



## PPA Board of Directors

Regular Meeting: September 10, 2018, 7:00pm

Prospect Park United Methodist Church, 22 Orlin Avenue SE

### Board of Directors Present:

1. *Eric Amel*
2. *Jeffrey Barnhart*
3. *John Cushing*
4. *Del Hampton*
5. *Claire Haskell*
6. *John Kari*
7. *Susan Larson-Fleming*
8. *Lydia McAnerney*
9. *Vince Netz*
10. *Robert Roscoe*
11. *Serafina Scheel*
12. *Isabelle Wattenberg*
13. *John Wicks*

### Board of Directors Absent:

1. *Phil Anderson*
2. *Dick Kain*
3. *Johnathan Schuster*

### Community Members Present:

1. *Richard Adams*
2. *Preston Mosser*
3. *Lynn Von Korff*
4. *David Frank*
5. *Laura Preuss*
6. *Gayla Lindt*
7. *John Wike*
8. *Joe Ring*
9. *Evan Roberts*
10. *Richard Gilyard*
11. *Jessica Buchberger, PPA Program Manager*

1. **Call to Order.** *Vince Netz*, Chair and PPA President, called the meeting to order at approximately 7:08pm. A quorum of the Board of Directors attended.
2. **Consent Agenda.** *Vince Netz* presented the Consent Agenda for approval. *Eric Amel* moved to strike several items as published in the Consent Agenda consisting of:
  - PPA Land Use Committee, June 12, 2018 minutes to be sent back to the committee for completion, correction, and committee approval.
  - PPA Land Use Committee, July minutes as they were not included in the Board packet.
  - PPA Community Meeting and Board of Directors Meeting Minutes: October 23, 2017 as they are already approved by the Board.

The motion was approved without objection. The amended Consent Agenda is:

- Committee Reports/Minutes
  - PPA Management Council, July 9, 2018; August 20, 2018
  - PPA Neighborhood Relations & Outreach Committee (NROC), August 16, 2018
  - PPA Livability Committee, July 11, 2018
  - PPA Community Meeting and Board of Directors Meeting Minutes: August 22, 2016; September 26, 2016; November 28, 2016; December 12, 2016; January 23, 2017; March 27, 2017; April 24, 2017; May 22, 2017; June 26, 2017; July 24, 2017.

- PPA Transportation and Safety Committee Letters:
  - September 4, 2018 Letter to Ward 2 Council Member *Cam Gordon* regarding Traffic Proceeding Wrong Way on Erie Street SE.
  - September 4, 2018 Letter to *Cody Olson*, Community Outreach Coordinator, E-Line, Metro Transit regarding E Line ABRT Project
  - August 30, 2018 Letter to *Carrie Ann Christensen*, Project Manager, Minneapolis Park & Recreation Board regarding Feedback on East of the River Park Master Plan.

*Del Hampton* moved approval of the Consent Agenda as amended. Seconded. No discussion. The Consent Agenda was approved by acclamation.

3. **Regular Agenda.** *Vince Netz* presented the Regular Agenda for approval as published. *Eric Amel* move to add Organizational Staffing Update: PPA Staffing Assessment Task Force to the Regular Agenda. *Mr. Netz* proposed adding as 6. Announcements and Updates, Item D. The motion was approved without objection. *John Cushing* moved to approve the Regular Agenda as amended. *Susan Larson-Fleming* seconded. No further discussion. The Regular Agenda as amended was approved by acclamation.

