

Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting

January 8, 2020 - 05:00 PM

University Research and Outreach Center (UROC) Room 105

Members : Jashan Eison, William "Bill" English, Tanessa Greene, Britt Howell, Mary Jamin Maguire, Channon Lemon, Melissa Newman, Alexis Pennie, Grace Rude, Markella Smith, Princess Titus, and Vanessa Willis (Quorum - 9)

Absent : Phitsavath Nantharath, Gayle Smaller

Staff : Hilary Holmes

Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes of [Dec 11, 2019](#).

New Business

4. Committee chair/meeting convener discussion

Committee comment regarding need for meeting facilitators. Noted that the Committee did take up this agenda item at the last meeting, and the Committee voted not to bring on facilitator. This discussion item is about a new chair and a convener to open meetings and move the Committee through the meetings. Committee comment need to distinguish role between a facilitator and a Project Manager and repeated request for a Project Manager noting some concern with the City having control over the process. Also noted that Shauen Pearce and Councilmember Cunningham have been facilitating effectively. Committee discussion of Chair role: staying connected to project management details, bring the pieces together and moving Committee forward, person needs to be objective and help set agenda, present for and participate in "Core Team" team that is putting together the Learning Tables. Reintroduction of City's project management consultant for project in attendance, JoAnna Hicks with Element, Inc.

Vanessa Willis and Markella Smith were nominated to run for chair. Both accepted the nominations. The Committee chose to vote via ballot. It was a tie and they will be co-chairs.

Discussion

5. Community ownership at Upper Harbor

[1-8-2020 UHT CPC Community ownership discussion questions.pdf](#)

Discussion facilitated by Councilmember Cunningham and Shauen Pearce, Mayor's Office.

Committee question/comment about when developers partner with the City, what is the development ownership? Are they going to follow the equity policy that the City has? Would like to understand what that means. Once things are up and going what is their responsibility to the City. What is their promise to the City and to the community?

Erik Hansen, City of Minneapolis City Council would approve term sheet that would go into redevelopment agreement, the contract would outline minimum improvements - what is supposed to be built, articulate contracting goals and community benefits, in this case we are

working with the CPC to have more details. The contract is in place until they have a Certificate of Completion from the City. Then the relationship is between City's Redevelopment Authority and the developer/owner, but there is still a relationship with the City because of its regulatory authority. If the City retains ownership – we would be the property owner and leasing it for extended amount of time, 90+ yrs. City does have a similar relationship with a property in the Cedar Riverside neighborhood.

Committee comment regarding Community Benefits Agreement that should in line with this too. Shauen Pearce comment question before you is what would go into a redevelopment agreement, which is legally enforceable. Can call it CBA for the purposes of our conversation. What does ownership look like in that? Homeownership, business ownership? What are specific things we want to see.

Committee comment that timeline of contracting goals and discussion of community benefits is what we want to see. Comment that this is the discussion we are having now. Committee comment that sounds like there is interest from group in City retaining ownership of the land. Also need to talk about the structures. Committee comment if the community benefits would be embedded in the leases. Erik Hansen comment that City is evaluating ownership so there are tangible options. What has come out of this Committee is who owns the land, who owns the real estate. The City would not own the venue. That is up to financing. It is up to the City Council and the Mayor to make the decision about the City retaining ownership, there needs to be marketable lease to get financing. The example we have in Cedar Riverside has a land use restriction that it needs to be housing.

Committee comment it would be helpful if models were presented. What are limitations of ownership – helpful to understand what models have worked across country. The question is how can the City implement this. How would the City measure and ensure these would actually be executed. Need to address this.

Committee comment that leasing the land to the developer, then the City owns the lands. Community ownership of structures not unless you have the money and you're willing to take the risk, take the loss/profit. The structure can be owned by whomever, can release or option to purchase. How long can we continue to own the land. It gives us a stake. No equity going on in the State of MN for black folks anything we do is going to be new and we have to struggle for it.

