to eliminate prostitution on West Broadway.
8. Why starting salaries for police are not raised so Minneapolis can attract quality police officers with minority representation reflecting the general population.
9. Why there are so few arrests and convictions for drug trafficking and possession.
10. If the purpose of Section 8 housing is to be scattered site, why Section 8 housing is so concentrated in certain neighborhoods. Why there are not limits on the number of Section 8 housing in a neighborhood.
11. It is our understanding that Section 8 housing does an initial inspection before Section 8 authorization and an annual inspection thereafter. Yet, as neighbors, we know that code violations exist that are not taken care of during and between tenant occupancy. Why can't there be more inspections?
12. Is there any coordination between Section 8 housing inspections and child welfare?
13. When children are caught selling drugs or with drugs on their person, why the system doesn't intervene to work with those families.
14. Could there be a task force organized to review and re-allocate city and county resources to deal with this rising drug epidemic?
15. How we as a neighborhood can work in coordinated fashion with city agencies on targeted trouble spots in our neighborhood.
16. How we as citizens can receive information and be educated in how to use city ordinances, state and federal laws and regulations for dealing with illegal drug trafficking and possession.

In our democracy, the people have given government the responsibility for protecting the safety of the people. We expect our governmental employees to fulfill that responsibility and not make excuses about why the police, the criminal justice system, the inspections department, the traffic control department, adult protection department, child welfare department cannot do their jobs. It should not be necessary for us to call our government representatives to get city agencies to do their jobs. We the people have given you the power and our tax dollars to deal with the problem. We have organized ourselves to be your eyes and ears in the neighborhood and keep each other informed about what is happening, but the power and resources to enforce the law have been given to you. When helping becomes mere busy work with little or no hope of producing results, people will quit and they will leave the city.

Sincerely,

The Old Highland Neighborhood Association

Further information regarding these matters and your responses to these concerns, can be addressed to the following neighborhood representatives:

Charlie and Angie Nelson

Charlie and Angie Nelson, Ph.D.
522-3817
1514 Dupont Avenue North
Minneapolis, MN 55411

Charles W. Callender

Linda H. Callender

Linda and Chuck Callender
522-0726
1625 Dupont Avenue North
Minneapolis, MN 55411

cc: Mayor Don Fraser
John Laux, Chief of Police
Tom Johnson, City Attorney
Tom Thorstenson, Department of Inspections
Harold Barefield, Department of Inspections
Elizabeth Harris, SAFE Action Organizer
Commissioner Sam Sivanich, Hennepin County Board of Commissioners
Representative Richard Jefferson
Congressman Martin Sabo
Governor Rudy Perpich
Northside Neighborhood Housing Services
Northside Residents Redevelopment Council
Old Highland Neighborhood Block Coordinators

MINUTES - FOURTH PRECINCT ADVISORY COUNCIL MEETING - MAY 16, 1989

PRESENT: Charles Hommes, Isabel Buri, Karen Skrivseth, Betty Lewis, Dave Manthey, Elizabeth Harris, Ron Holevas, David Good, Ray Sausele, Edward Nakumbe, and Lt. Ward.

EXCUSED: Irene Pieper, Al Collins, and Linda Dahl.

VISITOR: Betsy Barton (5th PAC).

The meeting was called to order by Chairman Hommes, at 7 p.m. The April Minutes were approved as written.

1. Crime Statistics Report (per Lt. Ward). Lt. Ward reviewed comparison statistics on Part I and Part II crimes-compared with 1988. Part I is slightly down and Part II crimes are slightly up. Copies of these statistics were available for those who wished them.

A discussion was held regarding manpower issue. At this time the Fourth Precinct manpower is down. Discussion of this issue resulted in proposed formulation of plan to enlist support of all precinct advisory councils to support the increase in the hiring of more police officers.

2. Area Reports.

- A. David Good (Lowell) increase of 'gang' activity in the "Tangle Town" area; juveniles drinking on corners in the area.
- B. Ron Holevas (NW Mpls. Business Assoc.) reports power tools and cash taken from area business in a recent burglary.
- C. Elizabeth Harris (Comm. Crime Prevention Program) gave a report on the upcoming "National Night Out" to be held 8/8/89; crack house problem area of Knox and Plymouth Ave. No.; she also reports on increased Block Club organizing.
- D. David Manthey (SAFE) Auto theft and theft from auto incidents on the increase in the Camden area. Clean-up activity in the area is on-going.
- E. Betty Lewis (Glenwood/Lyndale Comm. Ctr.) drug activity in her immediate area; (her son was even approached recently to be a 'drug runner').
- F. Karen Skrivseth (Guardian Angels) reports patrols still on-going (mostly in the 5th Pct. area at this time); gave report on the June 24th 'Youth Celebration' (Unity House activity) - need volunteers/donations/prizes.
- G. Isabel Buri (Elliot/EPNI) distributed EPNI area report to all; reports the recent "take an officer to lunch" project was a great success; Overhauling of Detox Ctr. will be topic of discussion at the June meeting of EPNI.
- H. E.M. Nakumbe (Willard-Hay) impressed with MPD officers at recent Concerned Citizens Meeting; discussion on 911 System and its effectiveness; better lighting needed in 12th & Knox area, trimming of bushes to deter hiding; discussion on enforcement of loitering laws; discussion of parent responsibilities.

MAY MINUTES (cont.)

page 2

- I. Charles Hommes (JACC) reported on a recent area incident in which a DK totaled a number of vehicles in the area - apprehended by police after 911 call; recent domestic situation in the area.

The meeting was adjourned at 9 p.m.

Respectfully submitted,

Jean M. Sontag, secretary

NEXT MEETING: Tuesday, JUNE 20, 1989, at 7 P.M. at the Fourth Precinct, 1925 Plymouth Ave.

JUNE AGENDA: Crime Statistics and IAD Reports
Chief's Advisory Council Report
Area Reports
New Business/Open Discussion



Central Neighborhood Improvement Association

310 East 38th Street, Minneapolis, MN 55409 (612)

June 8, 1989

Dear Friends:

Through a coordinated effort of residents, social service agencies, drug prevention and intervention programs, we are waging a war on Crack. Our first battle plan is to host a Community Conference Against Crack, Saturday June, 24th 1989.

Nothing in the history of substance abuse has prepared us for the devastation that is caused by the use of "crack" cocaine. Crack has destroyed entire communities by engulfing families in the web of crack sales or use. Parents who have teenage sons and daughters who have become entrepreneurs by selling crack are unable to refuse the help that this "new wealth" and notoriety brings.

The purpose of the conference is :

- to bring residents of the Central neighborhood together, to take a STAND against Drugs and Crack in our community
- to encourage the creation of a Drug Free Zone within the Central neighborhood
- to educate residents with the knowledge and skills needed to wage and win the war on Drugs and Crack
- to utilize the talents and expertise of local residents concerned about Crack to formulate Action Groups to continue the battle against Drugs and Crack.

This one day event is designed to provide participants with information, inspiration and education on the roles the community MUST play in fighting back.

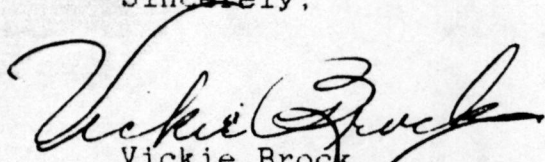
We would like to recruit you personally, to join us in our efforts to take a S.T.A.N.D. and combat the "Crack" cocaine problem and its impact upon the community. We are specifically requesting that you share this information with the members of your organization as well residents of your neighborhood.

The activities planned for the Central Neighborhood Fighting Back, Conference Against Crack consist of:

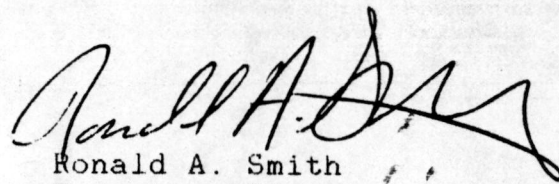
- 10:00 AM Community March Against Drugs and Crime
(Beginning at the Sabathani Community Center)
- 11:00 AM Community Rally
(Central Community Recreational Center)
- 11:45 AM Addresses to the Community/Youth Speak Out
(Central Community Recreational Center)
- 1:00 PM - 2:30 PM Community Informational Workshop
- 3:00 PM Conference Wrap-Up/Refreshments

We are enlisting your SUPPORT, COOPERATION, and ASSISTANCE in this effort to empower all community in the battle against this common ENEMY called "CRACK".

Sincerely,



Vickie Brock
CNIA Board Member
Community Conference
March/Rally Coordinator



Ronald A. Smith
Executive Director
Central Neighborhood
Improvement Association

Enc. Flyer for the conference

Elizabeth, My apologies for taking out my frustrations on you. The good news is that the problems you identified are being carried further.

This letter has been written after a phone conversation with Elizabeth Harris regarding the status of the crack houses identified in the letter. In that conversation, I realized that neighborhood watch is not going to solve this drug and crime problem if our governmental agencies and laws are not supporting our activities. I have directed this letter to Van White but feel the same or similar letters need to be addressed to the Mayor, Richard Jefferson and perhaps the news media. Before doing anything, however, I would appreciate your comments on the content as well as the strategy.

May 19, 1989

Van White

Dear Van:

The Old Highland Neighborhood Association has been active since 1974; we have been a 501(c)(3) non-profit corporation since 1983. Our projects have included moving, restoring, and rehabilitating of older homes in the neighborhood, defining new land use and identifying the industrial and design criteria for the light industrial park on Plymouth Avenue, specifying architectural design criteria for in-fill new construction, developing one of the most active Neighborhood Housing Services in the country, advising on the location of the Target store, serving on the NRRC board and its committees, constructing the tot lot at 17th and Bryant, inventing the concept of neighborhood clean-up and doing it consecutively for nine years.

Last fall we started working with the Crime Prevention Office in an effort to stem the tide of rising burglaries, drug users and crack houses in the neighborhood. Our experience has been frustrating -- not because of the individuals involved. Elizabeth Harris has been great; she provides us information, attends our meetings, and advises us on how to proceed. The frustration exists with the system. As one of our government representatives, this letter is written to request your assistance in bringing these problems to the attention of the City Council as well as the county, state and federal agencies involved with city crime prevention, criminal arrest, conviction and detention.

In the last month there have been two crack busts in the neighborhood: 1426 Emerson Avenue North, and 1831 Dupont Avenue North. There were no arrests at 1426 Emerson but I understand the landlord is in the process of evicting the tenants. 1831 Dupont is still an operating crack house -- the bust did not put them out of business. The neighbors have been writing down license plate numbers for months; all for nothing it seems. They have called the inspections department only to be told there are no code violations. This house has no front lawn -- it is all dirt. There is trash strewn

all over the front yard. The code violations are obvious; the problem more likely is that the inspections department is afraid to go in there. It is easier for them to tag homeowners' cars that are parked in a driveway with no asphalt or concrete than to deal with genuine, derelict structures owned by absentee landlords.

We have been told that our precinct station has 700 - 900 citizen complaints of drug houses in its area. Are we to be patient and wait until our turn? Are we to understand that there is nothing that can be done? Are we to move to the suburbs and let the hoodlums, the drug dealers and criminals take over the whole city? What kind of a society have we created where known drug houses, where known violations of the law, are allowed to continue in operation without interference from city authorities? What kind of a system of priorities do we have when the city spends millions of dollars developing a downtown district to which people are afraid to go because of increasing crime problems?

In our democracy, the people have given government the responsibility for protecting the safety of the people. We expect our governmental representatives and employees to fulfill that responsibility and not make excuses about why the police, the criminal justice system, the inspections department cannot do their jobs. We the people have given you the power and our tax dollars to deal with the problem. We have organized ourselves to be your eyes and ears in the neighborhood and keep each other informed about what is happening, but the power and resources to enforce the law has been given to you. When helping becomes mere busy work with little or no hope of producing results, people will quit and they will leave the city.

Sincerely,

Angie Guggenberger Nelson, Ph.D.
Old Highland Neighborhood Association

Legislative Information Meeting

State Representative Karen Clark invites Elliot Park neighborhood residents to attend an informational meeting on the legislation that was passed this session. The meeting will be held at:

**Elliot Park Community Center
928 East 14th Street
Community Room
June 27, 1989
5:00 p.m.**

Important

Specific information will be available on how neighborhood groups can access funds from the \$7.1 million community resources bill. Approximately \$3.5 million of that will be coming to Minneapolis for neighborhood people to create projects for crime prevention, job training, child care, youth activities, health care, chemical dependency services and other projects that will help stabilize our community.

Contact Sharon Vizenor at 296-1023 for further information.

MINNEAPOLIS CITIZEN PARTICIPATION PROCESS

The city of Minneapolis must develop a process to include residents in targeted neighborhoods and assisted housing in planning, developing and implementing a revitalization program. An advisory board must be established.

Beginning in 1991, targeted neighborhoods must have strategic planning groups to make recommendations to the advisory council. These groups will make strategic plans for their neighborhoods.

An advisory council must be established to assist the city in developing and implementing the preliminary revitalization program. The advisory council shall consist of at least two representatives appointed by the City Council, one or more for-profit or non-profit developers, one or more representatives of the business community appointed by the Chamber of Commerce, and residents of targeted neighborhoods. The representatives of the targeted neighborhoods shall be a majority of the advisory council and reflect the geographic, cultural, racial, and ethnic diversity of the targeted neighborhoods.

The advisory council shall work with city staff to develop and implement the preliminary revitalization program and be involved in assessing needs, prioritizing funds, and developing criteria for evaluation program proposals. Consideration shall be given to recommendations of the strategic planning groups.

The advisory council must conduct a public hearing and make any changes resulting from public testimony at the hearing. The advisory council must formally recommend to the City Council a revitalization program.

The city must submit a preliminary program to the State Commissioner of trade and economic development, the state planning agency, and the Minnesota Housing Finance Agency for their comments. They must respond in 30 days. The city must respond to any comments before adoption of a program.

The city must hold a public hearing before adopting a program. Notice of the hearing must be provided in a newspaper of general circulation in the city and in the most widely circulated community newspapers in the targeted neighborhoods not less than 10 days or more than 30 days prior to the hearing.

Certification of program approval by the City Council must be provided to the State Commissioner together with a copy of the program. Copies of the program must also be provided to the state planning agency and the Minnesota Housing Finance Agency.

A program may be modified by the City Council after a public hearing. If changes are significant, the approval and certification process may be repeated.

Neighborhood Representatives on the Year of the City Advisory Council

On May 31, the Working Group met and caucused to select targeted neighborhood representatives for the Year of the City Advisory Council. On Monday, June 12, the Community Development Committee of the City Council met and appointed the following neighborhood representatives:

NORTH MINNEAPOLIS--1) Jerry Pedlar (Hawthorne Area Community Council)
2) Timothy Garvis (Sumner Olson Resident Council)
Alternate: Nhous Xiang (Sumner Olson Resident Council)

NORTHEAST/SOUTHEAST MINNEAPOLIS--1) Leonard Sandell (Logan Park Neigh. Association)
2) Marilyn Holman (Glendale Residents' Action Council)
Alternate: Anne Guzy (Holland Neigh. Improvement Association)
Alternate: Pat Collins (Glendale Residents' Action Council)

SOUTH MINNEAPOLIS--1) Pat Amo (Native American Community)
2) Thomas Broyles (Elliot Park Neighborhood, Inc.)
Alternate: Liz Hughes (Powderhorn Park Neighborhood Association)

HIGH RISE REPRESENTATIVE COUNCIL--1) Barb Anderson (Hiawatha Towers)
Alternate: Donna McGraw (315 Lowry Building)

SAINT PAUL CITIZEN PARTICIPATION PROCESS

St. Paul shall use the same community-based process the city used in planning, developing, drafting, and implementing the revitalization program required under Laws 1987, Chapter 386, Article 6, Section 6. (This is the process St. Paul used for URAP in 1987.)

