

**Whittier Alliance Board Meeting Minutes  
October 26, 2017 6-8:30 PM  
Whittier Rec. Center**

**Present:** Jen Kader, Christina Le, Andrew Nordick, Carrie McCabe-Johnston, Araceli Perez, Laura Jean, Erin Sjoquist, Jesse Oyervides, Chafoxey Mitchner, Mary Gazca

**Absent:** Geri Jerez, Michael Malone, David Bagley, Scott Melamed, Christine Popowski, Kenya Weathers

**Late:**

**Staff:** Ricardo McCurley, Dan Stanton

**Guests:** Marian Biehn, David Motzenbecker

**SWAT Team at Common Bond Building Earlier in the Day**

- Ricardo introduces issue at Common Bond building earlier.
  - 8 SWAT officers stormed into building
  - High-risk warrant being served in the building
  - The warrant was being served on someone that is not an immigrant -- it was not ICE
  - Neither Crime Specialists or Inspector Waite have responded to our inquiries yet
  - Behavior of police -- aggressive, physical and rude to tenants of the building, despite there only being one suspect
  - Took one lady to jail -- she has five sons
  - Apparently, police threw down one of her sons and walked over him; put all of them down on the ground and covered their heads
  - Many people in building have had difficulty with property manager -- mice, repairs

**Call to Order** at 6:30 pm by Laura Jean, Vice Chair, since David Bagley, Board Chair, is absent. Standard of conduct and conflict of interest were reviewed.

**Changes to Agenda**

- Add reinstatement of Jesse Oyervides and Jen Kader
- Executive Committee Report will be after presentation by Marian Biehn

**Motion** to approve agenda with additions. Seconded. **Motion Carries.**

**Reinstating Jesse Oyervides and Jen Kader**

**Motion, Seconded, Approved.**

**Comments from the Chair**

David Bagley

David is absent.

**Attendance:**

3 resignations: Daphna, Kaley, Marie  
1 vacant seat going into the year

Confirmation of changing upcoming board meeting times: November 30th (5th Thursday) and December 21st (3rd Thursday)

\*Hopefully, one of these will take place at Hennepin History Museum

**Changes to September's Minutes**

- Correct the spelling Chafoxey's name in attendance
- Under "Environment" - correct the sentence "...went very well...", not "...wen very well..."

**Motion** to approve minutes with proposed adjustments. Motion **seconded**. Motion **Approved**.

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**Presentation by Marian Biehn and David Motzenbecker**

Marian was Executive Director prior to Ricardo  
Reopening KMART site gained traction around that time

KMART was built in 1977 on that site, despite pushback from surrounding neighborhoods in the area

- Placed there to stop crime from spreading South -- default because no one developed the site
- Mural on North side -- depicts big business and big government taking over the neighborhood

Renewed interest in reopening Nicollet

- However, there isn't much discussion about reopening Nicollet yet
- How do we identify what's important to the neighborhood to allow changes for this site that reflect Whittier's personality

David is from Cunningham Group -- facilitated a series of neighborhood discussions to get input from Whittier about the site

- Priorities, based on community feedback: having KMART site be a creative, innovate site with outstanding architecture that breaks the rules, provides jobs, housing that fits the neighborhood, art and greenspace, transition that would be comfortable between Eat Street to new development (no sudden shock)

David - landscape architect with Cunningham Group, practicing for 17 years, chair of planning commission with City for 8 years

- During time on planning commission, they really valued when neighborhoods would come with well thought out plans for site development
- Started doing ground-up work by starting with community input to see what they actually wanted built on a site
- Key pieces: come up with collaborative and collective vision for the product

## Workshop Process

- “I see; we see” - name of process used - give a statement such as “I see ten years from now...we see...” to work collaboratively
- This was a people-driven, community-driven process with limited designer input
- There is a website where you can see the results of the process ([sites.google.com/site/whittiernicolletlakevisioning](https://sites.google.com/site/whittiernicolletlakevisioning))
- Went on “Empathy Walk”
- Came up with basic representation of KMART site after 3rd workshop
- Designing live with everyone in the audience at this workshop
- Simulating through design programs in real time
- Then, designers went in after to refine the end result for a 4th and 5th workshop for final presentation and review
- Wanted to set leadership of Whittier and leadership of City with a softball: after so much conversation with neighborhood, this is the end product for presentation to the City
- “Policy Dive” - pulled policy from Mpls’ Comprehensive Plan - bulletpoints that this project supported
- Now, want to see where the neighborhood is at today

KMART site is owned by the City and KMART

- A portion is privately owned (car wash, PHO TAU BAY, the street)
- Hennepin County owns the bridge over the Greenway
- Car Wash and building where Sunrise Bike is industrial building that goes all the way down to the Greenway

Due to the high cost of site, most likely a larger developer will come forward

What does the neighborhood want - type of housing, type of commercial?

