



Windom Community Council Monthly Board Meeting Minutes
Thursday, December 12, 2024
(Hybrid Meeting held via ZOOM videoconferencing & In-Person at 5843 Wentworth)

Attending: Michelle Hemingway Tatum (P), Becky McIntosh (T), Dembo Darboe, Jamie Lieser, Mario Vargas (Executive Director)

Absent: George Hall

Guests: Cate McIntosh (Windom Resident)

Welcome/Call to Order: Michelle called the meeting to order at 7:04 pm.

Council Business

- **2025 Annual Organizational Budget– Becky**
 - 2025 Programmatic Priorities: As we move into 2025, WCC’s programmatic priorities will match what it is being funded to do by the city. This pays for program and administrative costs associated with running WCC. The following activities will take priority for the organization: 1) Equitable Engagement for Renters, 2) Environment: Climate Legacy Funding in 2025, 3) Community Development: Aqua Site Redevelopment & Façade Funding for Small Business Funding 2025-2028, and 4) Public Safety.
 - For WCC to carry-out its 2025 program goals, additional funds are needed to cover administrative costs. Like most neighborhoods, WCC needs to tap into its NPR Phase II program income funds in order to cover costs.
 - Motion: Move to approve the 2025 Budget including use of \$25,000 NRP Contract in program income for direct community engagement and administrative services.
 - Motion: Becky
 - Second: Dembo
 - All in favor: Unanimous
 - Motion approved: Michelle
- **Independent Contractors Review & Approval – Michelle/Becky**
 - It is the time of year to renew contracts with WCC’s only two contracted staff including the Executive Director and the Bookkeeper.
 - Motion: Move to approve a 1-year independent contract extension with Socios Consulting Inc for Executive Director direct community engagement and administrative services which includes an hourly rate of \$35/hr. per week for a max of 30 hours per week.
 - Motion: Move to approve a 1-year independent contract extension with Christie Rock Hantge for bookkeeping services which includes an hourly rate of \$40/hr.
 - Motion: Becky
 - Second: Dembo
 - All in favor: Unanimous
 - Motion approved: Michelle
- **2025 Fundraising Goals – Becky**
 - WCC has reached a decisive financial stage where additional resources are needed to sustain its future programmatic implementation work. The Finance Committee has made a recommendation for the development goal of \$20,000 /year financial goal in new contributions or \$5,000 a quarter.
 - The \$20,000 goal is an amount that covers 2025 budgeted funding that may not be available in the future including the climate legacy funding and the program income.
 - WCC must diversify its income revenue moving forward and must get creative to achieve this. Becky will bring up the issue at the NPR Policy Board meeting in January to see what other organizations are doing to diversify its income resource.
- **Announcements**
 - None.
- **Committee Reports**
 - **Finance - Becky**
 - WCC has approved and submitted CORF for October and November. A December CORF will need to get submitted to finish the 4th Quarter and to get reimbursed for the Climate Legacy Initiative contract work. The Climate Legacy



Funding expenses include newsletter production, printing, mailing costs and staff allocated time to the project. Discussion about approving the final 4th Quarter December CORF next week at the WCC Monthly Working Board meeting.

- **Working Board Meeting Rescheduling Discussion:** The WCC Working Board meeting is scheduled for next week. Becky asked if future Working Board Meetings could be moved from the 3rd Tuesday of the month to the 4th Tuesday.

- ✚ Motion: Move to approve changing the Working Board meeting from the 3rd Tuesday of the month to the 4th Tuesday of the month with the agreement that Working Board meetings can get cancelled if they are not needed.

- Motion: Becky
- Second: Jamie
- All in favor: Unanimous
- Motion approved: Michelle

- ✚ The Working Board Meeting for next week is cancelled and starting in January 2025, Working Board Meetings will take place on the 4th Tuesday at 7 PM.

- **Environment & Land Use – Becky**

- Climate Legacy Grant & Green Share Cost Program 2025 Funding
 - A report is due by December 31, 2024, to the City of Minneapolis’ Health Department who is responsible for the Climate Legacy Initiative funding. Unused 2024 Climate Legacy Initiative contract funds will carry over and an additional \$10,000 will be added to our WCC contract in 2025.
 - WCC’s Environment and Land Use Committee is considering and planning to table at the SW Minneapolis farmers market at Bachman’s in early 2025.

- **Community Development - Dembo**

- Meeting Recap 5656 Blaisdell Ave S Property Redevelopment – Becky
 - WCC facilitated a meeting with local block residents living near the proposed property redevelopment project. About 27 residents attended the meeting. The Minneapolis Public Housing Authority (MPHA) presented its plans to tear down the sing-family home, which they’ve owned since the 1990s, and convert it into a triplex. The MPHA stated that the property has fallen into disrepair. Residents wanted to know primarily if the project as was presented to the group was “a done deal.” The answer was yes but that the Minneapolis Public Housing Authority was very diplomatic in answering. Three factors contributed to MPHA’s decision to tear down the property and reconstruct it into a triplex. 1) Severe shortage of affordable housing locally and nationally, 2) The city’s 2040 Plan does permit, in neighborhoods farthest from downtown, with primarily single-family homes, providing more housing choices by allowing up to 3 housing units on an individual lot and 3) Cost. It is so much more expensive to rebuild a single-family home than a multifamily. MPHA can also meet its high demand for affordable housing for families with children. MPHA reviewed the new construction. More detailed rendering will be provided as the project moves forward. Becky recommended landscaping to consider native plants.
- 2025 CPED (Community Planning & Economic Development) Façade Funding - Becky
 - WCC was awarded a \$20,000 three-year grant to support local small businesses interested in updating their façade. This is a matching grant program that businesses will need to match when they apply for funds. More to come on this project. It is a collaboration with Roger Worm and the SW Business Association.

- **Safety and Health – George**

- None

- **Outreach and Community Engagement - Michelle**

- Staff reviewed the Equitable Engagement Fund 2025 Extension Form Plan.

- **Meeting Minute Approval**

- Motion: Move to approve previous Board meeting minutes ending in October.
 - Motion: Becky
 - Second: Dembo
 - All in favor: Unanimous
 - Motion approved: Michelle

Meeting adjourned at 8:30 pm