



# South Uptown Neighborhood Association (SUNA) Meeting Minutes

November 21, 2023

---

## Board Attendees

- ★ ~~Alex Bissen (Vice President)~~, Jerome Chateau (President), Joel Chechik (Treasurer), Brian Dvorak, Alec Shannon (DEI Officer), Gretchen Sieger (Secretary), Rachel Starcher, Phil Qualy (Absent: Jenna Egan)

## Agenda / Meeting Notes

### Introductions/ Announcements, Jerome Chateau

- Welcome and introductions
- Announcements
  - None

### Approve Agenda & 10/17 Minutes, Jerome Chateau (Vote)

- Motion to approve 10/17/23 meeting minutes. Approved
- Motion to approve 11/21/23 agenda. Approved

### Community Forum, Jerome Chateau (Discussion)

- Recognition of the passing of a longtime neighbor and community member, Howard Verson, who had been active in the association for many years.

### Bryant Square Park, Summer (Update)

- 2 full volleyball teams (15U & 18U)
- 3x3 soccer for ages 7+

- 12 kids enrolled; 2 staff leading the program
- Bonfire and smores events this season
- Game room is being upgraded
  - Nintendo Switch has been added
  - Paper games (tic-tac-toe)
- January 20th, 5-7PM - Luminary Skating Event

## MPD Crime, 5th Precinct Inspector Christie Nelson (Discussion)

MPD 5th Precinct Inspector Christie Nelson has joined us in-person to provide an update about crime in the area. Nelson oversees the 5th Police Precinct which covers the entire southwest part of the City.

- Crime is slowly decreasing since 2021 (benchmark is 2019), with the exception of auto thefts
  - Kias and Hyundais are being targeted
  - There was recently a community clinic at the old Kmart location, to upgrade vehicle software, with over 600 vehicles serviced
    - Dealerships can also provide the updates in about 20 minutes
  - Resist using remote starters to warm cars in the winter. The best way to warm up a car is to get moving, it doesn't help to have it sit idling.
- 28th & Fremont shooting approximately 2 weeks ago
  - 3 people were shot - non life-threatening injuries
  - Search warrant was executed - drugs and guns were recovered
  - Jennifer Wiseman from CPS talked with the apartment building management and the individuals are leaving the property
- There was also a shooting around this time at Casablanca (the old It's Greek to Me at Lake & Lyndale). Management refused entry to MPD, so re-education was implemented to reinforce that for safety, emergency services need to be able to gain access and this is required in order to maintain a business license.
  - Non-compliance will result in anywhere from fines all the way to having a business license revoked.
  - 31 shots were also recorded nearby last Thursday morning - no one called 911, but evidence was collected.
- The community is expressing concerns about increase in activity at this intersection (near Wrecktangle pizza)
- Christie has a standing meeting with Aisha Chugthai, where she can bring forward the topic of appetite for installing ShotSpotter.
- Question about tracking shots fired-
  - MPD Crime Dashboard is available online
  - Almost 1,000 guns have been recovered so far this year
  - Guns and casings that are recovered have tool marking analysis performed to track related activity
- Could more cameras help?

- Cameras need to be facing the right spot at the right time, so they don't always provide video evidence.
- Vehicle and subject descriptions from witnesses can be very useful.
- Cameras don't often survive/perform well during winter.
- Chief O'Hara recently said there was a drop in murders compared to 2020, gunshots are still higher than the 2019 baseline, but far lower than 2021.
- Youth as young as 12 are stealing cars; one 14 year old had stolen as many as 60+ cars.
- The County has more robust social services available than the City. Youth and adults who are booked in detention/jail get connected to those services.
- Uptown has historically had a rise in crime during the summers, this may be decreased most recently because there are not as many destinations and therefore reduced activity overall.
  - Uptown revitalization is on the Mayor's agenda
- 3 community Chaplains in the city- they participate in events/gatherings (e.g., NNO, Toys for Tots) and respond to critical incidents.
- Precinct has an embedded Social Worker to help people navigate available services.
- MPD staffing is down 40% compared to where it should be; this is a problem nationwide. MPD is hiring!

## South Uptown Committees, All (Update)

### Development Committee

- Meeting Tuesday, 11/28 online
  - Focusing on the Luminary event, looking for sponsors

### Livability and Engagement

- Not meeting in December.
- Planning under way for the Luminary skating event.
- Last three months there have been Happy Hour events on the first Thursday of the month. They have been well-attended and lots of fun.
  - Next up: Thursday, 12/7 5:30-7:30PM @ Fool Me Once

### Land Use & Transportation Committee

- No November meeting due to lack of agenda.
- Waiting on Common Bond to address the plan for the affordable housing 6 story building
- Seven Points is still seeking financing for the housing portion of the project. Project could be revived if interest rates go down.
- The City Planner says there is too much vacant space in the Hennepin & Lake corridor.