A public hearing must be held after the above process is completed. Notice of the hearing must be provided in a newspaper of general circulation in the city and the targeted neighborhood no less than 10 days and no more than 30 days before the hearing.

After approval by the review board, the program shall be submitted to the State Commissioner of trade and economic development, the state planning agency, and the Minnesota Housing Finance Agency for their comments. These groups have 30 days in which to respond.

A review board must be established to approve the program submitted by the city. The review board will consist of two city council members who represent targeted neighborhoods, two members of the business community appointed by the Chamber of Commerce, and three residents of targeted neighborhoods to be appointed by the City Council. Two members of the House of Representatives and one State Senator shall be NON-VOTING members of the review board. The legislators are to be appointed by the city's legislative delegation.

The review board will then approve the program. A program may be rejected by the review board only for the following reasons:

- 1) If it does not contain the detailed description of the program required by the legislation,
- 2) If the city did not follow the community-based process as required, or
- 3) If the revitalization program results in undue concentration of targeted neighborhood money in a single proposed activity or project.

If the review board rejects all or parts of a program, it must explain its reasoning to the City Council. The review board may require the city to implement the community participation process again if changes are substantial.

The City Council may approve only those portions of a program approved by the review board. Certification of this must be provided to the State Commissioner.

Modification of a program may occur after a public hearing and approval by the review board. Notice of the public hearing must be provided in a newspaper of general circulation in the city and in the targeted neighborhood not less than 10 days or more than 30 days before the hearing.

the minneapolis neighborhood

working group

YEAR OF THE CITY LEGISLATIVE WRAP-UP

As the 1989 Legislative Session drew to a close, the Legislature voted for \$18.2 million to fund the Year of the City. While this is considerably less than the original request of \$70 million, it is still a significant achievement.

The Year of the City overcame intense opposition from rural and suburban legislators. The push for property tax reform meant many programs were reduced or cut. As the session progressed, Governor Perpich's support for the Year of the City was often in question. Most metropolitan press accounts on the Year of the City gave it little or no chance of passage.

Despite these obstacles, we were able to get \$18.2 million for the Year of the City. Everyone who helped with neighborhood tours, attended hearings, made phone calls, wrote letters, and helped plan events can feel proud of their contribution toward the passage of the Year of the City. Congratulations!!

Following is a summary of the Year of the City legislation as passed.

Final allocation by the Minnesota Legislature:

Community Resources Program	\$ 7.1 million
URAP (Urban Revitalization Action Program)	11.1 million
Total for Year of the City	\$ 18.2 million

To receive these funds, the cities are required to match this money dollar for dollar.

Estimated Breakdown of YOTC funds between cities:

City	Percentage	URAP	CRP	TOTAL
Minneapolis	50%	\$5.5 million	\$3.5 million	\$ 9 million
St. Paul	35%	3.9 million	2.5 million	6.4 million
Duluth	15%	1.6 million	1.0 million	2.6 million

(Note: From the Minneapolis CRP money, \$350,000 must be used for the Way to Grow program, a school-readiness program.)

COMMUNITY RESOURCES PROGRAM

Funds used under CRP must address the following objectives in targeted neighborhoods:

- 1) increase community safety and reduce crime,
- 2) enhance family stability,
- 3) provide opportunities for residents to become self-supporting,
- 4) build the capacity of neighborhood-based organizations to create cohesiveness and stability in their communities.

Requires---the city must develop a process to involve residents of targeted neighborhoods,

- establishment of an advisory council
- public hearings before city approval of a program with notice of hearings in a newspaper of general circulation and a community-based paper.

Community Initiatives---Such a program may be established. (The legislation does not require the city to do so.) If a community initiatives program is established, no more than 10% of CRP money may be used for this purpose. No single organization may receive more than \$10,000 annually under the community initiatives program.

Additional Eligible Use of CRP Funds---Up to 20% of CRP funds may be used for low-income housing needs and economic development. Of this amount, no more than 40% may be used for housing.

(Community Resources continues on reverse side)

Community Resources Program, cont.

If a recipient of community resource services moves to a residence in another part of the city, eligibility for services will continue.

WAY TO GROW---The City of Minneapolis must use \$350,000 of its CRP funds on the Minneapolis Way to Grow program, a school-readiness program.

Additional area eligible for inclusion in a targeted neighborhood---a contiguous area of one-half mile in all directions from the designated targeted area. Also, assisted housing is considered a targeted neighborhood in the CRP legislation.

URAP (URBAN REVITALIZATION ACTION PROGRAM)

Allocates funds for use for housing activities and economic development in targeted neighborhoods. At least 50% of the URAP funds must be used for housing activities.

Housing activities include any work or undertaking to provide housing and related services and amenities primarily for persons and families of low or moderate income. This may include planning of buildings and improvements, acquiring property needed for improvements, construction, reconstruction, alterations, and repair of new and existing buildings. Housing activities also includes the provision of a housing rehabilitation and energy improvement loan and grant program.

Additional area eligible for inclusion in a targeted neighborhood---an area extending up to four contiguous blocks in all directions from the targeted neighborhood. Also, an additional area contiguous to a targeted neighborhood if the City Council determines it meets the criteria for a targeted neighborhood.

The City is required to prepare a comprehensive revitalization and financing program that describes the program, its goals, activities or means for its implementation, the extent to which the program will benefit low and moderate income families and alleviate blighted conditions, estimated time of the program, how its success will be measured, total cost of implementing the program and a budget, and the source of funds that will be used to match the state appropriation.

The City is required to adopt a process to involve residents of targeted neighborhoods in the development, drafting, and implementation of the revitalization program. Establishment of a citizen participation process is required and at least one public hearing is required.

The legislation outlines specific guidelines for the citizen participation process for Minneapolis, St. Paul, and Duluth. Duluth will use the same process the city used in planning, developing, and implementing the federal funded community development program. The processes for Minneapolis and St. Paul are described in detail on the attached sheet.

Cities are required to submit to annual audits and submit detailed annual reports of the progress of revitalization programs.

The State Commissioner will monitor the URAP process to ensure adequate neighborhood participation occurs in the planning, drafting, and implementing of the program, that programs are meeting their objectives, and that private funding is being used to partially fund the programs.

If you have additional questions on the Year of the City, feel free to contact Linda Bosma at 871-7583.

NRRC

MAY 16, 1988
FULL COUNCIL MEETING MINUTES

- I. Call to order by Elizabeth Harris, Vice -Chairperson at 7:47 p.m.
- II. Good and Welfare. None tonight.
- III. Roll Call - By Cheryle Edwards
- IV. Minutes of April were approved.
- V. Agenda of May was approved.
- VI. Staff Reports
 - A. Executive Director - See Written Report
 - B. Development Specialist - See Written Report.
Jackie mentioned that Rick's is finally funded - Rick's will open sometime in September.
 - C. Property Manager - See Written Report
BJ informed the board that the City of Minneapolis will be sponsoring home tours; four (4) of NRRC's homes will be included.
 - D. Administrative Assistant - See Written Report
 - E. Community Organizer - See Written Report - Amelia asked the board to volunteer for the Northside Celebration which will be held October 1, 1988.
 - F. Employment Specialist - See Written Report
- VII. Guests and Proposers

Lois Swenson and Judy Adams from Stop the Burner Coalition - They had concerns of the hazards of incinerators being built in our neighborhoods. They would like the northside to get more involved with this issue. The Board directed staff to set up a public informational meeting on the issue.

NRRC

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VIII. Committee Reports

Residential Rehab Task Force - Habitat for Humanity - Mike passed out new drawings of the house that will be built at 644 Elwood, four (4) windows will be added on the Irving Avenue side of the house. Chris Born a resident near 644 Elwood had concerns about the siding Habitat would be using on the home; he suggested they use a better quality of siding such as vinyl, wood but no pressfiber masonite siding. Habitat will commit to a better siding and quality paint using two (2) coats.

MOTION

S. Thornberg made a motion to approve the project, motion seconded by P. Broadbent. Motion carried.

Economic Development - NRRC board proposed changes in the use of URAP funds; \$50,000 for King's Shopping Center; \$50,000 for Rick's Cafe and \$25,000 for Messiah Williar.

The southwest corner of Penn/Plymouth - Jackie stated that Randall Bradley an Architect submitted a proposal for an analysis of the area. His cost is \$3,400. The scope of work will include an analysis of possible uses for the Medical Center, blue duplex and gas station. The timeline is to have the project complete in 90 days; with a public meeting upon completion to share the ideas with the community.

MOTION

P. Broadbent made a motion to approve Randall Bradley, motion seconded by E. Mack. Motion carried.

Crime Prevention Task Force - Eric Mahmoud gave an update on Tina's and Market Dell. Market Dell will be going in front of the City Council on their licensing. Also Scott Johnson (Attorney) has volunteered to bring civil action against Tina's and Market Dell, if nothing else works.

Eric stated that we need to build coalitions for crime prevention organizations in North Minneapolis, South Minneapolis and St. Paul.

IX. No Delegate Reports

- X. Old Business - Ed Mack informed the board that Metro State University would like to get a permanent facility in North Minneapolis. NRRC will send a letter to Dr. King expressing our willingness for a facility in North Minneapolis.

MOTION

Motion was made to send a letter to Metro State University. M. Masica seconded. Motion carried.

NRRC

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- XI. New Business - Chris Born a concerned northside resident asked how we can replace the trees on Olson Memorial Highway, he stated he has tried to contact several different agencies but cannot get any where.

MOTION

L. Harris made a motion to contact the Department of Transportation, M. Masica seconded. Motion carried.

- XII. Adjournment was at 10:00 p.m.

NRRC

TO: BOARD OF DIRECTORS
FROM: RICHARD PARKER
DATE: MAY 25, 1988
RE: 1988-89 OPERATING BUDGET

The time has come for us to prepare our annual budget for 1988-89. For those of you who are new to the Board, our fiscal year runs from June 1, 1988 - May 31, 1989. The process is that staff reviews the funding sources for the coming year and proposes a budget. The Board of Directors then reviews, changes and approves the budget.

The proposed budget is attached for everyone to review. It reflects some changes in staffing in the office. The changes are as follows:

(1) Ray Kemp has been added as the full-time Property Manager. His salary will be paid primarily out of management fees from the properties. He will be doing some maintenance work and will be responsible for the upkeep of the properties. He has been working in this position part-time for the past two months, and he will become full-time in the middle of June. More extensive maintenance work will be contracted out and billed back to each individual building.

(2) BJ's title has been changed to Housing coordinator. This reflects the fact that she is doing all the single family housing project management and sales.

If you have any questions about this budget, the numbers in it or the process from this point on, just give us a call.

NRRC

SOURCES OF FUNDING FOR 1988-89 BUDGET:

PRESENTLY COMMITTED:

United Way	\$ 15,000
MCDA	32,000
Homewood Development Fees	15,000
Polaris Development Fees	18,000
Co-op Training Fees	5,000
MNSHIP	32,000
State of Minnesota	19,120
Management Fees	21,000
RIF Development Fees (3 homes)	15,000
 TOTAL COMMITTED FUNDS	 \$ 172,120

POSSIBLE FUNDING:

Mpls. Community Action Agency	\$ 20,000
Dayton Hudson Foundation	10,000
 TOTAL POSSIBLE FUNDING	 \$ 30,000

TOTAL SOURCES	\$202,120
---------------	-----------

ADDITIONAL FUNDS NEEDED	\$ 21,086
-------------------------	-----------

ADMINISTRATION	TOTAL AMT.	ADMIN.	RENTAL CLEARING HOUSE	EMPLOYMENT SERVICES	CITIZEN PARTICIPATION	HOUSING DEVELOPMENT	ECONOMIC DEVELOPMENT
Executive Director	26750	4500	4500	4500	4500	4500	4500
Associate Director	21400	3666	3666	3666	3666	3666	3666
Housing Coordinator	21400	2000				10000	10000
Administrative Assistant	21400	2000	15000			5000	
Property Manager	16000	2000	11625			3875	
Community Organizer	18190	2000			17000		
Employment Specialist	20065	2000		19500			
TOTAL ADMINISTRATION	146005	18166	34791	27666	25166	27041	18166
FRINGE BENEFITS	36501	4542	8690	6917	6292	6760	4542
OPERATING EXPENSES							
Accounting	4900	3100		450	450	450	450
Audit	2500	417					
Telephone	2500	0	520	520	520	520	520
Rent	600	120	120	120	120	120	120
Newsletter	5000	5000	1667		1667		
BUDGET							
General Printing	3500	583	583	583	583	583	583
Advertising	3000	1500	1500				
Postage	3500	583	583	583	583	583	583
Supplies	7500	1250	1250	1250	1250	1250	1250
Insurance	2000	333	333	333	333	333	333
Travel	600		120	120	120	120	120
Staff Training	5000		1000	1000	1000	1000	1000
TOTAL EXPENSES	40700	12887	7677	4960	6627	4960	4960
TOTAL BUDGET	223206	35594	51165	39543	38004	38761	27668

NRRC

TO: NRRC BOARD OF DIRECTORS
FROM: JACKIE CHERRYHOMES
DATE: JUNE 3, 1988
RE: SHOPPING CENTER PROJECT

We need to have a special meeting of the NRRC Board to discuss the shopping center project. This meeting has been scheduled for THURSDAY, JUNE 9 AT 7:00 PM IN OUR OFFICES.

As some of you know, there has been a great deal of confusion and concern over the shopping center project during the past week. It has gotten to the point, where I feel the strong need for some input and leadership from the Board on this issue.

The issue was discussed at the Community Development Committee of the City Council on May 30, 1988. The committee had quite a discussion about the project, and with the exception of Tony Scallon, they voted to pass the project as presented.

From there the project moved to the City Council. At the City Council, they took the unprecedented step of overturning the recommendation of the committee and returned it to the committee. It is scheduled for further hearings on June 13, 1988 at 9:30 AM.

The City Council has a number of concerns about the project, many of which I believe are unfounded and are things we have tried already to address. To me it seems that the real question is whether or not to do the project or just let the shopping center die a slow death.

There are four areas of concern that have been expressed by the MCDA. Each involves a decision by NRRC.

(1) They are saying that they will not approve it if NRRC has any ownership position in the project. They will not accept the 1% ownership which has been presented to them. We need to decide if we are willing to accept this stipulation.

(2) They are saying they will not approve the project if NRRC is managing the property. They want a professional management company to handle the management. There are a number of pros and cons to this approach that we need to discuss.

(3) Who will handle the "middle of the night" emergencies.

NRRC

(4) The presentation of the project needs to be stronger. We need to discuss a strategy for this presentation.

I have thoughts on all these topics, but don't feel it is appropriate to make any decisions without discussing them first with the Board.



COMMUNITY CRIME PREVENTION
SUITE 1000
310 FOURTH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
TELEPHONE 612/348-6292

Memo

Date: Dec 21, 1987

To: Block leaders, Contacts

From: Tony Gardner

In recent months there has been a rash of occupied dwelling robberies in the greater Minneapolis area (see flyer). We need your help in apprehending the suspects. Please distribute the attached flyers to your block club members. If you need additional flyers, call me at 348-6292.

