

Neighbors of Belknap Lookout Board Meeting

Tuesday, March 12, 2019

Newberry Common House, 800 Livingston

6:30 pm

Mission: To advocate for and enhance the quality of life in the Belknap community.

Vision: To be a vibrant, diverse and desirable place to live in Grand Rapids.

Public Space Goals: Improving access down Belknap hill (design DDA budget FY2020); Hastings Connector & Linear Park (implementation City of Grand Rapids summer 2019 & 2020); Better Pedestrian Connections (MobileGR planning durable crosswalk and “stop for pedestrian” signs).

Add'l Priorities: Social Connections; Active in the Neighborhood; Voices Heard in Local Gov't.

1. Call to order and additions to agenda
2. Presentation – 826 and 835 Fairview – Dean Rosendall, CopperRock Construction
3. Approval of January minutes and February financials (Motion)
4. Administration/Policy
 - a. Board Meeting Options – Format, Date/Time, Location, Food, etc.
 - b. Approve Application for Continued CDBG Funding (Motion)
 - c. Establish Community Relations and Racial Equity Committee (Motion)
5. Strategy
 - a. View/Adjust Work Plan
6. Budget
 - a. Approve PILOT Allocation, Mobility Project Plan, Land Bank Purchase (Motion)
7. Miscellaneous & Public Comment
8. Adjournment

2019 Board Meeting Schedule, 6:30 pm at 700 Clancy Ave NE:

April 9

May 14

June 11

July 9 (off)

August 13

September 10

October 8

November 12 (Annual Meeting at Coit Creative Arts Academy)

December 10 (Old board/new board potluck)

Please watch the mass emails to the neighborhood for additional social event announcements.

We're adding an optional “Eat – and Drink – Local” series on board meeting nights after we adjourn.

Tonight we'll be headed to Zoko822 (822 Ottawa) after the meeting.

Neighbors of Belknap Lookout Meeting Minutes

Tuesday, January 8, 2019

Board Members Present:	Rob Kennedy	Loretta Klimaszewski	Dan Miller
	Loren Sturrus	Jonathan Swets	
Board Members Absent:	Robin Benton	Brian Bremer	
	Todd Leinberger	Dean Rosendall	
Staff Present:	Elianna Bootzin		
Guests Present:	Dave Prouty	Chris Swank	Milinda Ysasi

1. The meeting was called to order at 6:31 pm.
2. The minutes and financials were reviewed.
3. The board chose to keep the same officers (Loren Sturrus as Chair, Todd Leinberger as Vice Chair, and Rob Kennedy as Treasurer) and split secretarial duties off to Dan Miller. All four, as well as Executive Director Elianna Bootzin will be authorized signatories on our bank accounts. It was recommended to keep Barbara LaBeau involved in GVSU PILOT committee discussions.
4. Elianna explained the new conflict of interest policy; those present signed the document as written while noting that the group is open to additional amendments if brought forward.
5. With 3 guests present in the middle of the meeting, the group opted to skip the executive session. If anyone has comments on Elianna's performance in 2018, please direct them to Loren.
6. In lieu of goals, primary discussion points were the location of and having food at board meetings. Major locations to consider trying are the Clancy St Ministries building, Finkelstein Hall, Belknap Commons and Newberry Common House. We will try Newberry in March and discuss both aspects in more detail next month. Elianna noted she would like to try to make some kind of annual appeal in 2019. Board members will take some time after the meeting to write potential goal steps.
7. Milinda introduced herself as the Executive Director at the SOURCE. She is running for Ruth Kelly's term limited seat on City Commission.
8. The 2019 budget was approved with the \$270.70 addition to utilities to help our tenant with increased heating costs. We will review the utility situation when they move out.
9. Loretta raised questions about plating company regulations in regards to PFAS. Elianna will contact the MDEQ. Chris shared that Belknap Place passed Planning Commission.
10. The meeting was adjourned at 7:28 pm.

Neighbors of Belknap Lookout Development Committee Notes

Tuesday, February 19, 2019

Members Present:	Elianna Bootzin	Brian Bremer	Rob Kennedy	Dan Miller
Members Absent:	Todd Leinberger	Don Rietema	Loren Sturrus	Gretchen Warnimont
Guests:	Eric Finnegan	Dean Rosendall	(wearing developer hat today)	

1. Dean and Eric shared some preliminary information on CopperRock's proposed project at 826 and 835 Fairview. 835 is currently on septic, sharing with the house next door. They have two design options, which the next door neighbor is okay with and has a preference for one over the other. Bob Wisniewski owns some of the houses across the

street and is also comfortable with the plan. 826 is on sewer and can run a line to 835. They noted the lot is only 109 feet deep. 835 is full of mold, etc., thus can't be saved, but they do plan to use the woodwork in new units.

