



**Kingfield Neighborhood Association  
Board Meeting December 11, 2019  
7-9pm MLK Park**

**Members in Attendance:** Lisa Skrzeczkoski-Bzdusek, Chris DesRoches, Chris Hong, BJ Titus, Lesa Hudak, David Robbins, Sarah Tschida, Alice Johnson, Elena Bretzman, Scott Mueller, Mike Skinner, Aidan Keefe

**Members Absent:**

**Others in Attendance:** Sarah Linnes-Robinson (staff),

**Meeting Chair:** Chris DesRoches

**Meeting Secretary:** Lisa Skrzeczkoski-Bzdusek

**Confirmed Quorum:** 12 members present

**COMMUNITY FORUM**

Chris Hong introduced herself and expressed interest in serving on the board.

**Call to Order of KFNA Board of Directors:** 7:10 by Chris DesRoches, quorum met

1. Chris Hong asked to be seated on the KFNA Board as a Director. Sarah Tschida moved and David Robbins seconded. Hong voted on to the Board unanimously.

**Q2 FINANCES** (*Sarah Linnes-Robinson*):\_ board reviewed finances

**EXECUTIVE COMMITTEE REPORT** (*Chris DesRoches*)

1. Executive committee hoping to meet more regularly to push inclusion/diversity within board recruitment. 2020 looking at is your board representing your community – want to move forward with that directive.
2. DIVERSITY, EQUITY, INCLUSION (*Sarah Tschida*): proposed statement: KFNA is committed to being an equitable and inclusive organization that reflects the diversity and many identities in our neighborhood. We believe that we are stronger as an organization when we have a broad vision that includes many diverse voices, ways of knowing, and ways of doing and are committed to being intentional and taking action to realize this vision. KFNA specifically seeks to foster the leadership of people who have been historically underinvested in neighborhood organizations. This includes people who rent, and people who identify as BIPOC (black, indigenous, people of color), LGBTQ+, Youth, or seniors.
  - Suggestion that we read this during all KFNA events
  - Like use of “ways of know, ways of doing”
  - Like that it’s calling board out/holding board responsible for historically not being inclusive/diverse in its representation
  - Use of participation vs leadership
  - List specific acts that KFNA is going to do to meet the mission
  - Suggestion of including something of making kingfield a welcoming community

- Geographic representation important – but constantly changing
  - Survey to get community input and then bring to vote at annual mtg
  - **Inclusion and how to implement this in practice:** diversity/inclusion training, evaluations (checking in at end of each mtg as to what went well, what didn't), publishing agenda a week ahead of time and publishing minutes, publicizing the "little things" that are happening without KFNA involvement (enchanted alley, pink flamingo party, gnome door, etc), increasing awareness of committees/activities of board, having at least one board member being at mtg early to welcome community members,
3. Letter to community regarding eliminating the quarterly update by 5<sup>th</sup> precinct
    - Suggestion of shortening letter
    - Suggestion of getting police to sign off on letter vs. statement that this has been discussed with police
    - Will continue to provide map of monthly crime patterns
  4. ANNUAL MEETING: Will be announced in upcoming newsletter for March 18 at MLK park. Online and in-person nominations will be accepted March 1-10 (including at voting tents for presidential primary) and on line voting march 11-17.
    - Alice and Sarah T. will host house parties.
    - Theme: Growing Kingfield

#### Redevelopment Updates:

1. City of Lakes Community Land Trust has completed the redevelopment of 210 West 46<sup>th</sup> Street. KFNA will partner with them on an open house of the home which will be sold at 80% Area Median Income which will be held on Thursday January 23<sup>rd</sup> from 4-6 PM.
2. The vacant property behind Butter Bakery has just been sold for development to Heirloom Properties which is owned by Jim and Faith Kumon who live in Kingfield. This is positive as they have been communicating with KFNA about this property for over six months and their intent to purchase and develop a mix of market rate and affordable rental on it.
3. Request for Affordability Investment: 3916 Blaisdell Ave.

When the City of Lakes Community Land Trust (CLCLT) submitted an offer to purchase the vacant lot at 3916 Blaisdell Ave to construct a new single-family home with an accessible dwelling unit, it had planned to use \$70,000 from Minnesota Housing to assist in making the home affordable to a household earning 80% or less than Area Median Income. At the end of the November, the CLCLT learned Minnesota Housing did not approve the organization's funding request for new construction. This decision impacted the CLCLT's original project and funding intentions.

To move this project forward, the CLCLT is meeting with Minnesota Housing on January 7 and will be seeking permission to use one unit of approved funding from its Homebuyer Initiated Program for this property; however, that amount available is \$60,000, which is less than what was included in the original project budget. With the lesser amount plus increasing overall development cost, the current project budget is demonstrating a need for \$20,000 in affordability assistance to keep the home accessible to a lower-income household (i.e. CLCLT price of \$200,000 or less).

**The CLCLT is requesting \$20,000 in affordability investment from the Kingfield Neighborhood Association for this project.** Use of Kingfield’s permanent affordability funding would be contingent upon Minnesota Housing’s approval to use \$60,000 from CLCLT’s HIP for this project.

