



## Upper Harbor Collaborative Planning Committee

### Meeting Summary

#### Regular Meeting

June 26, 2019 – 5:00-7:00PM

NorthPoint Health & Wellness Center, 1256 Penn Ave N. 5<sup>th</sup> Floor

**Members in attendance:** Markella Smith, Mary Jamin Maguire, Grace Rude, Tanessa Greene, Channon Lemon, Roxxanne O'Brien, Jashan Eison, Vanessa Willis, Alexis Pennie, Gayle Smaller, Britt Howell, Paul Bauknight, Bill English (Quorum 8)

**Members absent:** Melissa Newman, Tessa Anttila, Princess Titus

**Staff:** Hilary Holmes, 612-673-5070

### Announcements

#### Discussion

2. Review Agenda
3. Introductions
4. Team Building
5. Purpose/Charge of Committee & Project Timeline

Erik Hansen, Director of Economic Policy and Development, Dept. Of Community Planning & Economic Development (CPED), City of Minneapolis

The Committee reviewed their role in the project and creation of Coordinated Plan, including the project management structure with the Committee as equal partner with the City and the master developer (United Properties). The Upper Harbor Concept Plan will be the guiding document for the Committee's work to create the Coordinated Plan with the project team.

The Committee reviewed the project timeline for July 2019 – March 2020 Coordinated Plan creation, including the month-by-month community engagement and meeting schedule, with the role of the Committee in guiding the engagement process.

Committee work and community engagement will be guided by a monthly theme based on main components in the Concept Plan. In addition to the twice-monthly Committee meetings, Pillsbury United Communities and Environmental Justice Coordinating Council (EJCC) will be hosting once-a-month Learning Table events for the broader community to discuss the monthly topic in depth. The results

from the Learning Table events will be shared with the Committee and the Committee meeting following the Learning Table, and incorporated into decision making by the Committee. The Committee will also coordinate and when appropriate meet jointly, including site tours, with the MPRB Upper Harbor Community Advisory Committee that is tasked with parks design and planning on the Upper Harbor site. Hospitality was noted as an important topic, which will be addressed in a larger monthly topic. In addition to Learning Tables, two Deliberation Days in the fall will be another opportunity to dig deeper into topics from Learning Tables and Committee work.

The Committee will work with the project team and engage in decision making to work on 3 development options, in order to refine one as the preferred development to recommend to City Council. City staff is required to report back to City Council March 2020. Regarding project timeline, there is a deadline tied to infrastructure funding from the State, with spending to start on bonding received for public infrastructure to start by 2022.

The Committee engaged in a brief discussion on the project values in the Concept Plan (page 3), in particular the need to call out economic equity for north Minneapolis residents. Community ownership, community wealth building and the river were also noted as important values. Erik Hansen and Councilmember Cunningham noted that values named in the Concept Plan and those named by the Committee are all important parts of the planning and development. Racial equity and community ownership are important but also need to use the phrase economic inclusion.

There was a brief discussion of the members of the project and development team including a summary of the Exclusive Rights Agreement between City of Minneapolis, Minneapolis Park and Recreation Board and United Properties. The Exclusive Rights Agreement names United Properties as the master developer and identifies development partners of United Properties. The Exclusive Right Agreement names First Ave Productions and Thor Development as development partners. As Thor will cease to exist as a company, they will be removed as development partner. Ravi Norman formerly of Thor Development is serving as consultant to United Properties on the project. The Committee briefly discussed if Thor is removed, how will they be replaced as a development partner and will that role be filled by another north Minneapolis MBE (Minority Business Enterprise)? Are there opportunities for other development partners? Who are the other viable MBE development partners?

Brief discussion on if a third party can provide Committee an objective review of financial analysis the development team will present to Committee. Concern that development team is not impartial and would not best represent development trade-offs to Committee. Who would that be, how they are retained TBD.

Brief discussion on need for racial equity outcomes, particularly using best practices with set metrics and standards i.e. procurement. Erik Hansen shared that a draft Racial Equity Framework for the project will be shared with Committee for discussion and feedback at upcoming meeting.

Brief discussion of community benefits and how City's redevelopment agreement with developer is the tool that the City has to actually enforce such benefits. Committee and project team will work together to make sure benefits are integrated throughout the development agreement and the agreement would deliver the stated benefits. There was a question of how anti-displacement is addressed when not a monthly topic, the answer is that along with community ownership and sustainability these are all a

part of many components of the planning and development and will be addressed throughout the process and across topics.

Councilmember Cunningham introduced stipends for Committee members for Committee meetings as well as voluntary participation in monthly Learning Table events and the two Deliberation Day events in the fall.

Brief discussion of other technology/tools to get broader community to participate in engagement events I.e. remotely/not in person.

6. Introduction to Project

## **Election**

7. Selection of Committee Chair and Vice Chair

Chair and Vice Chair election will occur at next Committee meeting. If a Committee member wants to add items to agenda then they would take those to the Chair and Vice Chair.

Members of the Committee volunteered for a Bylaws Subcommittee to draft bylaws for review at the next Committee meeting.

## **Adjournment**

**Next Meeting: July 10th, 2019 at Robert J. Jones Urban Research Outreach-Engagement Center (UROC) 2001 Plymouth Ave.**