## Recommendations:

How does the neighborhood get enough skin in the game to influence and impact

Could we as a neighborhood set aside enough funds to research and hire architects, designers to work with City’s

Option: Find/recruit developers that are not here that might be pushing the envelope → development in the area all look the same → Make developers allies, not adversaries

## What would the next step be?

- Start to partner with architects/developers and vet options
- Advocate for these ideas downtown and in different leadership areas
- Get the idea into the papers and get City’s input
- Does WA have a financial investment in it that gives them and the neighborhood a place at the table?
- Getting in before the RFP goes out → to help shape the direction of the RFP
- Work Proactively, rather than reactively
- Next piece of Marian and David’s work would take roughly 3-4 months
- Design Contest can pull in a lot of interest outside of the Twin Cities scope
  - This also helps raise the profile of the site

Note: Find Ignacio’s designs for Franklin bridge in Development → post for board

Board needs to look through proposal and will get sent WIKI site → can talk about it more next month

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Next Board Meeting:  
**November 30th, 2017**

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**Executive Committee**

Laura Jean

**Financial Committee**

**Christina Le**

Balance Sheet - ends August 31st - CPP4 funds - waiting to be reimbursed

Submitted in August - took more time because we have to give back funds to City so they can close out 2016 Contracts

Entry of all expense made for the large negative number

Liabilities - line item 10000: Giving this back to City

**Profit & Loss Performance:**

Beginning of September - Transfer

Transfer in October

When we get the reimbursement some time, we will have to pay that back to the City (50,000\$)

September - ending balance is low because we are waiting on the funds

October 24th, 68573.01\$ from first quarter got reimbursed to checking account from CPP

In about two weeks, we should be expecting \$80,000

**Motion to approve August, September, and October Finances**

**Seconded. Approved.**

**Acting Committee & Task Force Reports & Motions**

**Community Issues**

Scott Melamed

Scott is not present; Jen presents:

One motion was approved: Adult Day Care at 2612 1st Ave

- Staff will be CNAs
- Asking for our support in operating under conditional use
- 35-40 served; 8 employees

- Daytime hours with no overnight
- Field Trips with a permitted vehicle
- East African owners but not just for East African adults

**Motion** to support application for conditional use permit

**Seconded**

**Approved** unanimously

Jim Grube presented on eminent domain and demo of Good Grocer site

- Unifying all parcels at NICO site
- Applying for variances, closing off alley on 1st Ave side
- We encouraged them to look at our design guides
- All impervious surfaces will remain, despite this being a great site to improve
- NICO will remain at the site

**Business Association**

Andrew Nordick

BA was small gathering at WA Office; no motions passed

Hassan from BP noted significant decrease in business due to Franklin Bridge closure

WA is working with Zeus Jones to create some type of campaign to mitigate these changes

Currently, there is a live survey through Zeus Jones to determine how people interact with Whittier

**Survey:** <https://www.surveymonkey.com/r/WhittierNeighborhoodSurvey>

**Board Recommendations:**

Put it on FB every month to update that Franklin Bridge is still closed → support these businesses, etc

Identify which businesses are being affected

Remind people to stop by

Also, WA is working on a more robust spotlight on business → similar to the mobile office but combine it with a location and use social media for stories on these businesses

→ Electric Fetus could be a great candidate for the next business

Remind people about both BP + Electric Fetus

**Environment**

Christine Popowski

Christine Popowski is absent

Kaley's staff report overviews Fall Cleanup

**Staff Reports:**

Ricardo:

Kaley has been hired as Community Engagement Manager

This has already been very positive for the office

## Old & New Business:

### Update on Apartment Shop:

Stephen Frenz is selling everything

Our building is in receivership (12 of his buildings are in this), meaning someone else is managing

Selling over \$200 mill in property

At some point, we will have a new landlord but not for a while

What is our legal standing?

They can't increase rent

We will check with lawyer and City

### Update about Candidate Forum:

Received flack on Twitter because we stopped someone from videotaping at the Candidate Forum

Next time, we can stray away from the ideological side of questions → instead, we can focus on interview-like questions

### Follow-up with candidates to ask the questions that did not get asked already

### Breakdowns:

we brought a lot of diversity, a lot of renters, overall was very well attended

However, we could still improve on diversity of the crowd

Last bar chart: related renters to income

For people that responded to survey, which were renters and which were owners in each income bracket → clear that renters in our community are in 35-50,000\$, whereas homeowners are in higher bracket

Whittier and LHENA were well-represented in turnout and questions

Received flack for putting questions out in advance

However, overall it was a success for the first Candidate Forum.

**Motion** to adjourn. **Seconded. Carries.**

**Adjourn**

**8:23 PM**

**Minutes submitted by Dan Stanton.**

Meeting Minutes Approved on \_\_\_\_\_

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David Bagley, Board Chair

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Erin Sjoquist, Board Secretary

