

Organization Vision

The Minneapolis Police Department has served and protected the City of Minneapolis and its residents since 1867. As our city has grown and evolved, so has the department. The Minneapolis Police Museum seeks to tell the story of policing within a context that honors our officers and relates the remarkable stories of the neighborhoods they served.

The mission of the Minneapolis Police Museum is to encourage an understanding of the role of policing in the development of our city, to describe its evolution, and to promote this noble profession while honoring the officers who have served our city through the decades.

Our goals and objectives are to:

COLLECT AND PRESERVE OUR MATERIALS

- We have records, photographs, recordings, artifacts and other materials in City Hall, in our precincts, and in various other locations to collect, catalog, and preserve for future generations.

SHARE OUR RICH HERITAGE

- Our goal for our Museum is to design and implement permanent and temporary exhibits to celebrate our heritage and highlight topical themes which will be of great meaning to the community.
- We want to increase our outreach through regular podcasts and presentations at schools, care centers, churches and community gatherings.

DEEPEN CONNECTIONS

- Our stories are exciting, saddening, interesting, tragic, encouraging, and inspiring. They are the stories of our city. We tell our stories with the intention of fostering empathy and understanding.

ENSURE OUR FUTURE

- Long-range funding, sound financial planning, and a stable home of our own will ensure the continued viability of our mission.

No other organization can tell our story through our eyes and we know that no one can better foster empathy towards, interest in, and understanding of our profession than the Minneapolis Police Museum can.

Organization Profile

The Minneapolis Police Museum is a Tax-Exempt 501c3 Public Charity Incorporated under the Laws of the State of Minnesota. The Museum received its charitable status in 1993. The Museum is governed by a board consisting of a President, Vice President, and Secretary / Treasurer.

The Museum was started by Off. Cory Saba at the Second Precinct Police Station in the early 1990's. The first Museum space included a few display cases that contained a small collection of items that the Police Department had collected and maintained over the years. Today, the Museum has accumulated considerably more items – enough to fill a 2,900 square foot area with displays and archive storage.

The Museum is independent from the Minneapolis Police Department and relies solely on donations and volunteers to sustain its operations.

Organizational Challenges

The primary challenge for the Museum has always been the lack of stability due to the absence of a permanent location that offers sufficient display, storage, and workspace. The Museum initially enjoyed display space within the Second Precinct Police Station. However, due to growing needs of the Precinct, the Museum space was repurposed into office space. The Museum collection then went into storage for several years. Next, the Museum was allowed to display and store items at the Bill & Bonnie Daniels Firefighter's Hall & Museum for several years. Again, similar to the Second Precinct display space, the Fire Museum grew and soon the Museum found itself in storage once again. The Museum moved its items to the Third Precinct where a display was set up in the Community Room and the basement of the Precinct was used for storage. In May of 2020, the Museum contents was narrowly evacuated before the Third Precinct was surrendered to vandals and arsonists during the riots. The Museum then moved to available commercial space in the City Center with a no-cost lease. Soon, that lease ended, and the Museum needed to re-locate once more. Another nearby commercial location offered a similar no-cost lease. As before, this lease ended and the Museum contents is now packed away in a storage facility. In sum, the Museum contents has been moved at least 10 times since its initial location at the Second Precinct.

Organizational Needs

To be effective in its mission the Museum needs adequate display space, workspace, and storage. The square footage of the Museum space should allow for sufficient expansion in all types of space requirements, but especially display and storage spaces.

The Museum currently has display cases of varying sizes. Some of these cases are very well used and should be replaced as financing allows. Different types and sizes of artifacts will need different types and sizes of display cases. Additionally, the Museum has a substantial number of photographs that are both framed and unframed for display. The use of wall mounted television screens and projector screens can be used to rotate photographic exhibits, but many original photographs should be displayed.

The Museum has several projects that require sufficient workspace for effective and efficient completion. Digital copying and scanning of photographs, film negatives, and papers will require desk and temporary storage space at these station(s). The Museum is also actively cataloging and packaging items for long term archival storage. These areas will also require table space and temporary storage. An area for temporary retrieval / viewing of archived items would also be ideal.

