



## Prospect Park Association Community Meeting

October 26, 2015 6:30 pm  
Prospect Park United Methodist Church (PPUMC)

### Board of Directors

#### Present:

1. *Richard Adams*
2. *Eric Amel*
3. *Phil Anderson*
4. *Stu Anderson*
5. *Judy Britton*
6. *David & Sigrid Coats*
7. *John Cushing*
8. *Kate Donabue*
9. *Tony Garmers*
10. *Dick Gilyard*
11. *Susan Gottlieb*
12. *Del Hampton*
13. *Ken Hampton*
14. *Tamara Johnson*
15. *Martha Joy*
16. *Dick Kain*
17. *John Kari*
18. *Tome Kilton*
19. *Christina Larson*
20. *Susan Larson-Fleming*
21. *Florence Littman*
22. *Eric Lueneburg*
23. *Dorothy Marden*
24. *Andy Mickel*
25. *Karen Murdock*
26. *Vince Netz*
27. *John Orrison*
28. *Dick Poppele*
29. *Peggy Rejto*
30. *Joe Ring*
31. *Evan Roberts*
32. *Robert Roscoe*
33. *Anelise Sawkins*
34. *Serafina Scheel*
35. *Bill & Jane Seely*
36. *John Wicks (Wendy absent)*
37. *Ladan Yusuf*

#### Board of Directors Absent:

1. *Dick Brownlee*
2. *Diana Dukich*
3. *Sally & Charles Jorgensen*

#### Community Members Present:

1. *Hussein Warzo*
2. *Asresash Teso*
3. *Doug Treemab*
4. *Sudu Mobamut*
5. *Deh Abdule*
6. *Ubah Farah*
7. *Hawa Ab*
8. *Halim Yusuf*
9. *Abdilani Kali*
10. *Saka Derbaso*
11. *Kadijo Hassam*
12. *Elemo Kebeto*
13. *Michelle Montbriand, member*
14. *Elena Kristora, Defend Glendale*
15. *Hannah Weikel, Press*
16. *Fadunia*
17. *Trina Porte, member*
18. *Byugkun Kim*
19. *Badria Bakar*
20. *Susan Thrash, member*
21. *Amina Adam*
22. *Sarah Nassif, member*
23. *Dan Marshall, member*
24. *Walter Littman*
25. *Nick Wicker, press*
26. *Ann Munt, member*
27. *(illegible)*
28. *Meredith Poppele, member*

29. *Julie Wallace, member*
30. *Shalini Gupta, member*
31. *Phyllis Kahn, state rep*
32. *John Schneider*
33. *Kent Petterson*
34. *Betts Zerby, member*
35. *Said Ali*
36. *Lois Willand, member*
37. *Steven Hauser*
38. *Dean Carlson, MPH/A*
39. *J. Purple*
40. *Eric Lind*
41. *Muse Jama*
42. *Paul Zerby*
43. *John Butler*
44. *Mustafa Adam*
45. *Janet Lund*
46. *Dean Lund*
47. *Lydia McAnerney, member*
48. *Reed Polakowski, member*
49. *Kyle Rosenberg, member*
50. *Kristen Rainey, guest*
51. *Abdi (illegible)*
52. *D. Badbaanee*
53. *(illegible)*
54. *Viven Orez*
55. *Khuolua Fondlu*
56. *Anna Waltz*
57. *Bao Lee*
58. *Chee Xiong*
59. *Dhoug Xiong*
60. *Jeff Barnhart, business member*
61. *Cam Gordon, Ward 2 City Council member*
62. *Jessica Buchberger, PPA staff*

