



# Phillips Partnership

safety—jobs—housing—infrastructure  
for the Phillips neighborhood

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McLaughlin, Co-Chair**

**Abbot Northwestern Hospital  
Denny DeNarvaez, President,  
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**Children's Hospitals and Clinics  
Dr. Alan Goldbloom, CEO**

**Phillips Eye Institute  
Shari Levy, President**

**City of Minneapolis  
Mayor R. T. Rybak**

**Metro Transit  
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# Update

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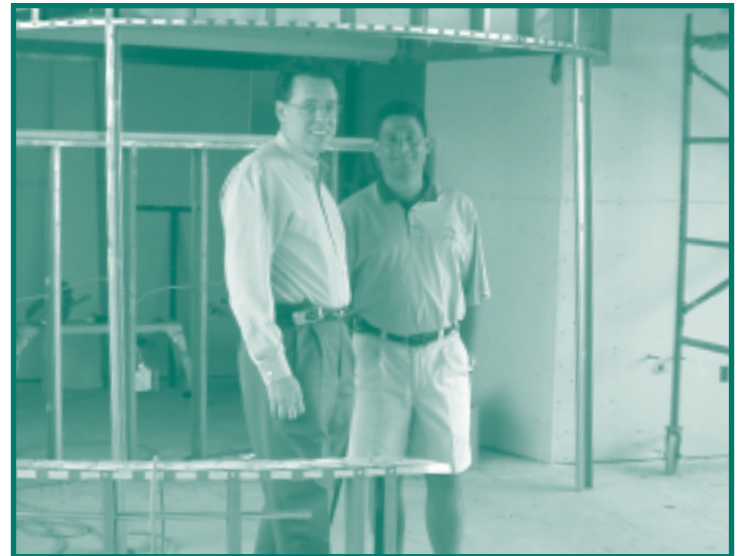
## Building on Success: Anti-Crime Initiatives Lead to New Investments at Chicago-Lake

“Chicago-Lake has long been an ‘if only’ intersection,” said John Wolf, owner of Chicago-Lake Liquors. “People would say, ‘With so much traffic, this would be a great location to invest if only the crime wasn’t so bad. Now crime is down and we have the right conditions to make those investments.’”

Wolf should know. A member of the Chicago-Lake Business Association, he became part of the Chicago-Lake Crime Workgroup, one of most successful neighborhood-level anti-crime efforts in the city. And he is an investor behind one of two ongoing redevelopments of storefront businesses at Chicago-Lake that total more than \$1 million.

Wolf owns the site that is being redeveloped as a Mexican eatery, Carne Asada, to be operated by Ernesto Reyes, whose Me Gusta restaurants are among the best-known on East Lake Street. Across the street, on the intersection’s northeast corner, Peter Boosalis is remodeling for a Foot Locker shoe store and other new retail tenants.

“My family has owned this building since 1905,” said Boosalis. “They were the first Greek immigrants in the city. So this corner is in my blood. It feels great to be expanding rather than waiting out the bad times, as we’ve had to do for many years. The corner is more stable, and that gave me the confidence to move ahead.”



**Mark Simon, owner of Robert’s Shoes, visits John Wolf and the Carne Asada eatery under construction at the southeast corner of Chicago and Lake.**

Beating back crime at Chicago-Lake has multiple layers of benefit for local businesses, neighborhood residents, and City’s larger economic development agenda. “We are actively engaged in successfully redeveloping the Sears site. Restoring life to the building and increasing positive activity on the street will help increase safety in the neighborhood,” said Mayor R. T. Rybak. “At the same time, a sustainable strategy to fight crime at Chicago-Lake is critical to any developer’s vision at Sears.”

These significant reinvestments come only a year after several neighborhood groups approached the Phillips Partnership seeking assistance in addressing a partic-

ularly disturbing spike in crime. When the partnership formed the Chicago-Lake Crime Workgroup in March 2002, the crime rates were twice what they are today.

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## Chicago-Lake Intervention

By building strategies to fight quality-of-life issues like corner drug dealing and litter, the Chicago-Lake Crime Workgroup created a model for targeted enforcement. The workgroup focused intensely on coordinating the efforts of several law-enforcement jurisdictions and neighborhood initiatives. The major results were constant patrolling, stepped-up parole monitoring and a near-daily schedule of street cleaning.