As previously noted, the Museum has items of varying size and type. Archival storage areas will need to accommodate traditional shelving of file boxes, but also accommodate storage of large, odd shaped, or heavy objects. The archival storage area will ideally be climate controlled consistent with current archival best practices. At a minimum, the storage area should be climate controlled similar to office / living space conditions, have little or no natural lighting, waterproof / floodproof, and secure.

In addition to the above requirements specific to museum operations, the location should have public restrooms available to visitors, adequate parking, ADA compliance, and areas for visitors to socialize or attend educational lectures and other meeting type events.

The Museum last occupied a commercial space of 2,900 square feet, and before that, 1,400 square feet. Depending on how the space is designed, a range of square footage could be acceptable. Both spaces the Museum previously occupied were designed as office type commercial spaces and, due to them being leased, the Museum was unable to alter their design. With a more open space design, the Museum could customize various types of spaces to suit its needs.

Property Options & Costs

The Museum really has only three economically and operationally viable options to choose from in selecting a new location. The option of donated lease space, unless it is for a “99-year lease,” has proven to be unsustainable for the Museum. Due to costs and a variety of other issues involved, the Museum relocating every so often on an undetermined timeframe, much like a crab shedding its shell for a new one, is no longer a viable possibility.

Option 1: Donated space within a City of Minneapolis owned property.

This option is dangerously close to the unsustainable option mentioned above. The Museum has experienced the same issue of being suddenly ousted from City owned space as it has from commercially owned space. As noted above, unless the City were to donate property to the Museum or agree to an extremely long-term lease, this option is not likely viable. Occupying a space controlled by the City would also reduce or eliminate the Museum’s autonomy over the space in terms of remodel and displays. Moreover, this option is not likely viable as the City is short on workspace for critical operations as it is and doesn’t have property available for disposal to outside organizations.

Option 2: Leased commercial space (paid).

With long-term financial support, the Museum could pay for leased commercial space. There are some drawbacks to this option: the Museum may be limited, under the terms of the lease, as to what alterations the Museum can make (adding or eliminating walls, etc.); the Museum is subject to varying landlords during the term of the lease; the Museum is subject to potential rising lease costs when the lease is up for renewal; and the Museum has no return on this investment – the Museum receives no ownership interest and is merely renting time and space.

Probably the most concerning issue with this option is the potential for an increase in lease expense. The Museum may be able to secure financial donations to cover a certain amount, but what then if the lease rate increases and the Museum cannot secure the financial support to meet this new rate? The Museum will once again be unhoused is the likely answer. However, if the Museum were to conduct fundraising events, sufficient financial reserves could be in place to bridge the gap between rising lease costs and securing additional financial support.

Option 3: Purchased commercial space.

Again, with long-term financial support, the Museum could purchase its own commercial space. There is a similar drawback to Option 2 in that the Museum will need to secure financial support sufficient to sustain a 30-year commercial mortgage. Unlike with a mortgage, if a lease

becomes too expensive at renewal, the Museum could simply walk away. It's not an ideal situation, but it is better than defaulting on a mortgage or having to try and quickly sell property to get out from under the mortgage. There are some positive aspects to ownership, however. The Museum can control what it does with the space in terms of remodeling, etc. The Museum could start in a smaller property, sell when the value increases, and use the profits to purchase a larger space. If the Museum acquires a multi-tenant commercial space, the Museum could use the lease revenue to finance its operations and/or mortgage payments. Lastly, the Museum can refinance its mortgage as interest rates lower. The most beneficial aspect to ownership is that the Museum has an investment in the property and stability in long-term operations.

Costs:

An example of a suitable commercial space for purchase is attached to this report. The space is 1,800 square feet on the 3rd floor of a commercial building in the North Loop / Warehouse District. It was listed on 11/27/2023 with a price of \$250,000. The listing price has not changed since its posting.

