

PETTIGREW HEIGHTS NEIGHBORHOOD CONSERVATION AREA COMMITTEE

First United Methodist Church
Multi-purpose Room

October 22, 2008
3:30 PM

DRAFT MEETING SUMMARY

ATTENDEES (24):

Delon Alexander (Property manager)
Scott P. Allan (Resident)
Mike Cooper (City Planning)
Jeanne Gerken (SDMHA)
Chuck Gustafson (Property owner)
John Hart (Volunteers of America)
Jerry Hiebert (Resident)
Roxanne Huber (Resident)
Joe Kraljic (Resident)
Eric Lanspa (Town and Country Realtors)
Rick Martin (Great Western Bank)
Reid McNeill (Resident)
Suzanne McNeill (Resident)
Tim Olsen (Summit House)
Brent O'Neil (City Planning)
Daniel Prendable (Volunteers of America)
Shireen Ranschau (SF Housing)
Jim Schmidt (Sioux Empire Housing Partnership)
Mandy Sieck (City Planning)
Russ Sorenson (City Planning)
Stacey Tieszen (HAB)
Justin Zuraff (Resident)
Leonard Zuraff (Resident)
Ruby Zuraff (Resident)

I. WELCOME & INTRODUCTIONS

The Neighborhood Services Team comprising of Brent O'Neil, Russ Sorenson, and Mandy Sieck welcomed the attendees, conducted a brief agenda review, and facilitated the meeting. Attendees introduced themselves.

II. REDEVELOPMENT CONCEPTS

A. Review Redevelopment Concepts

- 1) Update on redevelopment at 11th & Duluth Avenue Site (Holland Property)
http://siouxfalls.granicus.com/MetaViewer.php?view_id=2&clip_id=709&meta_id=60652
City Staff informed the group that the City had purchased the properties and currently they were undergoing the necessary environmental testing. The results of the testing will be completed in two to three weeks. City Staff emphasized that because of the necessary environmental testing, the houses will not be razed for at least three to four months. Staff also said that three of the houses (303 and 315 S. Spring, and 515 W. 11th) would be put up for auction, and more information about that process would be provided as it became available. City staff also mentioned that an application to the Citi Foundation for a \$100,000 grant for pre-development site costs has recently been submitted.
- 2) Update on 10th & Menlo Townhome Project – Sioux Empire Housing Partnership (SEHP)

Jim Schmidt, Executive Director for Sioux Empire Housing Partnership, informed the committee that recently a ribbon cutting ceremony was conducted to commemorate the completion of the five townhouses and that a subsequent open house was being planned for the Pettigrew Heights Neighborhood Committee. Mr. Schmidt explained that three townhomes measure approximately 1,200 square feet each, and have a 2-stall garage. There two townhomes that measure approximately 1,000 square feet each and have a single stall garage. He also spoke about process of trying to acquire washing machines and dryers for the townhomes through a partnership with a local department store or appliance store. He said that they were also working on setting an affordable sale price for the homes.

- 3) Sioux Falls Seminary "Summit House - A Bridging Ministry in the Heart of Sioux Falls" Tim Olsen, Residence Director at the Summit House, told the group that between 100-125 people attended the open house and dedication of the Summit House that took place on the 17th of October. The Summit House is located at the NW corner of 12th Street & Summit Avenue.

Mr. Olsen indicated that it is significant to recognize that for the past eight months there have been at least 415 community contacts made about the Summit House. Also there have been 320 community volunteers who have donated 1,240 hours of work to remodel the Summit House in preparation for student residency beginning October 1, 2008. Currently, there are six students residing at the Summit House. Full house residency will consist of eleven (11) students and should be full by the start of spring semester in 2009. Through this project, Summit House will provide affordable housing to students who will, in return, spend at least five hours a week reaching out to and serving in the Pettigrew Heights neighborhood.

Tim informed the group a bit more about the house, the residents, and their goals with regard to the neighborhood. He answered committee member questions about what he views as challenges and opportunities within the neighborhood.

III. NEIGHBORHOOD PARTNERSHIP OPPORTUNITIES and NEIGHBORHOOD HOUSING PROGRAMS

A. Pettigrew Heights Housing Resource Center Update

City Staff informed the committee that they had received a verbal commitment from the Citi Foundation for the \$40,000.00 to fund the pilot program for the neighborhood housing resource center. Staff will be working on legal issues and final arrangements in the next month.

