

Whittier Alliance Board Meeting Minutes
May 25th , 2017 6-8:30 PM
Whittier Rec. Center

Present: Andrew Nordick, Araceli Perez, Carrie McCabe-Johnston, Chafoxey Mitchner, Christina Le, Christine Popowski, Daphna Stromberg, David Bagley, Erin Sjoquist, Jennifer Kader, Kaley Brown, Geri Jerez, Laura Jean, Marie Listopad, Martha Nemesi, Mary Garza, Michael Malone, Scott Melamed

Absent: Kenya Weathers, Jesse Oyervides

Staff: Ricardo McCurley, Joey Whitesman

Call to Order at 6:28PM by David Bagley, Board Chair. Standard of conduct and conflict of interest were reviewed.

Introduction of new and old board members are made.
David Bagley introduces Standard of Conduct

Changes to agenda:

Motion to approve the May agenda **Carries**.

Comments from the Chair

David Bagley

Secretary's Report

Erin Sjoquist

Review of April 27th, 2017 Board Meeting **Minutes**. **Motion** to approve minutes **Carries**.

Erin is absent.

Board Meeting **Attendance**

Next Board Meeting: 6/29/17

Executive Committee

David Bagley

Minneapolis Renter's Coalition- Abbey Reynolds

- Neighborhood coordinator in Beltrami
- Has worked their for a year
- Vanessa old coordinator in Beltrami- need for support in neighborhood
- Not trained as tenant organizers and need was there
- Single family home and nine unit apartment building owned by Kahn
- Kahn- property owner in North minneapolis- 42 properties in the city
- Lots of complaints, actions to revoke rental license

- Kahn appealed
- Last ruling from state saying city has legal right to revoke. He's now going federal
- Outcome of license revocation is vacation of all properties
- Did Not want tenants blindsided- wanted to give them updates, keep in loop
- Worked with other Neighborhoods orgs to door knock and inform
- Build relationships
- MRC, Inquilidxs Unidxs (IX), and Homeline provided support to neighborhoods in how to address tenant issues
- Late fall, 2016- maintenance issues
- People were afraid of losing housing
- Goal: helping tenants write repair requests
- Dynamic of power where people too afraid

Turning Point:

- February, things changed dramatically- 30 day notice to vacate (this is legal- all on month to month)
- Not enough time to find new housing was sentiment
- Weekly organizing meetings, at least 4-5 units attending
- Asked what do you need?
- IX helpful in legal and organizing knowledge
- Plan led by tenants to overstay and livability case since he wasn't doing repairs
- Kahn came to a meeting- divide and conquer approach with tenants
- Renter records issue in finding housing
- Beltrami approached by person buying building
- Tried to negotiate with developer...didn't really work
- Outcome: several tenants took deals from Kahn to move to other buildings
- TAKEAWAY: sitting down with everybody did
- 1 unit did overstay- he served an eviction notice
- Parties Went to a courtroom with tenants, Kahn, etc. to negotiate and get eviction off record. They moved out next day, given money, reduced rent in another building
- Final Thoughts: after notice to vacate- everything resolved in a very quick month and a half
- Board being concerned about tenants helped
- Didn't have to become experts by partnering
- Survey for neighborhood priority plan
- Directing tenants to resources but not dictating them, rather listening

Questions/ Comments:

- MRC hasn't done too much policy work yet
- Tricky scenario because month to month lease
- More notice seems fair to tenants
- Council member Glidden- brought forth ordinance of having to give notice when selling a multi-family building
- Fear was not based on legal status, more on criminal record of a few
- How does the coalition operate? There in a visioning process
- Groups like MRC can help our residents, if the neighborhood organization cant

- Boards ratified a document of tenant related issues- received mcknight grant
- How do landlords react? Not much experience with this other than this situation
- How can we provide support to your issues? Said to Kahn
- Kahn felt we were interfering with his business
- Neighborhood being present helped make a more neutral
- BNC is 50% rental, more rental engagement- they are hiring a rental engagement coordinator- surveying
- Are tenants that were moved more educated/ prepared to fix situation
- Neighborhood orgs. Are place-based so hard to follow up when they moved
- MCR/ IX could help
- Most had kids, wanted them to stay in same schools, proximity to work important
- Community Action Partnership helped with moving expenses
- Common Bond issue with rat infestation, similar fear in organizing
- 3 or more people complain, landlord will have no idea who called
- How much staff time devoted? Not too much until vacate notice came (crisis situation)

Financial Committee

Christina Le

Christina explains the financials and goes over March and April financials and the reimbursement process:

