

**ELLIOT PARK NEIGHBORHOOD, INC.**  
**BOARD OF DIRECTORS MEETING**  
EPNI second floor conference room - 6 p.m.

**DRAFT MINUTES -- April 4, 2016**

**DIRECTORS PRESENT:** Elizabeth Beissel, Jenni Doyle, Brian Nasi, Millie Schafer, Tanya Schmitt, Patti Wettlin, Howard Young.

**DIRECTORS ABSENT:** Jerry Dustrud, Bill Emory, Kim Forbes, Paul Freitag, Julie Fries  
Chris Nimmer.

**OTHERS PRESENT:** Dan Collison, EDC & 1st Covenant Church, Lynn Regnier, EPNI Staff.

Vice President Patti Wettlin called the meeting to order at 6:07 p.m.

**REVIEW AND APPROVAL OF AGENDA**

The agenda was approved as presented.

**REVIEW AND APPROVAL OF MINUTES**

The March 14, 2016 Board Minutes were approved as presented.

**M. Beissel/Schmitt. Passed.**

**TREASURER'S REPORT**

***Motion to accept the February financials. M. Schafer/Doyle. Passed.***

The 2015 990 form will be emailed to the Board for review and will be approved by the Board at the May 9th Annual Meeting.

**1ST COVENANT CHURCH HOUSING DEVELOPMENT**

Dan Collison presented the current concept for their new housing development. They will be presenting detailed drawings at the April 21st BLUH meeting.

- The church has signed a term sheet for a land swap with the Hubert's owners.
- They intend to build a 6-story building with 150-170 units (studio, 1BR & 2BR) of workforce housing targeting income levels from \$25k (individuals) to \$60k (couples).
- They are engaged in negotiations with the 2018 Super Bowl Hosting Committee to lease the building to them for 30-60 days prior to the February event. The lease agreement could provide gap financing and negate the need for tax increment funding. Residents would move in after the February game date.
- They are also negotiating with the Greater Twin Cities United Way for a retail level satellite; possibly 12,000 sq.ft/16,000 sq.ft/or entire first floor. The facility would be open for community-wide use and probably offer free/discounted use to tenants at that site.
- The project will have one level of underground parking for 133 vehicles and surface parking in the middle of the complex for daycare/church tenant use. Hubert's would include about 56 surface parking spaces.

- 1st Covenant Church would retain long term lease of the property. Their development partner, Community Housing Development Corporation (CHDC) would manage the property. (They currently manage 4,500 units of workforce housing.) Urbanworks Architects are designing the building.

#### **DISTRICT BRANDING JOINT MEETING**

Dan Collision updated the board on plans for the April 25th District Branding joint meeting with EPNI and DMNA (Downtown Minneapolis Neighborhood Association) at NCU's Trask Worship Center, 6 p.m. The final three district names will be unveiled for discussion and consideration by the joint communities. The EDC Board will review the selection for a final vote at their May 5th meeting.

#### **MAY EPNI BOARD MEETING**

The May Board meeting is cancelled.

#### **FINANCE COMMITTEE MOTION---RECORDS RETENTION POLICY**

*Motion to approve the Records Retention Policy as amended. M. Forbes/Wettlin. Passed. 2nd Board Member Doyle. Passed*

#### **ANNOUNCEMENTS**

**BLUH Committee:** Thursday, April 21, **7 p.m-winter hours!** Recreation Center  
**District Branding Joint Meeting:** Monday, April 25, 6 p.m. NCU Trask Worship Center, 1400 Elliot Avenue South  
**Livability Task Force:** Monday, May 2, 4-5 p.m., Alliance, 719 16<sup>th</sup> Street  
**Finance & Executive Committees:** Monday, May 2, 5:30 p.m., EPNI office  
**May Board Meeting: CANCELLED Next Board Meeting: June 6th**  
**ANNUAL MEETING: Monday, May 9, 5:30-8 p.m., Recreation Center**

**ADJOURNMENT:** The Board meeting adjourned at 7:30 p.m.  
*Respectfully Submitted 4/5/16 by Lynn Regnier, Executive Director*