

**Bancroft Neighborhood Association
Board Meeting Minutes
Thursday, October 14, 2010**

Present: Neal Baxter, Andy Hestness, Evette McCarthy, George Moore, Jacque Passow, Daniel Rauchman, Mike Simons, Ryan Sturtz, Keith Twist, Elizabeth Glidden, Mike Klick, Jessica Rosenberg

Absent: Matthew Ayers, Emmett Bryant, Celia Kutz, Holly Hinman, Rebecca Rayman, Julie Zamora,



Meeting called to order by Jacque Passow at 7:02 PM

Minutes

The board reviewed the September Minutes. The only change was to the text discussing the approval of the August minutes. "minuets" was changed to "minutes."

MOTION: To approve the September 2010 BNA board minutes; Passed with unanimous approval.

Treasure's Report

The August Financial Reports were not available.

Daniel discussed a problem that occurred while transferring the Quickbooks files from our old computer to our new computer. Some records did not get transferred and some additional records now show on the accounting records on our computer. A discussion occurred about having our previous bookkeeper, Betsy, come in to help reconcile the books. Daniel did state that the petty cash and savings accounts are balanced.

Motion: To bring back Betsy with adequate time to resolve the Quickbooks issue. Moved by Daniel Rauchman and seconded by Neal Baxter. The motion passed with unanimous approval.

Personnel Committee

Jacque introduced Jessica Rosenberg who was recommended by the Personnel Committee to be the next community organizer for the Bancroft Neighborhood

Association. Julie, Mathew and Jacque served on the personnel Committee. Jessica provided a brief overview of her background. She recently worked for the Neighborhood Alliance in Whittier. She would take minutes for the most meeting and supported their Community Organizer.

Motion: To offer Jessica Rosenberg the Community Organizer position with the Bancroft Neighborhood Association. Moved by Jacque Passow and seconded by George Moore. The motion passed with unanimous approval.

Elizabeth Glidden – 38th & Chicago Small Area Plan for

38th & Chicago Small Area Plan Discussion- The small area plan was established to help direct the development along Chicago as well as 38th. The plan covers 38th street from 2nd Ave to Bloomington and along Chicago from 31st to 40th. The establishment of a small area plan requires a zoning study. The zoning department suggested only a few zoning changes, which are located near 38th & Chicago. This issue is coming up now in order to obtain neighborhood input on the zoning changes.

One zoning change is to create a pedestrian overlay district. The change would prohibit new or expansion of auto-oriented businesses from locating in the covered area. Existing auto-oriented businesses still can exist or sell to other auto oriented business. However the existing auto-oriented business could not expand to neighboring lots. No new properties could be used for auto-oriented businesses.

Secondly some of the zoning on the corner has various zoning designation (e.g. C1, C2, R1, etc.) Some lots have commercial properties on a residential zoned property, so they have non-conforming use. The zoning department is recommending rezoning 4 small areas at that corner to a C1 commercial zoning. In addition, there are no recommendations to up-zone a property (e.g. changing from C1 to C2.)

The Bancroft Neighborhood only has 3 properties that are covered in the Small Area Plan and those properties will not have any zoning changes.

Jacque asked if property owners, impacted by the zoning changes, have been notified and have been able to provide input about the zoning changes. Elizabeth stated that all properties in the plan have been notified and properties within 350 feet of zoning changes have been notified. A meeting was held on September 20, 2010 for residents and business owners to provide input on the changes.

So the impacted lots are as follows. In the north end both properties at 3705 and 3715 Chicago are recommended to be re-zoned to C1. The property at 730 38th street, the Aliveness Project, will be rezoned from R1 to C1. Both 3808 & 3814 Chicago would be re-zoned to C1 to help encourage development that might not contain a parking lot on that corner. There is also a change to C1 for the property at 816 38th Street.

The board had a few questions for Elizabeth. Elizabeth commented that the number of zoning changes is relatively small compared to other area plans.

Motion: Bancroft Neighborhood Association supports the proposed zoning changes recommended for the 38th and Chicago Small Area Plan. Motion made by George Moore and seconded by Ryan Sturtz. The motion passed with unanimous approval.

