

# Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting  
August 26, 2020 - 5:00 pm  
Online Meeting

**Members Present:** Markella Smith (Chair), Vanessa Willis (Chair), Jashan Eison, William "Bill" English, Tanessa Greene, Britt Howell, Mary Jamin Maguire, Channon Lemon, Melissa Newman, Alexis Pennie, Grace Rude, Courtney Schroeder, and Makeda Zulu-Gillespie (Quorum: 9)

**Members Absent:** Gayle Smaller and Princess Titus

**Staff :** Hilary Holmes

## Call To Order

1. Roll Call.

### Quorum Present

2. Adoption of the agenda.

### Action Taken: Adopted

Howell motioned to adopt agenda. Schroeder second.

Motion passed 10-0.

3. Acceptance of minutes

[Aug 19, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

### Action Taken: Accepted

Schroeder motioned to accept the August 19<sup>th</sup> minutes. Howell second.

Motion passed 10 yay – 1 nay – 1 abstention.

## Discussion

4. Environmental Justice and Sustainability Implementation Strategies (Brandon Champeau, United Properties and Monte Hilleman, Port Consulting)

[08-26-2020 UHT CPC Environmental Justice & Sustainability Implementation Strategies](#)

### Action Taken: No action taken

Mr. Champeau introduced LEED for Communities as the sustainability framework for the redevelopment. Monte Hilleman with Port Consulting and Saint Paul Port Authority was introduced as consultant to United Properties on the sustainability planning and LEED certification process.

Mr. Champeau noted USGBC national leadership is excited to help bring resources to this effort. LEED gives the project a way of achieving objective outcomes in a subjective framework and was chosen over EcoDistricts, Living Building Challenge and 21CD because of LEED's global recognition and focus on implementation versus just a focus on goal setting. LEED aligns with the City and Northern Green Zone goals. United Properties is committed to working through how to move towards carbon neutral and regenerative development, though only if pushing the

levels of sustainability that high does not have adverse impacts on achieving the goals for affordability.

Committee question on how LEED aligns with environmental justice strategies due to the proximity of GAF, and the status of the Regenerative Thermal Oxidizer (RTO) that GAF was designing and engineering for installation. Mr. Champeau noted that he spoke with GAF last fall and they were finishing design of the RTO that is to be installed. Monte Hilleman noted that LEED Communities will publicly display data like air quality and that it would require installation of new air quality stations in the area.

Committee question on LEED Silver goal. Mr. Champeau noted that goal of LEED Silver is achievable as a baseline goal and that the project's aspirational goals would be above that level. Mr. Hilleman noted the possibility of using innovation credits around something like air quality, i.e. emissions monitoring on heavy equipment used on site for the construction.

Committee question regarding LEED credit for recycling collection center. Mr. Hilleman clarified that this is addressed by having access to an offsite collection center for recycling, there are no plans to build a recycling center on site.

Committee comment on innovation from other projects like Target Field or Towerside Innovation District. Mr. Champeau responded that the development team, City and MPRB are working with MWMO on innovative stormwater solutions. Mr. Hilleman noted the team is looking at innovations with Xcel Energy and Evergreen Energy for other opportunities.

Committee comment on adding transit, bikes and walkability and electric cars to improve air quality.

During the discussion the following links were shared: for the district systems in the [Towerside Innovation District](#) and the fact sheet for the [HERC](#) using steam as a district energy system.

Committee question on use of LEED scorecard throughout the building process or early in the process and how LEED reporting is shared with the community. Mr. Hillman responded there are three steps: precertification (identify what you are doing before you do it), certification (rigorous analysis of plans and build), and ongoing operations (ongoing reporting of building operations) and that on site digital display for ongoing reporting has been used and could be pushed to a website.

Committee comment to encourage education and local capacity building with food systems. Encouraged partnerships with Appetite for Change, Minneapolis Farmers Market, Farmers Market Collaborative, Green Garden Bakery, Youth Farm and SparkY that work with youth and food. Mr. Champeau responded that the development team is looking at how to advance some of those ideas.

Committee comment to make sure that companies participating in this site employ BIPOC employees and if possible, require that in leases the same way that sustainability requirements are. Mr. Champeau responded that the balance is how to set that market, how it can be legally enforced, and how to not make it so strict that the project can't attract any businesses.

Committee comment that the opportunity for the CPC is to encourage pipelines to encourage POC businesses can participate and POC are hired.

5. Draft Upper Harbor Coordinated Plan Engagement Plan (Hilary Holmes and Rattana Sengsoulichanh, City of Minneapolis)

[08-26-2020 UHT CPC DRAFT Coordinated Plan Engagement Plan](#)

**Action Taken: No action taken**

Mr. Sengsoulichanh introduced the draft engagement plan for the Coordinated Plan. Committee members were encouraged to send any recommendations to Committee staff. Mr.

Sengsoulichanh noted it is important to share the story of the role and responsibility of the CPC and the collaboration with the City, to share how the project got to this point.

Priorities for outreach are to focus on residents, cultural institutions, youth, business owners, neighborhood/community groups, and institutions/community organizations. The plan will use COVID appropriate methods including emails, print ads, radio spots, flyers, City social media as well as online Learning Table events, convening specific online conversations or focus groups with cultural communities, online open houses, online meetings organized by others, narrated online presentations and online survey.

Mr. Sengsoulichanh reviewed the purpose of this phase of engagement to raise awareness of the project, share what's been done to date, release the draft plan and collect feedback to inform the process and decision by the City Council. Mr. Sengsoulichanh noted that this is not the end of engagement for the overall project.

Committee discussion followed on the need to share the CPC story to promote the work that this talented group of volunteers has completed over hundreds of hours. Committee made suggestions for communications and outreach including print and radio media, social media, flyers/postcards/info placards. Committee request for messaging for the CPC to use about what the project is trying to accomplish and what happens if nothing gets done, since North Minneapolis has missed out on investments, need to help people recognize what it means if the project doesn't move forward.

## Announcements

6. City Update (Erik Hansen, City of Minneapolis)

**Action Taken: No action taken**

Mr. Hansen provided an update on the City's recent assistance for BIPOC business owners. A [link](#) was shared with the results of the City's investment/repurposing of 2020 budget for this assistance. The City was able to repurpose \$1.5 M of the budget to small businesses with a target to help BIPOC owners. Results indicate 44% went to Black owned businesses and 2/3 went to North and Northeast business owners. More than 3,000 hours of pro-bono technical assistance was provided to small businesses through City staff or contract providers. Four of five businesses assisted were BIPOC identified owned businesses.

Committee comment on capacity, funding, resources for large scale investment like Upper Harbor and the effect the UHT & CPC work will have on a larger scale and to encourage the Council to think about that.

**Adjournment 7:41 p.m.**

**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: Sep 2, 2020**

**Submit written comments about agenda items to: [councilcomment@minneapolismn.gov](mailto:councilcomment@minneapolismn.gov)**

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