B. Other Pettigrew Heights Funding Opportunities

1) SD Housing Development Authority (SDHDA) \$500,000 Flex Fund Loan

Staff notified the committee that the SDHDA had formally approved the City's request for a \$500K FLEX loan to implement a variety of housing-related projects in Pettigrew Heights. The City will need to execute the loan agreement prior to funds being disbursed. This is anticipated to occur in the next couple months. Potential uses of the funds include rental property rehab, historic preservation, single family owner occupied rehab, education, gap financing, and mixed-use development.

A question was raised about the administration of these programs and whether they would be run by the City. Staff indicated that the City would be developing programs, program guidelines, and administering the programs throughout the funding period.

2) Wells Fargo – EQ-2 Update \$300,000 Low Interest Loan for Housing Programs

City Staff informed the committee that they were in the process of responding to recent informational needs requested by Wells Fargo. A decision on this funding is expected soon.

- 3) Schedule Technical Finance Committee Meeting (November Meeting) Staff commented that with the recent developments related to neighborhood funding opportunities, a Technical Finance committee meeting will be scheduled for November to discuss use and allocation of new funds.

- C. Neighborhood Clean Up Update
Staff talked about the successful clean-up event coordinated with Sioux Falls Seminary and 211 Helpline as part of Volunteer Sioux Falls Day. Approximately 700 pounds of yard waste and 3,000 pounds of rubble were picked up and disposed of.

IV. NEIGHBORHOOD NEEDS ASSESSMENT

- A. Needs Assessment Update – timeline for tabulating data and preparing report
Mandy Sieck told the committee that Friday the 24th was the last day to submit a survey, and urged them to fill it out online if they had not already done so. She told them that once all of the surveys were collected she would be tabulating the results and would write a summary report that would tentatively be made available for review at the November meeting.

V. OTHER BUSINESS

- A. PHN Plan Discussion / Update – Single Family Tax Abatement Program
Mandy Sieck told the group that work was continuing on the Pettigrew Heights Neighborhood Plan, and that the Neighborhood Services Team would be sending them a copy via e-mail a week prior to the November meeting. The DRAFT plan will be sent prior to the meeting in an effort to prompt discussion at the November meeting. The Neighborhood Services Team stressed that this was the first step toward developing a Single Family Tax Abatement Program for the Pettigrew Heights neighborhood.
- B. Pettigrew Heights Historic Survey – Board of Historic Preservation liaison, Brent O'Neil, notified the committee that the Sioux Falls Board of Preservation, in conjunction with the state preservation office, would be conducting a historic survey of the Pettigrew Heights area. The survey is a technical document evaluating the historic significance of the neighborhood and individual properties. Brent explained that the survey is a precursor to the neighborhood, or a portion of it, becoming a nationally recognized district. The survey will also provide a document which can be referenced on future projects. Bob Bowman asked if the survey would prevent property owners from doing work on their properties. Staff stated that the survey document by itself is informational only. If a historic district was formed, it would give the Board of Historic Preservation an opportunity to comment on potential property alterations, but wouldn't prohibit building changes outright.
- C. October 17th City / SD Multi-Housing Association Meeting – Staff discussed a recent meeting between City Planning and members of the Multi-Housing Association. The meeting was conversational and intended to be used as a means for communication between the City and property owners. Topics focused on code enforcement, public improvements, and tenant landlord relations. These meetings will likely be held quarterly. Chuck Gustafson inquired if City-initiated tree trimming could be implemented as part of beautification—possibly within the Project NICE/KEEP programs.
- D. ICAP Weatherization Program - Staff reminded the committee that as winter approaches the Interlakes Community Action Partnership (ICAP) has a weatherization program for residents and property owners to utilize. An ICAP representative will be invited to discuss this at the November meeting.

VI. ANNOUNCEMENTS

Tim Olsen, Sioux Falls Seminary Summit House, explained that several representative Urban Ventures, a faith-based organization of servant-leaders, would be visiting Sioux Falls on the 12th of November to work with the Seminary. He suggested the perhaps the Pettigrew committee would be interested in rescheduling its meeting in order to meet and coordinate with the Urban Ventures representative. Bob Bowman motioned to reschedule, with a second by Joe Kraljic. The committee voted to reschedule the meeting for November 12th.

VII. NEXT MEETING –

Wed., November 12, 3:30 PM, First United Methodist Church Multi-Purpose Room

VIII. ADJOURNMENT

With no further business, the meeting adjourned at 4:50 pm.