Thanks!

A handwritten signature in cursive script, reading "Tony", is written over a horizontal line.

PROTECT YOURSELF AGAINST INTRUDERS WHO....



1. WATCH YOUR HOUSE.
2. FORCE ENTRY WHILE YOU ARE HOME.
3. ROB YOU OF YOUR MONEY AND VALUABLES.

Community Crime Prevention and the Minneapolis Police Department have seen an increase in burglaries of occupied dwellings -- intruders force their way into houses while people are home to steal money and valuables. A composite photo and description of the suspects is on the back of this flyer, show this flyer to your neighbors.

PROTECT YOURSELF IN THESE WAYS...

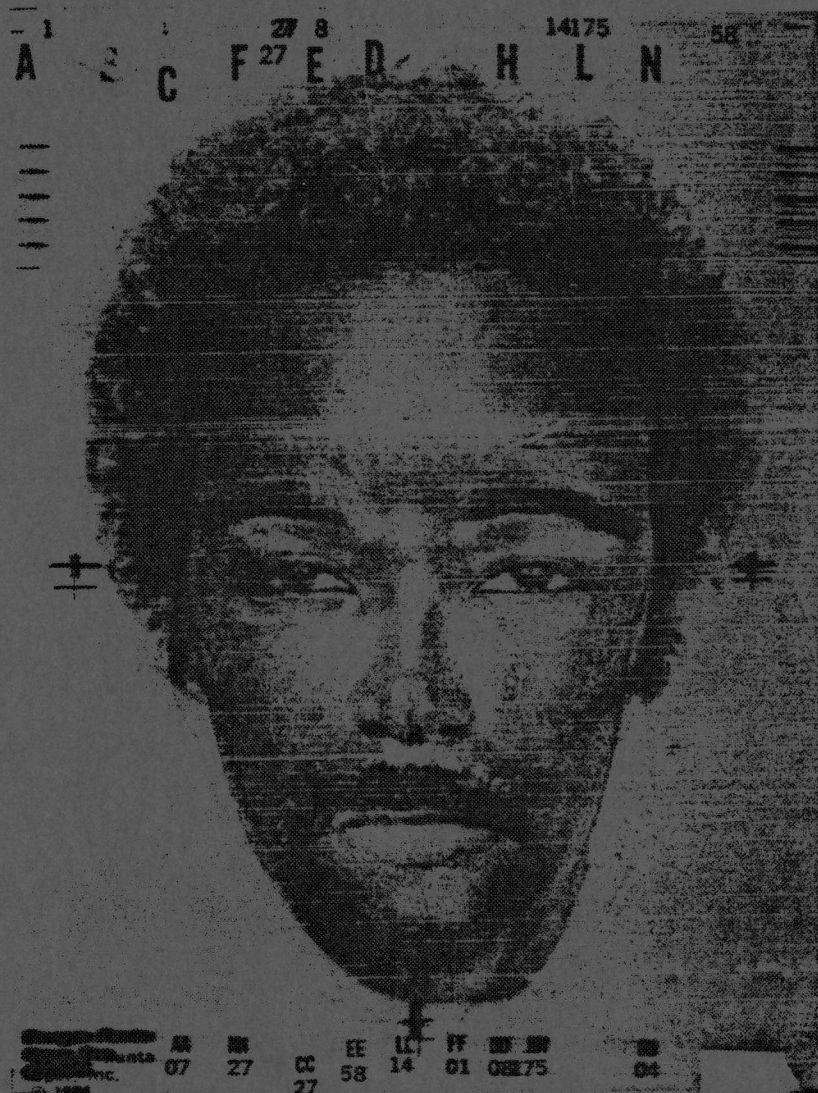
- Don't keep a lot of cash around
- Keep your purse, wallet and valuables out of sight
- Keep your shades drawn
- Replace hollow-core or panel doors with a solid-core door and a deadbolt lock with a 1" throw
- Reinforce doors with a case hardened rotating cylinder guard and maximum security strike plate
- For cheap, extra security, get a Door Jammer, CALL 615-836-2002.

YOUR HELP CAN STOP THESE INTRUDERS...

- **REWARD:** Crime Stoppers will give a reward of up to \$2,000 for information on the suspects - Call 45-CRIME.
- Call 911 if you see someone acting suspiciously
- Be a good witness for the police. Take note of the suspect's size weight, build, dress, and speech
- Get involved by starting a neighborhood watchforce or joining a block club
- Check in with the senior citizens on your block

**FOR MORE FLYERS AND FURTHER INFORMATION CALL
COMMUNITY CRIME PREVENTION AT 348-6292.**

OVER



SUSPECT IN OCCUPIED DWLG BURGLARIES

He is a black male, 25 to 30 years of age, 6' to 6'2", 180-200lbs., med. to dark complexion, 1 1/2" to 2" jerry curl, possible mustache, possible upper left front tooth silver, wears dark waist length jacket, dark pants, blue tennis shoes. carries a hunting type knife - sometimes accompanied by a 2nd 5'10", 150lb., med complexion, short hair.

REWARD:

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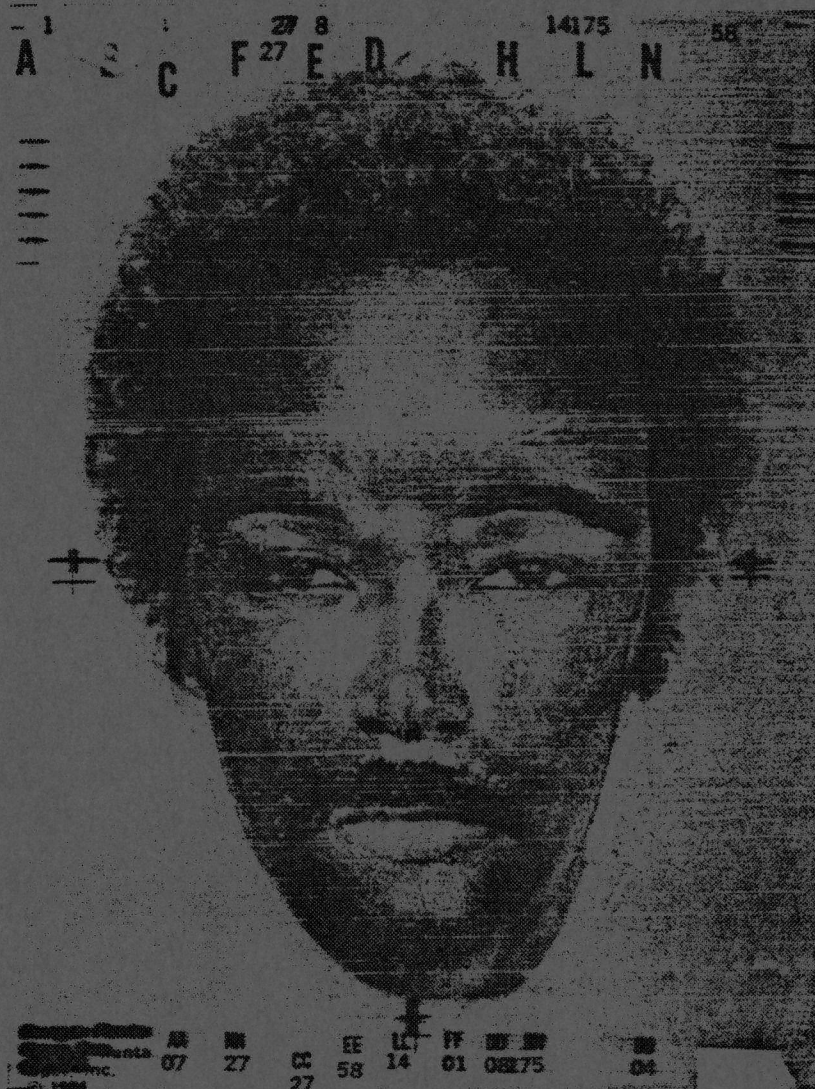
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COMMUNITY CRIME PREVENTION
SUITE 1000
310 FOURTH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
TELEPHONE 612/348-6292



NOTICE

Neighborhood Forum

When: Thursday night, July 27, 1989
7:30 p.m.

Where: Centro Cultural Chicano
17th and Dupont Ave. N.

What: Unveiling and presentation of
Plymouth Avenue Development Plan

Sponsored by: Northside Residents
Redevelopment Council, Inc.
1014 Plymouth Avenue North
Minneapolis, MN 55411

For more information, call 348-6849 or 348-6326

***The New Northside:
Building for the Future
Come and bring your neighbors!!***

Adopt a Home Program

Houses for Sale

Don't pay rent any longer! Put your money to work for you. . .

With today's high rents and reduced rent credits, it's time to reconsider your housing options.

NRRC, a nonprofit housing developer, is in the process of renovating several single-family homes in the Northside community. These homes will be totally renovated from the inside out. All will have a minimum of three bedrooms, a garage, all new kitchen appliances, fenced yard, and other amenities, depending on the house.

The house prices vary from \$45,000 to \$55,000 with affordable monthly payments. You may also be eligible for the below-market interest rate through MCDA.

You will need approximately \$1,500 to \$2,500 saved up for the down payment and closing costs, a minimum of two years solid work history with family income of about \$1,700 to \$2,300 a month, and a good credit history for the past two years.

Applications are now being taken on a first-come, first-served basis. Call 348-7025 today to set up an appointment or stop by the office at 1014 Plymouth Avenue North.

We are an equal opportunity developer.



DATE: MAY 17, 1989
TO: TOM JOHNSON
HENNEPIN COUNTY ATTORNEY
FROM: JIM KAMIN
ASSISTANT COUNTY ATTORNEY JK
RE: STATE V. LORENZO LEWIS DIXON

A
victory!

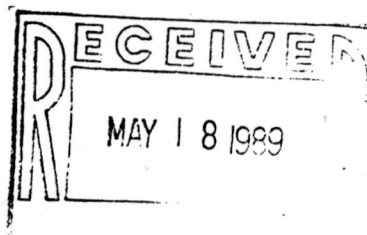
The above-referenced case is another illustration of the power and effectiveness of community impact. Defendant was convicted after 6 days of trial of Possession with Intent to Sell 4 bindles of crack, less than one gram. Defendant had no criminal history, faced presumptive probation under the Guidelines, and was recommended for probation by the Probation Department. However, because this case involved a notorious crack house, 1030 Morgan Avenue North, we moved for a dispositional departure and contacted the assigned SAFE worker. The SAFE program wrote a letter to the judge, and arranged for two other letters describing the havoc 1030 Morgan had wreaked on the neighborhood. One of those letters was from the Northside Residents Redevelopment Council, the other from an individual who had moved from that neighborhood recently. We requested the Probation Department to prepare a Community Impact Statement, but they did not, explaining that it is now their policy that such statements will be done only on sale cases.

Judge Posten departed dispositionally, and sentenced defendant to 21 months at St. Cloud, basing his departure specifically on unamenability to probation and community impact. A 21 month sentence for possession of only 4 rocks of crack is a striking example of the reach our community can have in the sentencing of drug defendants.

Under all of the circumstances of this case, I believe it was the appropriate sentence -- but without this kind of community input it never would have happened.

JAK:cn

cc: Councilman Van F. White
Lucy Gerold, SAFE
Melizabeth Harris, SAFE
Richard Parker, Northside Residents
Redevelopment Council
Sgt. Michael Strauss, MPD, Narcotics
Division
Officer Al Hancock, MPD, Narcotics
Division
Bill Edwards
Karel Moersfelder



NORTHSIDE RESIDENTS REDEVELOPMENT COUNCIL

1014 PLYMOUTH AVENUE, NORTH
MINNEAPOLIS, MINN. 55411

348-6849

REMINDER

Crime Task Force MEETING TO BE HELD 7:15 P.M.

DATE HELD Tues., June 13, 1989

AT NRRC OFFICE

SEE YOU THERE

We have our "favorite slumlord's" (Zeaman)
real home address! This meeting is to
plan our strategy on the demonstration
at his home (in Arden Hills). The vast
majority of his properties are drug/crack
houses (either currently under surveillance or
have already been busted). Come help
plan how we're going to put
the "spotlight" on this slime ball.

See you there Tuesday nite!
Interested neighbors/friends??
Bring them along!

*The Minneapolis Community
Development Agency
Cordially Invites You To*

A Neighborhood Awards
Celebration Honoring the
Outstanding Achievements of
Minneapolis' Neighborhood
Organizations and Developers

Tuesday, June 13, 1989

7:00 p.m.

**The Historic Orpheum
Theatre
910 Hennepin Avenue**

7:00 to 9:00 p.m.
Awards Ceremony

9:00 to 11:00 p.m.
**Light Dinner and
Entertainment:**

The Nokomis Jazz Workshop

Registration Begins at 6:30 p.m.

Invitation Only

**Please return the enclosed card by:
June 5, 1989**

For more information, please call:
Dorothy Jacobs 342-1375
Bob Cooper 342-1376

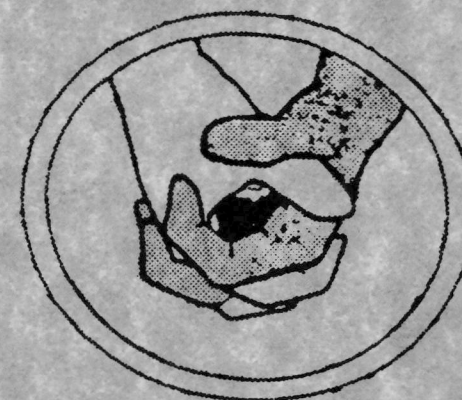
PLANNING

ORGANIZING

PARTICIPATION

and

PARTNERSHIP



**Neighborhood Awards
Celebration**

LIST OF NOMINEES FOR THE NEIGHBORHOOD AWARDS

Most Outstanding Neighborhood Organizations

Increased Participation Award

Central Neighborhood Improvement Assoc.
Elliot Park Neighborhood, Inc.
Hawthorne Area Community Council
High Rise Representative Council
Jordan Area Community Council
Riverside Plaza Tenants Association

Planning Award

Central Neighborhood Improvement Assoc.
Glendale Residents Action Council
High Rise Representative Council
St. Anthony East Neighborhood Assoc.

Best Campaign Award

Camden Area Community Concerns Council
Central Community Council
High Rise Representative Council
Jordan Area Community Council
Northside Residents Redevelopment Council
West Bank Community Boards
Whittier Alliance
Working Group of Neighborhoods

Neighborhood Safety Award

Camden Area Community Concerns Council
Elliot Park Neighborhood, Inc.
Whittier Alliance

Neighborhood Youth Award

Harrison Neighborhood Association
Hawthorne Area Community Council
Phillips Community Center
Whittier Alliance

Most Outstanding Neighborhood Projects

Rental Housing Award

Elliot Avenue - Project for Pride in Living
Jack Frost Flats - Whittier Alliance
Polaris Apartments - NRRC
Riverside Plaza - Sherman Boosalis/Brighton

Ownership Housing Award

Highland Terrace - Sherman Boosalis/FNDC
Lyn Park - GMMHC
Studio Homes - Whittier Alliance
23xx 4th Street N - Mpls. Neigh. Homes
Van Cleve Court - Brighton

Economic Development Award

Franklin Business Center - AIBDC

Job Creation Award

Job Development Project - Seward Redesign
PPL Industries - Project for Pride in Living

Affirmative Action Award

Jack Frost Flats - Whittier Alliance
Paige Hall - Shaw-lunquist
PPL General Store - Project for Pride in Living
PPL Industries - Project for Pride in Living

NRRC

JUNE 9, 1989

Margaret Ford

DEAR BOARD MEMBERS:

THIS LETTER IS SENT AS A REMINDER TO YOU OF YOUR
COMMITMENT TO THE BAKE/DONATE THE FOLLOWING:

2 dozen ~~do~~ muffins

FOR OUR BAKE SALE BOOTH AT THE JUNETEENTH CELEBRATION OF
SATURDAY, JUNE 17TH.