"The corner is mostly calm. It's as clean as I've ever seen it," said Ted Muller, executive director of the Lake Street Council and a member of the Chicago-Lake Crime Workgroup. "We did a lot of good by making our presence felt."

Ten months after its creation, the Chicago-Lake work group issued a final report in February that proposed the formation of a law-enforcement partnership that would apply the crime-reduction strategies of the Chicago-Lake intervention throughout the Lake Street corridor in Phillips.

"We set up the crime workgroup and the crime rate fell," said Hennepin County



**Peter Boosalis is renovating his building on Chicago-Lake's northeast corner to accommodate new retail tenants.**

Commissioner Peter McLaughlin. "Now we need to see this happen all along Lake."

That mission has been entrusted to the Phillips Police Probation Partnership, or P4, a new alliance of enforcement officers from Minneapolis police, county probation and Metro Transit. The 11-member group also includes city and county attorneys and neighborhood representatives.

The Phillips Partnership provides a staff member to convene and support the group.

At P4's core is a probation-based strategy—considered the central accomplishment of the Chicago-Lake workgroup—that targets repeat offenders who return to a regular hangout after serving short jail sentences for misdemeanors.

"We expect this new crime fighting partnership to continue with a sense of urgency," said McLaughlin. He said P4's initial operational focus is Lake Street between Chicago and Bloomington Avenues.

## Cooperation Finds Answers, Raises Awareness

When the intervention began, the Crime Workgroup's goal was to explore cooperative solutions for improving public safety at the intersection.

First, the Minneapolis Police Department and Metro Transit Police aligned their schedules, ensuring the intersection would have continual patrolling from 2:00 p.m. to 2:00 a.m. This measure stayed in effect from April to October, 2002.

The workgroup analyzed crime at the intersection and found that

misdemeanors committed by repeat offenders already on probation accounted for the bulk of the activity. This finding became the central element in the workgroup's response.

McLaughlin and Commissioner Mark Stenglein sponsored a resolution authorizing \$5 million dollars for neighborhood-based probation enforcement. The county board then earmarked a portion of this funding for the addition of two probation officers stationed in the Phillips neighborhood.

The workgroup tied stepped-up law enforcement to other methods of crime deterrence. One step was to coordinate a regular schedule for litter removal with the city, county, Metro Transit, Sentence to Serve and neighborhood volunteer groups, including the Chicago-Lake Business Association. Another was gaining a pledge by the Greater Minneapolis Council of Churches to visit all identified arrestees in the workhouse.

And the workgroup raised awareness of the need for better reporting and analysis of crime statistics for misdemeanors.

Police records show that "quality of life" crime accounts for approximately 60 arrests per