The customary down payment amount for a commercial mortgage is escrow of 3-5% (\$7,500 – 12,500).

The current average commercial mortgage interest rates are 4 – 5%. Amortization schedules are attached to this report. Monthly mortgage payment of \$1,194 - \$1,343 / month.

Cost of utilities / square foot / month: \$2.10. \$3,780 / monthly utilities estimate.

HOA fee (for example property) \$830 / month.

Liability insurance: \$300 / year which includes \$1,000,000.00 in coverage.

Move in / build / display: Approx. move in costs of \$2,000 which covers moving stored Museum property into the new location. New display cases could be purchased at the time of move in at an approx. cost of \$2,600.00. However, new cases could be purchased over time and are not immediately needed.

There are likely to be additional expenses related to moving into a new location such as minor repairs to walls and floors, addition or changes to lighting, painting and other cosmetic improvements, and also the costs to convert the location into a publicly accessible space. Again, some of these improvements could be made over time.

Funding Sources

Sustained, long-term funding will be necessary to finance the Museum's property throughout the duration of any secured loan or mortgage. Regardless of whether a property has to be financed or is able to be purchased outright, we understand the necessity of long-term funding to support annual operating expenses, building and grounds maintenance, and other related expenses for the long-term future of the Museum. We intent to generate this necessary, sustaining income through:

Automatic Payroll Deduction: Police Department employees could elect for an automatic, pre-tax payroll deduction to the benefit of the Museum. In speaking with Payroll personnel, this is not an available option at this time.

PayPal Automatic Payments: Similar to the above option, anyone, not just Police Department employees, can set up an automatic PayPal payment to the Museum. If every member of the Minneapolis Police Department made a monthly donation of \$20.00 then the Museum would receive approx. \$120,000.00 just from this fundraising source.

Crowdfunding: The use of websites such as GoFundMe can be used for donations. The average GoFundMe donation per individual is \$50.00, and GoFundMe has a success rate of over 90% for fully funded campaigns.

Shared Commercial Space: The Museum could partner with other organizations to utilize a shared commercial space. The Minneapolis Police Mounted Foundation, Honor Guard Foundation, Federation, City Heat, and other similar organizations could share a location and the costs to sustain it.

Hosted Social Events: The Museum will host a number of social events throughout the year with a fundraising focus. The Museum will also have a larger annual event, like a gala, as a main fundraising component.

Merchandise: The Museum will create and market merchandise (t-shirts, photo reproductions, etc.) for sale to raise funds. As an example, the Museum raised over \$20,000 from the sale of anniversary badges to commemorate the 150th Anniversary of the Minneapolis Police Department.

Memberships: Similar to many other non-profit organizations, the Museum will offer varying levels of membership / sponsorship to secure long-term, reoccurring donations.

Legacy Planning: A new trend in fundraising has been to secure legacy funding through testamentary trusts and other Estate Planning documents. The Bill & Bonnie Daniels Firefighter's Hall & Museum mentioned earlier in this document was made possible by a \$500,000 gift from the estate of a deceased firefighter.