PLEASE DROP OFF YOUR FOOD DONATION ANYTIME DURING THE DAY
OF FRIDAY, JUNE 16TH AT THE NRRC OFFICE.

PLEASE WRAP THE FOOD IN FOIL, SARAN WRAP, WAX PAPER OR A
PLASTIC CONTAINER OF SOME TYPE SO IT WILL STAY FRESH OVER
NIGHT.

WE APPRECIATE AND THANK YOU FOR YOUR EFFORTS.

Bj
B.J.

P.S. IF YOU ARE FEELING ESPECIALLY HELPFULL AND
SUPPORTATIVE...SMILE YOU COULD ALSO VOLUNTEER 1 HOUR
OF YOUR TIME, ANYTIME DURING THE DAY AT THE NRRC
BOOTH.

COMMUNITY FIGHTING BACK

FOR MORE INFORMATION:
CALL
CNLA 822-3302
OR
I.B.C.A. 871-7878

ATTEND THIS

CONFERENCE AGAINST CRACK

Saturday, June 24th 1989

COMMUNITY MARCH
AGAINST
DRUGS & CRIME

10:00AM
Sabathani Community
Center

RALLY

11:30AM
Central Community
Gym

CONFERENCE

12:30 - 3:30PM
Central Community
Gym

Workshop Topics:

- * S.T.A.N.D. Zone & Drug Free Zone
- * Youth Speak out on Crack
- * The Role of the Church on the Drug War
- * The Family & Social Impact of Crack & Cocaine
- * Smart
- * Crack & Racism
- * The Economics of Crack

COMMUNITY ON THE ATTACK!!!

WE CAN RUN OUT CRACK!!

SUPPORT YOUR COMMUNITY S.T.A.N.D. DRUG FREE ZONE.
TOGETHER WE WILL BUILD A STRONGER COMMUNITY!

Northside Residents Redevelopment Council
1014 PLYMOUTH AVENUE NORTH
MINNEAPOLIS, MINNESOTA 55411



Margaret Ford
626 Thomas Avenue North
Minneapolis, MN 55411

HAWTHORNE'S FACT SHEET ON WEST BROADWAY REVITALATION

- Fact: West Broadway is targeted for a major revitalization effort by the City of Minneapolis.
- Fact: The City of Minneapolis is willing to spend 7 to 10 million dollars to aid this revitalization effort.
- Fact: The market study of West Broadway completed in 1987 states that this area between Bryant and Emerson be retained and rehabed for a "Main-Street" theme.
- Fact: This idea was supported by The Task Force and is still strongly supported by many, many neighborhood residents.
- Fact: One proposal being presented by the developer Sherman-Boosalis would demolish all buildings on the north side of Broadway from Bryant to Emerson and a new one story set back shopping center with parking in front.
- Fact: This proposal has the full support of Farview Neighborhood Development Corp.
- Fact: In a one year search Farview Neighborhood Development Corporation found only one developer who expressed interest.
- Fact: No request for proposals were sent to developers during this one year search by Farview Neighborhood Development Corp. or the City of Minneapolis.
- Fact: On June 5th 1989 a letter was sent by the City of Minneapolis to developers requesting a letter of Northside Residents Redevelopment Council intent for development on the stated site. This was done at the request of Hawthorne Area Community Council, Northside Residents Redevelopment Council, and Old Highland Neighborhood Association.
- Fact: This would not have been done without Hawthorne Area Community Council intervention.
- Fact: Developers were given 4 weeks to express interest.
- Fact: An extension of 2 weeks was later requested by neighborhood groups to give developers adequate time to express interest. This request was also granted by the City of Minneapolis.
- Fact: Through this process two additional developers expressed interest.
- Fact: On July 19, 1989 the West Broadway Task Force made the decision to allow the two new developers only three weeks to prepare their proposal. (The normal procedure is to allow 8 weeks or 60 days.)
- Fact: The neighborhood associations intent is to provide the community with more than one option in the redevelopment of this very important commercial stripe of West Broadway Avenue.

Final review of proposal will be done through a community meeting held in the Hawthorne community by the HACC. It will be held on September 5, 1989 at Bethlehem Luthern Church 7:00 P.M. If you have any questions, need more information, or are interested in participating in the process call either the HACC office at 529-6033 for Gail or John.

This is a very imporant meeting! Be There to vote on the Development Proposal of your choice.

This letter does not necessarily reflect the opinion of the Hawthorne Area Community Council.

AN OPEN LETTER TO THE COMMUNITY

There seems to have been some misinformation floating around about the West Broadway development proposal of Farview Neighborhood Development Corp. (FNDC) and Sherman-Boosalis Inc. I'd like to take this opportunity to set the record straight.

Since we were incorporated in 1984, FNDC has been actively working to rejuvenate Broadway. Our first proposal to the city was for structural repair grant money for Broadway businesses. We've also held several general community meetings to get input and feedback on what to do about Broadway--what are the problems, and what could we do about them. Parking, crime, bad image and poor choice of goods and services were heard again and again. Everybody seems to have an opinion about Broadway; nobody's shy about voicing that opinion, either.

As a result of these meetings and other information (like feedback on the repair grant money program), FNDC asked the City to fund a comprehensive market study of Broadway. Similar studies had been done on Franklin Avenue and Plymouth Avenue. Neighborhood-based developers and neighborhood groups have used these studies to plan and do major redevelopment efforts on their main avenues. We wanted to have that tool available for Broadway. HACC, JACC, NRRC and the WBBA all supported this request. The market study was completed in September of 1987. It quantified what we already had learned--we needed more parking, a better choice of goods and services, and a better image for Broadway. The market study also gave us very specific information on what types of businesses would do well on Broadway.

FNDC gave copies of this study to all the neighborhood groups. Then we began looking for developers that would be interested in working on Broadway. Over nearly a year's time, we could only find two developers that would even talk about doing any project on Broadway. After an initial look, one of them bowed out, leaving only Sherman-Boosalis. Again, the neighborhood groups were aware of our explorations with these developers.

In order to get broad community input on West Broadway redevelopment, FNDC formed the West Broadway Revitalization Task Force. The first meeting was held in early 1988. The Task Force has delegates and alternates elected from HACC, JACC, NRRC, and the WBBA. The meetings are open to the public, although only delegates can vote. FNDC staffs the Task Force, at our expense, without contribution from the other groups. The Task Force meets monthly, and has been fully informed of all development activities on Broadway.

At the April board meeting of FNDC, Sherman-Boosalis and FNDC staff presented a development proposal for the Bryant-to-Emerson blocks on the north side of Broadway. With board consent, FNDC staff had been exploring potential projects with Sherman. Our board did express a preference for rehab of the existing buildings if possible; however, it was clear that, regardless of cost factors, any project without visible parking in front would not attract the type of businesses that the market study said would do well on West Broadway. FNDC endorsed the project and voted to participate in it in as a developer-partner. We asked Sherman-Boosalis to present this plan to the community groups. The next day, the proposal was shown to the staffs of HACC, JACC and NRRC.

Before we submitted the proposal to the city at the end of June, FNDC hosted a public meeting attended by more than 60 people from the HACC, JACC and NRRC communities.

Briefly, our plan would demolish all buildings on the north side of Broadway between Bryant and Emerson, up to 21st Ave. N. We would then build a new shopping center on the site, providing approximately 57,000 square feet of new retail space. The center would be set back from the street and would have ample landscaped parking in front which would serve both the shopping center and other businesses on adjacent blocks. FNDC and Sherman-Boosalis are currently negotiating a contract that would give FNDC long-term ownership in the project. This means that the neighborhood would have a continuing voice in the center's development and management, via FNDC's community-based board of directors. The demolition and building would occur in two stages so as to relocate existing businesses into the project.

Letters of interest from two other developers have been received by the City; all final proposals have to be submitted by August 11. After that, HACC will have 30 days to review the proposals, and get additional community input on all proposals. Call the HACC office at 529-6033 for more information on their meeting.

If you would like more information on FNDC's proposal, call our office at 521-3982. We'd be happy to answer your questions. --Lauren Maker, Chair, FNDC

A G E N D A

STANDING COMMITTEE ON ZONING & PLANNING

Tuesday
July 18, 1989

1:30 p.m. Room 319

COMMITTEE MEMBERS: COUNCIL MEMBERS SAYLES BELTON, COYLE, JOHNSON, MAAS

ACTION TAKEN
and/or
TIME CERTAIN

CONSENT ITEMS

REFERRED FROM PLANNING COMSN 7/12/89

1. Site Plan Reviews:

- a. Champion Auto Stores: Apprv appl for dev of 1,468 sq ft addn to exist store at 2601 Central Av NE (Ward 1).
- b. Pump & Meter Serv: Apprv appl for dev of Moto Mart gas/grocery facility at 3301 Hiawatha Av, **subj to condition** that final curb cuts are apprvd by the State (Ward 9).
- c. Taco Bell: Apprv appl for addn & landscaping to exist restaurant at 1323 W Lake St, **subj to condition** that no right turn be allowed (Ward 10).

2. Final Plats:

- a. Apprv "Clara E Fuller Addn," 9th Av SE & 9th St (Ward 5).
- b. Apprv "44th St Townhomes," 44th St & Chowen Av S (Ward 10).

3. Vacations:

- a. West Bank Community Dev Corp: **Forwarded w/o rec** appl to vacate 19th Av S & 8th St S bounded by S 6th St, 20th Av S, I-94 right-of-way & Cedar Av (Vac File #1005-A - Ward 9).
- b. West Bank Community Dev Corp: **Forwarded w/o rec** appl to vacate that part of 19th Av S bounded by Cedar & 20th Avs, 5th & 6th Sts S (Vac File #1005-B - Ward 9).

4. Condl Use Permits:

- a. Domino's Pizza: Apprv appl for extending operating hrs of pizza carry-out & delivery business to 1:00 am Sun-Thur & 2:00 am Fri & Sat, at 213 Oak St SE (C-1211 - Ward 2).
- b. Baptist Residence: Apprv appl for demolishing & rebuilding exist 87 bed nursing home, at 512 - 49th Av N (C-1203 - Ward 5).

CONSENT ITEMS (Con't):

4. Cond Use Permits (con't):

- c. Allright Parking, Inc: Apprv appl for commercial prkg lot in "T" Zoning Dist, at 2nd St & 10th Av S (C-1204 - Ward 5).
- d. Allright Parking, Inc: Apprv appl for commercial prkg lot in the "TC" Zoning Dist, at Washington & Park Aves (C-1205 - Ward 5).
- e. N.A. Parking: Apprv appl for commercial prkg lot in the "TC" Zoning Dist, at 616 - 3rd Av S (C-1208 - Ward 5).
- f. N.A. Parking: Apprv appl for commercial prkg lot in the "TC" Zoning Dist, at 254 Chicago Av (C-1209 - Ward 5).
- g. N.A. Parking: Apprv appl for commerical prkg lot in the "TC" Zoning Dist, at 245 - 9th Av S (C-1210 - Ward 5).
- h. Brighton Dev Corp: Apprv appl for cluster dev containing 4 dwlg units on lot containing 21,780 sq ft, at 416-20 - 6th St SE (C-1215 - Ward 5).
- i. MN Council of Churches: Apprv appl for installation of 3 post & panel direction signs at 3 different locations (2 new, 1 replacement), at 122 W Franklin Av (C-1202 - Ward 6).
- j. Mortenson/Barton-Malow: Apprv appl for four 6' X 8.5', 2-sided changeable message bd signs & three 3'-8" X 3'-8", 2-sided direction signs located in the B1 Zoning Dist, in vic of 3rd Av S & 16th St (C-1201 - Ward 7).
- k. Building Block Child Care: Apprv appl for child care facility on 1st fl, w/outside play area, for approx 120 children, at 109-11 Marquette Av (C-1216 - Ward 7).
- l. West Bank Homes III: **Forwarded w/o rec** appl to amend CUP for a Planned Residential Dev granted by Council on 6/11/82, for area bounded by 6th St S, 20th & Cedar Aves S, & I-94 (C-1066 - Ward 9).
- m. Lk Nokomis Lutheran Church: Apprv appl for 3' X 11'-5" non-lighted, single-faced ID sign on 1' high base, at 5011 - 31st Av S (C-1206 - Ward 12).

5. Rezones:

- a. Daniel Lubbers: Apprv appl to rezone prop at 3020-22 - 10th Av S from R2B to the R4 Dist to permit conversion to a 3-family dwlg (apprvd n/w/s staff rep to deny) (P-847 - Ward 8).
- b. Mohammed Thabet: Apprv appl to rezone prop at 3116 E 38th St from M1-1 to the B2-2 Dist to permit converting 1-family dwlg to duplex (P-848 - Ward 9).

PUBLIC HEARINGS

REFERRED FROM PLANNING COMSN 6/28/89

6. North Washington Industrial Park 40-Acre Study: Apprv zoning recommendations for area generally bounded by W Broadway on the N, the Mississippi River on the E, Plymouth Av on the S, & by I-94 on the W.

REFERRED FROM PLANNING COMSN 4/12/89

7. **Zoning Code Text Amendment** - Ordns amending Title 20 of the Mpls Code of Ordns, adding a definition relating to homeless persons & transitional housing, and adding transitional housing as a cond1 use (PP from 4/19/89):

Amending Chap 522 re Zoning Code: In General;
Amending Chap 538 re Zoning Code: Residential Dists; &
Amending Chap 540 re Zoning Code: Business Dists.

REFERRED FROM PLANNING COMSN 6/14/89

8. **Zoning Code Text Amendment** - Ordn amending Title 20, Chap 538 of the Mpls Code of Ordns re Zoning Code: Residential Dists, to add a section dealing w/bus stations, off-str bus turn arounds, bus garages & bus lots (Ordn by Niemiec) (PP 7/5/89).

DISCUSSION ITEMS

BD OF ADJUSTMENT

9. Leonard, Street & Deinard, by Joseph Finley: Appeal decsn of Zoning Administrator that the use of prop at 3921 Nicollet Av S has been discontinued & the nonconforming rights will expire on 10/29/89 if not reoccupied & declining to extend nonconforming use & signage rights for 1 yr after termination of Red Owl's lease of subj prop on 7/31/90 (A-223 - Ward 8).