## SU Home Improvement Loans, Scott Engel (Discussion)

- Continued discussion about the home loan program-  
HISTORY:

- In 2011, the organization approved the Phase 2 Neighborhood Revitalization Program (NRP) Action Plan which allocated more than \$600,000 to various community-based improvement projects. Seventy percent of the dollars were directed to fund housing-related programs per MN statute and City Policy. Three loan programs were developed and launched in 2013- 1-3 Unit Home Loans, 4-10 Unit Home Loans and Garage Improvement Loans. Eventually, the three programs were combined into one loan program for ease of administration called the 1-10 Unit Program that continues today. The Center for Energy & Environment (CEE) administers the loan program for South Uptown in partnership with the City of Minneapolis. CEE also assists property owners to receive home improvement financing from State and Federal sources when available.

### CURRENT PROGRAM:

- The 1-10 Unit Home Improvement Loan Program offers low-interest (1.9%) loans for South Uptown property owners with between one and ten dwelling units. Homesteaded and non-homesteaded properties are eligible for the loans including single family owners, rental property owners, condominiums/ townhome associations and cooperatives. A wide range of exterior and more limited interior improvements are eligible projects including roofs, steps, siding, windows, insulation, garages, solar and furnaces. Approximately 25% of loans were utilized by multi-family properties.
- The Board needs to determine whether to continue the program for another year at a cost of \$2,500 for administrative fees + 10% origination fees per loan.
  - If yes, the Board must determine how much of the \$60k of Program Income to reinvest back into the loan pool.
  - The South Uptown Board would need to approve a contract extension agreement between the City of Minneapolis and CEE.
  - Alternative is to reallocate funds to other programs (e.g., more livability events, home security improvement program).
  - ROI is about \$1800/month -
- Recommend raising the loan interest rate to at least 3% from the current 1.99% to cover admin costs.
  - If not, more discussions will need to take place over the coming months to determine how to reallocate loan repayments per NRP guidelines. This includes identifying priorities for the use of funds and receiving City approval for any changes.
  - Would propose to use the prime rate to guide the loan interest rate (e.g., prime minus 3-4%)
- The loan program does fund rental properties (up to 10 units).

- There was a \$40K loan last month for a new roof on a fourplex. Many multi-family dwellings have participated and rental units account for approximately 25% of the loans approved.
- Expect around \$200K in repayments over the next ten years. Program income will still be coming in even as the program is sunsetted.
- Could peel off some of the \$60K loan pool and redirect to other efforts related to neighborhood revitalization such as a renter-focused program.
- Motion to continue the program at 4 points below prime, with a floor of 3%, and a redirect of \$10K to other renter-focused efforts
  - Approved with one abstention (Joel)

## December Board Retreat, Jerome Chateau (Discussion)

- The organization does not host a South Uptown meeting in December due to busy holiday schedules. Instead, the Board gets together to discuss the association's priorities for the coming year. Among other things, we will reconvene with consultant Ashley Oolman to review their recommendations around the Renter Focus Group conversations.
- Scott will send a poll to identify a date for the retreat.

## Treasurer's Report, Joel Checkik

### Bank Accounts & Financial Report (Update)

- Statement of Financial Position as of October 31, 2023:
  - Total expenditures \$5,509.31
  - Net revenue \$591.55
  - Total assets \$63,127

### Give to the Max Day (Update)

- Goal = \$5,000
- \$2,793 raised by 33 donors (56% of goal)

### Neighborhoods 2020 Timeline for 2024 (Vote)

- In order to receive funds from the City's "Neighborhoods 2020" program, South Uptown created an "Equitable Engagement Plan" last year. The plan needs to be amended with a timeline for 2024.
- SUNA previously identified renters and BIPOC as a priority for the equitable engagement plan.
- Motion, seconded to approve proposed 2024 timeline. Approved.

## Adjourn

- Motion to adjourn
  - Approved

## Upcoming Committee Meetings and Events

- South Uptown Happy Hour: Thursday, December 7, 5:30PM at Fool Me Once
  - South Uptown Neighborhood Meeting: Tuesday, January 16, 7PM at 3501 Aldrich Ave S.
-