



BRYN MAWR NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes

Wednesday, December 9, 2020

6:30– 8:00 PM

Google Meet/Virtual Meeting

Board and Staff

Kevin Thompson – President
Brian Treece – Vice President
James Dietrich - Treasurer
Jessica Wiley – Secretary
Dave Holets – Area 1 Rep
Karen Frederickson - Area 2 Co-Rep
Sue Verrett – Area 2 Co -Rep
Dennie Juillerat - Area 3 Rep
Joanne Michalec - Area 4 Co-Rep

Colleen Dhennin - Area 5 Co-Rep
Beth Turnbull Area 5 - Co-Rep
Jay Peterson - Area 6 Co-Rep
Rod Miller - Area 6 Co-Rep
Barry Schade – Area 6 Co-Rep
Stephen Harvey – Area 7 Co-Rep
Jeremy Staffeld - Webmaster
McKenzie Erickson – Event Coordinator
Lynda Shaheen – Communication/Fundraising Coordinator

Guests:

Liv Nielsen – Area 1
Jeffrey Laux – Area 1
Allison Fruen – Area 3
Michael Motzko – Area 3
Allison Reese – Area 3
Casey Anderson – Area 3
Marcela Lorca – Area 4
Elizabeth DeVries -Area 5
Barbara Baum – Area 5
Gail Freedman – Area 6
Haven Stephens – Area 6
Ben Gansky – Area 6
Molly Dengler – Area 7
Anthony Ramirez – Area 7
Cameron Flakne -Lupe Development
Steve Minn – Lupe Development
Jackie Cherryhomes – Lupe Development
David Miller – Urban Works
Nancy Aleksuk – Urban Works
Nicole Buehler – Harrison Neighborhood Assn
Qannani Omar – Harrison Neighborhood Assn

