

**Whittier Alliance Board Meeting Minutes  
October 24th, 2019 6-8:30 PM  
Vertical Endeavors (2540 Nicollet Ave)**

**Present:** Abbie Speller, Cyndi Hovey, Nate Rastetter, Jen Kader, Christine Popowski, Michael Perez, Erin Sjoquist, Justin Kader, Katie Heimer, Stephanie Brown, Mariana Arriaza, Brigid Higgins

**Absent:** Nate Broadbridge, David Bagley, Aldona Martinka

**Late:** Ukasha Dakane

**Staff:** Kaley Brown

**Guests:** Layla B.

**Call to Order** at 6:10 pm by Jen Kader, Chair.

Introductions.

Standard of conduct and conflict of interest policies were reviewed.

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

Board Community Agreements are reviewed.

**Secretary's Report**

**Abbie Speller**

Attendance: 3-0, 7-1, 5-2, 0-3, 1-4, 0-5,, Reinstated-1, Resigned- 3, Terminated-0, Vacancies-7 Board Seats: 23

**Motion** to approve the minutes. Motion **seconded.** Motion **carries.**

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**Next Board Meeting: Thursday, December 5th, 2019**

**Finance Committee**

**Michael Perez / Jen Kader**

**Motion** to accept September financials. **Seconded.** Motion passes.

Give to the Max Day is coming up next month. Board members are encouraged to give to show additional support for the organization.

**Update on Policy Changes**

**Jen Kader/ Cydi Hovey**

We continue to have discussions in preparation for the annual meeting about our bylaws and fiscal policies.

First bylaws review will take place this Sunday from 12:00-2:00 at the Wedge Table. If you would like to contribute, please come having read the bylaws and come with a list of suggestions of things you think can be improved.

**Reports from Acting Committees**

**Jen Kader**

Updates from committees can be found in the board packet.

The next Community Issues meeting is November 13th at Black Forest Inn. There will be updates from the Whittier Alliance, 5th Precinct and possibly Whittier Park. Minneapolis Public Works will present on the upcoming opportunities to help shape a future vision for the Franklin Avenue corridor.

**Housing Issues Committee**

**Stephanie Brown**

Stephanie is working with students at Humphrey to figure out what responses we need for the survey. Housing Issues wants to do a workshop on 4d tax incentive policy on December 12th. The purpose of the workshop is to educate landlords on the opportunity. Property owners can get a tax credit for units they hold below a certain rent cap and can only increase the rent by 6% year over year. Mint Properties is also interested in implementing our volunteer rental credit program in their existing properties (program still in developing stages).

## Other Updates

More Eat Street Festival financial updates will come by next meeting.

Willow and Erin are still working on grants review.

November/December meeting in December 5th. Location is TBD.

Volunteer/Community Appreciation party is Monday December 9th.

Harrison Neighborhood Organization is going to be forced out of their space that was supposed to be a joint community space.

Their school board member is on their side and suggested they ask other neighborhood organizations for support.

We still have questions. What advantage of them being in the school. Why wasn't the lease renewed? What does the school board want to use that space for?

They need letters of support by November 12th.

## Staff Reports

**Kaley Brown**

Staff reports can be found in the board packet.

Kaley sent around sign up sheet for staff support needs.

Volunteer appreciation event is December 9th. Board members should invite people, especially potential board candidates.

We are hiring a bilingual (Spanish-English) community organizer to assist with livability survey in November and December.

## Whittier Farmers Market

**Erin Sjoquist**

A small group met with Jeff (Pastor at Calvary) and Dean. Jeff ultimately wants to work with the Whittier Alliance, regardless of what that looks like. However, since we already have the farmers market Dean suggest we improve that. They would possibly be interested in starting from scratch depending on the idea.

They would like to keep the market by the church because it's convenient. They know this might continue to affect attendance.

Calvary would like a financial contribution (\$4000). They are also talking with Christina about using the T&T market parking lot.

We might have to change our lens for what it provides to see this as a community service and not a business incubator.

## 2020 Budget and Project Approval

**Jen Kader/Kaley Brown**

We reviewed the budget from last year for context for the upcoming budget. Things are scored based on how they fulfill the strategic plan. We will review another version at the next board meeting on December 5th. Final approval will happen at the January board meeting.

The Facade Improvement Grant Program funds come through the City. We help them fill out paperwork, answer their questions, and get a small admin fee from the City.

Marcus is following up on the Hennepin County Business Recycling Outreach and support program. We don't know if this will be continued next year.

Stephanie suggested working with Minneapolis City of Lakes Land Trust as they start a commercial land trust (potentially officing out of Whittier).

Office move budget is just a cost estimate. It should be updated to \$25,000. We still need to research comparable spaces. A lease agreement will need to include what they will build out.

Volunteer engagement system development needs to be incorporated with our current database (Every Action) and processes.

The staff also need training. The subscription cost about \$1500 per year, but it will take additional support (either contract or board member) to integrate this fully into the organization. We should also shop around for cheaper or more user friendly options (ie. Salesforce).

Housing Issues would like training to go along with a GIS software to map the neighborhood. This could be a designated contract person, who could also assist with the website and volunteer software.

\$1500 should be allocated to the volunteer rental rebate program to develop out a tracking system.

Proposed cuts for 2020:

- Youth Grant Program
- Big Ideas Grant
- Specific Business Association Events that didn't come to fruition due to capacity; replaced with a flexible operating budget

## Board Member Training and Support

**Stephanie Brown/ Kaley Brown**

Exec team will work through the skillshare survey and will discuss the results at the next meeting.  
If members are interested in being on Finance and Exec, talk to a member of Exec or come to the next meeting.

### Development Updates

No update on 26th and Blaisdell.

Garfield Parking lot open house went well. The second one is on November 6th at 6:30 at the Whittier Recreation Center.

Kaley created an amazing development tracker that is up on the website! It contains a summary, the developer's questionnaire, and feedback surveys that people can fill out that will help to shape the Committee's position on each project.

Lupe is waiting to submit a formal application for Phase 3 of their project until January, when they know what the inclusionary zoning limits will be.

Sabri Properties is suggesting two buildings adjacent to Karmel Mall. One would be additional retail and parking (potentially an add on), the other would be 6 stories of apartments and parking. There is a need for outreach in the East African community to get their thoughts. Fartun and Ukasha will work together to come up with a plan.

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**Motion to adjourn. Seconded. Motion carries.**

**Adjourn 8:32 PM**

**Minutes respectfully submitted by Abbie Speller.**