1. **Welcome & sign-in.** *Christina Larson*, PPA President and meeting chair, welcomed everyone to the meeting at 6:30 pm. and asked that all sign in at the back of the room. PPA board members were asked by *Ms. Larson* to stand and be recognized for the benefit of the large community group present. *Ms. Larson* also indicated space for prayer is available upstairs, space for children play is available near the building entry, and language translators are present for Somali, Oromo, and Hmong languages.
2. **Announcements.**
  - A. **Refreshments Acknowledged.** *John Kari* provided refreshments for this evening's meetings and was thanked by the community.
  - B. **Neighborhood Halloween Events.** *Eric Amel* announced that the houses on Seymour Avenue SE across from Tower Park will present the theme Snow White and the Seven Dwarves for Halloween. All are welcome to add this stop to their trick or treating plans.
  - C. **Good Neighbor Fund Cycle.** *Vince Netz*, PPA representative to the University of Minnesota Good Neighbor Fund, announced the 2016 fund cycle is beginning soon. In 2016, a total of up to \$42,000 will be available for grants. The 2016 U of M Good Neighbor Fund Call for Applications went out in October 2015 with applications due on Friday, January 29, 2016, and funding announcements anticipated around May 2, 2016. Proposals for Prospect Park are encouraged.
  - D. **Video Taping Permission.** *Christina Larson* announced that the meeting will be recorded with the consent of those present. No exceptions were noted.
3. **Discussions/presentations.**
  - A. **Glendale Committee: Presenting Draft Position Statement on Glendale Townhomes.** PPA Glendale Committee members came forward to present the draft resolution crafted by the Committee to be taken up by the Board. *Ladan Yusuf*, Glendale Committee Chair, *Joe Ring*, and *Shalini Gupta* presented details of the resolution.
  - B. **Executive Committee: Presenting Proposed Amendments for the Draft Position Statement.** Executive Committee members came forward for a reading of proposed amendments to the draft resolution.
  - C. **Neighborhood Listening Session on Draft Position Statement and Proposed Amendments.** *Christina Larson* moderated the opportunity for community comment. Board members were asked to listen to members of the community at this time.
4. **Other Business.** No other business was raised.
5. **Next Community Meeting.** The next community meeting is November 23, 2015.
6. **Adjourn.** The meeting adjourned at 7:53 pm.



## Prospect Park Association Board of Directors Meeting

October 26, 2015

8:00 pm

Prospect Park United Methodist Church (PPUMC)

1. **Call to Order.** Chair and PPA President *Christina Larson* called the meeting to order. A quorum of the Board attended.
2. **Consent Agenda.** *Christina Larson* presented the Consent Agenda for approval consisting of the Board of Directors minutes for July 27, 2015 and September 28, 2015; Executive Committee minutes for September 14, 2015; Administrative Committee report for October 1, 2015; Membership & Communications Committee report for September 17, 2015; Zoning & Project Review Committee report for October 6, 2015; Glendale Committee Report dated October 9, revised October 18, 2015.

*Tamara Johnson* moved to approve the consent agenda. Seconded. Discussion: None. Unanimously approved on a voice vote.

3. **Regular Agenda.** *Christina Larson* presented the Regular Agenda for approval. The published agenda was amended by the Chair to allow time to *Trina Porte*, neighborhood resident, to make an announcement regarding 2929 University Ave SE. *Dick Kain* motioned to approve the Regular Agenda as published. Seconded. Discussion: None. Unanimously approved on a voice vote.
4. **Reports/Discussions.**
  - A. **Glendale Townhomes draft position statement.** *Christina Larson* introduced the resolution moved by the Glendale Townhomes Committee:

*Whereas, in that the Glendale Townhomes public housing development in the Prospect Park neighborhood of Southeast Minneapolis:*

1. *Was proposed and constructed under the leadership of Minneapolis Council Members Glen and Dale and has proven for over 60 years to be a successful implementation of their forward-thinking vision of a safe, pleasant living environment that sets the stage for families of lower economic means to progress upward;*
2. *Is a place-based community that provides protection, a strong social network and stability for refugee, immigrant and low-income and working families with low wages;*
3. *Provides social and economic diversity making Prospect Park a unique community in Minneapolis and throughout greater Minnesota;*
4. *Provides safe green space and community gardening, promoting access to healthy food and a healthy community—critically important considering the significant health disparities facing*

*our city and state,<sup>1</sup> and the limited access to parks and open space for low-income residents in Minneapolis;<sup>2</sup>*