### Chicago-Lake Crime Workgroup

Lt. Kris Arneson, *Minneapolis Police*

Lee Cunningham, *Messiah Lutheran Church*

Sadie Facion, *Hennepin County Probation*

Bob Hand, *Minnesota Workforce Manager*

Dennis Haven, *Metro Transit Police*

Pete Huber, *Abbott Northwestern Hospital*

Andrea Jenkins, *Council Member Robert Lilligren's Office*

Joyce Krook, *Abbott Northwestern Hospital*

Sharon Lubinski, *Minneapolis Police*

Gwen McMahon, *Citizen*

Jana Metge, *Citizen*

Nicole Magnan, *Minneapolis Police, CCPSAFE*

Ted Muller, *Lake Street Council*

Jack Nelson, *Metro Transit Police*

Ken Palmer, *Wells Fargo*

Michael Sandin, *Hennepin County Probation*

Eric Shogren, *Minneapolis Police*

Muriel Simmons, *Phillips West neighborhood*

Lisa Vecoli, *Hennepin County Commissioner McLaughlin's office*

Craig Vos, *Hennepin County Probation*

John Wolf, *Chicago Lake Liquors*

### Phillips Police Probation Partnership (P4)

Lt. Kris Arneson, *Minneapolis Police*

Scott Christensen, *City Attorney's office*

Sadie Facion, *Hennepin County Probation*

Don Greeley, *Minneapolis CCPSAFE Officer*

Karen Green, *Minneapolis CCPSAFE Officer*

Denis Haven, *Metro Transit*

Shirley Heyer, *Midtown Phillips Neighborhood Association*

Julie Ingebretson, *Ingebretson's*

Andy LeFevour, *County Attorney's office*

Jana Metge, *Midtown Phillips Neighborhood Association*

Michael Sandin, *Hennepin County Probation*

Craig Vos, *Hennepin County Probation (convenor)*

Louis Smith, *Phillips Partnership (staff)*

## Partner profile

### Alan L. Goldbloom, M.D. Chief Executive Officer, Children's Hospitals and Clinics



MPD patrolman Lucas Peterson talks with "Chili" Wayne near Chicago-Lake, March 2003.

month at the Chicago-Lake intersection. Roughly half of those arrested are on probation. The workgroup advocated for a better system of tracking misdemeanors that would be modeled on the Minneapolis Police Department's CODEFOR database, which has published violent crime statistics broken down by neighborhood since 1998.

#### Budget Cuts Threaten Progress

The handful of city and county law enforcement personnel whose informal coordination drives the P4 group have expressed guarded optimism that they can realize the workgroup's mandate.

"Any time you put resources together and form partnerships, you have success," said Minneapolis Police Lieutenant Kris Arneson of the Third Precinct. "With Chicago-Lake, community police and business came together and worked out what they wanted to see happen. It's the cooperation that brings lasting results. No one group can achieve them alone."

At issue, said Arneson, isn't will power but budget.

"We saw the value of six months of scheduled enforce-

ment at Chicago-Lake. The problem is, overtime paid for those patrols, and authorizations for overtime are getting less and less frequent."

McLaughlin expressed concern to the workgroup at its final meeting that state budget cuts to public policing—\$5 million in the 2003 budget—has created a struggle for resources that could forestall his efforts to move more probation monitoring into the community. He urged concerned people and organizations to write Governor Pawlenty to communicate the importance of special enforcement programs in targeted neighborhoods.

The current cuts will "draw down" 12 probation officers in adult supervision, said Vos, but they will not immediately affect staff in south Minneapolis. The likeliest impact, he said, would be felt at the level of city and county attorneys who make the inter-agency coordination possible. "If we're squeezed at the top, it's uncertain how well our efforts will translate into prosecutions."

The Phillips Partnership has pledged continued support for the P4 in organizing community resources and issue advocacy. ■

"Children's is proud to be a member of the Phillips Partnership, as its mission connects with our commitment to improve the health of all children. Good health requires much more than good medical care. A child's future health and well-being



Alan L. Goldbloom, M.D.

is shaped by his or her environment, and part of Children's work is to enhance the quality of that environment wherever we can.

"Phillips is our neighborhood: we share in the responsibility for its growth, development, and quality of life."

Alan L. Goldbloom, MD, became CEO of Children's Hospitals and Clinics—the eighth-largest children's health care provider in the nation—in January.

Before joining Children's, Dr. Goldbloom served as Executive Vice President and Chief Operating Officer of The Hospital for Sick Children in Toronto, where he was responsible for day-to-day operations of the hospital as well as community initiatives and partnerships. During his 15 years at The Hospital for Sick Children, he served in a number of leadership roles, including Associate Pediatrician-in-Chief and Director of Clinical Services, as well as Associate Chair of Pediatrics at the University of Toronto. Prior to this, Dr. Goldbloom spent a number of years involved in medical education, directing res-

idency training programs in pediatrics, and serving as chairman of the examining board in pediatrics for The Royal College of Physicians and Surgeons of Canada.

Born in Montreal, Dr. Goldbloom has spent most of his career in Canada. He is a 1973 graduate of McMaster University in Hamilton, Ontario. He practiced pediatrics in Nova Scotia, where he also served on the faculty at Dalhousie University.