1. Call to Order at 6:32 PM.
2. Agenda approval moved, seconded. Motion carried.

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3. Minutes from October and November Annual Meeting moved, seconded. Motion carried.
4. 2800 Wayzata Blvd Site Update—Steve Minn. Three items to present. 1) School site pond 2) progress with State finance 3) Swervo development. 1) There has been an extended discussion about the school ponds. Rod and McKenzie represented the BMNA. Addressed issues presented by the school. Cameron Flakne, Lupe Development, shared a new pond design that responds to the school needs for educational use. Lupe will provide an allowance for the project, an Anwatin School committee working group will design the final pond design. 2) All funding is in place for the Lupe Development project. Are confident housing bonds will be received. 3) The 2800 Wayzata building was originally planned to be office space. The market has changed in the CoVid environment; Ned Abdul, Swervo Development, is planning to do a market rate residential conversion of the site. The site will be 5 levels from the street, open to all ages. Surface parking will be retained. Traffic will be reduced moving from a business use to residential. The senior living care building planned for the east part of the site will not be developed; the market is not conducive to this. Townhomes are being considered. All the plans for this site are in line with past discussions the BMNA has had about land use in this area. There will not be additional affordable rate units in the 2800 building conversion to residential. The requirements for affordable housing on the site have been met with the units in the senior building being constructed by Lupe. Swervo developers will complete the BMNA Issue Review Process (IRP) request form before asking for support from the BMNA for the conversion project.
5. Tenant Opportunity to Purchase Act—Nicole Buehler-HNA. Qannani Omar, HNA, presented background on TOPA. The idea originated in Washington, DC, 40 years ago. Has been studied by the City of Mpls and options presented to the Business, Inspection and Zoning and Housing committee. Three options are on the table which include giving tenants' rights to purchase, to purchase and assign rights to others, or removing tenants from the process and only include developers and buyers. Harrison is advocating for a version of the option that gives rights to tenants to purchase and/or to assign rights to others to purchase. This affords renters an opportunity to purchase existing single-family homes in their neighborhoods that have been subject to predatory buying by developers. Working on support for city council funding in the future. Funding will be needed for staff capacity to help with financing and paperwork, and financing for tenant buyers. BMNA support would be needed in early spring. BMNA Board will discuss the issue in January using our IRP process.
6. Treasurer Report – JD Dietrich. Updated financial reports were sent to Board. The Finance Committee drafted a budget for 2021; presented proposed budget for discussion. Outlined the changes from the 2020 budget. Adjusted for lost revenue for events we will not hold in early 2021. Proposing some changes to consolidate budget items and rename line items. Will vote on the proposed budget at the January 13 meeting.
7. Cedar Lake CAC Update—Chris Etz. Barry Schade presented. BMNA Board members were not included as official reps on the CAC doing the master plan but Barry and Chris have been attending the meetings. Interest in keeping Cedar Lake a natural area. There is a remnant of Hennepin County land that both the light rail landscaping committee and Cedar Lake Park Association want to keep as part of the public domain.
8. By-Law Changes, Emeritus Board Member Status - Jay Peterson. Jay moved, Sue seconded, changes to our bylaws to add a new Emeritus board member category. Emeritus board members would be nominated by the officers, have served at least three terms, and will be non-voting. Include Finance Committee as a standing committee. Added a line to clarify that Area Reps are voting members of the board. Motion carried.
9. Communications and Fundraising Report - Lynda Shaheen. Written report sent to Board members. Barry has taken over getting welcome packets to area reps. Brian will notifying area reps of new neighbors who need packets. Scavenger hunt in Bugle had 20 participants, the winners received gift cards to local and BIPOC businesses. On December 21, Mill City Times will be making a video clip of how you would spend a weekend in Bryn Mawr. Link to the feedback survey we had available during the November Annual Meeting will be sent out through our electronic newsletter. Attended a city-wide coordinator meeting about the schools. Feel well connected to the schools: Colleen is on the Bryn Mawr Elementary site team. Have created a line to allow for donations to the BMNA in memory of someone. Give to the Max brought in the same number of donors as last year.
10. Event Report – McKenzie Erickson. 15 houses signed up so far for the first ever Bryn Mawr lights tour. Map and voting available online and at the Market. Second coloring sheet in Bugle. Will be displayed in the windows at Cuppa Java. No Winter Fest this coming year but looking at how to have a CoVid safe gathering in February.
11. Bugle - JoEllyn Jolstad. No Bugle in January. The deadline for articles/ads for the February Bugle is January 20th. Holding another scavenger hunt in December.
12. Webmaster – Jeremy Stafford. Working on technical issues with the website. Will be taking down the website for 24 hours for massive maintenance and updating.

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13. Committee Reports

- Communications - Jay Peterson.
- Community Projects - Jessica Wiley. Deadline is December 31. Two new projects to date.
- Events – Brian Treece.
- Finance/Membership – JD Dietrich.
- Gardens – Dennie Juillerat. Enjoy the downtown containers decorated for winter.
- Gateway Project – Karen Frederickson/Dennis Juillerat/JD Dietrich.
- Elections – Brian Treece. Brian moved that we appoint three candidates for rep positions: Liv Nielsen, Area 1, Allison Fruen, Area 3, and Anthony Ramirez, Area 7. Reps would run for their positions at our 2021 Annual meeting. Seconded. Motion passed. Welcome to our new reps!
- Racial Justice – Kate Knuth/McKenzie Erickson/Jessica Wiley. Steve Harvey reported on our support for BIPOC businesses; matched funding for awnings for Gorgeous Looks Salon, owned by Briana Cress.
- Safety/Traffic – Chris Etz.
- Schools – Lynda Shaheen. Schools having virtual open houses in January.

14. Other standing reports (as needed)

- ROC/Bassett Creek Valley Update
- SWLRT Update. Jay and Karen took a David Davies walking tour of the light rail area and where the wall will be. All the public art funding has been removed.

15. Discussion Items, New Business, Updates and Announcements

16. Adjourned at 8:24 p.m.

NEXT BOARD MEETING: **Wednesday January 13, 2021**
 Virtual

Upcoming Events:

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