HERITAGE PRESERVATION COMSN

10. HPC Commissioners: Subj matter of appointments.

REFERRED FROM CD COMM

11. City-County Joint Task Force on the Homeless: Subj matter of membership.

PLANNING DEPT

12. Heliport Task Force: Subj matter of appointments (also in T&PW).

DISCUSSION ITEMS (Con't):

PLANNING DEPT/ZONING OFFICE

13. Applications: Subj matter of proposed draft re determining classification of uses.

REFERRED FROM PLANNING COMSN 7/12/89

14. Vic of 12th & Humboldt Avs N:
- a. Amendments to Comprehensive Plan & Zoning Map: **Forwarded w/o rec** (for area generally bounded by 12th, Emerson, & Humboldt Avs N, Olson Memorial Hwy) (See MCDA rep also).
 - b. MCDA: **Forwarded w/o rec** appl to rezone prop from R4 to the M1-1 Dist to permit various light industrial type uses (P-849 - Ward 5) (See MCDA rep also).
 - c. MCDA: **Forwarded w/o rec** appl for cond1 use permit for modification of Planned Residential Dev approved by Council on 1/9/69 (C-1213) (See MCDA rep also).
15. **Zoning Code Text Amendment** - Ordns amending Title 20 of the Mpls Code of Ordns by adding a new Chap 575 re Zoning Code: Hennepin-Lake Development Moratorium (Planning Comsn apprvd w/exception that the moratorium not apply to the "Uptown Village Project" & the Ackerberg Project).

REFERRED FROM PLANNING COMSN 2/22/89

16. **Zoning Code Text Amendment** - Update Rep re Ordns amending Title 20 of the Mpls Code of Ordns relating to check cashing facilities re adding definitions of the following uses (a) Bank; (b) Check Cashing Facility, and adding check cashing facilities as cond1 uses in the B3S zones (Ordns by Dziedzic) (PP setting pub hrg 3/7/89; PP from 6/20/89):

Amending Chap 522 re Zoning Code: In General &
Amending Chap 540 re Zoning Code: Business Dists.

REFERRED FROM PLANNING COMSN 4/12/89

17. Minnesota Construction Corp: Apprv appl for cond1 use permit to convert exist bldg to a 27-unit apt bldg, **subj to conditions:** 1) acquire a 15' easement from the prop that abuts the SE prop line or receive a 15' side yd variation from Bd of Adjustment; & 2) submit a ltr from HUD attesting to the fact that the municipal ramp can be used to meet prkg requirement for proposed dev, at 215-219 Main St SE (C-1183 - Ward 5) (PP from 4/18/89).

DISCUSSION ITEMS (Con't):

REFERRED FROM PLANNING COMSN 9/23/87

18. **Zoning Code Text Amendment** - Ordns amending Title 20 of the Mpls Code of Ordns, eliminating the open space & swimming pool bonuses & revising the value of Type I construction & underground prkg bonuses (Ordns by Carlson) (PP setting pub hrg 10/18/88).

Amending Chap 538 re Zoning Code: Residence Dists &
Amending Chap 540 re Zoning Code: Business Dists.

REFERRED FROM CITY COUNCIL 7/14/89

19. Ordn amending Title 5, Chap 109, Article I of the Mpls Code of Ordns re Building Code: Generally, amending Sec re banner signs (Ordn by Carlson).

POSTPONEMENTS

REFERRED FROM PLANNING COMSN 9/23/87

20. Pursuit, Inc: Deny apply for condl use permit to up-grade bd & lodging facility housing 28 persons to a SLR for 26 persons under contr w/Henn Cty & participating in MCDA's "More Than Shelter Program," at 1918 Park Av (C-1023 - Ward 6) (PP 9/29/87). Postpone
21. Pursuit, Inc: Deny appl for condl use permit for a bd & lodging facility for 26 persons to be up-graded to an SLR for 24 persons under contr w/Henn Cty & participating in MCDA's "More Than Shelter Program," at 626 E 19th St (C-1024 - Ward 6) (PP 9/29/87). Postpone

REFERRED FROM PLANNING COMSN 2/22/89

22. Southwood Manor: Deny Annual Review of condl use permit for community-based residential facility at 3400-1st Av S (RC-93 - Ward 8) (PP 3/7/89; 3/21/89; PP for 30 days on 4/4/89).

REFERRED FROM PLANNING COMSN 3/29/89

23. **Zoning Code Text Amendment** - Ordn amending Title 20, Chap 540 of the Mpls Code of Ordns re Zoning Code: Business Dists, regarding deleting pawn shops as a permitted use in the B3S Dist & adding them as a condl use (Ordn by Niemiec) (PP 4/19/89; con't from 5/3/89; PP 5/16/89; 6/6/89).

NRRC

MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS JUNE 9, 1988

MEMBERS PRESENT: Ed Mack, Katie Hoolihan, John Jeffers,
Mark Masica, Ed Mack, Eric Mahmoud,
Brian Bushay, Dale Simonson
GUESTS PRESENT: John Irving
STAFF PRESENT: Jackie Cherryhomes

The purpose of this special meeting was to discuss the King Shopping Center project. Staff had distributed a memo regarding the status of this project prior to the meeting.

Jackie Cherryhomes gave an update as to the status of the project. It was returned to the Community Development Committee by the City Council and should be heard again sometime at the end of June. There are a few concerns the Council has about the project, however, it is difficult to determine if these are the Council's concerns or Tony Scallon's concerns.

Ownership Issue: The proposal has NRRC with a 1% ownership interest in the center. There was discussion as to the reasons for this: (1) community sense of "ownership" in the center and (2) necessary for Prudential write-off. The consensus of the group was that this is not a negotiable issue for us since the economics of the project rely on our participating in the ownership.

Management Issue: The present proposal has NRRC doing the daily management and the partnership contracting with Eberhardt to assist, for a consulting fee of \$4,000 per year. Eberhardt has said that for them to manage the building it would run roughly \$18,000+ per year. The center's size does not support this cost. The consensus of the group was that this is not a negotiable issue for us since the economics of the project rely on our participating in the management. Also, the group was concerned that an "outside" management firm would not be as visible on-site and that since "absentee" management has not worked on the past two ownership situations, why are we to believe it would work now. There was concern that neither the original developers of the center (John Warder) nor LeRoy King as present owner, were required to have outside management, so why are the rules changing now.

NRRC

Presentation of Project: The group discussed the fact that Jackie is not a strong presenter of this project and that we need to have Board participation in the presentation. Ed Mack, Dale Simonson, Mark Masica and Brian Bushay volunteered to attend the presentations on NRRC's behalf.

Other suggestions as to how to garner the seven votes necessary included:

(1) Asking Bob Lutz from the Minneapolis Police Department to attend the presentation and speak to the benefits of having a viable shopping center next to the new station.

(2) Preparing a 1 page Executive Summary outlining the project and the reasons for various components. The letter from Prudential regarding ownership and from Eberhardt regarding the cost of property management will be attached. Staff will prepare this and disseminate it to the Council members prior to the next presentation.

(3) Jackie has met with Kathy O'Brien and has appointments with Steve Cramer and Carol Johnson to discuss the project with them.

(4) Eric Mahmoud will contact Sandy Hilary regarding the project.

The meeting was adjourned.

NRRC

**NRRC FULL COUNCIL
AGENDA
JULY 17, 1989**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. GOOD & WELFARE**
- IV. APPROVAL OF AGENDA FOR EVENING**
- V. STAFF REPORTS**
 - A. RICHARD PARKER - EXECUTIVE DIRECTOR**
 - B. JACKIE CHERRYHOMES - DEVELOPMENT SPECIALIST**
 - C. BJ WRIGHT - HOUSING COORDINATOR**
 - D. JOHN A. JONES - EMPLOYMENT SPECIALIST**
 - E. AMELIA BROWN - COMMUNITY ORGANIZER**
 - F. CHERYLE EDWARDS - ADMINISTRATIVE ASSISTANT**
- VI. COMMITTEE REPORTS**
 - A. WEST BROADWAY TASK FORCE**
 - B. RESIDENTIAL TASK FORCE**
 - C. ECONOMIC DEVELOPMENT COMMITTEE**
 - D. CRIME PREVENTION TASK FORCE**
- VII. NEW BUSINESS**
- VIII. OLD BUSINESS**
- XI. ADJOURN**

STAFF REPORT
JACKIE CHERRYHOMES, DEVELOPMENT SPECIALIST
JULY 17, 1989

My activities for the past month have included the following:

- (1) The usual clerical and support duties for the month.
- (2) Prepared and submitted a proposal to Northern States Power Company for general operating support. This proposal is a generic proposal that will be used to solicit funds from other foundations/corporations.
- (3) Assisted John Irving and BJ Wright in preparing and submitting the HUD first quarter report.
- (4) Worked on the Cornerstone Cooperative project. The status of the project is that it is basically dead for the time being. Jack Kemp (HUD Secretary) has frozen all funds dealing with Section 8 due to the apparent rampant fraud at HUD. This means that the certificates that were allocated for Cornerstone have been frozen. I have been in contact with Congressman Sabo and Senators Boschwitz and Durenberger and they are seeing what they can do to assist. However, they are all reluctant to ask for any exceptions to the ruling of Mr. Kemp because criminal investigations are underway and they don't want to be perceived as interfering with the investigations. I will keep you all posted on this.
- (4) The shopping center is plugging along. There are some problems with the Loan Agreement that need to be addressed and we are still working at securing new leases with Staten Liquors and Village Beauty. We have reached terms with Staten Liquors and are working on Village Beauty. New closing date is sometime around the end of the month.
- (5) Worked with John Irving to prepare and submit a Purchase Agreement for the Plymouth Avenue Medical Center. We will now begin to prepare a development proposal for the project.
- (6) Went with BJ to view a number of potential office sites.
- (7) Attended meetings of the West Broadway Task Force and worked with them on preparing the application for the visit by the Governor's Design Team.
- (8) Attended meeting of Old Highland Neighborhood Association.
- (9) Met with the MCDA and TCHDC regarding the purchase of Cecil Newman Plaza. TCHDC has reached a purchase agreement with the

current owners and the MCDA is searching for the funding. During the next month Colleen of TCHDC and I will work out a proposal for a partnership between NRRC and TCHDC. I will bring this to the Board next month.

(10) Met with Roxanne Givens (Rainbow Development Corporation) and Joe Selvaggio (PPL) regarding the future of the Plymouth Avenue Townhomes. PPL would like to buy these and would like for NRRC to be a part of the project. There are no specifics to date, it is merely conceptual.

(11) Met with Beck Horton and Elizabeth Harris regarding Metro State University locating classroom space in the Control Data Institute on Washington Avenue. We planned a strategy for meeting with them and then I attended a meeting with them. Ed Mack may have more recent information on the progress of this proposal.

*14 + Fremont not feasible - will not be saleable -
Group system - 17th + Fremont
Golden Valley + James - pres. space for NRRC
Possible - Metro using space in Control Data*

STAFF REPORT
JOHN A. JONES, EMPLOYMENT SERVICES SPECIALIST
JULY 17, 1989

I met with the new manager of the Calhoun Beach Club, Roland Wong, who was interested in having more information on where our clients come from, i.e., working histories, high school record and work experience.

We had one client employed this month at Walman Optical, but no placements with Muscle Bound Bindery, Stremel Manufacturing or Appliance Parts. This means we have had no placements with these companies in the past 2 1/2 years.

Walker Methodist Health Center began recruitment for the next phase of its Nursing Assistant Program and we have five clients signed-up for the program. One of the clients is paying for their own evening classes and one who is certified from another state.

The machine shop training with MTI is still on hold until the 1st of September. Also, we have received checks for tokens for clients who don't have money for job interviews, the price is two tokens for \$.55. Also, we have "all you can ride" cards, but now there is no flexibility with them, i.e., you can't keep them for the next month. All used vouchers must be returned.

Currently, we have 27 new applicants for this month.

NRRC

July Monthly Report: By Amelia Brown

This Month has really been busy.

- The Cub Scouts are really going strong. We, John Irving and I met with the Den Leaders, July 10th we will be meeting with the parents and the Cub Scouts, July 18th, to get the Scouts plans and to measure them for their uniforms.
- I received a call from a lady that child had been removed from her home and placed into St. Joseph I referred her to her worker, Haven't anything else from her.
- A lady come into apply for a job, she stopped in to show me a notice, where the Northside Food Stamp office was going to be closing out all of their programs, except issueing out the stamps . The food programs was going to be moved to the Ramar Building in south Mpls. I contacted Food Stamps Recipients , and Mr Sam Sivanich office, made an appointment to meet with him concerning the matter. I contacted the Harthone staffs, and in returned they got some of the food stamps recipiant from the Harthone area to go to the meeting also. After we left the the meeting with Mr. Sivanich we had a meeting with Councilman White, to ask him for his help in keeping the food stamps over on the Northside, He stated that there was not anything that he could do, if the city or county wanted to do something there was not any thing he could do to stop them.
In the pack you will find letters that was written to and from Mr. Sivanich.
- I went to City Hall with the relocation of French Accent, B.J. or Brain will probable give you A report on that issue.

NRRC

June 30, 1989

**Commissioner Sam Sivanich
Hennepin County Government Center
Minneapolis, Minnesota 55487**

Dear Commissioner Sivanich:

On behalf of the Northside Residents Redevelopment Council, Inc., and the Near North Minneapolis community, I would like to thank you for intervening in the matter regarding the Northside food stamp office.

As you are aware, the services provided at the West Broadway location are crucial to many residents of our neighborhood. To move the services to a South Minneapolis location would cause a great hardship to many residents.

Your intervention and assistance in resolving this crisis was greatly appreciated.

We look forward to working with you on projects in the future. As always, if there is any way we can assist you, please do not hesitate to contact us.

Sincerely,

**Amelia Brown
Community Organizer, NRRC**

**cc: Council Member Van White
Council Member Sandra Hilary
County Commissioner Jeff Spartz
County Commissioner Randy Johnson
County Commissioner John Keefe
County Commissioner John Derus
County Commissioner Tad Jude
County Commissioner Mark Andrew**



BOARD OF HENNEPIN COUNTY COMMISSIONERS

2400 GOVERNMENT CENTER
MINNEAPOLIS, MINNESOTA 55487

July 11, 1989

Amelia Brown
North Side Residence Council
1715 Sheridan Avenue North
Minneapolis, Minnesota 55411

Dear Ms. Brown:

I am pleased that you and County staff were able to meet Monday to clarify the status of the North Food Stamp Office.

I understand the Department was able to assure you that they will proceed promptly to restore food stamp services to North Side residents. This means that North Side residents and clients will be able to apply for food stamps, periodically recertify their food stamp eligibility and redeem food stamps at the North Office. In effect, these food stamp services will be returned to previous levels of service.

I understand this is acceptable to you and the residents you represent. I would like to thank you and others who brought this matter to my attention. If I can be of further assistance, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sam", is written over a horizontal line.

Sam S. Sivanich
Commissioner

SSS:c1

OFFICE OF CITY COUNCIL - CITY CLERK
307 CITY HALL
MINNEAPOLIS, MINNESOTA 55415

minneapolis

city of lakes

July 10, 1989

Commissioner Sam Sivanich
Hennepin County Government Center
A2400
Minneapolis, Minnesota 55487

Dear Commissioner Sivanich:

It had been brought to our attention that the Food Stamp Service office on West Broadway would be closing.

We are glad to hear that this situation has been resolved and the Food Stamp Service office will remain open.