5. *The City of Minneapolis has officially committed to a One Minneapolis goal and strategic direction<sup>3</sup> where “Disparities are eliminated so all Minneapolis residents can participate and prosper [such that:]*
  - *Racial inequities (including in housing, education, income and health) are addressed and eliminated;*
  - *All people, regardless of circumstance, have opportunities for success at every stage of life;*
  - *Equitable systems and policies lead to a high quality of life for all;*
  - *All people have access to quality essentials, such as housing, education, food, childcare and transportation;*
  - *Residents are informed, see themselves represented in City government and have the opportunity to influence decision-making.”*
6. *Studies are showing that the benefits of public housing demolition and their redevelopment accrue within upper income households, while the costs of displacement and instability largely fall on low-income communities of color.<sup>4</sup>*
7. *With the three percent rental vacancy rate in the Minneapolis housing market,<sup>5</sup> a demolition and multi-year high-density redevelopment plan for Glendale public housing and any conversion into private Section 8 units will put Glendale families at risk of instability and homelessness.*
8. *The Minneapolis Public Housing Authority has not demonstrated to the residents of Prospect Park that there is no other option but to demolish Glendale for redevelopment.*
9. *Other public housing agencies, like the St. Paul Public Housing Agency, have worked collaboratively with other levels of government funding and identified creative solutions to successfully rehabilitate similar family public housing, in a financially sound manner, with little disruption to, and with support of, its current renters.<sup>6</sup>*

***Therefore be it Resolved,*** *that on this date:*

1. *The Board of Directors of the Prospect Park Association (PPA) representing all of the residents of Prospect Park does not support demolition of any of the Townhomes of Glendale.*
2. *The Prospect Park Association supports Glendale Townhomes as a publicly owned asset to guarantee ongoing and long-term benefit to the residents of the City of Minneapolis and Prospect Park.*
3. *The Prospect Park Association supports pathways that preserve and rehabilitate Glendale Townhomes and instructs PPA committees and others intersecting with Glendale, to prioritize and explore such options with all units of governments.*

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<sup>1</sup> Minnesota Department of Health, *Advancing Health Equity Legislative Report*, January 2014.

<sup>2</sup> Center for Earth, Energy and Democracy, *Twin Cities Environmental Justice Mapping Tool*, [www.ceed.org/ejmap](http://www.ceed.org/ejmap).

<sup>3</sup> Minneapolis City Goals, adopted March 2014: [www.ci.minneapolis.mn.us/citygoals](http://www.ci.minneapolis.mn.us/citygoals).

<sup>4</sup> Goetz, E., *New Deal Ruins: Race, Economic Justice and Public Housing Policy*, 2013, Cornell University Press.

<sup>5</sup> Minneapolis Trends Reports - *An Overview of Socioeconomic and Housing Trends in Minneapolis, Q1 2015*.

<sup>6</sup> Saint Paul Public Housing Authority, [www.stpha.org](http://www.stpha.org).

Ms. Larson also introduced for deliberation amendments to the Glendale Committee resolution moved by the Executive Committee:

**Whereas**, in that the Glendale Townhomes public housing development in the Prospect Park neighborhood of Southeast Minneapolis:

1. Was proposed and constructed under the leadership of Minneapolis Council Members Glen and Dale and has proven for over 60 years to be a successful implementation of their forward-thinking vision of a safe, pleasant living environment that sets the stage for families of lower economic means to progress upward;
2. Is a place-based community that provides protection, a strong social network and stability for refugee, immigrant and low-income and working families with low wages;
3. Provides social and economic diversity making Prospect Park a unique community in Minneapolis and throughout greater Minnesota;
4. Has played a significant role on the restoration and growth of Pratt Community School as a diverse neighborhood elementary school for Prospect Park;
5. Provides safe green space and community gardening, promoting access to healthy food and a healthy community—critically important considering the significant health disparities facing our city and state,<sup>1</sup> and the limited access to parks and open space for low-income residents in Minneapolis;<sup>2</sup>
6. The City of Minneapolis has officially committed to a One Minneapolis goal and strategic direction<sup>3</sup> where “Disparities are eliminated so all Minneapolis residents can participate and prosper [such that:]
  - Racial inequities (including in housing, education, income and health) are addressed and eliminated;
  - All people, regardless of circumstance, have opportunities for success at every stage of life;
  - Equitable systems and policies lead to a high quality of life for all;
  - All people have access to quality essentials, such as housing, education, food, childcare and transportation;
  - Residents are informed, see themselves represented in City government and have the opportunity to influence decision-making.”
7. Studies are showing that the benefits of public housing demolition and their redevelopment accrue within upper income households, while the costs of displacement and instability largely fall on low-income communities of color;<sup>4</sup>
8. ~~With great uncertainty in the the three percent rental vacancy rate in the Minneapolis rental housing market, <sup>5</sup> a demolition and multi-year high-density redevelopment plan for Glendale public housing it is important to avoid any option that would displace residents or force them onto Section 8 vouchers; and any conversion into private Section 8 units will put Glendale families at risk of instability and homelessness.~~

<sup>1</sup> Minnesota Department of Health, *Advancing Health Equity Legislative Report*, January 2014.

