

SECIA Board Meeting

Tuesday, February 9th, 2021, 6:30 – 8:30 pm

Zoom Meeting: <https://zoom.us/j/95711076017>

Board Members: Present -Jessica Focht-Perlberg (Executive Director), Ben Brummel, Holly Day, Thomas Weist, Cody Hoerning, Karl Smith, Caitlin Johnson, Steve Peterson, Jim Nyberg, Andrew Norton, Kathy Knudson, Lynn Anderson, Phil Roban, Quinn Oteman, Greg Thompson, Absent –Aaron Tilleson, Excused –

Other Participants: Lila Smith, Katie Fournier (housing and livability committee), DeWayne Townsend, Amenah Sage, Laura Schlotterback (intern), Larry Crawford, Wasima Farah (new intern), Katie Fournier, Nick Juarez, Grace Sweeny, Jasmine Snow, Cam Gordon, Emily Padrutt, and Claudia Santana

**Motions: Approve SECIA January Board Meeting Minutes
Moved by Stephen Peterson
Seconded by Ben Brummel
Unanimous approval**

**Motion: to move Board meetings to 2nd Tuesday of the month at 6:30 pm
Ben Brummel moved to approve
Stephen Peterson seconded.
Unanimous approval**

**Motion: Hiring Wasima Farah as new intern
Ben moved to approve
Stephen seconded
Unanimous approval**

**Motion: Review and approve: Neighborhood Priority Plan (NPP) proposal and proposed budget
Jim—approved this plan
Ben—seconded
Unanimous approval**

**Motion: Approve the work plan with Reimagining SECIA—
Ben –moved to approve
Thomas second
Unanimous approval**

Meeting Called to order at: 6:32

1. Introductions (5 min)

2. Community Updates (20 min; up to 5 minutes each for updates/Q&A, for those present)

a. SD60 Senator Kari Dziedzic, 60A Representative Sydney Jordan, 60B Representative Mohamud Noor (if available)

b. Nick Juarez, Neighborhood Relations--Como has been really quiet so far—4 auto thefts in February. More auto thefts in Marcy Holmes and other parts of the precinct than Como. Stay in your vehicle if you're warming it up. Thefts from auto parts are starting to uptick, but only 1 in Como so far. Toyota Prius is the auto of choice with Mitsubishi's the second. Only 1 burglary. Update on 2500 Talmage—shots fired at the end of last year—residents of that building have moved out and he is now making repairs to the duplex. 911 calls are down 30% since last month. Stephen—what are ages of the perpetrators of these thefts?

Nick--Most tends to be in the upper teens and lower 20s.

Andrew—Como had 8 package theft reports made in February, hit and miss throughout the neighborhood and the 2nd precinct. A handful of those cases have been tenants stealing from other tenants.

c. City Council Members – Kevin Reich, Ward 1; Cam Gordon, Ward 2

Council member Cam Gordon—sent over a written report. I want to let everyone know that the City Council honored Laura Waterman Wittstock. We had a nice virtual presentation of people who spoke about Laura.

We're bringing up a rent stabilization charter amendment to be brought on the ballot—there'll be a hearing on that. We're also coming forward with an amendment on public safety creating a new department. Eviction protection is also being brought up, similar to St. Paul and St. Louis Park's existing code. We are moving forward with some of the alternatives to policing—mobile mental health crisis response team, and a couple of pilots we hope we can begin in April or early May.

Tenant opportunity to purchase: we put some money into the budget so we could get a study started on this, so when rental property comes up for sale the tenant will have the right to purchase, meeting a fair market price for the seller. Right now, the authors of the ordinance are working on defining the parameters of purchase. Typically, the new properties we're not worried about losing to developers—just the older ones. I will tell you that I don't expect to have a hearing on this until April or May.

Larry—I can speak personally that is exactly how my wife and I became home owners after being students. What about real estate values? There's a certain matter of distortion between developers' evaluation of properties and the price of empty single family homes.

Cam—We don't want to force someone to sell their house for less than they can get, so I think for this to work there has to be some kind of assistance, such as a land bank, to partner to keep people from selling their properties to developers. Prices get inflated in SE Como because of the speculative landlord market, which is an ongoing challenge.