#### 4. **Organizational Business.**

- A. **Treasurer's Report.** *Serafina Scheel*, PPA Treasurer, made the Treasurer's report including statements reconciled by accounting consultant *Jonathan Pettengill* (Ignition Business Advisors). *Eric Amel* inquired about the \$25,000 asset that staff said was not recorded on the balance sheet in the July financial report. *Jessica Buchberger* said it is now accounted for as a grant.
- B. **2017 990s.** *Serafina Scheel*, PPA Treasurer, presented that the PPA 2017 990 prepared by accountant *Michael Wilson* with assistance from Ignition Business Advisors is ready to be submitted to the State of Minnesota. *John Cushing* moved to approved and submit the 990 to the State. Seconded by *Jeffrey Barnhart*. No discussion. The motion was approved without objection.
- C. **Bylaws Amendments.** *Vince Netz*, PPA President, introduced the business of Bylaws Amendments. *Eric Amel*, PPA Secretary, moved to postpone the vote to the next regular meeting to provide due notice and the actual proposed text of the amendment in lieu of a summary of its intent published in the PPA newsletter on August 31, 2018. Per Bylaws ARTICLE XIII: AMENDMENTS, Section 2. Process: "Persons eligible to propose an amendment do so by signing a resolution that states the text of the amendment. A copy of the proposed amendment shall be sent to all Association members at least 30 calendar days prior to the meeting at which it will be considered. The Board will then consider the amendment at its next regular meeting." Neither proper notice nor actual text have been served to the Association membership. No Discussion. The motion was approved without objection. *Jessica Buchberger*, PPA Program Director, is charged with issuing the full text of amendment with the proper 30-day notice.

## 5. New Business.

- A. **Grievance Filed: Process for Review.** *Vince Netz* introduced the business of a grievance filed against the PPA Vermilion Task Force related to the Vermilion Development Project Memorandum of Understanding (MOU) process. The grievance was filed with the Association president per the PPA Grievance Procedure.

*Eric Amel* moved to disclose a perceived conflict of interest per PPA policy as his spouse is one of 22 signatories to the grievance. *Mr. Amel* defined his level of participation as being present, fully participating in the discussion, but recusing himself from voting on the matter. Similarly, *John Cushing* moved to disclose a perceived conflict of interest as his spouse is one of 22 signatories to the grievance. *Mr. Cushing* defined his level of participation as being present, fully participating in the discussion, but recusing himself from voting on the matter. *John Kari* moved to disclose a perceived conflict of interest as Chair of the Vermilion Task Force. *Mr. Kari* defined his level of participation as being present, participating in the discussion, but recusing himself from voting on the matter. The motions were approved without objection. Other PPA Board members present that were members of the PPA Vermilion Task Force—*Del Hampton* and *John Wicks*—opted not to disclose perceived conflicts of interest or define a level of participation in the matter. No action was taken by the Board.

*Vince Netz* proposed handling the business in two phases. The first: to determine the merit of the grievance. The second: to determine remedies or actions, if any, to be taken by the Board, considering the seven remedies sought by the grievance.

*Serafina Scheel* moved that grievance does not have merit. Seconded by *John Wicks*. Discussion. *Del Hampton* moves to amend the motion by requiring that the Board first discuss the grievance, and then determine if it has merit. Seconded by *Robert Roscoe*. No discussion. The motion was approved without objection.

*Vince Netz* invited *Laura Preus*, a PPA member and one of 22 signatories of the grievance, to introduce the grievance. *Ms. Preus* explained that this grievance is a complaint about the process used for the Vermilion Development Task Force MOU and outlines inappropriate process actions:

- at the beginning of the process by ignoring existing neighborhood development frameworks;
- in the middle of the process by continuing to support and push through a high-rise condominium despite a large outcry of neighbor concerns;
- and at the end of the process as the task force leadership misrepresented neighborhood support for the Vermilion project at City Planning Commission and City Council meetings.

The grievance hopes to prevent this type of task process from ever happening again in the future, and to set the record straight regarding the current development project.

*Del Hampton* said he believed the grievance has merit. *Mr. Hampton* believes there is room for improvement in the process and would like to move forward with a process. *Hampton* believes the remedies proposed in the grievance are an issue. *Hampton* proposed a mediated session—

if the aggrieved are accepting—where impacted parties can sit together and have a rich conversation. *Ms. Scheel* offered that the session is not just for those named in the grievance, wanting to make an open conversation. *John Kari* asked does that mean if the grievance is found to have merit, that all 14 pages are accepted. (Note: the grievance is six pages with a cover sheet not distributed by staff in the Board packet.) A Director called to end debate. Seconded. The motion to end debate was approved without objection.