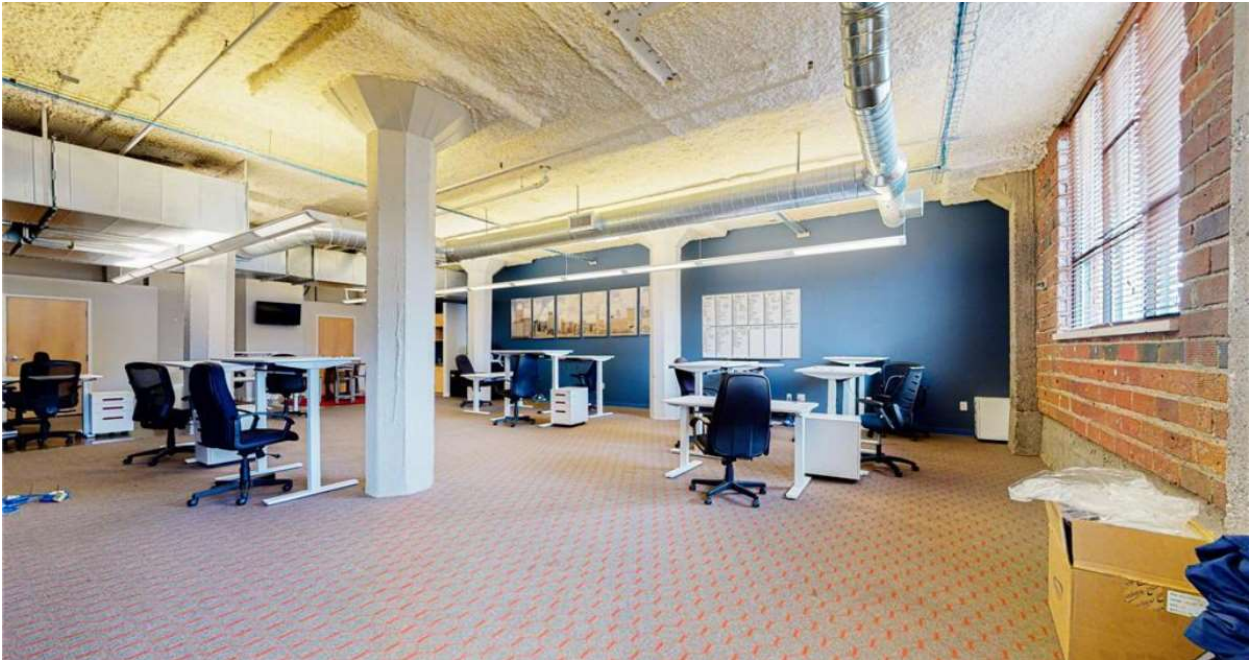
These are only a few options to secure long-term financial stability to ensure that the Museum survives for generations to come. As the Museum grows, so will its efforts to attract donations.

Conclusions & Recommendations

The most economical and long-term viable solution for the Museum is to purchase a suitable property that can securely and adequately provide display, storage, and workspaces. Leasing and donated property, although minimally sufficient to carry out the Museum's mission, are not economically or operationally viable in the short or long term. If the Museum is to expend substantial sums of money, the expenditures should go towards something that the Museum will own. The Museum could financially benefit from refinancing, subleasing, and upselling property. In order to preserve Museum artifacts and provide the Museum the most beneficial opportunities to succeed in its mission, the Museum needs to have a stable, long-term location such as one that it owns.

Sharing Museum property with other organizations will provide the Museum with both financial stability and site security by securing financial contributions and in providing frequent visits to the property. Whether or not the Museum is able to sublease a property or share it with others, the Museum will need to explore every possible source of funding noted above, and also any government or private grants.

A goal of \$500,000.00 in initial fundraising would allow the Museum to purchase a suitable property and create a surplus of funds to cover property maintenance and operational expenses for the first several years.



Example 1,800 sq. ft. property image above.

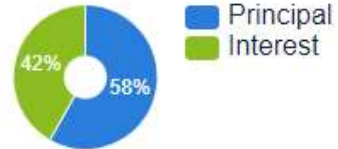
Example 4% Amortization Schedule:

Amortization schedule

Annual Schedule [Monthly Schedule](#)