Operating expenses- big pool of funds is larger than ½ million we see
 NRP contract 2- we contract out- comes from historical program
 Balance sheet shows
 CPP funds are a set of funds we get yearly
 NRP contracts difference between 2?
 All have categories

We're on track but a little under
 We budget for some type of fundraising

Profit and Loss by Job means- "by project"

Are there year by year comparisons to see how we're doing financially? Make more informed decisions

Motion to approve March Financials

Carries unanimously

April Financials:

We might be consolidating accounts with one bank

Payroll March- came out of NRP, April- out of CPP. Why? This exists only in our books but when we get reimbursement from city its final

Unrestricted General Funds- our cash money, no one can tell us what to do
Motion to approve April financials carries

WA Funding Source Update

- This is our total assets as an org. Right now except for what we haven't requested city reimbursement for yet (about 70,000)

Unrestricted- only legal strings. Usually spent on food
Held at Sunrise and Truestone

CPP- revolving pool of money every year- about 133k each year

We receive one of the highest amounts

We run out of CPP by middle of the year usually

NRP phase 2 22203 (1 mostly gone)- line-itemed out to variety of programs, mostly operational expenses covered

NRP 23503- also restricted, to change uses we can do it for small amounts. To reallocate 25k or more we have to get approval from the neighborhood

28268- youth programs

Contract 39467- Housing loans

Last Pot- uncontracted funds. Promised by city

CPP ends in 2020

NRP does not get replenished * Loan programs can provide repayments though

Instead of just giving away or spending money, we loaned it & got it back and have stayed operational

We're all volunteers, but we carry a great responsibility in administering funds

Lot of ability to do good things with the money

Acting Committee & Task Force Reports & Motions

Community Issues

Scott Melamed

No meeting this month

- Been meeting with a lot of people in the neighborhood
- Come to the CI on June 12th

Business Association

Andrew Nordick

- Met at Good Grocer- being displaced by I-35 expansion
- Describes model and mission- provide food for people in need
- Big focus on 26th/ 28th bike lanes
- Primary concern was perceived lack of community involvement

- Advisory committee very bike centric and so businesses felt that didn't have a voice
- Motion to postpone
- Issue of not coordinating well with construction timelines
- Updates from CM Bender on bikes: School schedules in implementation of bike lanes

Postponed 35W conversation

Web Post on Farmer's Market on Whittier Website

ESTF: Mary

Meeting at the sustainable house on Harriet

Excel buys back their energy

Pollinator patches at Soo Line Garden

Staff Reports:

Reports from Paul, Ricardo, and Camilla are in the board packet.

SW Community Meeting:

We were fiscal agent and got 5k grant to put this on

We are receiving \$500 for doing that work

Used Whittier business- Marhaba as caterer

160 people

Purpose: neighborhoods try to get together to stay sustainable

Instead: city staffers asked 3 questions about services we provide, what makes an effective org. Look like?

Felt like we were justifying ourselves vs. finding a solution with the city

TIF district? Kmart area? Not discussed

Data collected for city but not sure

As of 2021, CPP money goes to general fund, not necessarily neighborhoods

Our ability to do things is very strong

Most other neighborhoods had almost no staff

City-wide neighborhood work is part of our directive

We report our successes via:

1. Annual report at meeting
2. Report to NCR of how we used the funds

So they're asking us to justify ourselves but they already know what we do...

Good Business Award Nomination- Marhaba Grill

We are sometimes seen as communicators for the city

Housing Update:

Monday's renter meeting

Double

City pages article

Annual Meeting Priority Engagement Summary:

We took all the priorities in Current strategic plan

Next month, final report on what we have done with current strategic plan

Focus groups- groups not represented at meetings, events, etc.

We are writing a plan for our organization, not the entire neighborhood- what our organization

We have instituted a mobile office!

1st one at Glam Doll- religious institutions, property owners

35W

- It's going to be a mess
- CI in April they presented
- We know schedule
- They do not have a budget for wayfinding
- Can neighborhoods use this to their advantage?
- Putting up signs?
- This starts in August at Franklin
- 5 year process
- This should be further discussed at CI and BA

Kmart

- CM Bender bringing it to council in June
- Shifting politics

GMHC

- Our loan provider, they are trying to get out of the business
- Didn't get enough people to sign up so they are getting out

Old & New Business:

Adjourn

8:37PM

Minutes submitted by Joey Whitesman.

Meeting Minutes Approved on _____

David Bagley, Board Chair

Erin Sjoquist, Board Secretary