Dr. Goldbloom has had long-standing interests in community issues. He has served as President of the Children's Aid Society in Halifax, Nova Scotia, and was involved in leading a re-organization of pediatric care in Toronto. This latter activity included the development of a Child Health Network, linking hospital, clinic, and individual providers of pediatric care. Its goal was to provide the highest quality care as close to the child's home as possible, with minimal disruption to school and family.

Dr. Goldbloom's wife, Lynn, is a former child life worker from Boston Children's Hospital and a long-time community volunteer. They have three children—Ellen, Amy, and Stephen—all of whom are attending universities in Canada. ■

# HCI Seeks Stability While Adjusting to a Changing Market

The Health Careers Institute enrolled its 900th student this year. The milestone comes as the program, which guarantees its graduates suitable jobs at member hospitals, makes the transition from a promising experiment to a vital institution.

One major step in this direction came in August, when Project for Pride in Living became HCI's permanent program administrator. "We've effectively merged the Health Careers Institute with Train to Work, a program for entry-level employment at the hospitals," said Steve Studt of PPL. "Now we're talking about the largest hospital-based employment training program in the United States."

Located in the Phillips neighborhood, PPL has worked since the 1970s to assist people in becoming self-sufficient by addressing their job, affordable housing and neighborhood needs.

## National Scale, Local Model

Dr. Alan Goldbloom, the new CEO of Children's Hospitals and Clinics, toured HCI in March and offered this assessment: "The program has orchestrated the many essential resources found close at hand—meaning everything from the student population to the whole instructional apparatus to the job sources. This is a great example of a health community enriching its future through creative problem-solving and hard work."

The Minneapolis Community and Technical College delivers HCI's coursework at classrooms in a medical office building situated between Abbott Northwestern and Children's Hospitals, two of the sponsoring organizations. The

third, Hennepin County Medical Center, is a short bus ride away.

"This setup provides maximum accessibility to our students, most of whom live nearby, work at the hospitals or both," said Jane Foote, MCTC's Dean of Health Sciences and Human Services.

Of more than 900 students to take HCI classes, 541 have had tuition sponsored by the program.

"When you remove the barriers to education and training, people benefit, the employers benefit, and the community benefits. I could bet that of the students whose tuition the HCI sponsored, nine of 10 wouldn't have gone to school otherwise," said Mary Rosenthal, HCI's previous administrator.

## Program Adjusts to Economic Changes

In 2000, the three member hospitals were feeling the strain of competing in a flush economy. They had openings for 80 nursing assistants. Working with the Phillips Partnership, they created the HCI as an experimental program to recruit capable students who otherwise might not have had access to career education. The program has since placed nearly 300 graduates in new or more advanced healthcare jobs at the hospitals.

The program has prepared students for work as health unit coordinators, phlebotomists, medical technicians, insurance coders and transcriptionists. It has also offered general college courses such as English, psychology, nutrition and computer literacy that lead to nursing degrees.

Philanthropic outreach has resulted in significant contribu-

tions, including a \$25,000 grant in March from General Mills.

Despite these successes, state funding cuts to MCTC have created some uncertainty about the program's ability to expand its training services to positions farther up the career ladder. Moreover, the program's 2003 budget and enrollment have been reduced because of the recession's impact on job vacancies. Fewer new jobs are being created, and turnover has also declined in a number of job categories.

Yet the member hospitals continue to describe a strong need for nurses and some need for surgical technicians and health unit coordinators. In response, HCI will narrow its class offerings to those three categories. Its recruitment efforts will likewise narrow to hospital employees wanting career advancement and local Empowerment Zone residents interested in pursuing nursing degrees.

HCI will continue to fund scholarships for sponsored students, although nursing students recruited from the Empowerment Zone likely will have their tuition paid by the City of Minneapolis.

These changes keep the essential structure and market-driven mission of the HCI intact. They also will allow the program to resume expanded training quickly as demand warrants.

More information, including HCI's latest enrollment figures, is available at [www.phillipspartnership.org](http://www.phillipspartnership.org). ■

## Three Years of the Health Careers Institute in Phillips

- 541 sponsored students enrolled in HCI classes.
- Another 365 students (unsponsored) took college credit classes at HCI.
- 21% live in Phillips neighborhood.
- 31% live in the Empowerment Zone.
- 49% live in South Minneapolis zip codes.
- 55% work in Phillips neighborhood (in participating hospitals).
- 36% are recent immigrants.
- 13% moved off public assistance.
- 131 graduates hired by participating hospitals.
- 165 entry-level hospital employees moved up career ladders and upgraded their skills.

