



The Future of East 38th Street

#FutureofE38th

AGENDA

April 1, 6-8pm, at St. Peters AME, 401 E 41st St

Welcome

Central Area Neighborhood Development Organization

Local, Community and Cooperative Ownership Inspirational Speakers

- **Gary Cunningham**, "Building Wealth for Individuals and Communities"
- **Sean Doyle**, "Seward Community Coop - a member-owner, member-governed business"
- **Jeff Washburne**, "Affordable Home Ownership - the Community Land Trust model"
- **Leslie Watson**, "NorthEast Investment Coop - Neighbors pooling resources to raise capital and make change"

Small Group Conversations

No more than 5 participants in each small group

Conclude

PLEASE SHARE!

What? Your photos, videos, stories and more about #FutureofE38th



Search "The Future of East 38th Street" to post updates

Or, if social media is not your thing ... send photos to

Elizabeth.glidden@minneapolismn.gov

THANK YOU!

We thank our corridor co-hosts and the many volunteers who have helped to plan, design, and support this meeting series. Special appreciation to the Seward Coop for donating delicious refreshments for us all to enjoy and to St. Peters AME for providing space and set-up assistance for our meeting.

We want to hear from you!

Do you live in Central or Bryant neighborhoods? CANDO and Bryant Neighborhood Organization (BNO) want your ideas for the Future of E 38th Street.

BNO

WeLoveBryant.org

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bryantneighborhood@gmail.com

CANDO

www.TheCentralNeighborhood.com

(612) 824-1333

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Guest Speakers

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Gary Cunningham. Gary is President and CEO of the Metropolitan Economic Development Association (MEDA), which provides assistance to businesses owned and managed by entrepreneurs of color nationwide. He previously served as Vice President of Programs and Chief Program Officer for the Northwest Area Foundation, which focuses on supporting organizations to reduce poverty and achieve sustainable prosperity in an eight-state region (2007-2014). Prior to that, he was CEO and Director of Primary Care for NorthPoint Health and Wellness Center (2002-2007) and Director of the Office of Planning and Development for Hennepin County (1999-2002). He has additional administrative experience with the Minneapolis Public Schools and Scott County. Gary serves as a Metropolitan Council Member, representing District 7.



Sean Doyle. Sean Doyle has been the general manager of Seward Community Co-op since 2004. He started his work in cooperatives as grocery stocker at Seward in 1992. Additionally he was the operations manager at the Wedge Community Co-op and a loan officer at the Northcountry Cooperative Development Fund. He has a Masters of Management for Cooperatives and Credit Unions from St. Mary's University, Halifax Nova Scotia. Sean has also served on numerous boards including the Seward Civic and Commerce Association, Seward Community Co-op and the National Cooperative Grocers.



Jeff Washburne. Jeff has served as the Executive Director of the City of Lakes Community Land Trust since November of 2002. He previously worked at Twin Cities Neighborhood Housing Services, serving as the Executive Director the latter 2 years. Jeff holds a M.A. in Public Administration from Hamline University and a B.A. in Psychology from DePauw University. He currently serves on the boards of the Metropolitan Consortium of Community Developers (MCCD) and the MN Community Land Trust Coalition. Jeff just completed service on the boards of the Minnesota Council of Nonprofits (MCN) and Center for Neighborhoods (C4N).



Leslie Watson. Leslie has many years of board experience, both in cooperatives and the nonprofit sector. She served on the Eastside Food Co-op's board of directors from 2002 through 2011, including three years as its board president, and is also a past board member and co-chair of the Northeast Minneapolis Chamber of Commerce. She holds a J.D. from the U of MN Law school and a Master's in Public Affairs from the Humphrey School, and is the recipient of a 2013-15 Bush fellowship. Leslie is a consultant and member-owner with CDS Consulting Co-op, which works with food co-ops all around the U.S., and she is also on staff with Cooperative Development Services, a nonprofit development center located in St. Paul. She currently chairs NEIC's Finance and Governance Committee.





March 4 Meeting Summary: Development and Opportunity

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Sabathani Community Center: We heard from **Cindy Booker**, Executive Director of Sabathani Community Center at 310 E 38th Street, about Sabathani's goal to build a senior housing facility behind Sabathani Community Center.



Currently Sabathani has forty-five tenants, mostly non-profit organizations, in addition to these outreach programs:

- Family resources, including food and clothing shelves, tax assistance, back to school supplies, Toys for Tots.
- Youth programming for pre k-14 years old. (Available on a sliding scale fee.)
- James G. Cook First Access Health Center, including free dental care for children ages 0-24 years on

Tuesdays.

- Senior programs. Ms. Booker is striving to create "additions to the traditions." One of the large projects is building senior housing.

