

Community Ownership Opportunities at Upper Harbor Terminal - February 2020

DRAFT for discussion purposes only - subject to further negotiation, project specific financing and City Council approval

**Community Entity (CE) To Be Determined. Could be existing organization, a new CDC, or other entity.*

City could pursue Right to Purchase at Fair Market Value at end of compliance period

Option 1: City Use Agreement could require First Ave to charge ticket fee; Community Entity* (CE) can decide what activities First Ave spends these fees on but CE cannot receive the funds directly. City can enforce agreement.
Option 2: Community Benefits Agreement with First Ave/United Properties and a neighborhood group; funds to go to Community Entity* (CE) to support programs. City cannot enforce the CBA, but the CE has more control over the use of the funds.

Affordable Housing:
 Owned in LLC by LIHTC Investor & Developer for minimum of 35 years

Townhomes:

- For Sale Ownership.
- Possible Community Land Trust to ensure perpetual affordability.

HUB Space(s)
 Owned & Managed by Community Entity*

Jobs/Production Buildings

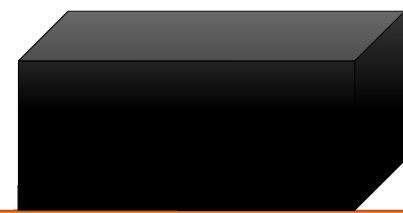
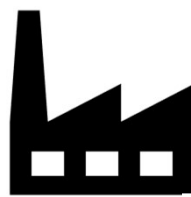
- Owned by Developer
- City can earmark ground lease payments for anti-gentrification activities in the community
- Leasing will be consistent with financeable responsible leasing practices

Ticket Fee Proceeds (\$3/Ticket)

Operator: First Avenue

City of Minneapolis

- Master leases building
- Controls facility for the government program for 62.5 years
- Selects operator



Commercial Space (Condominium)
 Owned & Managed By Community Entity



Owner of Riverfront: MPRB

FINANCEABLE GROUND LEASES
 Owner of Development Parcels: City of Minneapolis

Owner of Venue Land: First Ave + Community Entity