

**Whittier Housing Issues Committee Meeting Minutes**  
**December 17, 2019, 6:30-8:00pm**  
**Black Forest Inn, 1 E 26th St.**

**Attendees:** Martin Schulenberg, Christopher Freed, Stormy Peterson, Kathryn VanDuynhoven, Chris Carrow, Mitch Roth, Kristen Grohovsky, Charles Block, Erin West, Nate Broadbridge, Matt Barthelemy, Stephanie Brown, Nate Rastetter, Shannon Dotson, Scott Melamed, Emma Sherman, Steve Horsfield, Corrin Bemis, Ari Del Rosario, Kyle Malone, Elliot Mohler, Michelle Bruch

**Staff:** Kaley Brown & Fartun Ismail

**Speakers:** Jeff Washburne, City of Lakes Community Land Trust; Corrin Bemis, Elliot Mohler, Kyle Malone, & Ari Del Rosario - U of M Master in Urban Planning Candidates

Meeting called to order at 6:36pm by Stephanie Brown, Housing Issues Committee Chair  
Agenda & Code of Conduct are reviewed. November meeting minutes reviewed.

**Motion** to approve November meeting minutes. **Second. Motion carries.**

**Motion** to approve agenda. **Seconded. Approved.**

**Introductions.**

**Neighborhood Development Project Updates**

- Lupe Projects on Lake Street (Phases II and III) - they are coming back to present for a 2nd time and request a committee vote at the 1.21.20 meeting. There will be a small group of people meeting with them beforehand to review changes; if anyone here would like to be a part of that group, let Stephanie know.
- Hornig Properties Project at 2540 Grand Ave - no updates yet on this project.
- Sabri Properties Projects at 2910 and 2940 Pillsbury Ave - no updates yet on this project.
- City-owned Garfield Parking Lot
  - Currently they have a fairly vague draft of the development objectives out for public comment; they purposefully kept it flexible so that they can get enough proposals on it and to allow for creativity; there is an expectation that there will be some level of public parking, but folks can still weigh in to help them decide.
- Simpson Housing Services Project - 28th St. / 1st Ave - Steve Horsfield, Executive Director
  - Simpson Housing Services was gifted the church in which their current shelter operations have been housed for over 40 years. They are working with nonprofit developer Project for Pride in Living (PPL) to build a new project that allows them to maintain the same shelter and meal service capacity and add supportive housing units to serve their clients in a dignified and functional manner. They are beginning their community engagement process with neighbors and fellow organizations by presenting at the January Housing meeting.

**University of Minnesota Masters Student Group Presentations**

- Identify N.O.A.H. Properties in Whittier and Strategies for Retaining Them - Corrin Bemis
  - Corrin presents their group's semester-long project on behalf of her full group, as the other three could not attend. Their goal was to help our Committee visually map and identify properties in Whittier that are potentially vulnerable to sale through housing data analysis and connecting data points to anecdotal information collected as a result of the survey project also being administered by members of this committee.

- Residents and Developers in Whittier - Kyle Malone, Ari Del Rosario, Elliot Mohler
  - Kyle, Ari, and Elliot present as a group and acknowledge their team member, Benjamin Schneider, who could not attend. Their objective with this project was to add clarity around our needs/requests of developers when they are engaging with us on a proposed project. They sourced ideas from other neighborhoods and made recommendations for some best practices that can be molded to fit other neighborhood objectives, as well.

**City of Lakes Commercial Land Trust - 19 E 26th St**

- The Commercial Land Trust owns and operates two affordable condo units in the Arts Quarter Lofts across the street above the Bad Waitress.
- They are a Residential Land Trust that helps to bridge the affordability gap to help people achieve homeownership. They most often serve single parents with kids who make on average \$25-40k annually, and families across multiple generations.
- They received funding from a local foundation to explore options and appetite for developing a Commercial Land Trust and recently hired Domonique Jones to lead the effort.
- There aren't any good examples nation-wide of a model that works, so at this point they are working through the "how" in a way that will prioritize supporting entrepreneurs of color.
- They will take advantage of discount sales to create affordability & identify small business owners with proven business models and/or aim to help business owners secure more permanence by helping them purchase their current space if possible.
- 19 E 26th St would be purchased from the City at a discounted price, as it was originally acquired from Hennepin County as a tax-forfeited property.
- They are still working on developing the governance structure of the Land Trust, and it may not operate exactly the same as the residential side. 1/3 of those board members are elected by the residential membership.
- They want the trust to be a tool for neighborhoods to help create affordable commercial resources for their communities. They would like to work with neighbors to learn what a good type of tenant business might be for this area.
- They hope to have submitted a formal letter seeking a purchase price to the City and a purchase agreement in place by the 2nd quarter of 2020.
- Anyone who is interested in helping to shape the Land Trust operations/governance model is encouraged to consider applying for a seat on their Advisory Board, as they still have a few open seats to fill.

**Meeting adjourned at 8:05 pm.**

**Minutes submitted by Kaley Brown.**