<sup>2</sup> Center for Earth, Energy and Democracy, *Twin Cities Environmental Justice Mapping Tool*, [www.ceed.org/gjmap](http://www.ceed.org/gjmap).

<sup>3</sup> Minneapolis City Goals, adopted March 2014: [www.ci.minneapolis.mn.us/citygoals](http://www.ci.minneapolis.mn.us/citygoals).

<sup>4</sup> Goetz, E., *New Deal Ruins: Race, Economic Justice and Public Housing Policy*, 2013, Cornell University Press.

<sup>5</sup> *Minneapolis Trends Reports - An Overview of Socioeconomic and Housing Trends in Minneapolis, Q1 2015*.

9. *The Minneapolis Public Housing Authority has now agreed to participate in a transparent public process that will include participation of the neighborhood association and the Glendale Residents in accordance with the resolution passed by the City Council on October 9, 2015 state “any plan in this area for Glendale Townhomes will follow a separate, open and transparent public process that will include participation of the neighborhood association and the Glendale Residents”;* ~~*The Minneapolis Public Housing Authority has not demonstrated to the residents of Prospect Park that there is no other option but to demolish Glendale for redevelopment;*~~
10. *Other public housing agencies, like the St. Paul Public Housing Agency, have worked collaboratively with other levels of government funding and identified creative solutions to successfully rehabilitate similar family public housing, in a financially sound manner, with little disruption to, and with support of, its current renters.<sup>6</sup>*

**Therefore be it Resolved,** that on this date:

- ~~1. *The Board of Directors of the Prospect Park Association (PPA) representing all of the residents of Prospect Park does not support demolition of any of the Townhomes of Glendale.*~~
2. *The Prospect Park Association supports Glendale Townhomes as a publicly owned asset to guarantee ongoing and long-term benefit to the residents of the City of Minneapolis and Prospect Park.*
3. *The Prospect Park Association will work together with all stakeholders, including Glendale Residents, to preserve and rehabilitate or rebuild Glendale Townhomes by exploring with all units of government all options that avoid displacement and instability, and avoid privatization of this public asset.* ~~*Prospect Park Association supports pathways that preserve and rehabilitate Glendale Townhomes and instructs PPA committees and others intersecting with Glendale, to prioritize and explore such options with all units of governments.*~~

The Chair indicated that the business of the amendments to the resolution would be taken up piecewise beginning with a summary of each piece given by *Dick Poppele*, Immediate Past President:

1. Pratt Community School
2. 3% rental vacancy
3. MPHA position
4. Deletion of paragraph on rehabilitation only
5. New language about full range of options

## 5. Action Items.

- A. **Determine PPA’s Position Statement on Glendale Townhomes.** *Christina Larson* indicated that the two versions of the Glendale Townhomes resolution would be discussed and acted upon piecewise following the order given above with alternating discussion of pro and con positions:

1. **Pratt.** Discussion. A vote was called. Unanimously approved on a voice vote. Amendment approved.

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<sup>6</sup> *Saint Paul Public Housing Authority, www.stpha.org.*

2. **3% Vacancy.** Discussion. *David Coats* motioned that the entire remainder of the document be brought to a vote without further amendment as a single resolution [thereby ending consideration of the subsequent proposed amendments]. *Evan Roberts* called a point of order that the previous business needs to be completed before entertaining this motion because the current motion would run contrary to the open business of the previous motion. *Bill Seely* called the question. Seconded. Unanimously approved on a voice vote. Discussion closed. The resolution was taken to a vote: Yea 14; Nay 19; Abstain 1. Amendment disapproved.

The business of *David Coats's* motion that the entire remainder of the document be brought to a vote without further amendment as a single resolution was taken up [thereby ending consideration of the subsequent proposed amendments]. Seconded. Discussion. *Richard Adams* motioned to amend the previous motion to the remaining 3 as a block with discussion of each item permitted. Seconded. *Vince Netz* called the question [without discussion]. Vote: Yea 13; Nay 20; Abstain 2. Amendment disapproved. The business of the previous motion [*Coats*] resumed: *Del Hampton* called the question. Vote: Yea 15; Nay 18; Abstain 2. Motion disapproved. [The business of the amendments to continue piecewise as originally proposed by the Chair.]