Following is a summary of the current project costs:

Estimated Total Development Cost:     \$367,550  
Estimated Appraised Market Value:     \$330,000  
Estimated CLCLT Sale Price:     \$192,550

Estimated Development Gap:     \$37,550 (covered by City funding)  
Estimated Affordability Investment:     \$137,450  
City of Minneapolis LTA (\$25,000)  
City of Minneapolis Project Gap (\$32,450)  
Minnesota Housing (\$60,000 – *pending*)  
Kingfield Neighborhood (\$20,000 – *pending*)

E-Vote:

Dear Board of Directors—this was the item I was trying to quickly explain at the end of the evening tonight. Historically KFNA supports affordable housing developments in the neighborhood at \$10,000 per site. There have been acceptations to this—for example KFNA gave an affordable duplex development in Kingfield by MPLS Public Housing \$20,000. However, please note that KFNA did not give Nicollet Square \$400,000 for their 40 units. So obviously each project is unique.

The City of Lakes Land Trust began looking at 3916 Blaisdell at the request of KFNA. They have invested almost two years of work into the property and secured a confirmation form the City of Minneapolis that they can purchase it at the “pass through price”, a greatly reduced cost offered to KFNA due to the City acquiring the property through foreclosure. The site is extremely compromised due to encroachments. CLCLT has designed a primary home and an accessible dwelling unit (top and bottom combined units) that can fit in the space. **The gap to sell the home at 80 AMI is \$20,000, which they are asking KFNA to fill.**

Additionally, I am suggested that if KFNA decides to fill this gap, the board should hold a matching challenge to the neighborhood to buy down affordability even more.

CLCLT will meet with the MN Housing in early January and approaching them with a commitment from the neighborhood could help them convince MN Housing to allow CLCLT to use funding form them identified for a different project for the home at 3916 Blaisdell.

The process of an e-Vote by KFNA allows the vote to remain open for 24 hours. Every person is considered to be “present” and casting a vote. Not responding counts as a no vote. A majority of the board needs to vote yes for this request to be approved.

Background:

Phase I NRP was approved by the community in 1999 for 3.1 million dollars. There was a legislative mandate that all neighborhoods combined spend 52% of the entire NRP money on housing. It was learned as Phase I plans were implemented across the city that many neighborhoods were not doing this so it was emphasized that for Phase II each neighborhood had to deliberately plan for 52% of the allocation to be in housing. Kingfield approved the NRP Phase II Plan in 2006 for an additional \$770,934. You can read more about the history of NRP here: <http://www.minneapolismn.gov/ncr/programs/nrp/index.htm>. You can also review both the Phase I and Phase II Plans here for Kingfield (and every other neighborhood) at this link [http://www.minneapolismn.gov/ncr/programs/nrp/Phase\\_1%20Plans](http://www.minneapolismn.gov/ncr/programs/nrp/Phase_1%20Plans).

KFNA currently receives approximately \$54,000 from the City annually under what I referred to last night as the Community Participation Grant. This is the money to run the organization and do “engagement” on behalf of the City. For reports on this money and a description of what the City asks neighborhoods to do with this funding visit here: [http://www.minneapolismn.gov/ncr/programs/nrp/ncr\\_neighborhood-programs](http://www.minneapolismn.gov/ncr/programs/nrp/ncr_neighborhood-programs).

The remainder of KFNA spending each year comes from three contracts that we hold with the city, each of which have a variety of projects under them. For example, there are lines items for newsletter, greening, business greening, administration, and also there is a line item for “housing administration”. This is a line item that I draw part of my salary from, approximately \$1200 per month for the work I do on behalf of KFNA related to housing activities (working with Beacon, CLCLT, Aeon, reviewing variances from neighbors, etc). Beyond this money for housing, KFNA does not have any active housing programs right now as all the money for home grants, and home loans, has been distributed.

However, KFNA still has a couple of pots of money sitting under “project titles” UN-contracted with the City. This was where KFNA “got” the \$250,000 to loan to CLCLT for the redevelopment of 210 West 46<sup>th</sup> Street, which as a reminder the organization is loaning interest free if it is repaid within the 365 day contract period (which it appears it will be). The intent of the money is to re-loan it to CLCLT for the creation of another affordable unit, ideally in Kingfield, which could happen if [3916 Blaisdell](#) moved forward.

As of January 1 2020, KFNA will have about \$75,000 available for housing. It is not located under the affordable housing strategy but under two other project headings “mixed use” and “emergency home repair grant”. Because these funds are part of the housing category the move of any money to affordable housing (\$25,000 or lower) would only require neighborhood notification via a current medium (ie. eNews and notification that the vote will happen) and a board vote. I would recommend that the money get moved from the emergency home repair grant because this is a project that is no longer occurring.

Alice Johnson votes to support this.

Others that support include:

Chris DesRoches

Bradley Titus

Sarah Tshcida

Scott Muller

Chris Hong

Lesia Hudak

Elena Bretzman

Mike Skinner

Proposal passes.