Sincerely,

Sandra Hilary
Sandra Hilary
Council Member - Third Ward

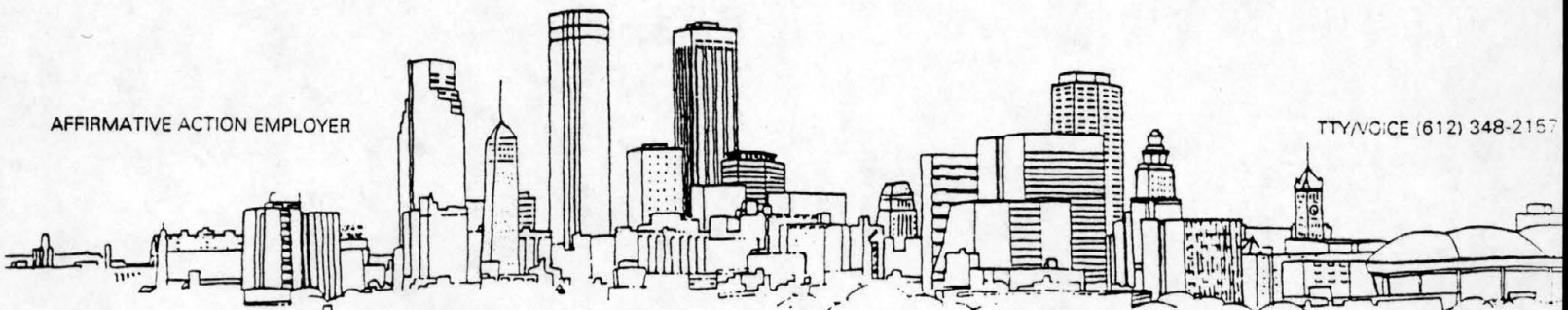
Van F. White
Van F. White
Council Member - Fifth Ward

SH/VFW/am

cc: HACC
NRRC
County Commissioners

AFFIRMATIVE ACTION EMPLOYER

TTY/VOICE (612) 348-2157



TWENTY YEAR REVITALIZATION PLAN

REMARKS OF JAMES R. HELTZER

JUNE 23, 1989

PLANNING SESSION

VISTA MARQUETTE HOTEL

INTRODUCTION

We are meeting this morning because we know our neighborhoods and our city have serious problems. Minneapolis is today on the threshold of losing its position as one of the most livable cities in the United States.

Yet, the City Council and Mayor have recognized we have serious neighborhood problems. You have been concerned and responsive:

1. Coordinated Neighborhood Action Program (CNAP)
2. S.A.F.E.
3. FHA/Urban Homestead Program
4. Boarded and Vacant House Program
5. Comprehensive Block Treatment
6. Franklin Avenue Redevelopment Shopping Center and AIBDC Incubator
7. Northgate Industrial Development
8. Cedar Riverside Housing - Cedar Square West
9. St. Anthony West - new housing
10. Armadillo Flats

Inspite of our efforts, our problems grow and become more serious. Anyone who doubts that need only to look around them. We are losing the battle of keeping up the City's infrastructure. Its neighborhood housing and business properties have begun to deteriorate at an alarming rate. The number of vacant and boarded homes has accelerated beyond the ability of our present programs to reverse the trend. These are problems that my staff and I spend every day trying to solve. They are some of the most visible problems faced by the city, not the only problems.

Along with the physical problems, are increased social ills that are slowly but surely hurting Minneapolis' chances of maintaining a climate of livability.

The rise in crime rates and perceptions of a less safe city, coupled with the influx of crack houses and associated activity has not only damaged the City's reputation, but has contributed to the flight of the middle class resulting in a decline in home ownership, an increase in absentee landlords, and growth of the population at or below the poverty level.

With a growth in poverty comes an increase in the related problems of unemployment, welfare dependency, alcoholism, child abuse, battered women, and a general breakup of families.

If unabated, these trends mean that Minneapolis will crash and burn as a decent livable city over the next 20 years. The elected officials twenty years from now cannot prevent this. Only you can do so, by actions you take now.

The answers are not in the stars. They are not in government in Washington or St. Paul. Those governments will send us rhetoric and regulations and never enough of our own money back to save ourselves.

Once again, you have recognized these growing problems.

You have already taken steps that can lead to the City's recovery.

- A. The Neighborhood Housing and Economic Development Task Force, chaired by Dick Brustad, identified the problems in its report in May, 1988:
 - 1. Found that 81 percent of the City's housing units need work.
 - 2. Documents that vacant and boarded houses increased 100 percent in three years.
 - 3. Home ownership was steadily declining.
 - 4. The task force called for a 20-Year plan to address these problems and needs:
 - \$84 million public investment per year; with a 20-Year \$1.68 billion total
 - \$63 million public investment, would be new money each year; \$1.26 billion total over 20-Years.
- B. Then you appointed a 20 Year Implementation Committee, chaired by Dick Miller. Then suggested how to treat the problem in a report issued in May, 1989, written by Tom Martinson. They agreed with the Brustad Committee. The Miller Committee devised a 20-year plan which:
 - 1. Calls for comprehensive approach to curing the City's problems
 - would attack social as well as physical problems
 - would require cooperation by all City agencies and departments.
 - 2. Its basic assumption and requirement is neighborhood involvement.
 - we must learn what neighborhoods need and want.
 - neighborhood workshops are the key to our success.

FOUR TWENTY YEAR PLAN ASSUMPTIONS

- A. Our physical and social ills must be solved, but cannot be solved at once.
- B. We have endured dramatic reductions in public funds.
 - 1. Continued federal reductions
 - 2. No adequate increased help from state
 - 3. Levy limits restricting revenue sources
 - 4. We are therefore on our own in this effort
- C. Citizen Participation is centerpiece
 - 1. Would be broadened and increased under the plan
 - 2. Currently varies dramatically between neighborhoods.
- D. Adoption of plan would signify a commitment of city policy makers to put a priority on the delivery of services and become goal-oriented instead of being process oriented.

Our Technical Advisory Committee considered effective strategies to implement our Twenty Year Plan.

I would suggest that Minneapolis is spending, every year, millions of dollars for a variety of services valuable to its citizens living in the neighborhoods. Yet in order to revitalize the neighborhoods, Minneapolis must coordinate and focus these expenditures geographically, by neighborhood. The Health Department, the Public Works Department, the Neighborhood Services Department, the Minneapolis Public Library, the City Coordinator, the County Board, the Park Board, the School Board, the Planning Department, the Police Department, the MCDA, and Public Housing must work together, supporting each other's efforts to revitalize each neighborhood. There must be an interdisciplinary team approach to implement neighborhood revitalization plans designed through careful consideration and planning by each neighborhood in workshops.

We must have our neighborhoods effectively function as the basic building blocks of this revitalization plan. It is their planning, their priorities, their needs that are the driving force, the engine that will make revitalization of neighborhoods a reality. This means that we must utilize existing neighborhood organizations, not create a new structure to superimpose over existing ones. It means that we must adequately fund neighborhood organizations. People will need training and technical assistance. Perhaps most important of all, neighborhood organizations must be open and fully representative of all people in their neighborhood.

This will mean that from time to time persons active in these organizations will run for public office, perhaps even yours. It means that some neighborhood newspapers will be critical of you, and perhaps the MCDA. This irritation, this inconvenience, this occasional outrage, is the price of democracy, and as neighborhoods are more and more empowered, these problems will be more than overbalanced by their vital contributions to saving Minneapolis over the next twenty years, by saving and revitalizing the neighborhoods.

In order for all of your departments and key independent boards and the neighborhoods to intelligently develop plans and strategies, there should be a common data base with input by all the players easily accessible. Each neighborhood needs to know what resources are available from what sources, and under what regulations. Getting this system set up will take time and money. And it is essential.

In order for this plan to work, first must come strong commitment from policy makers and department heads. Appoint a coordinating board of policy makers -- representatives of all government units involved.

This policy board should be established which will include:

- Mayor
- President of City Council
- Chairperson of the School Board
- Chairperson of the Library Board
- Chairperson of the Hennepin County Board
- Chairperson of the Park Board
- Chairperson of the United Way
- A Neighborhood Representative

This Policy Board should meet quarterly. Its members should set the policy of the 20-year plan and assess its progress and accomplishments.

A Technical Implementation Committee (TIC) should be created, replacing the TAC which I chair. It should include the top administrators of the agencies, boards, and the City, represented in the policy board. It could include:

- MCDA
- Planning Department
- City Coordinator
- Police Department
- Public Works Department
- School Board
- Hennepin County Board
- Library Board
- Park Board
- United Way
- Neighborhood Representative

This TIC should meet monthly.

There are other ideas I'd like to put forth:

Do not create a new bureacracy. We should use the knowledge of the people already here. We should reallocate staff time and city resources. We should not need new FTE's.

An overall staff director should be appointed. This person would work for the policy board and coordinate all parties involved in implementing the plan including staff, department heads, and neighborhood representatives. I suggest NOT doing a nationwide search. We need someone who knows the system, is familiar with our resources, knows the territory, and who has a working relationship with all involved.

We need a coordinated budget process between all of our City's agencies, departments, and boards; jointly applying their resources to the neighborhoods' problems. Our funds must be allocated complementing each other, on a neighborhood basis.

The primary key to success of the plan is neighborhood planning. This process requires:

1. A neighborhood workshops process, using existing neighborhood groups structure. It must be a truly democratic process.
2. An objective evaluation process must be included. We must be certain that all involved receive necessary technical assistance. We must be certain that findings presented are truly representative of the whole neighborhood.

CONCLUSION:

If we are to undertake and succeed in this effort, we should move immediately to secure the support of the various governmental and neighborhood organizations whose commitment is necessary to make the twenty year revitalization plan work. We will need to renew that support every year, and the City will have to keep the accomplishment of the goals of this plan as its number one priority each year for the next twenty years.

I cannot stress enough the importance of full and enthusiastic support of this plan over the long haul by elected city officials and other policy-makers. Without such support we should never begin the effort, because it will surely fail.

I believe strongly that the Twenty Year Revitalization Plan is sound, and that through it we can dramatically change the direction this city is now heading. But it's also a radical and revolutionary concept that we must all be willing to embrace, with the understanding that it will change how the city is run. If we are each going to protect our City, we must not be concerned with protecting our turf.

I believe that the changes will in the long run strengthen Minneapolis, and that the city leaders twenty years from now will look back at what we started as a courageous and remarkable effort.

To some elected leaders, much is given. From some, much is required. Through some leaders, courageous deeds are accomplished and challenges are met. I believe that Minneapolis has such leaders, and the time is now.

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

SUITE 600, 331 SECOND AVENUE SOUTH, MINNEAPOLIS, MINNESOTA 55401

July 5, 1989

MEMO TO: Jackie Cherryhomes
Northside Residents Redevelopment Council

FROM: Dorothy Jacobs *D.J.*
Citizen Participation

RE: Industrial Development Revenue Bond Application for Lintex Corporation currently located at 15 Franklin Ave. East and proposing to relocate to Block 27 of the Northgate Industrial Park

The Agency has just received a request from the above-named company for approval of Industrial Development Revenue Bond financing through the Minneapolis Common Bond Fund.

Lintex Corporation is currently located at 15 East Franklin Avenue and they are proposing to relocate to Block 27 of the Northgate Industrial Park. The Corporation is engaged in the manufacturing of institutional linens and other related products. Their current facility is a 20,000 square foot building which employs 50 employees. They are proposing to build a 35,000 square foot facility in their new location.

If you need further information, please call Bob Lind, Financial Resources, at 342-1236.

Thank you.

cc: Bob Lind

*SMMC -
working on area where McDuffy -
some one working plans
Meeting - are people going to have veto -
people must come out and voice
whatever opinion - people do have voice
Had money made study*

MINUTES - FOURTH PRECINCT ADVISORY COUNCIL MEETING - JUNE 20, 1989

PRESENT: David Norris, Betty Lewis, Isabel Buri, Karen Skrivseth, Al Collins, Irene Pieper, Joe Mullery, Elizabeth Harris, Charles Hommes, Inspector Jones, and Off. Persons

EXCUSED: David Good

VISITORS: Anthony Doyle, Scott Olson, Wayne Lolar, Joyce McMartin & Linda Callender

The meeting was called to order by Chairman Hommes at 7 p.m. The May Minutes were approved as written.

1. Crime Statistics Report (per Inspector Jones). The latest crime statistic figures were reviewed. The "Hot Spot" program was discussed. Question was asked regarding effect of arrests. Discussion followed. Block Club program also was a point of discussion (benefits/effectiveness).
2. Area Reports:
 - A. Al Collins (Cleveland) - area quiet at this time.
 - B. Isabel Buri (EPNI) - distributed EPNI area report to members. Special area meeting being held this night regarding "Public Drinking in Elliot Park", at the Elliot Park Rec. Center.
 - C. David Norris (NW Mpls. Biz Assoc) - graffiti cleanup in area last month was effective. Area businesses have been experiencing recent waste dumping in their areas.
 - D. Betty Lewis (Glenwood/Lyndale) - reports recent problem of strange men knocking on doors of residences late at night/women frightened.
 - E. Karen Skrivseth (Guardian Angels) - gave report on recent meetings/Block Club organizing. She also gave a brief report on the upcoming (6/24/89) #4 Pct. Youth & Police Celebration at the Phyllis Wheatley Center.
 - F. Elizabeth Harris (CCP) - gave report on 12th & Knox Ave. Block Club. Area is encouraged due to recent neighborhood activities, however, youths in the area still selling drugs.
 - G. Joe Mullery (Victory) - Specific house in his area suspected of drug dealing and activity.
 - H. Irene Pieper (Downtown Council) - reported on Parking Ramp Ordinance. She also gave a breakdown report on the soon to be 'downtown beat officers'.
3. Award Ceremony.

Inspector Jones read letters of Commendation from Chief John Laux, to Scott Olson and Anthony Doyle regarding their good citizenship/actions in recent Northside crime incidents.

JUNE MINUTES (cont.)

page 2.

4. Open Discussion:

Joyce McMartin and Linda Callender, 16th & Dupont Ave. No. (OHNA), discussed the neighborhood concerns, i.e., drug houses/tippling house/vacant property-all presenting problems in the area. Discussion followed regarding solutions.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Jean M. Sontag, secretary

NEXT MEETING: Tuesday, JULY 18, 1989, at 7 p.m. at the Fourth Precinct, 1924 Plymouth Ave. North.

JULY AGENDA: Crime Statistics and IAD Reports
Area Reports
New Business/Open Discussion

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

SUITE 600

331 SECOND AVENUE SOUTH

MINNEAPOLIS, MINNESOTA 55401-2218



JAMES R. HELTZER, EXECUTIVE DIRECTOR

Development Agency Information 348-7100

Public Housing Authority 342-1400

Writer's Direct Number _____

Fax Number 612-342-1215

June 26, 1989

RE: Proposed Modification No. 10 to Grant Urban Renewal Plan, dated June 26, 1989

Dear Interested Party:

Attached for your review is proposed Modification No. 10 to the Grant Urban Renewal Plan. The purpose of Modification No. 10 is to develop property owned by the Minneapolis Community Development Agency, located in north Minneapolis, bounded by the Parkview Apartments on the north, Humboldt Avenue on the west Emerson Avenue on the east and Grant Park on the south. This property will be developed into an industrial park similar to the adjacent Northgate Industrial Park.

The original Northgate Industrial Park has been very successful in bringing new jobs and generating additional tax revenue for Minneapolis and the Near North neighborhood. The MCDA would like to expand on the success by developing Northgate II, a smaller light industrial site, on the above mentioned property. Due to a number of title problems, the land has formerly been unmarketable. The title problems are close to resolution, and a developer is prepared to begin development of a new facility upon approval of this modification.

The property owned by MCDA is presently zoned residential but because of the high density of units presently in the area, additional housing at this area is undesirable. Application has been made to re-zone the land to M1-1, light industrial, to allow the proposed development to occur. MCDA staff has prepared a request to amend the City's Comprehensive Plan, as well as an application to vacate Dakota Circle, and amend the former planned residential development designated for this site. These actions will be considered at the Planning Commission meeting of July 12, 1989.