Ben and Cody—SECIA will write a letter of support for a SE Como renter-to-homeowner program.

3. Announcements (5 min)

a. Meeting/Event Reports:

- i. Neighborhood Network Mtgs / Neighborhoods 2020 update (Jessica)
 1. Review Neighborhood Organization Recognition Requirements
This is a pretty comprehensive list of practices and best practices that neighborhoods are going to have to demonstrate. Some of our policies need updating, some need created, some are already in compliance.
- ii. Jan. 12, 2021 Town Hall Community Forum with State Elected Officials (Jessica)
- iii. Jan. 19, 2021 Community Project Night - Status & next steps: 2021 Good Neighbor Fund grant proposals (Jessica)
 1. 15th Avenue mural project and possible GNF projects. Next week at Community Project Night we'll confirm project champions and grant writers. SEE Request for GNF 2021 Applications; GNF 2021 Application Form

b. Upcoming Meetings/Events:

Jessica sent out notice regarding changing the meeting dates to 2nd Tuesday or 2nd Thursday or start time. No impact according to returned surveys.

Motion: to move Board meetings to 2nd Tuesday of the month at 6:30 pm

Ben Brummel moved

Stephen Peterson seconded

- i. SECIA moderated discussion with GoGopher Rental on current development projects - Thursday, February 11, 2021, 6:00-7:30 pm - Zoom meeting registration link
- ii. SECIA Community Project/Joint Committee Meeting Night – Next meeting -- Tuesday, February 16th, 6:30 – 8:30 pm, Zoom video conference and breakout small group meetings, Zoom meeting registration link
- iii. SECIA Land Use & Development Committee: first meeting, Wednesday, February 17th, 7:30-8:30 pm, Zoom meeting registration link
- iv. Como Cares Team Work Group meeting and “Harm Reduction 101” training with Aliveness Project staff - Thursday, February 18th, 7:00 - 8:30pm - Zoom meeting link
- v. SECIA Environmental Committee, Tuesday, February 23rd, 6:00-7:30pm – Zoom meeting link

c. Other Developments

4. Board Business (55 min)

- a. Review and approve: January 5, 2021 board meeting minutes (Holly) (2 min)

Motion: Minutes

approved by Stephen Peterson

Seconded by Ben Brummel

- b. Review 2021 Board Meeting Dates (Jessica) (2 min)
- c. Hiring committee updates:
 - i. Review & approve: Hiring of new Communications Intern, Wasima Farah - Welcome, Wasima! (Ben) (2 min)

Motion: approved hiring of Wasima Farah

Ben moved to approve

Stephen seconded

- ii. 2021 Gardening Intern(s): Search commenced (Karl) (2 min)
Karl--Gardening internship was posted end of January—22 applications submitted, 5 or 6 are potential. Closes Feb 28, so as we get close to the closing date, it'd be good if we could look through the applications.
- d. Financial reports: (10 min)
 - i. Review: 4th Amendment to CPP Contract C-41810, signed and submitted 1/26/21 following 1/5/21 board approval, with E x. B-4, Proposed amended CPP operational budget, Jan 1-June 30, 2021 (Jessica) (3 min)
Jessica—Jan. the board voted to approve the financial of our budget documents. The amended operating budget (CCP fund Jan. until June 30th) fixed some prior year budgets, also based on Wendy's budget analysis, we can do some advance payments to keep from losing any of our money from this year, since it won't be rolled over.
 - ii. Review periodic accounting report: Fiscal YTD, April 2020-January 2021 & C PP draw #32 budget 1.31.21 (Cody, Jessica) (3 min)
Cody—Fiscal YTD profit /losses on cash basis. We should be giving a report to the board every month. First document showed April 2020-January 2021 budget 95923.97 expenses, 3122.52 left over in budget. January 2021 budget: expenses approximately \$5k per month, mostly payroll expenses and interns. Approximately \$10k has been requested from the city for the next term.
 - iii. Review 2020 payroll summary (Jim) (3 min) \$46000, gross payroll, \$3800 per month. In 2019, it was close to \$32,000/\$2600 month. First quarter of 2019 we only had 2 interns, and now we've had up to 8 interns at a time, depending on the time of year.
- e. Reimagining SECIA update and discussion (40 min): Proposed work plan for reimagining SECIA and Racial Equity Initiative.
This is proposed to be a living document with room for community input and created through the lens of the SE Como neighborhood.
WHO: The work group that carries out this work will be current SECIA members and board members as well as non-board members, especially historically underrepresented members of the neighborhood.
WHAT: racial equity and anti-racism learning, UMN Civic Leadership program research and outreach proposal. Neighborhood mapping of demographics and a study of how we are getting our message to the neighborhood will be studies, and modifications of the message and delivery will be based on feedback and structural review.
SECIA is not alone in this work—in the wake of George Floyd tragedy, all neighborhoods are coming together to do the hard work to create a racial equity framework that we can all benefit from.

