



South Uptown Neighborhood Association (SUNA) Meeting Minutes

October 17, 2023

Board Attendees

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

Agenda / Meeting Notes

- Jerome welcomed attendees and Board Members introduced themselves.
 - Special Board Meeting to elect officers and identify committee assignments held on 10/10/23
 - New officer positions are:
 - Alex Bissen (Vice President), Jerome Chateau (President), Joel Chechik (Treasurer), Alec Shannon (DEI Officer), Gretchen Sieger (Secretary)
- Motion to approve 8/15/23 & 9/19/23 meeting minutes. Approved
- Motion to approve 10/17/23 agenda. Approved

Community Forum, Jerome Chateau (Discussion)

- No new items were discussed.

Bryant Square Park, Jason Green (Update)

- BSP is still available to meet in person for SUNA meetings
- Fall season is winding down and included 5 flag football teams and Little kickers soccer
 - 27 registered for volleyball
 - 100 kids registered this fall

- Archery camp takes place during MEA
- 11/2 bonfire!
- Thursday 10/19 pumpkin carving
- Community Ed - mahjong every week
- Winter season – getting lights fixed
- Recent protest activity
 - Calm, not extreme (no tire tracks on the field)
 - BSP was a safe and welcome place for the demonstration
- Chili Fest - will organize
- Luminary 1/20 (SAT) will be scheduling with Jason
- Kitchen has been scaled down

Renter Focus Group, Ashley Oolman- Allied Folk (Discussion)

- Discussion of the recent Renter Focus Group feedback, including how to take action in an equitable way.
 - Crime and safety issues are prevalent and renters may have less resources available to them to protect themselves and their property (like package thefts).
 - The mechanisms through which the neighborhood association advertises its events and helps generate community tend to favor homeowners and people who are inherently less transient to the neighborhood; therefore, renters have a hard time knowing where they may be able to fit into the neighborhood association. Improved web presence, a better online community, seasonal "calendars of events" distributed to apartment buildings, and more informal "drop in" type events were mentioned as ideas to foster better community.
 - Renters suspect that the neighborhood association should work harder to foster strong relationships with landlords so that the neighborhood association could serve as a better liaison between renters and landlords.
- Ashley spends work time on equity and inclusion, with community building being where her heart is
- Plan for post-discussion
 - Spend time offline putting together recommendations
 - Will have a follow-up discussion in Nov/Dec
- Brainstorming one word descriptions:
 - Representation, Connection, Friendship, Openness, Reach
- Dialogue: Application of what was noticed/learned
 - Most people (renters) seemed new to the association
- Dialogue: What we should do going forward
 - How to better bridge the landlord/tenant relationship
- Demographics
 - Wide range of newer to the neighborhood → Living here for 30+ years

- Very representative group
- Outreach
 - There are 550+ rental property owners in the neighborhood, which are hard to reach
 - For example, historically the Radon initiative – people (renters and landlords alike) were sensitive about the findings, impact on property values
 - Calendars of events (monthly, quarterly)
 - Large buildings do hang up flyers in the lobbies
 - Whatsapp group?
 - Community Forums?
 - Suggest using QR Code as a more permanent solution for information dissemination
- Call to action?
 - Desire for more awareness
 - Identify methods for connecting
- Equity
 - Crime and safety
 - Bring the precinct inspector to more meetings to address concerns
- Reflection question- what does safe, equitable and connected mean to us individually?
 - Ashley will follow-up

South Uptown Committees, All (Update)

Development Committee

- Next meeting is one week from today
 - 11/16 GTMD - state-wide fundraising
 - Help spread the word! Support SUNA!
- Luminary skating party
 - Will be focusing efforts on gaining sponsors

Livability and Engagement

- Thursday (10/12) - Happy hour at Morrisey's was a success!
- Monthly first Thursday Happy Hour at Fool Me Once (Lake & Lyndale)
- Less salt used on the roads and sidewalks, as an environmental focus
 - Goes into the storm sewers and lakes
 - Study – if something doesn't change, the lakes will die!
 - Salt isn't effective
 - Use alternatives, sand and grit, or just shovel

Land Use & Transportation Committee

- Seven Points is still seeking financing (on hold)

- 120 unit affordable housing (adjacent to SP) they finally have a design that will be presented at the next meeting on December 6
 - Will post flyers in the surrounding area to bring awareness

SU Home Improvement Loans, Scott Engel (Discussion)

- South Uptown's Home Improvement Loan Program is funded through the Neighborhood Revitalization Program (NRP). The program, which has been available since January 2023, extends through the end of the year unless the Board decides to extend it further. The low-interest, revolving loans have funded a variety of home improvements for more than ten years. Unused money from the loan pool and funds generated from loan repayments can be reallocated to more loans or other priorities.
 - 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.
- Key decisions (future):
 - Extend the loan program for 1 year at a cost of \$2,500 + 10% origination fees?
 - the SU Board would approve a contract extension agreement between the City of Minneapolis and CEE, OR
 - South Uptown will need to go through the process of determining how to reallocate funds per NRP guidelines. This includes identifying priorities for the use of funds and receiving City approval for any changes.
 - NRP Phase II - 600K: required to put 70% towards housing / home programs
 - Loan not a matching grant of forgiven loan, resulting in less participation than other home programs
 - 23 loans over 11 years
 - Loan servicing costs, promotions, etc consume some of the NRP funds
 - Revolving loan + interest rate = paid back loans, but we previously redirect loan repayments back into the program in order to fund more loans
- Will expire 12/31/23
 - Is this still meeting our mission?
 - Do we continue? Are there other priorities? Do we reinvest?
- 60K between the loan pool and the origination fund (could change as people take advantage of the program, which is still active)
- 9 outstanding loans on a 10-year repayment schedule

- Including interest 157k that we expect to come back to the organization
- Need to identify the specific requirements for reallocation/reinvestment of funds
 - Aimed at building property value (not hot tubs), cannot be for personal benefit
 - Some ideas that came out of the renters focus group (air conditioners for renters) would need to be directed at the property and not the individual occupants
- More discussion at the next meeting

Treasurer's Report, Joel Chechik

Bank Accounts & Financial Report (Update)

- The Financial Report for last month was presented, which concludes the organization's fiscal year. FY- Sept 30 was the fiscal break
- Positive report - Budget v Actual
 - Good news- net operating revenue \$4K
 - Some added costs have escalated due to the economy and inflation, requiring some flexibility as programming moves forward
- CDs provide some cushion as far as assets
- Luminary party, GTMD and other initiatives will provide some surplus

Accounting Procedures (Vote)

- Describes how we manage our money (QuickBooks)
- Need to change our account signatories
 - Jerome and Joel are current signatories, Alex will become a signatory as a VP
- Motion to approve Jerome Chateau, Joel Chechik and Alex Bissen as account signatories. Approved

Conflict of Interest Policy (Vote)

- Effort to build trust related to our potential conflicts
- Motion to approve the COI Policy. Approved
- Board members need to fill out the COI and email to Scott by 10/18.

Adjourn

- Motion to adjourn. Approved

Upcoming Committee Meetings and Events

- Give to the Max Day Fundraiser: Thursday, November 16
 - South Uptown Neighborhood Meeting: Tue, November 21, 7PM @ 3501 Aldrich Ave S.
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