



**Windom Community Council Monthly Board Meeting Minutes**  
**Thursday, November 14, 2024**  
**(Hybrid Meeting held via ZOOM videoconferencing & In-Person at 5843 Wentworth)**

**Attending:** Michelle Hemingway Tatum (P), Becky McIntosh (T), Dembo Darboe, George Hall, Mario Vargas (Executive Director)

**Absent:** Incha Krein, Jamie Lieser, Dean Anderson

**Guests:** Dawn Uremovich (Windom Resident), Cate McIntosh (Windom Resident)

**Welcome/Call to Order:** Michelle called the meeting to order at 7:00 pm.

**Council Business**

- **Conflict of Interest Policy Review – Michelle & Mario**
  - WCC staff, Mario, reviewed the policy which is posted on the WCC public website. The purpose of the policy is to help maintain the public trust and protect the integrity of the Windom Community Council (the “WCC”), Directors shall disclose to the Board any interest they have in a transaction or decision that may result in a financial gain to them, their business, family members and/or significant other, employer, or other non-profit organizations with which they are affiliated
  - An example of disclosure of a potential conflict of interest was given in reference to individuals interested in serving on the Board who may want to purchase properties in the neighborhood for redevelopment purposes. They must disclose this to the Board and sign a disclosure agreement informing the Board of such plans. It would be very important that, once on the Board and in pursuit of Windom redevelopment purposes, the director must not mention their involvement on the Board to give the impression of entitlement or WCC support to their pursuits.
- **Two-month 2024 4th Quarter CORF Request - Becky**
  - In order to ensure that WCC end its fiscal financial year on the ‘positive,’ WCC will be submitting a CORF reimbursement for two of the typical three 4<sup>th</sup> Quarter CORF request.
    - Motion: Move to approve an CNNF/EEF 2024 October - November 4th Quarter CORF Submittal Request.
      - Motion: Becky
      - Second: George
      - All in favor: Unanimous
      - Motion approved: Michelle
- **Minneapolis SW Neighborhoods Collaborative Update – Becky**
  - Since 2023, six neighborhoods have been meeting to discuss the possibility of forming a formal collaborative that would serve the primary purpose of fundraising for the neighborhoods. The overall feeling is that the rest of the organizations want to stop the effort. The organizations will be meeting in the next two weeks to vote on their future involvement. WCC would like to continue if there is energy around the table but is willing to step back if there is no momentum moving forward. WCC would like the remaining funds to be returned to cover their \$5,000 contribution.
- **Agate & 5617-5621 Building Fire Resident Displacement Update- Michelle**
  - WCC will invite the Agate property manager to attend the next Board meeting to discuss the status of the reconstruction of their building as well as the housing status of apartment complex renters. WCC has learned that the apartment complex renters have been displaced and currently are unhoused.
- **Announcements**
  - WCC Board members Michelle and Becky will meet with Trellis the nonprofit development company that was selected to redevelop the Aqua City vacant lot site. Trellis is interested in meeting with the Windom residents and discussing the type of housing construction that will take place. The meeting is scheduled for November 20<sup>th</sup> at 9 am via ZOOM.
- **Published Call for (2) Board Vacancies Process Discussion**
  - Board member retention is a challenge that most neighborhood Boards face on a regular basis. When it comes to WCC, we’ve learned that many ex-Board members who have left the Board have done so knowing that this is not a good fit for them due to the nature of serving on a neighborhood organization Board. It means attending Board meetings, neighborhood issue meetings with stakeholders, and committee meetings including participating in various events.



- Due to difficulties in retaining Board members who are appointed (on an interim basis) to complete vacant Board terms, WCC is adding criteria to the required Call for Candidates and responses from interested future Board candidate prospects. Two mandatory criteria will be required of future interested candidates including 1) Attend at least 2 WCC Regular Monthly Board Meetings (December & January) and 2) participate in an active committee. For now, it will be the Environment & Land Use Committee for at least 2 months.
  - Motion: Move to approve a published call to fill two vacant Board seats with the Criteria for Responses to Board Vacancy Appointment Published Calls and make final appointments at the February 2025 Regular WCC Monthly Board Meeting.
    - Motion: Becky
    - Second: George
    - All in favor: Unanimous
    - Motion approved: Michelle
- **Committee Reports**
  - **Finance - Becky**
    - For the December meeting Becky will organize both 2025 Annual Organizational Budget which will inform the 2025 Independent Contractor & Bookkeeper Contracts. WCC will not know what the final contracted neighborhood funds will be until the city passes the annual budget in the middle of December. More to follow.
  - **Environment & Land Use – Becky**
    - Climate Legacy Fund is an initiative of the City of Minneapolis to push for greener and energy efficiency use throughout the neighborhoods. The Green Share Cost postcard will be mailed in the next week. 2024 Fall Newsletter is at that printer and goes out in the next few weeks. The next Environment & Land Use Committee Meeting: 11.20.24 in-person 7 pm.
  - **Community Development - Dembo**
    - 5656 Blaisdell Ave. Property Housing Redevelopment Neighborhood Meeting - Becky
      - Becky met with the Block leader at the corner of 56<sup>th</sup> and Blaisdell. Residents are interested in getting more information on the redevelopment which includes tearing down the current structure and adding a tri-plex with wheelchair accessibility. WCC has requested a meeting with Minneapolis Public Housing Authority for residents living near the property. The meeting is scheduled for November 23rd.
  - **Safety and Health – George**
    - Windom Business Burglaries Update: Burglaries continue, and the perpetrator has not been caught. WCC will start the process of engagement with the businesses.
    - Windom Neighborhood Safety Walking Group Initiative: The walking group is interested in conducting walks on weekends past 10 pm, if businesses are willing to help.
  - **Outreach and Community Engagement - Michelle**
    - Our contact with NCR has been extended into 2025 to meet the city's three-year contracting timeline and schedule. In 2025, WCC will more rigorously pursue outreach into the apartment complexes starting with City Limits who is interested in working with WCC for renter outreach and engagement.
- **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
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Meeting adjourned at 8:35 pm