i. Presentation of UMN Graduate Civic Leadership Program students(Cody Hoerning, Emily Padrutt, and Claudia Santana—presentation: Racial Equity Framework Proposal - preliminary working report: Powerpoint (15 min)

Learn more about the University District Civic Leaders Program:

<https://engagement.umn.edu/initiatives/university-district-civic-leaders-program>

Cody: Some key points to ground us: right now our board membership is largely comprised of white homeowners. SE Como is 70% renters and 30% people of color. Goal is to synthesize SECIA's 2020 plan with racial equity goals.

Key principles of draft racial equity framework: racial equity should be contextualized. A racial equity lens should be applied to all initiatives and address needs of underrepresented neighborhood members.

Emily--Goals: 1. create a system of accountability to ensure racial equity lens to SECIA processes create racial equity resolution for SECIA centering on community input and feedback. Performance measure still need to be ironed out to quantify how to see if we've achieved our goals or not.

Claudia—Next steps: develop an equity resolution, develop survey questions for community survey, create SE Como Welcome packet for new neighborhoods with renter resources included.

Katie—is the welcome packet going to be electronic or physical?

Codie—we plan to create it as both. For now it will be electronic with plans in the future for it to be physical.

Jim—I originally thought it should be physical so that we can make actual contact with each resident. I think eventually it's really important for it to be person-to-person.

Ben—I know you said it was a work in process, but I was wondering what you thought the accountability could measure.

Emily—right now, we're not sure. It's one of the more challenging part of this, to have measurable goals.

Claudia—one we get feedback from the community, we can come up with actionable, measurable goals. Bloomington had a metric to measure their program against, so we have a lot of guidance.

Larry—on the welcome packet, there are a lot of property owners that would be happy to give these to new tenants.

ii. Review and approve: Proposed Work Plan for Reimagining SECIA and Organizing for 2021: Powerpoint (15 min)

Jessica—There's an upcoming SECIA training event on racial equity provided by CURA (Center for Urban and Regional Affairs). With a date forthcoming.

The second of the 4 main components of the reimagining work plan is mapping the neighborhood demographics. This will require a broad-based organization and outreach campaign. We especially need to reach out to underrepresented members of our community and inform them of what SECIA is and encourage participation. We also hope to encourage personal content contribution from the neighborhood for our communications.

Update SECIA bylaws to ensure structure aligns with equity and inclusion, our operating procedures to align with best management practices, and evaluate our mission. The work group will meet monthly to carry out task assignments and provide updates to the board. The work plan is a living document that will be updated according to feedback. The initial duration of the work group is Feb 9 to mid-Nov 2021, with an annual report provided in November 2021. The board will then reassess the work plan according to progress.

iii. Review and approve: Neighborhood Priority Plan (NPP) proposal and proposed budget (10 min)

Requested amount \$6K as the first step in the neighborhood priority plan and basic operating costs and Phase 1 of the Equitable Engagement Action Plan. SECIA can supplement funds needed with additional CCP funds. The SECIA board approves reallocating \$6,000 from the existing CPP reserves to the new "Phase I Equitable Engagement Campaign" Neighborhood Priority Plan (NPP)."

Kathy—what kind of mini-grants are you envisioning?