This goes in front of the planning commission for a public hearing on November 15, 2010. Jackie directed Jessica to e-mail Elizabeth Glidden with the motion approved by the board.

Housing Committee

Andy provided an update from the Housing Committee. The committee met with Joe Horan from NRP to get his input on our proposed loan programs. The committee is looking for approval of the language for the programs and permission to select providers to administer

Mike Klick asked how large is Bancroft's NRP Phase II housing funds. Jacque stated that for NRP Phase II there is \$55K for the Housing programs which will be split between two programs. \$35K will be used for a low interest revolving loan program, and \$20K will be using for a low income deferred grant program. There are 3 agencies that were identified to administer these loan programs. NHS and GMHC have responded that they would be interested in administering these programs. Jacque reminded the board that we have an existing residential loan program through TCF bank.

Motion: Provide the Bancroft Neighborhood Association – Housing Committee the authority to interview and select an agency to service these two loan programs. The committee will be restricted to select from the following three agencies; The Center for Energy and Environment, The Neighborhood Housing Services of Minneapolis, Inc, or the Greater Minneapolis Housing Corporation (GMHC). Motion made by Andy Hestness and seconded by Daniel Rauchman. The motion passed with unanimous approval.

Green Initiatives

George Moore stated that the committee reviewed the meetings that occurred in the past month. Also, the city is looking for volunteers maintain the green space for the traffic

circles. He indicated that traffic circles are to be installed at 40th & 17th Avenue and a medium at 17th Avenue and 42th street and bump outs at 46th and 17th Avenue.

They also discussed the possibility of a community garden near Busch Terrace. George would like to raise that question in the annual meeting.

Special Projects Committee

Evette MaCarthy indicated that the committee revised the Neighborhood Initiated Grant form, however it was not available for the October board meeting. PAC was asked to resubmit their application. The Neighborhood puppet show will receive funds for NRP approved needs for roughly \$1,200. Jacque asked to see if we have a meeting in November to address outstanding questions. A coconscious occurred for trying to meet on 11/4 at 7PM.

Jacque asked Jessica to send out an e-mail to notify the board of the special meeting.

NRP Elections

NRP Policy board will be having their election on soon and notified the neighborhoods to select a representative to participate in the election. Neal Baxter volunteered to represent the Bancroft Neighborhood Association. An alternate representative was not identified.

November Annual Meeting

Jacque discussed the needs for our annual meeting:

For the food, Jacque will check with Jakeeno's, Evette will check with Cup Foods & Marla's Caribbean, Andy will check with Fat Lorenzo's (no paper plates or plastic ware is needed) No one was identified for Family Dollar, since they are not open. Elizabeth Glidden and Karen Notsch will be our presenters. For entertainment we have Sephardic musicians, Phelps Activity Council, Urban Arts Academy.

Mike and Neal volunteered to do the set-up starting at 5PM. Dan, Ryan and Keith volunteered for the clean-up.

For board member recruitment, Keith had talked with Greg Wagner who was unsure if he wanted to join. Jessica would follow up Becky to see if she knew someone interested in joining the board. Mike Klick indicated that he was interested in joining the board.

Jacque indicated he e-mail a brief biography and discuss why he is interested in joining the board.

An update needs to be prepared and presented for each committee reports. The following people will prepare these reports; Jacque will report on the NRP /Housing & Gardening committees, Evette will prepare the Commercial committee report, George will prepare the report for the Green Initiatives committee. Jessica indicated that Julie will report for the Special Projects committee.

Evette will find someone to help with child care. They are to be paid \$10 per hour.

Community Organizer Report

A Façade Improvement was distributed to Don Steele and CAFAC. Sunshine Tree submitted final paperwork. Two applications were distributed for the home Improvement Loan applications. Cal at TCF is going to be replaced. The fall Banner was mailed and the web site other items. A Razoo account has been set up to along online donations. Celia has been organizing files, drafting “how to” documents and preparing a calendar for the new staff.

Old or New Business

No topics were introduced.

Adjournment

MOTION: To adjourn the October 2010 BNA board meeting at 8:24, passed

Respectfully submitted:

Jacque Passow, President

Keith Twist, Secretary