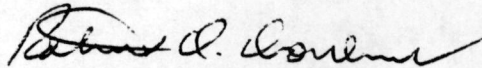
The attached Modification No. 10 to the Grant Urban Renewal Plan, dated June 26, 1989, is hereby transmitted for 30-day review and comment to the Mayor, the City Planning Commission, the Redevelopment Advisory Committee, the Hennepin County Board of Commissioners, the Minneapolis School Board, affected community groups, affected property owners and other interested parties.

Comments on the proposed Modification No. 10 to the Grant Urban Renewal Plan are to be submitted to the Agency in care of Jane Hause, Project Coordinator, 331 Second Avenue South, Minneapolis, Minnesota, 55401, by July 26, 1989.

It is anticipated that the City Council will consider Modification No. 10 at public hearings before the Community Development Committee on Monday, July 24 at approximately 9:30 a.m. in Room 319, City Hall and before the Committee of the Whole on Friday, July 28 at approximately 9:30 a.m. in Room 317, City Hall. City Council and MCDA Board of Commissioners action on the proposed modification is expected to occur at their meetings of Friday, July 28, 1989.

Questions may be directed to Jane Hause at 342-1347. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "James R. Heltzer", written in a cursive style.

James R. Heltzer
Executive Director

JRH/vc/v

GRANT URBAN RENEWAL AREA
MINN. R-9
MODIFICATION NO. 10
JUNE 26, 1989

Original Plan:	June 15, 1962
Revised:	October 1, 1963
Modification No. 1:	March 12, 1964
Modification No. 2:	December 31, 1964
Modification No. 3:	October 1, 1966
Modificaition No. 4:	January 17, 1968
Revised:	April 19, 1973
Modification No. 5:	March 6, 1978
Modification No. 6:	July 12, 1978
Modification No. 7:	May 15, 1981 - Not Approved
Modification No. 8:	November 23, 1984
Modification No. 9:	July 2, 1987

- A. Table of Contents
- B. Description of Project
- | | |
|--|-----------|
| 1. Boundaries of Urban Renewal Area | No Change |
| 2. Project Boundary Map | No Change |
| 3. Types of Proposed Renewal Actions | No Change |
- C. Land Use Plan
- | | |
|--|-----------|
| 1. Land Use Plan Map - Map 2 | Changed |
| 2. Land Use Provisions and Building Requirements | No Change |
- D. Project Proposals
- | | |
|---|-----------|
| 1. Land Acquisition | No Change |
| 2. Property Acquisition Map - Map 3 | No Change |
| 3. Rehabilitation and Conservation | No Change |
| 4. Redevelopers Obligations | No Change |
- E. Relocation
- No Change
- F. Procedure for Changes in Approved Plan
- No Change
- G. Official Action to Carry Out Plan
- No Change

C. Land Use Plan

1. Land Use Plan Map - Map 2

Changed

Modification No. 10 includes land use changes from residential to industrial for Blocks 4,5 and 6; bounded by Humboldt Avenue at Banneker Avenue on the west, Emerson Avenue on the east, the Parkview Apartments on the North and Ojibway Street on the south. The area is concurrently being rezoned from R-4 to M1-T to comply with the the anticipated light industrial land use.

2. Land Use Provisions

1. Permitted uses:

a. No Change

2. In addition to the permitted land uses as stated in item 1. the following uses will be permitted on the indicated parcels subject to all other applicable provisions of this Plan:

<u>Parcel</u>	<u>Recommended Use</u>
4	Industrial
5	Industrial
6	Industrial

Grant Urban Renewal Plan
Modification No. 10
June 26, 1989

City groups fighting crime and drugs across the nation

West Coast Triumph:

California Groups Mobilize— and Thousands Join War on Drugs

by Roger Kerson

Citizen power is winning the war on drugs in California thanks to the efforts of Oakland Community Organizations (OCO), a federation of thirteen church and neighborhood groups. OCO is part of the Pacific Institute for Community Organizations (PICO) network, along with sister organizations in San Jose, Santa Ana, Anaheim and San Diego, California, and Kansas City, Missouri.

"We've closed down 100 houses in East Oakland," says Kay Gozony, a lifelong resident of Oakland and leader in OCO. She has been active in OCO since 1972. "People are complaining and talking about these drug houses, and giving the police the information. Then the police team up with the housing division, the electric company, and the water company."

"They are shutting these houses down and turning everything off — electricity, gas, and water — so the drug dealers can't stay there," says Gozony.

The crackdown on crack houses is a result of a successful yearlong fight by OCO which began in January of 1988 when 250 OCO leaders interviewed more than 5,000 community residents. These interviews showed that the drug problem was a number one concern for the residents of East and West Oakland.

The big problem is in an area known as "the flatlands," which are in between San Francisco Bay and the hills that rise on the eastern edge of Oakland. For years, "the flatlands" have been home to Oakland's poor and working class citizens.

Neighborhoods in this area are being destroyed by the drug epidemic, and citizens have decided to fight back.

"There's no point in flying over to the other side of the hill," says Kay Gozony. "It's just going to follow you there."

After identifying the drug epidemic as a key issue in the community, OCO leaders began working with members of their sister group, People Acting in Communities Together (PACT) in nearby San Jose.

The two groups began to research possible solutions to the issue and conducted interviews with police officials, prosecutors, and drug treatment experts. They made a number of disturbing discoveries:

- California state law on "nuisance abatement" allows for the closing of drug houses — but the law was not being enforced.
- State funds for treatment centers have been frozen for seven years.
- No comprehensive prevention strategy was in place to provide children with alternatives to drugs.
- Judges in Alameda County, where Oakland resides, were setting much lower bail for drug offenders than judges in other counties.

Armed with this information, OCO and PACT developed a six-point program to stop the drug epidemic, focusing on enforcement, treatment, and prevention.



Above: More than 2,000 people at a public meeting on drugs, Oakland, California.

This program specifically includes provisions for increasing bail, increasing the level of sentencing, and closing down drug houses. The OCO/PACT program also recognizes the necessity of making "treatment and health care available for all families affected by drug addiction."

In May, the people made these points clear to public officials. First, 150 OCO members presented their plan to the Alameda County Board of Supervisors, followed by a crowd of 300 which took the issue to the Oakland City Council. The Council and the Board of supervisors both endorsed OCO's plan.

The people power of OCO and PACT was getting stronger and stronger. OCO and PACT realized that the drug problem had to be solved on the state level. Both organizations scheduled public meetings with their state representatives for Sunday, June 26.

The results of this plan sent an earthquake-style shock wave throughout the Bay Area. OCO turned out 2,200 people in Oakland and quickly convinced four state legislators to sign on to the drug campaign. That same day, 40 miles to the south in San Jose, PACT held a meeting with more than 1500 people, winning endorsements from the two state legislators in attendance.

The anti-drug campaign has won specific commitments in Alameda County. Judges have started setting higher bail for drug offenders. And, after meeting with OCO, the Oakland police established a special "beat health" team which uses California's nuisance ordinance to seize and shut down drug houses.

Perhaps the most important achievement of the anti-drug campaign is a renewed sense of community pride. Residents cheer when police arrive to shut down drug houses — and they are no longer afraid to speak out about the drug problem.

"We act collectively," said OCO Vice President Nate Miley to the San Francisco Chronicle. "That discourages people from retaliation."

Citizen power is winning the war on drugs in California. The drug problem has stymied experts, frustrated the politicians, and confused the police and prosecutors for years. But community action groups are finally providing some answers.



Above: Leaders of the Oakland Community Organizations (OCO), from left to right, Catalina Esquivel, Bill Johnson, Joanne Lougin, and Frank Matarrese. Below: OCO holds a press conference on the issue.



The drug problem has stymied experts, frustrated the politicians, and confused the police and prosecutors for years. But community action groups are finally providing some answers.

"I'm past the point of fear," said OCO leader Frank Matarrese to the San Francisco Chronicle. "If people want

to know who is involved in the anti-drug movement in my neighborhood, go ahead and tell them."

With thousands of people fighting together to stop the drug epidemic in Oakland, OCO has been getting the message across — and winning key battles in the war on drugs.



3415 UNIVERSITY AVE. S.E. / MINNEAPOLIS, MN 55414 / (612) 642-4559

TO: Matthew Ramadan
RE: Community Bulletin Board

Cityline, a division of Hubbard Broadcasting, is starting a free service to your community that will be implemented through the thirteen ward offices. The service will be found in our Neighborhood Information Line and is called The Community Bulletin Board.

Each ward member has been assigned a specific zip code in which to record bulletins for his or her constituents. We would like the neighborhood groups to get involved by contacting their ward members and informing them of the various activities/community events being planned. In this way the Community Bulletin Board truly represents the neighborhoods. If your group has more than one ward member that represents them remember to contact all ward members.

Welcome to your Community Bulletin Board!

Sincerely,

Donna Lock



3415 UNIVERSITY AVE. S.E. / MINNEAPOLIS, MN 55414 / (612) 642-4559

The Neighborhood Information Line

For a demonstration of the Cityline system,
call
645-6060
when Cityline answers, press category
1-0-0-0
once the Neighborhood Information Line answers,
enter zip code
55412



645-6060

This could be *your* neighborhood!
Feature it in the best way possible -
use Cityline!



3415 UNIVERSITY AVE. S.E. / MINNEAPOLIS, MN 55414 / (612) 642-4559



Benefits of *your*

COMMUNITY BULLETIN BOARD



Promote contributions that government and community council members provide neighborhood citizens.



Promote citizenship in area of voting and community support of government.



Educate community and encourage participation in community events - what effects one community ultimately impacts another.



Link neighborhoods together with activity information.



Enhance neighborhood profile by featuring special events and activities present year around.



Bring money to a neighborhood because of "tourist" attendance at community events - shops and businesses prosper.

Press Release

CACHIE

1006 West Lake Street, Minneapolis MN 55408
Phone : 627-2923

Contact Person: Marsha Navamanie

For Release: Immediately

FREE EXTERIOR REPAIR CLASSES

CACHIE offers a free, exterior home repair workshop Saturday, August 26th from 8:30 am to noon at Folwell Park, 1615 Dowling North. Call 627-2923 to register.

9 AM WINDOW REPAIR
HOME IMPROVEMENT LOANS AND GRANTS
LAWN CARE

10 AM STUCCO REPAIR
HOW TO HIRE A CONTRACTOR
EXTERIOR PAINTING

11 AM CEMENT REPAIR
PRUNING TREES AND SHRUBS
GARAGE REPAIR

Free Home Repair Classes



To help you make
needed repairs

- 18,000 violation notices sent last year
- We can help you learn how to make the needed repairs
- Attend "Sweep" classes held by CACHIE
- Nine classes offered
- Come for one class or stay all morning



Two Locations:

Saturday, July 8th - South Minneapolis

Sabathani Community Center, 310 East 38th Street
OR

Saturday, August 26th - North Minneapolis

Folwell Park, 1615 Dowling North

Schedule



- | | |
|-------------|--|
| 8:30 a.m. | Coffee and donuts |
| 9:00 a.m.* | Window Repair |
| | Home Improvement Loans and Grants |
| | Lawn Care |
| 10:00 a.m.* | Stucco Repair |
| | How to Hire a Contactor |
| | Exterior Painting |
| 11:00 a.m.* | Cement Repair (Sidewalks and Steps) |
| | Pruning Trees and Shrubs |
| | Garage Repair |

Plus booths from Inspections and other City offices

*Choose one class in each time slot

Please call **627-2923** to pre-register for your free class(es)

CACHIE has hundreds of home repair/maintenance classes each year. Call for a list.

Sponsored by: The City of Minneapolis - Coordinated Neighborhood Action Plan, CACHIE (Citywide Advisory Committee on Home Improvement Education) - Minneapolis Public Schools Community Educational Services, Central Neighborhood Association, Camden Area Community Concerns Council, Minneapolis Park and Recreation.

OFFICE OF CITY COORDINATOR
301M CITY HALL
MINNEAPOLIS, MINNESOTA 55415
(612) 348-2032

LYALL A. SCHWARZKOPF
CITY COORDINATOR

OPERATIONS
ROBERT C. MOFFITT 348-2426

HUMAN RESOURCES
FRANK J. REITER 348-2096

FINANCE DEPARTMENT ROOM 331
JOHN M. GUNYU 348-6370

PLANNING DEPARTMENT ROOM 210
OLIVER E. BYRUM 348-6315

minneapolis

city of lakes

NOTICE

TO: Residents and Property Owners of the North Washington Industrial Area (south of Broadway)

FROM: Dale Pollock, Minneapolis Planning Department (348-6531)

SUBJECT: A 40-Acre Zoning Study for the North Washington Industrial Area (south of Broadway)

DATE: April 28, 1989

The City's Comprehensive Plan entitled Plan for the 1980's was adopted on December 23, 1982. State law requires that the zoning must be consistent with the Land Use Plan of the Comprehensive Plan. In Minneapolis this compliance is achieved by means of a special zoning process called 40-acre zoning study. The NWIP area has many inconsistencies between the Land Use Plan and the existing zoning, therefore, a 40-acre study is necessary.

To initiate the study and explain the process and proposed zoning changes, a public meeting has been scheduled for **Wednesday, May 10, 1989, 7:30 p.m., at Hall Elementary School, 1601 Aldrich Avenue North, Minneapolis (Entrance on Aldrich Avenue.)**

Following this meeting, a formal public hearing will be scheduled and another notice will be mailed indicating the date, time and place.

This notice is being sent to all property owners of record within the study area shown on the back and also to all affected neighborhood and community groups.

Your attendance and participation is invited.

This meeting is accessible to the handicapped and a sign language interpreter is available for deaf or hearing-impaired citizens. For scheduling, please call 348-2157 TTY/VOICE.

