MINUTES

Windom Park Citizens in Action

Neighborhood Meeting – February 16th, 2021 (via Zoom)

*Meeting was held digitally via Zoom*

*Attendees* – Robert Lodge, Joseph Dufficy, Bill Fox, Brian Amble, Julie Anderson, Robert Wall, Celia, Charity Paye, Chuck Larsen, Dan Miller, Emily Petermeier, Eric Weiss, Garrett Bembenek, Gayle Bonneville, James Kalina, Jessica Skowronek, Joanna Henning, Kay, Larry & Jane Eshleman, Maren Greenwaldt, Nicholas Graanfox, Samantha Will, SRJ, Tara S, 952\*\*\*\*538

**Call to Order**: Meeting was called to order by Board President Robert Lodge at 7:05pm

**Introduction:** Board members and neighbors introduced themselves.

**Approval of Agenda:** Motion to Approve by Joe Dufficy, 2nd by Dan Miller; Passed unanimously.

**Approval of September Minutes**: Motion to Approve January NH meeting minutes by Joe Dufficy; 2nd by Charity Paye; Passed unanimously.

**Financial Report:** Joe presented the summary of the financial report.

* The PPP loan is looking to become a fully forgivable loan.
* We’re currently over budget, but this was anticipated and should fall back in line soon.

**WPCiA Loan Programs:**

* Low Interest Home Loans -
* Security Rebates – Funds available for security related investments
* Commercial Loans – Dan asked about commercial loans and Gayle provided information including - $50k at 2%

**Development 65 – Robert Wall** Vice President of Development presented on Development 65

* 10 years development experience, with past 5 years in senior living
* 135 units – 83 independent, 28 assisted, 24 memory, 92 parking spaces, 143 total parking spaces, 83 residents with vehicles.
* Access via 26th and Stinson and access road to Kenzie
* Walking paths throughout the property and keep the property as green as possible with keeping mature trees.
* 5 floors – garage (1st), Independent & Memory Care (2nd), Independent & Assisted (3rd, 4th, 5th) Public shared space (2nd), Community/Salon/Fitness (3rd)
* Celia – How many staff will be in the building? 15-18 staff in the building at a given time.
* Robert – Are you developer and operator? A member of the team is the operator, great lakes management will operate under Hayden Grove Senior Living
* James – What type of traffic study has been done? It’s common to see 1/3rd the traffic of a similar sized multifamily property.
* Dan – What is the width and material make up of your sidewalks? 5-6’ and concrete. What are the size of the drive lanes? 22’-24’ wide. Dan encourages the development to increase the width of the sidewalk and encourage outdoor activity.
* Tara – Can you address the affordability of this building? We’ve dedicated 5% of the building to individuals facing financial struggles. Independent Living is $1750-$3,000/mo; Assisted is $2,400-$4,800; Memory is $4500+/mo.
* Kay – Are the quotes based on specific costs and are there requirements? Base rent includes meals, utility, and basic services. If needs go up, then there is another contract to address the additional services required. There is a community fee of $2,500 which is comparable to other buildings this size. The management will be looking at income and assets but the affordability will be a primary focus from day 1.
* TO STAY UP TO DATE: Go to [www.development65.com](http://www.development65.com) to learn more or contact Robert directly.

**Overview of NRP Program –**

* The program was started to revitalize the housing stock and keep residents in the neighborhood.
* Loans created to get funds into the community – Home Fix Up Loans, Commercial Loans, Security Rebates
* Many things funded – Rose Quartz Townhomes, Central Ave, Planters, Banners and Lighting, Tool Library, Repairs at the Rec Center, Computer Lab, Small Area Plan, and some general operating.
* WPCiA Develops Plan > Select Contractor/Partner to deliver > City of Minneapolis Approval through NCR > Implement.
* We need to use the present framework to assign funds for projects.
* WPCiA will work on posting links to the framework and the current balances
* Timeline: Present – prioritize strategy, March – Create Committees, March-May – Develop Plan & Strategies, June – Submit plan modifications to city.

**Other Neighborhood Updates:**

* Low interest home ‘fix-up’ loan program
  + Low as 2% and up to 5-year terms
* Home security rebate program
  + We have funds, find information on WPCiA website.
* Upcoming meetings
  + NRP funding in February
* Larry suggested reaching out to businesses and inviting them to a meeting.
* Discussion revolved around how to get people involved in the NH meetings.

**Open Forum** - other announcements or comments from the audience

* David asked about the Central & Lowry development plan. There isn’t much for details but the city is buying property at this corner for affordable multi use building.
* Brian mentioned his concerns about the Johnson & 18th intersection.
* Nicholas owns the house on the corner of Lowry and is looking to do a teardown and do a co-operative development.
  + 6 units with (2) 3bd condos per level, 6 parking spots.
  + Design based on Christopher Alexander.
  + District heating – power and hot water piping to heat multiple buildings.
  + Hoping to finish summer 2022.
  + Celia – Have you met with the city? We’re working to meet with Kevin and talking to city planner.
  + Nicholasa Graanfox - [gnyqufox@gmail.com](mailto:gnyqufox@gmail.com) 651-895-2130

**Adjourn**: Motion to adjourn meeting at 9:07p by Joe Dufficy; motion passed unanimously.

Submitted by: Andy Emerson, secretary

Approved by

1. Date: 2/16/21 2. Date: 2/16/21