

**Hamline University Neighborhood Advisory Committee**  
**Monday, March 18, 2019 -- 6:00 to 8:30 p.m.**  
**Hamline University -- East 7**  
**Approved Meeting Notes**

Attending: Christine Weeks (HU); Lynn farmer (HU); Karen Chaput (neighborhood); Jessica Kopp (Hamline Elementary); Richard Trout (neighborhood) Kate Mudge (HMC); Jean Thilmann (Hamline Church); Matt Privatsky (Ward 4); Mariah Tollgaard (HCUM); Steve Samuelson (neighborhood). Guest: Jeff Papas (HU)

Absent: Robin Hemenway (HHV); Nick Hanlon (HU, HUSC); Roy Neal (HHV).

**Discussion**

1. Christine and Lynn notified the group that ideas for 1549 Minnehaha Avenue from students and members of HUNAC were submitted to President Miller and Hamline University leadership (2/12). The same ideas were then presented by Christine and Lynn to the Facilities subcommittee of the Board of Trustees (2/18) who discussed all of the options, summarized below:
  - a. Sale of the property (a Hamline asset) would limit future options, as would designating it for specific community use (e.g., food pantry; museum).
  - b. Proposals submitted have no source of funding or require university investment
  - c. Current high-use physical/digital infrastructure on campus requires significant investment, consequently, the university cannot invest in 1549 Minnehaha.
  - d. Fixing the building would be at least \$350,000, a significant investment.
  - e. The existing structure represents a liability risk.
  - f. Any future use of the property needs to align with the needs of the University.
  - g. Recommend to approve demolition.
2. Full Board of Trustees met and approved recommendations from the Facilities committee.
  - a. Preliminary discussion within the university on possibilities to use the cleared space for initiatives supporting students and faculty programs.
3. Mariah, who is on the Board of Trustees, noted that the Trustees took the matter under serious consideration. They were faced with a number of necessary repairs and physical issues because the University needs to address deferred maintenance in its buildings.
4. Hamline representatives were asked:
  - a. What are plans for future for properties?
  - b. What is going on with the strategic plan?
  - c. How can neighbors be involved in strategic planning?

- Hamline’s strategic plan is still in process. When it is finished, the next phase will be to create a digital and physical infrastructure roadmap. The current focus of resources is on the interior of the campus. Based on Hamline’s shared governance model, faculty and students participate in strategic planning. HUNAC with its proposal and access to leadership through Lynn, as a member of the President’s administration, has been as much a part of that process as faculty and students.
  - Hamline appreciates the work of HUNAC. The relationship is in a better place now than four years ago and the University wants to continue to build on that and move forward. Hamline is present at HMC Board meetings and events and at North Snelling Redevelopment initiative meetings. Hamline University is also deeply involved in Hamline Elementary school. Notifications of what is going on on campus appear in the Midway Monitor, Facebook and Twitter.
  - HUNAC successes include the fact that there is a liaison to the University. Another is the historic survey completed in 2018. Another success is the list of properties maintained by Hamline. (Christine’s note: See also [website is up-to-date](#), includes a community engagement plan, and there is a single email [HUNAC@hamline.edu](mailto:HUNAC@hamline.edu) for neighbors to use for communication with Hamline.)
5. Kate: How to move forward with the group and expand representation? What is the focus of the committee? How to engage the community? HMC can reach out to residents and businesses, what does that look like? What should I bring out? What do we need to communicate with the community? If this group is brought under HMC we can shine a brighter spotlight on the community; but, there is a divide in this group around the campus plan and tear-downs that needs clarity.
  6. Ward 4 councilmember’s office supports the idea of HUNAC becoming part of HMC and will assist with the transition.
  7. Group discussion of needs for a future structure for HUNAC:
    - a. Has to hold Hamline to account for their actions in relation to off-campus properties.
    - b. Include reporting on property status on a regular schedule
    - c. Can withstand staff changes at Hamline and turnover among the committee members.
    - d. Work to establish trust between neighbors and Hamline
    - e. Might not need to meet monthly
    - f. Regular review of the community engagement plan
  8. Neighborhood priorities from each HUNAC stakeholder group.
    - a. HMC - no priorities to report due to flooding

- b. HUMC Priorities
    - i. Affordable housing and homelessness
    - ii. Create and maintain a conversation about community assets - libraries, parks and so on.
    - iii. Early childhood affordable care options
    - iv. Environmental sustainability
  - c. Historic Hamline Village Priorities
    - i. Adaptive reuse of 1549 Minnehaha Ave W.
    - ii. Promote the benefits of historic preservation, adaptive reuse, and sustainable development practices.
    - iii. Promote regular, meaningful collaboration between the community and neighborhood organizations on issues related to historic preservation and sustainability.
    - iv. Support owners and renters of older properties.
    - v. Support organizations that share our mission and priorities.
  - d. Hamline University
    - i. Student education and well being
    - ii. Digital and physical infrastructure on the internal campus
    - iii. Community Impact and Engagement
  - e. Neighbor Karen Chaput priorities
    - i. Support neighborhood sense of place and history in a time of future change
    - ii. Absentee owners and landlords
    - iii. Empty buildings, houses and lots
  - f. Neighbor Richard Trout priorities
    - i. That planning for the future use of HU-owned properties allows for neighborhood input before decisions are made
    - ii. That communication channels remain open between HU and the neighborhood regardless of the status of HUNAC or its meeting schedule
    - iii. That planning related to the university-owned properties located outside of defined campus boundaries be undertaken with the recognition that future use of these properties may have greater impact on the surrounding neighborhood than on the university itself
9. Ward 4 council representative noted that the upcoming budget will address some of the issues mentioned, specifically, affordable housing and rental rehab.
10. It was suggested that Hamline host an event for the neighbors as had happened in the past.

## **Decisions**

- February 2019 Meeting notes approved
- The next HUNAC meeting on April 15, 2019, will be a working meeting of representatives from stakeholder groups to discuss the future of HUNAC and whether the group becomes part of HMC. Group agreed to Lynn Farmer providing a draft of a starting framework for the group to react to and edit.

## **Action items**

- Stakeholder groups (HHV; HUMC: Community At Large; Hamline University; HUSC; Ward 4 Office) to select individuals to participate in the April 15 meeting. Let Kate know who those representatives will be.
- Lynn Farmer to send around a draft framework for the next iteration of HUNAC to the group before April 15.
- Kate and Christine to figure out a location for the working meeting.