

FNA Office Supply Responses

What would be the benefits of the FNA having office/Community space?

1. Workspace, storage, visibility, presence.
2. None
- 3.

What business would you like to see in this building?

1. Retail and coffee/sandwich shop
2. Coffee shop or cafe or some other space to gather and eat with friends.
3. Coffee shop, community services such as copying, notarization, a hub for information on social welfare/housing/healthcare/tax preparation & tax refund programs, etc.

Do you know of any possible funding sources? Grants? Corporate funding? Other options?

- 1.
2. There are many. Ask and you shall receive.
3. No, other than CPP

What questions do you have around the potential building that should be considered before renting?

- 1.
2. Is it really a viable structure? What is its potential future costs to the environment?
3. FUNDING: 1. Utilities are not included, how much would they be (on top of rent)? 2. Is snow removal included, if no, how much? 3. How much is insurance related to the building? 4. Is FNA proposing to assume full liability for the lease, and then bring in other tenants, or are you going to ensure you co-sign the lease up front to limit risk? 5. Landlord is asking for a 5-year lease, how low will he go on the term? 6. Is there an assurance from the City that CPP funding (currently, the only renewal source of funding) is going to be extended beyond 2020? 7. What happens if you sign a lease and then lose City funding? 8. How restricted are the McKnight funds - can you spend any of this money on occupancy? USE: What exactly are you going to do with the space, given that your staff are independent contractors, 4 of them are Connectors so are supposed to be engaging and not sitting behind a desk, and you already have free meeting space at the rec center? OTHER COMMUNITY RESPONSES: Will the FNA Board be making all responses to this survey public?

What concerns do you have around the potential building/office space?

- 1.
2. Possible effect of adding uncontrolled renters at a vulnerable corner. A busier and more visible the space the better the outcome
3. I am deeply concerned about the proposal as it stands, especially following the dramatic escalation in staff expenses. In the past, staffing and occupancy costs were the #1 expense for FNA, with limited identifiable benefits for Folwell residents, and no oversight by NCR that would hold the FNA Board accountable. There is still no oversight by the City. Following the departure of the former ED and long-sitting Board in late 2017, the new FNA Board has gone from zero expenses in these areas to spending over \$100,000 for 6 contract staff, and you are now considering taking on a hefty liability for office space, the true expenses for which have not been disclosed by the FNA either at the December 2019 board meeting, in this survey or on the FNA Facebook page. My questions in this regard have gone unanswered. The ONLY circumstances under which I, as a resident, would be comfortable with this proposal, would be if the FNA jointly assumed liability for a lease, if the lease was 2 years or less, and there was a reasonable cap set for occupancy costs on the part of the FNA. There is enormous risk to the FNA if they sign a lease for the entire space without co-tenants legally committed to sharing occupancy costs. That any real thought has been put into this plan by Board members is not at all clear. The perception (and that is important) is that the FNA have staffed up and primarily need space for their 6 contract workers to office. Which feels very much like the old days. FNA has the use of free meeting space at the rec center. The images provided by the building owner, which were included by the FNA in the December meeting packet, are fanciful and as such are misleading.

Do you think FNA should pursue this opportunity? Why or why not?

1. Yes! Nothing to lose and much to gain in terms of creativity, collective dreams/hopes.
2. No. Spending financial resources on an office space is unnecessary at this time. It seems this is just to satisfy the "appearance" of being legitimate. FNA should support a retail business at this space, not use it as their own.
3. No. See my concerns above. Unless the FNA jointly sign a lease, assuming only a portion of the liability, the proposal simply cannot be justified in my opinion.

Are you connected to folks who would like to rent space for a business here with the FNA? Please include name, contact, and brief description of what they do?

- 1.
2. FNA has been getting along just fine without an office space. Having one now seems very inappropriate as to the bigger needs of the community. Seems like FNA is returning to the past old style of existing; spending money on office space and paid employees. What has really changed? The faces and a different agenda? Still seems like an agenda of a select few; just as before.
3. No

Any other comments?

- 1.
2. This is disappointing that the FNA seems to think that \$1800 a month for office space is an acceptable expense. Sad, really sad.
3. I cannot attend the 12/16 Neighborhood Night, otherwise I would certainly be asking the questions above at this meeting. I only hope that other residents will do so.