HCI is starting a new cohort of nursing students this fall; eight of the 20 live in the Phillips neighborhood.

## Team of Community Developers Rebuilding Abandoned Corner

The residential complex under construction at Franklin and Portland Avenues could be likened to a phoenix of opportunity rising from the ashes of blight. At full build-out it will provide a mix of urban housing, commercial space, and community facilities on all four sides of the long-abandoned intersection.

Conscious of the location at the northern border of the Phillips neighborhood and just a mile from downtown, the developers seized on a more welcoming metaphor to name the project: Franklin-Portland Gateway.

The project is a collaboration of the Central Community Housing Trust and Hope Community, both nonprofit community developers that have worked for years in Phillips.

Gateway, said CCHT's executive director Alan Arthur, will include more than 300 housing units ranging from one to three bedrooms. Roughly half will be designated affordable housing rentals. The rest will rent at or near market rate. Housing will also include 20 townhouse-style condominiums. Up to 20,000 square feet will be set aside for commercial use.

Construction began last December on the Children's Village Center, which will contain 30 units of rental housing, Hope Community's new offices and community space. Over the past 10 years Hope Community has redeveloped most of the 2100 block of Portland into what a



*Children's Village Center under construction at Franklin and Portland Avenues.*

recent *Star Tribune* article described as an "inner-city oasis" of renovated buildings, playgrounds and public green space.

CCHT, which will develop the later phases, has added nearly 1,200 units of affordable urban housing, mostly in Phillips, since 1986.

Next to rise will be a townhouse block named the Jourdain after the late American Indian leader Winnie Jourdain. It will contain 41 units of housing, corner retail space and underground parking.

Phase 3, a combination of apartments, townhouses and commercial space planned for the two north corners of the intersection, is expected to begin construction in 2004.

All facets of the Gateway project will incorporate sustainable design and construction methods,



*The Franklin-Portland Gateway is a collaboration of the Central Community Housing Trust and Hope Community. Rendering by Cunningham Group.*

furthering its value as a model for redevelopment.

The total capital cost is projected to approach \$60 million

dollars, with approximately \$35 million from private equity investments and loans. ■

## I-35W Access Plan Revises Ramp Designs

Responding to community concerns, the project advisory committee for I-35W Access has added two proposed amendments to the design plan it approved last year. Dubbed the Lake Street “slip ramp” and the 38th Street “elipsabout,” these new designs are the latest efforts to refine the connections between freeway and neighborhoods.

The slip ramp would replace the proposed northbound “flyover” exit to 28th Street, which has been criticized as too obtrusive. The slip ramp would lower the profile of the exit and bring it closer to the freeway, making it a better neighbor, say the design consultants that presented the idea to the PAC during recent meetings. It would also cost less than the flyover ramp proposed originally.

At the proposed new 38th Street ramps, calming the flow of traffic moving on and off the freeway has been a lingering concern for residents. Borrowing from the classic roundabout design used in many East Coast cities, the proposed elipsabout would be cantilevered over the freeway, replacing the existing bridge.

The PAC for I-35W Access approved the slip ramp design at its September meeting. It approved the elipsabout bridge design earlier this year.

“The changes address local neighborhood concerns but remain consistent with the overall vision,” said county commissioner Peter McLaughlin. “They show that the effort continues to be driven by productive community input.”

Project managers submitted the



*An “elipsabout” at the proposed 38th Street exit would calm the flow of traffic moving on and off the freeway.*

original design layouts to federal and state transportation agencies after the PAC approved them in November 2002 by a 17-3 vote. The city and county are expected to vote on the layouts later this year.

Those layouts directly connect both Lake Street and Abbott Northwestern Hospital to I-35W,

relocate current freeway access points from residential to commercial streets, and rebuild the ramp to I-94 at Fifth and Franklin Avenues, easing chronic congestion there. ■



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