Year	Interest	Principal	Ending Balance
1	\$9,919.87	\$4,402.59	\$245,597.41
2	\$9,740.50	\$4,581.96	\$241,015.45
3	\$9,553.82	\$4,768.64	\$236,246.81
4	\$9,359.54	\$4,962.92	\$231,283.90
5	\$9,157.34	\$5,165.11	\$226,118.78
6	\$8,946.91	\$5,375.55	\$220,743.23
7	\$8,727.90	\$5,594.56	\$215,148.68
8	\$8,499.97	\$5,822.49	\$209,326.19
9	\$8,262.75	\$6,059.70	\$203,266.48
10	\$8,015.87	\$6,306.59	\$196,959.90
11	\$7,758.93	\$6,563.53	\$190,396.37
12	\$7,491.52	\$6,830.93	\$183,565.44
13	\$7,213.22	\$7,109.24	\$176,456.20
14	\$6,923.58	\$7,398.88	\$169,057.32
15	\$6,622.14	\$7,700.32	\$161,357.00
16	\$6,308.42	\$8,014.04	\$153,342.96
17	\$5,981.91	\$8,340.55	\$145,002.41
18	\$5,642.10	\$8,680.36	\$136,322.05
19	\$5,288.45	\$9,034.01	\$127,288.05
20	\$4,920.39	\$9,402.07	\$117,885.98
21	\$4,537.34	\$9,785.12	\$108,100.86
22	\$4,138.68	\$10,183.78	\$97,917.08
23	\$3,723.77	\$10,598.68	\$87,318.40
24	\$3,291.97	\$11,030.49	\$76,287.90
25	\$2,842.57	\$11,479.89	\$64,808.02
26	\$2,374.86	\$11,947.60	\$52,860.42
27	\$1,888.10	\$12,434.36	\$40,426.05
28	\$1,381.50	\$12,940.96	\$27,485.10
29	\$854.27	\$13,468.19	\$14,016.91
30	\$305.55	\$14,016.91	\$0.00

Monthly Pay: \$1,193.54



Total of 360 monthly payments	\$429,673.77
Total interest	\$179,673.77

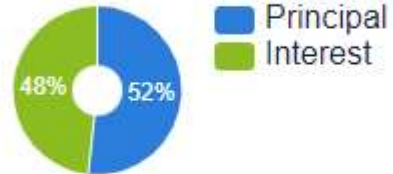
Example 5% Amortization Schedule:

Amortization schedule

Annual Schedule Monthly Schedule

Year	Interest	Principal	Ending Balance
1	\$12,416.24	\$3,688.41	\$246,311.59
2	\$12,227.53	\$3,877.12	\$242,434.47
3	\$12,029.17	\$4,075.48	\$238,358.99
4	\$11,820.66	\$4,283.99	\$234,075.00
5	\$11,601.48	\$4,503.17	\$229,571.83
6	\$11,371.09	\$4,733.56	\$224,838.27
7	\$11,128.91	\$4,975.74	\$219,862.54
8	\$10,874.35	\$5,230.30	\$214,632.23
9	\$10,606.75	\$5,497.90	\$209,134.34
10	\$10,325.47	\$5,779.18	\$203,355.16
11	\$10,029.80	\$6,074.85	\$197,280.31
12	\$9,719.00	\$6,385.65	\$190,894.66
13	\$9,392.29	\$6,712.35	\$184,182.30
14	\$9,048.88	\$7,055.77	\$177,126.53
15	\$8,687.89	\$7,416.76	\$169,709.77
16	\$8,308.43	\$7,796.21	\$161,913.56
17	\$7,909.57	\$8,195.08	\$153,718.47
18	\$7,490.29	\$8,614.36	\$145,104.12
19	\$7,049.56	\$9,055.09	\$136,049.03
20	\$6,586.29	\$9,518.36	\$126,530.67
21	\$6,099.31	\$10,005.34	\$116,525.33
22	\$5,587.42	\$10,517.23	\$106,008.10
23	\$5,049.34	\$11,055.31	\$94,952.79
24	\$4,483.73	\$11,620.92	\$83,331.86
25	\$3,889.18	\$12,215.47	\$71,116.39
26	\$3,264.21	\$12,840.44	\$58,275.95
27	\$2,607.27	\$13,497.38	\$44,778.57
28	\$1,916.72	\$14,187.93	\$30,590.64
29	\$1,190.84	\$14,913.81	\$15,676.83
30	\$427.82	\$15,676.83	\$-0.00

Monthly Pay: \$1,342.05



Total of 360 monthly payments	\$483,139.46
Total interest	\$233,139.46

Help Preserve Our City's Policing Heritage

gofund.me/54c3d0fb



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