2. The concept for the project is condos; the ASP limits buildings to 1-3 units, which this does. The City is fine with both options. The east side is the same across designs (3 buildings with 3 units each with parking off the alley); the west side presents a choice between height or reduced number of driveways with hidden garages. The taller project (still within limits) is 3 buildings with 3 units each, with 2 driveways leading to side-facing garages recessed into the building. The shorter project is 5 buildings with 2 units each, with 5 driveways leading to recessed front-facing garages. Those present all preferred the version with 3 buildings with 3 units each, with 2 driveways leading to side-facing garages recessed into the building. There is a basement option for the back unit. The height will be mitigated by bringing down the septic mound. The east side could be sunk some, too; it is currently 32' (compared to a 35' limit). The specs on the project are 28,317 square feet with 18 units (at 1,573 square feet per unit) and 27 parking spots for a 1.5 parking spot to unit ratio.
3. Dan requested a decorative stamp on the concrete driveways. Brian requested horizontal rail on the balconies. Dean noted they will be using Hardie, fiber cement, and masonry. They would like to build this year. Prices would start at \$180,000 for a 1 bedroom and could accommodate a wide range (\$200-400,000). The smallest unit would be 550 square feet. Those present were comfortable with the project and Elianna will check with Loren about sharing with more committee members vs bringing it to the board in March.

Meeting Information

1. **826 and 835 Fairview**: See Development Notes above. This presentation will serve as our public meeting as well as a chance for additional development committee members to see the project. If anyone feels strongly about bringing it to a vote tonight, we can do so; however it seems likely additional changes will be requested instead.
2. Board Meeting Format Options: The focus here is how to set ourselves up for success to have deeper conversations and be sure we reach conclusions. For the last couple of meetings, I have adopted an organizing convention based on the categories Matthew Downey talked about at last winter's Neighborhood Leadership Academy: Vision, Strategy, Budget, and Policy. I think he also mentioned "what's needed, what's done, how can the board support". It's similarly possible to organize by the goal we are talking about (in line with which I have lumped several of the strategy/budget/policy items into a fourth "organizational sustainability" goal in the work plan we will cover soon).

His replacement recommends a slightly different approach: handling agenda, minutes, and accepting committee reports altogether in a consent agenda (and clarified to our previous question that if anything requires discussion it is removed from the consent

and considered separately); having an education section to talk about mission, job/role, or any other pertinent information about the organization and its programs; governance/action where all other motions are handled, always including financials as she feels they should be discussed (probably prudent!); strategy discussion; roundtable.

Robin pointed out, as I have mentioned previously, that we should consider a day/time that does not conflict with City Commission meetings. Is there a day of the week and time of day that tends to work best for people? (Maybe a show of hands to gauge). Also, as raised in January, we should also talk about location and food. We agreed to try Newberry this month – and here we are! Other options mentioned then were Clancy St Ministries building, Finkelstein Hall, and Belknap Commons. What other spaces could we consider, and do we want to rule any out? When do we want to try particular options? What food do we want to include at the meetings and who will bring/order it? (Event dollars are in our GVSU PILOT request below; a modest amount could be used for this purpose. We likely to get the check in late April or early May.)

3. Approve Application for Continued CDBG Funding – This is a standard approval needed to complete our CDBG funding application. A motion is required.
4. **Community Relations and Racial Equity Committee** – Best practices from the Johnson Center recommend defining a committee’s purpose and responsibilities. It is typically helpful to outline the composition as well. Robin and Elianna would like to propose the creation of a Community Relations and Racial Equity Committee for at least the remainder of 2019 with the requirement that it include at least one NOBL board or staff member plus additional individuals to be recruited from the community. It would likely meet late in the month to report back to the board. Location could vary. It is intended to be a model for similar committees at other neighborhoods in the city and therefore likely to change somewhat as we find out what works. It would use a modest amount of the event budget (see PILOT funding below) for meeting snacks. Its projects will be:
 - Conducting a power analysis of the neighborhood (education, health, law enforcement, economics, environment, culture/religion); report back, guide work.
 - Acquiring funds to engage Black Demographics or similar to provide a detailed demographic profile of our neighborhood; report back, guide work.
 - Preliminary discussions of outreach, engagement and neighborhood decision making to provide recommendations for subsequent board conversations on those topics.
 - Reaching out to additional entities such as Riverside Middle and Union High School, as well as businesses in the neighborhood to build relationships and raise funds.
 - Preparing to make additional impacts at City Hall by proposing policy positions for the organization to the board and advocating on those that are approved.

