

Upper Harbor Collaborative Planning Committee Meeting Summary

Regular Meeting

July 10, 2019 – 5:00-7:00PM

Robert J. Jones Urban Research Outreach-Engagement Center (UROC), 2001 Plymouth Ave N.

In attendance: Melissa Newman, Markella Smith, Tessa Anttila, Mary Jamin Maguire, Grace Rude, Tanessa Greene, Channon Lemon, Jashan Eison, Vanessa Willis, Alexis Pennie, Gayle Smaller, Princess Titus, Britt Howell, Paul Bauknight, Bill English (Quorum 8)

Staff: Hilary Holmes, 612-673-5070, hilary.holmes@minneapolismn.gov

Call to Order 5:07p.m.

Review Agenda

Announcements

Roxxanne O'Brien stepped down from Committee.

Election

1. Selection of Chair and Vice Chair

Committee selected Alexis Pennie as Chair and Tessa Anttila as Vice Chair.

Discussion

2. Bylaws

Subcommittee discussed draft bylaws proposed for Committee review.

Presentation

3. Introduction to Upper Harbor Concept Plan & Real Estate Development 101 – Brandon Champeau, United Properties.

Brandon Champeau, Senior Vice President with United Properties presented on United Properties' involvement in the site to date, the existing conditions of the site and physical and financial risks/challenges with any redevelopment of the site. Committee had questions about living wage jobs as part of redevelopment, powerline relocation and possibility of burying

powerlines, and presence/decision to keep some terminal structures (“relics”) in redevelopment plan.

The Committee requested more direction from the developer and project team to understand where decision points (and cost considerations) are in order for Committee to do the work to help development team make sound decisions. Another request for an outside perspective to review costing model from developer to help Committee understand what could be feasible. Committee noted that it will be critical to develop a process to integrate what the Committee wants to see in the development process.

The Committee noted that racial equity outcomes should be used to define measures of success with the development, though equity needs to be clearly defined. Councilmember Cunningham noted that there is a draft Racial Equity Framework that will be brought to the Committee for review, feedback and approval.

4. Introduction to Housing Options -- Brandon Champeau, United Properties, presented on an affordable housing project that United Properties is developing in the metro area, by discussing financing and sources and uses of funding for the project as an example of what funding sources it would take for a housing project to include affordable housing at Upper Harbor, and what those sources translate to in levels of affordability and number of units in a given project that could be affordable.

Brief discussion on level of return for for-profit developers and a question regarding returns for non-profit developers. Committee asked: 1) How can we take traditional affordable model and make it work for this project? 2) What are other models for affordable housing? 3) What other projects has development team looked at?

5. Introduction to Learning Tables – Pillsbury United Communities, DeVon Nolen. First Learning Table event on Wednesday July 17th with the topic of housing options at Upper Harbor.

Adjournment 7:09p.m.

Next Meeting: July 24th, 2019 at Robert J. Jones Urban Research Outreach-Engagement Center (UROC) 2001 Plymouth Ave N.