Sabathani is attempting to add senior housing behind the current Sabathani Community Center and is taking next steps to look for funding and financing. Sabathani's next step, within the next six months, is to reach out to the community through focus groups to get input for the proposed senior housing project. Sabathani's vision is to provide a great place for our seniors to go so they don't have to leave the community, where many of them have lived for most or all of their lives. Sabathani's plan for senior housing would not eliminate the community garden that is currently behind Sabathani.

Larry Tucker, the Executive Director of **Kente Circle**, 345 E 38th Street (SouthWest corner of 38th Street and 4th Avenue), introduced his business and its plan for growth.



Kente Circle is a mental health agency that was founded in 2004 with people of color in mind. It was located in Sabathani Community Center for 8 years until it moved into its current location at 345 E 38th Street. Kente Circle's owners are proud of the diversity of staff that represents our neighborhood, and their staff is growing rapidly. At this time they have 17 associates and 8 interns. They currently work both in clinic and have many contracts that take them off site.

Kente Circle has purchased the vacant lot at 3800 4th Ave South and is considering an expansion of their physical building on this space. They would like more space for their employees and are hoping an expansion would allow for an on-site training facility. Kente Circle would also consider incorporating a retail or service space on the corner lot. They do not have specific plans yet and are looking for more community dialog.

Anthony Taylor is the new owner of **3800 3rd Ave S**. His family has been in the area for a long time, including owning businesses. His family currently owns Kingfield Family Dentistry at 17 E 38th Street, just east of Nicollet Avenue.



Mr. Taylor hopes to open a bike-based business at 3800 3rd Ave S. As co-founder of the Major Taylor Bicycling Club, his goal is to get anyone that is able to bike, young and old, on a bike. His vision for 3800 3rd Ave S includes not just a place to sell bikes, but also a place to teach and train skills like how to bike, how to fix a bike, upgrade a bike, bike safety, and more.

Mike Stebnitz owns a commercial building near the corner of 38th St and Chicago Ave. He's also a commercial realtor trying to connect people to available spaces along E 38th Street.



Mr. Stebnitz discussed several properties along E. 38th St that are available currently or will be soon. Some of the properties are:

- Sabathani Community Center, 310 East 38th Street - has available space for lease/rent.
- Minneapolis Urban League, 411 East 38th Street - has available space for lease or rent.
- Shree Satyam Mandir temple, 3759 4th Avenue South - while not listed for sale, this property is under utilized at a significant intersection, and would be a good candidate for redevelopment as a commercial or

mixed-use space

Mr. Stebnitz also discussed properties that are actively for sale/listed, and encouraged community members to be active in looking for buyers:

- 3801 Park Avenue
- 730 East 38th Street, the former home of 4 Points Body Gallery
- 3725 Chicago Avenue, the former home of Furniture Liquidator



March 4 Meeting Summary: Development and Opportunity

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Summary and themes from small group discussions

How can a development or business at this location contribute to the cultural identity of our community?

How can the culture of the community influence a development or business?

- Bring more retail!
- Training and skills development facilities are a community need
- Space that features community gathering and enhances community connectedness
- Culturally inclusive qualities are important
- Add street vitality – windows, outside interest, art
- Seek space for a Museum or archive for African American History

How could the area around this development or business contribute to a connected and livable community?

- Bring innovative business uses - maker space, fabrication space, arts uses
- Provide space for community gathering
- Healthy community services - gym, wellness-center, promoting healthy living
- Promote local jobs, skills and training opportunities for individuals and businesses
- Keep the community multi-generational – serve a range of ages
- Enhance the public realm – walking connections, bicycling, transit,

How would you define success?

- “When everyone benefits from investment in the community”
- More places for people to gather and connect, for work and pleasure
- Building cross-cultural bridges
- Businesses want to reinvest in the community

Properties discussed include:

Former Mattress Liquidator space, 3725-29 Chicago

- Retail and arts-related uses
- Mixed use opportunity - for housing and commercial

3759 Ave S

- “the current building is closed off looking -- put something vibrant outside”

Kente Circle, 38th St and 4th Ave

- “Design an artistic front that is a cornerstone of the community”
- Incorporate a “ multi-cultural eatery” or “Black-owned soul-food”

Sabathani Community Center, 310 E 38th Street

- Incorporate community gathering space - a place to gather and share ideas, a coffee shop with community meeting spaces
- Include a health clinic for seniors

3741 Chicago (Property for sale: former home of 4 Points Body Gallery)

- Opportunity for evening activity, exciting retail or service center opportunity

3800 3rd Avenue South (New owner Anthony Taylor, Bicycle shop/repair facility proposed)

- Proposed use would enhance community health
- Promotes a connected community, through resources and opportunity for volunteers

3801 Park Ave (Property for sale, long vacant)

- Community gathering ideas (market, community ownership, collaborative retail space)
- A variety of ideas for housing at this location