AFFIRMATIVE ACTION EMPLOYER

TTY/VOICE (612) 348-2157



NWIP 40 ACRE STUDY

TITLE: STUDY BOUNDARY

SCALE:

DATE:

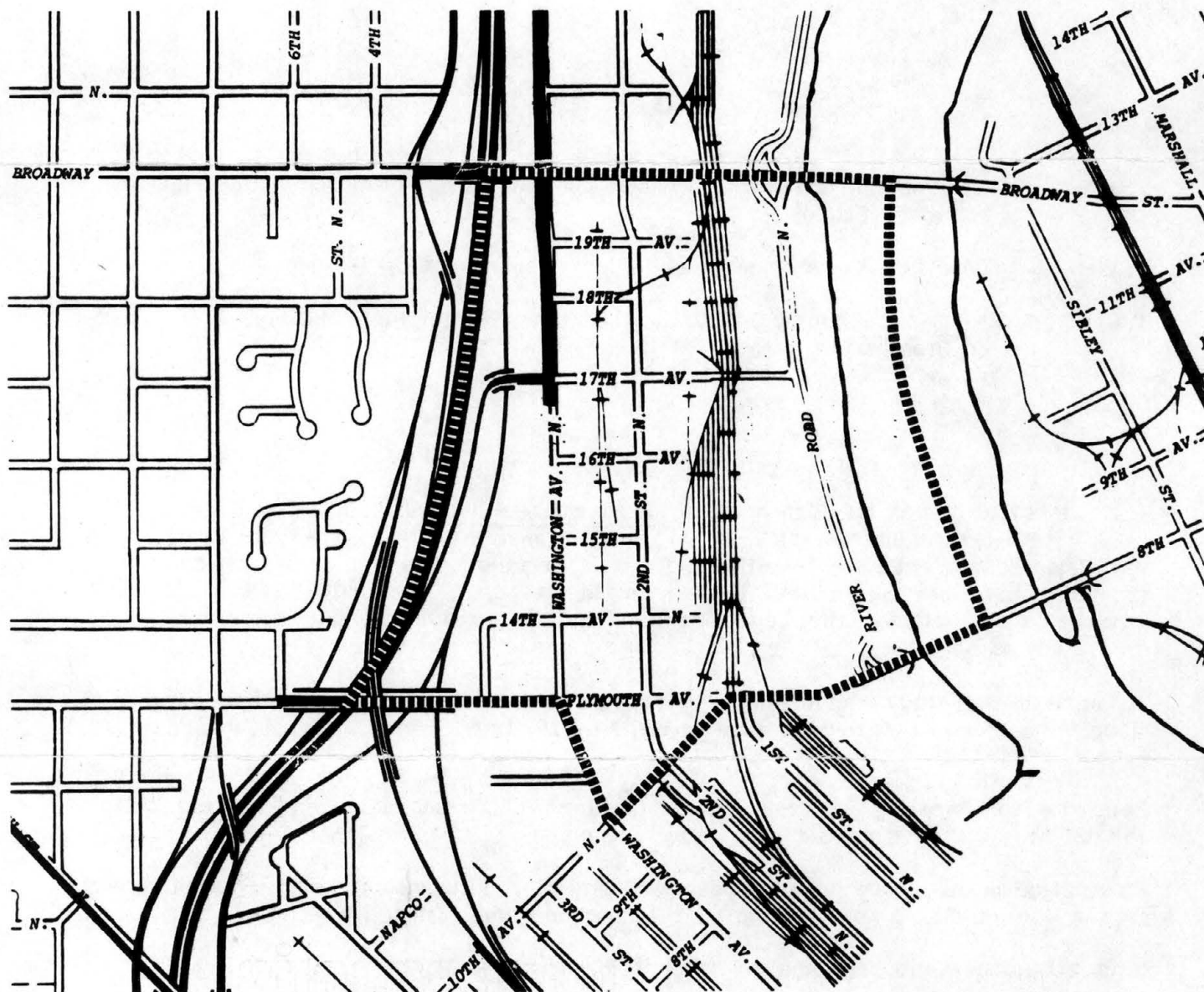
NUMBER

1

N



CITY OF MINNEAPOLIS PLANNING DEPARTMENT 210 CITY HALL



NRRC

DATE: SEPTEMBER 14, 1989
TO: FULL COUNCIL MEMBERS
FROM: NRRC

JUST A REMINDER, THAT THE FULL COUNCIL MEETING WILL BE HELD
MONDAY, SEPTEMBER 18, 1989, 7:30 P.M

STAFF REPORT
JOHN IRVING, DEVELOPMENT SPECIALIST
JULY 17, 1989

JOHNSON MEDICAL CENTER: On July 15, I received an executed copy of the Purchase Agreement from Park National Bank. The purchase price is \$97,500. From here the action plan is as follows:

- (1) Request NRRC Board approval to enter into negotiations to purchase the duplex at 1245 Penn Avenue North. The property is an integral part of the development plan for the area. It will provide at least 26 parking spaces for the two proposed commercial buildings.
- (2) Meet with Brenda Draves of the Franklin Avenue Business Center for technical assistance.
- (3) Prepare a development plan for the property including: construction costs, acquisition costs, zoning changes needed, total project costs.
- (4) Submit the development proposal to the MCDA for council approval.

TECHNICAL ASSISTANCE TEAM:

KING SUPERMARKET: The National Association of Black Accountants (NABA) met with LeRoy King on July 14. As you may recall, the loan provided to King Supermarket has a contingency clause requiring that management assistance be provided for the business. The NRRC agreement also requires that the TAT monitor the business for approximately 12 more months.

NABA reviewed the June year end financial statements. Their report and recommendations will be submitted for July 26. NABA will be meeting with Mr. King at least once a month for the next eleven months.

MCDONALD'S: The Minnesota Chapter of the National Association of Black MBA's, introduced their new president to the TAT at our July 12 meeting. The association's representative contacted Tyrone Washington, of McDonald's, for an update on the business. Mr. Washington indicated that the critical issues are the loiterers and winos as was the case last summer. Also, the youth continue to use his parking lot as a meeting place at night. The winos continue to harass drive through customers for small change.

NABMBA will address the above-mentioned concerns in a business plan which their members will prepare. The business plan will concentrate on marketing strategy, customer service, loitering

and will include recommendations on how to deal with the loitering and winos.

WASHING WELL LAUNDROMAT: Roger Wilson, the original owner of the business, has indicated that on or about July 30 he will have custody of his child (the business). Mr. Wilson will no longer allow Aboo Bachellani to negotiate the sale of the business to proposed buyers. Present activity concerning the business and sale is as follows:

(1) On July 8, Mr. Wilson indicated that after his vacation (July 30), he will pay all past due loan payments to First Bank. He will then entertain offers to purchase for a short time and then move his equipment out of the shopping center.

(2) On July 10, First Bank began proceeding to foreclose on the loan for the business, for which Mr. Wilson has provided collateral and is responsible.

(3) On July 6-10, I talked with the two proposed buyers of the business. Buyer one indicated they will submit an offer to purchase the business on or before July 19. Buyer two will not make a decision as to the purchase of the business until after the new owners have acquired the shopping center.

July 30 - present Man give up his ownership ship

HUD GRANT

The quarterly report was submitted to HUD. Included with this report is a copy of the projected activity and fund need schedule. The schedule will give board members a summary of the tasks, projected time schedule and budget for the tasks submitted to HUD as part of the HUD grant.

TIGER/CUB SCOUTS

On July 12, NRRC received the Charter from the Viking Council Boy Scouts of America. NRRC is officially a scout sponsor. On July 10, I met with the Viking Council representative, Otis Jenkins. Mr. Jenkins indicated that the next step is to have the adult participants receive their scout training. This will take place at our next monthly meeting.

The scout meetings are held on the first Monday of each month. The meetings are held in the NRRC office.

1900 Morgan —

1916 - 14th Ave N - 4 new

1327 - Emerson - call to Symme

610 - Penn - - - - 4 new

1636 Newton - - - - 4 new

Projected Activity & Fund Need Schedule

1	2	3	4	5	6	7	8	9	10	11	12
---	---	---	---	---	---	---	---	---	----	----	----

TASKS

Fundraising

1. Fundraising committee _____ 3
2. Grass-Roots Fundraising _____ 5
3. Luncheon For Area Businesses _____ 6
4. Follow-Up Luncheon For Area Businesses _____ 8.5
5. Holiday Open House _____ 10.5

Developments

1. Purchase Kings Shopping Center _____ 5.5
2. Renovate Kings Shopping Center _____ 8.5
3. Lease Vacant Space in King Shopping Center _____ 11.5
4. Develop Management Plan For Kings Shopping Center _____ 6
5. Secure Professional Management For King Shopping Center _____ 5
6. Achieve 90% occupancy in King Shopping Center _____ 12

Small Business Assistance

1. Assist Seven Existing Businesses _____ 12+
2. Assist Seven New Businesses _____ 12+

Employment Services Program

1. Market Employment Services Program _____ 12
2. Establish Relationship For Hiring w/ Area Businesses _____ 12
3. Identify Funding Sources For Education & Training _____ 12
4. Marketing of Employment Services Program _____ 12

	1st Qtr.	2nd Qtr	3rd Qtr	4th Qtr	Total
NRRC MATCH	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 7,500.00
NRRC HUD	\$ 8,995	\$ 8,995	\$ 8,995	\$ 8,995	35,000.00
Other Source	\$ 6,656.95	\$ 6,656.95	\$ 6,656.95	\$ 6,656.95	24,787.2
Totals	\$ 17,281.95	\$ 17,281.95	\$ 17,281.95	\$ 17,281.95	64,244.92

Comprehensive Economic Development Planning

1. Review Data Base Inventory _____ 3
2. Hold Community-wide Meeting To Inform Residents of Program _____ 5
3. Preparation of Document On Conditions of Area _____ 6
4. Establish Evaluation Criteria _____ 9
5. Development of (3) Design Alternatives For Vacant Land In Area _____ 9
6. Presentation of Design Alternatives At Community-wide Meeting _____ 10
7. Selection of Final Design Plan For Vacant Land In Area _____ 12

Other Sources

1. Reports/Internal & External _____ 12

BOY SCOUTS OF AMERICA

Charter

GRANTED TO THE

NORTHSIDE RESIDENTS REDEVELOPMENT

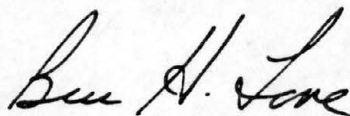
upon application through authorized representatives to carry on the Scouting program for
CHARACTER DEVELOPMENT • CITIZENSHIP TRAINING • MENTAL AND PHYSICAL FITNESS
subject to the provisions of the Charter and Bylaws and Rules and Regulations
of the Boy Scouts of America for the period ending

MAY 31, 1990

PACK 3042

MINNEAPOLIS , MN

In testimony whereof the Boy Scouts of America has caused this
charter to be issued and its corporate seal to be affixed.



CHIEF SCOUT EXECUTIVE

INCORPORATED FEBRUARY 8, 1910
CHARTERED BY CONGRESS JUNE 15, 1916



289 08

MINUTES OF NRRC FULL COUNCIL
MEETING DATE: AUGUST 21, 1989

The meeting was called to order by Vice Chair - Elizabeth Harris

The roll was called by Cheryle Edwards.

Good & Welfare - Porches will have open house on August 23, 1989

Agenda was approved for the evening.

STAFF REPORTS

Richard Parker -Executive Director - He informed the Board that HUD has put a hold on the Knox & Logan Project, the reason for this is because it was a impacted area and too much federal assistance going on in one area.

Richard also read a letter from Mike Brenda & Chip Wells regarding the NET Facilitator - the letter stated that the retention was down, and for NRRC to continue funding, John A. Jones must improve on his retention. Richard will be meeting with Mike & Chip sometime next week.

Jackie Cherryhomes - Absent

John Irving - See Written Report

BJ Wright - Housing Coordinator - Absent - See Written Report

John A. Jones - Employment Specialist - See Written Report

Amelia Brown - Community Organizer - See Written Report -

Cheryle Edwards - Administrative Assistant - See Written Report

COMMITTEE REPORTS

West Broadway Task Force

Three (3) proposals on the West Broadway project were submitted to the City. They want to demolish housing between Bryant and Emerson, the cost will cost between 8 and 10 million dollars.

Economic Development Task Force

The board heard a presentation from Lintex Corporation - they are in the business of commercial sewing, textiles and apparel, for the health care industry. They would like to build their 35,000 square foot facility on Plymouth Avenue by Precise Products. They will have approximately 5 truck

First Bank Laid Off 2000 / cut backs \$ \$

aily to/from their building and are looking to hire 12 individuals preferably from the neighborhood once they move.

MOTION - Brian Bushay made a motion to approve Lintex move to Plymouth Avenue, Matthew Ramadan seconded. - Motion Carried

Residential Task Force

MCDA is requesting of approval to purchase and tear down the single family homes on Howell & 11th Avenue North, in order to convert this land into commercial use.

Brian presented the board with the fact at the last Residential Task Force Meeting that 3-4 families had been notified previously that their homes were being considered to be bought by the MCDA. The board is proposing that MCDA buy the homes but let them remain.

Crime Prevention Task Force - Meeting was canceled due to National Night Out.

ADJOURNMENT - 9:29A.M.

NRRC

RIF Projects / 1989-90

TO: All Board Members

WHAT: Walk-through of NRRC's RIF projects

WHEN: Saturday, September 30, 1989
10 o'clock a.m.

WHERE: Begins at 1422 Oliver Avenue North

We will be touring the following RIF properties in this order:

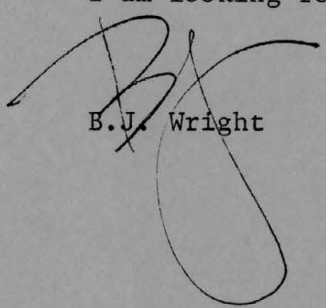
1. 1422 Oliver Avenue No (duplex)
2. 1325 Newton Avenue North
3. 1331 Morgan Avenue North
4. 1342 Morgan Avenue North
5. 1341 Logan Avenue North

Please be prompt!

For your own protection wear blue jeans, a sweatshirt and tennies or boots. Some of these houses are not in the best condition.....

I have asked the architects involved with the projects to be present with their draft or final drawings for each project.

I am looking forward to seeing all of you Saturday morning!



B.J. Wright

NRRC

1989 -1990 LIST OF NRRC BOARD OF DIRECTORS

DISTRICT 1	Agnus Manning 1900 Vincent Ave. N. Minneapolis, Mn. 55411 521-7179	VACANCY
DISTRICT 2	Mark Masica 2349 Thomas Ave. N. Minneapolis, Mn. 55411 545-5951	VACANCY
DISTRICT 3	Arthur Dawson 1643 Thomas Ave. N. Minneapolis, Mn. 55411 522-0037	Diane Beckly 1300 Washburn Ave. Mpls, Mn. 55411 522-2401
DISTRICT 4	Viola Martin 1522 Queen Ave. N. Minneapolis, Mn. 55411 529-4616	VACANCY
DISTRICT 5	Ed Mack 1506 Newton Ave. N. Minneapolis, Mn. 55411 588-7939	
	Dorice Laws 1518 Morgan Ave. N. Mpls, Mn. 55411	Ella Hinton 1525 Newton Ave. N. Mpls, Mn. 55411 529-8746
DISTRICT 6	Matthew Ramadan 1411 - 14th Ave. N. Mpls, Mn. 55411 521-6615	Elizabeth Harris 1725 Girard Ave. N. Mpls, Mn. 55411 522-5707
DISTRICT 7	Rosemary Weitzel 1713 Dupont Ave. N. Mpls, Mn. 55411 529-3123	Greg Rosenow 1425 Dupont Ave. N. Mpls, Mn. 55411 522-6317
DISTRICT 8	John Cole 512 Lyn Park Circle Mpls, Mn. 55411 521-6035	George Finney 501 Lyn Park Circle Mpls, Mn. 55411 521-9850

NRRC

1989 -1990 LIST OF NRRC BOARD OF DIRECTORS

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1241 Upton Ave. N.
Mpls, Mn. 55411
522-8399

John Jeffers
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520-5309 347-5864

DISTRICT 10 Margaret Ford
626 Thomas Ave. N.
Mpls, Mn. 55411
521-1906

Dale Simonson
921 Vincent Ave. N.
Mpls, Mn. 55411
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DISTRICT 11 Laverne Hadley
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374-5197

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1223 Newton Ave. N.
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531-7477

DISTRICT 12 VACANCY

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DISTRICT 13 Albert Frencher
928 Olson Highway
Mpls, Mn. 55411
342-1615

Louise James
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342-1615

DISTRICT 14 VACANCY

Sharon Calloway
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AT - LARGE REPRESENTATIVES

Ed Nakumbe
1101 Knox Ave. N.
Mpls, Mn. 55411
521-8185

Bart Riney
2118 - 14th Ave. N.
Mpls, Mn. 55411
522-7646

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1715 Emerson Ave. N.
Mpls, Mn. 55411
522-2776

Ted Loftstrom
1629 Bryant Ave. N.
Mpls, Mn. 55411

Katie Houlihan
1407 -17th Ave. N.
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