The previous motion regarding the merit of the grievance was read:

***Resolved**, the Prospect Park Association Board of Directors finds the grievance filed on August 15, 2018 against the PPA Vermilion Task Force regarding the Vermilion Development Memorandum of Understanding (MOU) process for a mixed-use development of parcels adjoining the Art & Architecture Building at 3326, 3338, and 3350 University Avenue Southeast as having merit.*

A roll call vote was held: Aye—6 (*Barnhart, Hampton, Larson-Fleming, McAnerney, Roscoe, Wattenberg*). Nay—3 (*Haskell, Scheel, Wicks*). Abstained—1 (*Netz*). Recused—3 (*Amel, Cushing, Kari*). Motion carries.

Regarding determination of remedies or actions, if any, to be taken by the Board, considering the seven remedies sought by the grievance, motion by *Del Hampton*:

***Moved**, Prospect Park Association will sponsor a community-wide mediation with the aggrieved and other interested parties to discuss how to improve the development review process and report on the proceedings of the mediation at the October 22, 2018 regular Board meeting.*

Seconded by *Robert Roscoe*. Discussion. *Jeffrey Barnhart* moved to amend the motion by adding that the remedy should not overturn the Vermilion Task Force decision. This motion was also seconded by *Mr. Roscoe*. Discussion. *Scheel* said the grievance remedy should not revisit the task force decision, in effect nullifying five of the seven remedies proposed by the grievant. Discussion on the amendment closed. The amendment was approved by acclamation. *Jeffrey Barnhart* moved for a roll call vote on the previous question as amended. The motion for a roll call vote was approved without objection. The previous motion as amended was read:

***Resolved**, Prospect Park Association will sponsor a community-wide mediation with the aggrieved and other interested parties to discuss how to improve the development review process and report on the proceedings of the mediation at the October 22, 2018 regular Board meeting. The mediation session should not overturn the Vermilion Task Force decision.*

A roll call vote was held: Aye—9 (*Barnhart, Hampton, Haskell, Larson-Fleming, McAnerney, Roscoe, Scheel, Wattenberg, Wicks*). Nay—0. Abstained—1 (*Netz*). Recused—3 (*Amel, Cushing, Kari*).

6. **Announcements and Updates.** *Jessica Buchberger*, PPA Program Manager, introduced presenters for the following items:
  - A. **Committee Evaluation Updates.** *Vince Netz* updated the Board on annual committee evaluation process. Four committee evaluations are complete. Land Use Committee remained

incomplete. Progress is to be discussed at the October 11, 2018 Land Use Meeting. All reviews are intended to be submitted to the Board by the October 22, 2018 regular Board meeting. One finding that has emerged is the potential to combine Livability Committee with the Neighborhood Relations & Outreach Committee (NROC). The committee chairs are to decide ways forward next term.

- B. **Elections and Annual Meeting Update.** *John Cushing* updated the Board on Annual Meeting and annual elections preparedness. There will be sign-up sheet for new members and special name tag. Candidates for the Board will also have special name tags and there will be posters with biographical information on the candidates. For the election, an absentee voting process as well as a vote count process for election night are being finalized. Voting closes at 8pm. Votes will be counted the night of the election and will announced via digital media when results are confirmed.
- C. **Board Training Update.** *Vince Netz* stated that many thought the experience concerning the Vermilion Task Force should have been handled differently, making it clear that Board training is needed in the manner that 501(c)(3) corporate Directors comport themselves responsibly and ethically in Association business. *Mr. Netz* will reach out to Neighborhood and Community Relations (NCR) for resources available to set a training—which is also a goal in the Board workplan.
- D. **Organizational Staffing Update.** *Serafina Scheel*, PPA Treasurer, informed the Board that the PPA Staffing Assessment Task Force charged with evaluating PPA staffing needs to appropriately assist and conduct the business of the organization at the July 16, 2018 regular Board meeting has not yet convened. This business is now anticipated to be taken up after the Annual Meeting in September, in effect, by the next Board of Directors.

- 7. **Adjourn.** It was moved and seconded by many to adjourn the meeting. Unanimously approved on a voice vote. The meeting was adjourned.

Respectfully submitted:



*Eric Amel*  
Prospect Park Association Secretary

**APPROVED** by the Board of Directors, January 28, 2019 Regular Meeting.