Jessica—the idea is to have accessible funds open for a range of small projects for the neighborhood—arts, environmental, etc.

Kathy—so we couldn't pay for food for National Night Out, but we could pay for a band for a street party?

Ben—mini-grants are a way to use some of the CCP money that we need to set aside in order to not lose the money in July.

Motion: Review and approve: Neighborhood Priority Plan (NPP) proposal and proposed budget

Jim—approved this plan

Ben—seconded

Unanimous approval

Motion: Approve the work plan with Reimagining SECIA—

Ben –moved to approve

Thomas second

Unanimous approval

5. Committee Updates (20 min) – Up to Five (5) minutes per update

a. Reimagining Community Safety / Como Cares Work Group (Cody H., Andrew N.)
Cody—Thursday the 18th, discussing the principles of harm reduction and how to apply them to your own life. March 6th is a separate meeting for unsheltered folks. We do have hygiene packets for unsheltered folks in our neighborhood that we will be reaching out to the business community and if anyone wants so help distribute them contact me.

b. Land Use & Development (Ben)

Ben—first introductory meeting, this is mostly a training session and to establish an objective lens to present to the board.

c. Environmental: Talmage Triangle Rain Garden updates (Lila S., Kathy K., Peggy B.)

Kathy—meeting with MetroBlooms, I will be working on the neighborhood grant.

Lila—we talked about all the comments people made and decided what we liked from the comments and what changes we'd like to make for a more sustainable plan for the Talmage Crossing garden. We want a diversity of plants and we wanted a minimal amount of paving and we want planted paths with sedge and a rock border.

d. University District Alliance (UDA) - Updates on exploring future collaboration potential with UDA neighborhood orgs (Jessica, Katie F.)

Katy—Marcy Holmes came forward with a letter proposing that all the neighborhoods collaborate on some projects. They want all four neighborhoods to put in \$10k to hire a consultant to determine the feasibility of such a collaboration. I offered to send a note to the current president of the UDA about this proposal. There's also a proposal to expand Dinkytown's status as a Business Improvement District to include some of the neighboring districts.

i. Jan 14, 2021 letter re: Marcy-Holmes Exploratory Project on Future Collaboration in the University District

ii. Exploring future collaboration potential with Prospect Park Association (PPA)

1. PPA's interest in exploring future shared administrative agreement, such as: MHNA-NIEBNA cost-sharing agreement / template

e. Projects - Gardens, Utility Box Wraps, etc.

i. Update: Formation of steering group on SECIA engagement with the future of Tuttle School (Kathy K., Katie F.)

a. SEE Jenny Arneson's email messages re: Tuttle building Tuttle School Brainstorming notes docs:

Katie--Jenny notified me last spring that the school board plans to close Tuttle at the end of this school year. She's having the board's finance committee that will set up uniform procedures about all of the schools being closed down and encouraged the neighborhood to consider possible uses for the building.

Kathy—One thing everyone wants to see there is a SECIA office and a working space. We talked about daycare center, early childcare center, senior center, office spaces, affordable intergenerational housing or maker spaces for residents of the neighborhood. A foster care housing was also proposed, community education center.

Phil Roban--There will be challenges with the ordinances, especially some of the housing formats.

Kathy—I'm not sure where we want to go on this—I had an email today from the Minnesota Daily, and I wonder how much information we want out there for the public before we have any solidified plans, especially considering any developers that might be interested in the building?

Karl—tell them we aren't far enough on plans yet to share any information on this project.

ii. Update on new proposal for mural on west side of 15th Ave. & Rollins Ave. (Parker S., Trevor T., Cody H.)

Cody—BNSF gave us approval to do the work with no objection to the plan. Union Pacific said they're fine with it, too, as BNSF is the primary operator of the space. I started initial inquiry to the city on Public Art space, but I think we're a go.

Lila—you still need to get the adjacent landowner's permission.

Cody—I will get that.

6. New Business (5 min)

7. Adjourn 8:32 pm

SECIA Minutes February 9th, 2021:

Note taker Holly Day; Exec reviewed 3/3/2021 ; Board Approved: _____

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