A motion would establish the committee as proposed.

5. View/Adjust Work Plan – See 2 pg chart, attached. Is it realistic? Do we want to change anything (besides noting board delay from Feb cancellation)? What will you help with?
6. Approve PILOT allocation, Mobility project plan, and Land Bank purchase - The major change from the draft presented last fall: with the Land Bank shutting down we can buy the community garden from them for \$5000 and per City staff we can use PILOT funds. The amount came down a bit, so closing costs are covered. New line mostly from parks.

I would also propose adjusting the label on “planting” to “beautification” to add the possibility of a little free library building workshop with friends of GR parks; similarly Loretta does not want to be locked into rain barrels (and in fact has some), so that becomes “durable supplies”. Communications prices have increased slightly.

Communication	\$ 1,010.96
Beautification (planting, little free libraries, etc)	\$ 3,004.80
Purchase of Community Garden	\$ 5,650.00
Durable Supplies for Community Garden	\$ 500.00
Events	\$ 1,400.00
Transfer to Parks: dog poop signs/bags at Highland	\$ 600.00
Transfer to Parks: Lookout Park/Belknap/Reservoir renovation budget	<u>\$ 6,000.00</u>
	\$ 18,165.76

For the \$4000 of mobility money set aside from our first allocation, I propose splitting in half for traffic calming on/near Fairview which several neighbors would like to see, and repairing stairs and railings at individual homes, which will help with CDBG metrics.

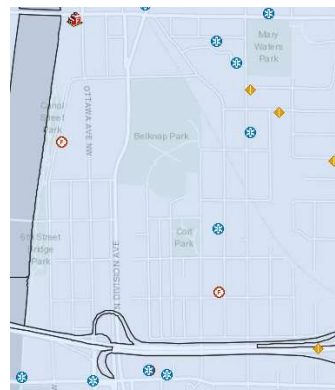
An official motion will bring the new PILOT allocation to the GVSU work group, allocate mobility money as described, and authorize purchase of 762 North from the Land Bank.

Regular Report Contents:

Crime (last four weeks) from www.crimemapping.com



Fire from <https://grandrapids.maps.arcgis.com/apps/View/index.html?appid=50bbc7410e5447b99edde0e32d62f4c4> (one week)



Public Safety – Elianna sent reminders to businesses contacted about fire self-inspections.

Development – In addition to notes, above: There is a demolition permit in for the dilapidated commercial building at 415 College. 4 of 5 comments/letters at the Coit Square hearing were positive.

Updates on Old Business - No further updates on 712 North, office signage, or lighting on stairs. Requested another clean up of the homeless encampment. HousingNOW updates were included in the last mass email.

Other NOBL updates/use of staff time - Met Damion from Kona Ice who would like to provide some treats at National Night Out free of charge. Development training went well – Rob Kennedy, Rob Montroy and Scott Huebl attended. Received two coaching sessions from the Johnson Center. Attended a (non-NLA) DEI training Feb 23. Exploring further joint capacity building opportunities with other neighborhoods. Recruiting help for 990, neighbor calls, intern.

Other area news: Michigan St road diet will be included in the summer painting season; College to Diamond will have a center turn lane, one lane of traffic on each side, and parking on the south. Nearby neighbors will be notified in March/April. All CIDs will be metered M-F 8am-5pm. Traffic may be tricky over the summer with diversion from 196 construction; both Michigan and Leonard will be given as detour options but people will choose what they prefer. The striping at the Michigan and College intersection will be changed in 2020. The MNTIFA authorized funding for three transit shelters in Monroe North on 2/13/19. Embassy Suites is almost ready to open; MNBA will tour 3/8.

Communications: Former NOBL Secretary Walt Taylor requests that the NOBL Board revise its bylaws and add clauses that include financial equanimity for those living (and those wishing to live) in the Belknap Neighborhood.