3. **MPHA Modified Behavior = Open and Transparent public process.** Discussion. *Dick Poppele* motioned to keep the original language and add the proposed language moved by the Executive Committee. Seconded. Discussion. *Dick Kain* moved to order the original language first then followed by the new language. Seconded. Vote: Yea 29; Nay 0; Abstain 2. Amendment approved. The business of the previous motion [*Poppele*] resumed: The Chair called a vote: Yea 25; Nay 9; Abstain 1. Motion carries. Amendment as amended approved.
4. **Delete paragraph on rehab only.** Discussion. A motion was made to remove language of “all” residents. Seconded. Discussion. *Florence Littman* suggested the word “representing”. [This was not recognized as a motion to make an amendment.] Chair called the vote: Yea 14; Nay 15; Abstain 4. Motion fails. The business of the previous motion [*Executive Committee*] resumed. Discussion resumed. After discussion concluded, the Chair called a vote: Yea 6; Nay 25; Abstain 2. Amendment disapproved.
5. **New language about full range.** *Ms. Larson* pointed out that the determination of the previous vote effectively nullifies the intent of modifying this final paragraph. Discussion. None. A vote was called: Yea 12; Nay 19; Abstain 3. Amendment disapproved.

A final vote was called by the Chair to finalize and ratify the full resolution. A roll call vote was conducted: Yea 30; Nay 0; Abstain 3.

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10. *The Minneapolis Public Housing Authority has now agreed to participate in a transparent public process that will include participation of the neighborhood association and the Glendale Residents in accordance with the resolution passed by the City Council on October 9, 2015 stating, “any plan in this area for Glendale Townhomes will follow a separate, open and transparent public process that will include participation of the neighborhood association and the Glendale Residents.”*
11. *Other public housing agencies, like the St. Paul Public Housing Agency, have worked collaboratively with other levels of government funding and identified creative solutions to successfully rehabilitate similar family public housing, in a financially sound manner, with little disruption to, and with support of, its current renters.<sup>6</sup>*

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- B. Legal Fund Allocation for Glendale Townhomes.** *Christina Larson* introduced the motion made and seconded by the Executive Committee:

**Resolved,** to allocate \$1000 from the “Legal and Consultants – \$2,000” budget line item toward legal needs of the Glendale Townhomes initiative to be disbursed as approved.

Discussion: *Florence Littman* supports the resolution indicating that this is exactly what the Legal Fund was intended for. The question was called. Unanimously approved to end discussion and call the question. *Ms. Larson* called the vote on the resolution. Unanimously approved on a voice vote.

12. **Other Business.**

- B. SE Seniors Penpals.** *Lydia McAnerney*, PPA member and SE Seniors Volunteer Coordinator, made two announcements. Marcy Open School 3<sup>rd</sup> graders are looking for 65+ year old neighbors with which to correspond to both reach out and practice letter-writing skills as pen pals. Additionally, SE Seniors wishes to thank PPA for sharing office space saying, “We love it and are grateful to be able to support PPA and neighbors more effectively with the new space.”
- C. 2929 University Avenue SE.** Neighborhood resident *Trina Porte* read a prepared statement announcing a public hearing of the City Planning Commission regarding the development of 2929 University Avenue SE on December 7, 2015, 4:30 pm.

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<sup>6</sup> *Saint Paul Public Housing Authority, www.stpha.org.*

D. **Pollinator Protection Public Forum.** State Representative *Phyllis Kahn* announced a public meeting to discuss public policy for pollinator protection at Van Cleve Park to be hosted by herself, State Senator *Kari Dziedzic*, and State Representative *Diane Loeffler* on October 28, 2015, 6:30 pm.

E. **Grievance Filed. CLOSED MEETING Action Item.** *Christina Larson* gave the floor to the Grievance Committee to present procedure, findings and recommendations to the PPA Board in a closed door session.

13. **Adjourn.** *Christina Larson* requested a motion to adjourn the meeting which was answered by *Richard Adams*. Seconded. Unanimously approved on a voice vote. The meeting adjourned at 10:15 pm.

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'Eric Amel', with a vertical line extending downwards from the end of the signature.

*Eric Amel*  
Prospect Park Association Secretary

APPROVED by the Board of Directors, 23 November 2015.