Councilmember Cunningham comment that there is overall and then specific parcels. Is it still community owned if the City owns it or if a community based organization, currently don't have an organization like that. We have some gaps. Need to have better understanding from you how do you define ownership? Is it a public entity? Refer to discussion questions. Missing some mechanism, specific strategies we can legally look into but need your help getting those additional details.

Committee comment that should be the City that continues to own it – think of land trust option for all 48 acres and lease it out. Community needs trust fund created. People would be able to invest in that and make contributions and give it back to community – renting out to a business or rent out space, and funnel it back to community. Protect what we have here – arts, park, health. Provide more jobs. Communities flourishing with generational wealth. Reverse economic decline by tracking investments.

Committee comment question do we have info about what a CDC or black owned land trust look like? Sounds like good things but don't have info – if we have info we can make more informed decision. Community Benefits what does that look like? Something in place for homeowner on Northside fund to tap into that can't get financing to fix home. Business owner that can't get

financing, this fund could help you buy equipment. Help youth they need programming, that's funded through this.

Committee comment broader topic of success – outlined in racial equity matrix. Accountability and access, community empowerment in design and management going forward. What is community getting out of this place. Space to gather and organize. Safety nets to help distribute the wealth.

Committee comment many of earlier meetings led to the matrix, deep commitment to disparities and intention that racism will be addressed. Risk we will talk and not implement. Want to talk about process. List of things we desire. Need to hear what we can do to make them bulletproof. Specific questions of how we can actually do that. Vision is here is that a City project or maybe a philanthropic fund. Until we take matrix and models and we say what we can do. There are already restrictions to what we can do. We need to say it.

Committee request clarity from City staff on timelines, milestones, deliverables. For example if land purchase takes place to developer, will 3rd party be able to keep it public.

Erik Hansen comment that the Exclusive Rights Agreement between the City and developer keeps the City from talking to another developer and binds us to the Park Board. Any land sale authorization has to go through City Council, that is not part of the Exclusive Rights Agreement. The Coordinated Plan is where we will evaluate that. Then term sheets identify who that (ownership) entity would be and what terms would be re: contractual obligations.

Committee question if we don't know who would be that 3rd party entity how do we know if there is even opportunity for community ownership of land.

Erik Hansen comment if there is an entity that we can identify we want to be able to, if we can, we want to go to City Council. We need to have a legal entity that can sign contracts. There is responsibility of constructing and maintaining those improvements and those contracts have a timeline. That's up to negotiation as well. Requirements are to have funding in place to complete the improvements. Actual land transaction does not happen until funding is in place.

Committee comment – create trust fund because something is needed. Dayna Frank included in proposal that portion of ticket sales would go back to the community.

Committee question that confused about what Exclusive Rights Agreement lays out that land is sold to the developer, does that change when we write the Coordinated Plan? How is that enforceable?

Erik Hansen when Coordinated Plan gets adopted it will saying who is buying what. Purchasing or leasing the land.

Committee voted to extend meeting to 7:30pm.

Unfinished Business

6. 2020 Schedule & Engagement

[1-8-2020 UHT CPC 2020 Meeting + Engagement Schedule Memo.pdf](#)

JoAnna Hicks and Hilary Holmes, City of Minneapolis, discussed 2020 schedule and draft engagement schedule with Committee, asking for Committee input into neighborhood

organizations we should be reaching out to in next couple months and noting community input survey that is being drafted to inform CPC work day on 2/22.

Committee comment that we have a framework enhanced by community. Committee request for update on the racial equity matrix. Shauen Pearce comment City Attorneys and Sustainability Office have looked at it. Committee request to see template or framework of Coordinated Plan.

Announcements

7. New Committee member introductions: Makeda Zulu-Gillespie and Courtney Schroeder

Adjournment Meeting adjourned at 7:30pm.

Notice: A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05

Next Upper Harbor Terminal Collaborative Planning Committee meeting Date: Jan 22, 2020

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