

Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting
September 2, 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 as Amended

Zulu-Gillespie added to agenda what will be discussed at the next few meetings.

Motion to accept agenda as amended. Motion Rude. Greene second.

Motion passed 11-0.

3. Acceptance of minutes

[Aug 26, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

Action Taken: Postponed

Committee comment that requests made by Committee should be included as action items and that Committee wants more content. Committee staff will work with Clerk's Office to review format for action minutes template, Committee to send staff specific items they want added. Newman motion to not accept these minutes in the format that they are in and to instead include the information that is discussed. Pennie second.

Discussion if presentations from the agendas are included in the minutes; make sure that the hyperlink is maintained for at least a year so that the items discussed are included with the minutes. Staff will follow up with the Clerk's Office.

Motion passed 10 yay – 1 nay (Schroeder)

Discussion

4. Community Ownership Strategies (Brandon Champeau, United Properties and Devean George, Building Blocks/George Group North)

[09-02-2020 UHT CPC Community Ownership Implementation Strategies.pdf](#)

Action Taken: Continued to meeting of Sep 9, 2020

Presentation centered around opportunities of community ownership in the following areas:

- i. Land ownership: Park board would own the park land, City of Minneapolis would own all development parcels and ground lease to private developments.
- ii. Ownership of buildings: In order to maximize community benefits, United Properties is proposing that multiple partners come together for collaboration. For parcels 1B and 6A, United Properties is working with Devean George on a partnership to develop those parcels. The ground floor could be owned by a community entity, the townhomes could be individually owned or through a land trust.
- iii. Role of Community Entities: There could be either one community entity or multiple entities that have long term roles:
 - a. Control and direct where the resources from the venue ticket fee is allocated
 - b. Could control and operate the Community Hub
 - c. Could control and operate the ground floor commercial, and potentially own the parcel.

It was noted that if the CPAC does not get state bonding the size of the HUB and ground floor commercial spaces would likely be reduced. Without the venue, there would not be enough activity to support all of those commercial spaces.

Devean George, Building Blocks, shared with the Committee that he wants to play a role in helping this project with a community driven focus on North Minneapolis. Building Blocks is a nonprofit CDC that will help move this forward and continue to work with other community organizations that are forming to work on this project. Mr. George stated that all of his staff are black and looks at Upper Harbor as an opportunity to expand their reach creating more jobs for people in the community and put in amenities that are missing in the community. Mr. George also discussed ideas for the vision for the Community Hub.

Committee question on an alternative if the CPAC does not receive bonding and how it would impact the phase 2 housing (senior and unrestricted). Mr. Champeau responded that the CPAC would bring a significant amount of foot traffic to this site and does not anticipate there would be as big an impact on the housing or the jobs program. Mr. Champeau stated that without the CPAC, it would be challenging to fill a large amount of ground floor retail. Mr. George added that without the revenue and draw from the CPAC, then the first-floor retail will likely be more of a nonprofit use due to financing, if it is built with tax credits then only certain types of services are allowed.

Committee question on feasibility for a community entity to raise the amount it would take to build out the community entity space. Mr. George responded that the different developments are different markets, that there is some financing available for this kind of significant project but need to show the overall vision and how all the components work together. Mr. Champeau noted that United Properties, Building Blocks and the community entity would together lead the financing and would need to get creative with financing.

Per Mr. Champeau the recommendation is to start with Building Blocks since it is established, and then the door is open to keep working with future groups. Committee comment that the concern is the ownership of the land not the Hub, and there are groups working to create African American owned, led and governed CDC and they intend to compete. Mr. George agreed that there will still be collaboration with other entities as they are set up.

JoAnna Hicks, Element, responded that there are 3 items for the Committee to move forward: CPAC land ownership, the 2 options for the ticket fees from the venue, and a lead organization for the ground floor commercial space – the recommendation in front of Committee is that United Properties proceed with an RFP process to decide who that entity is.

Committee discussion and comment that the presentation pulled together a lot of feedback and what is presented is a summary of what the Committee has said, and Committee should make sure the recommendations are presented to reflect what the expectations and choices are.

Erik Hansen, City of Minneapolis, responded to a Committee question on the ownership of the venue and the state bonding. Mr. Hansen responded that the state bonding requirement for the venue would be that if the City owned the land the City would be required to deliver the government program of the venue in perpetuity. Mr. Hansen clarified that the City was already awarded \$15 million in 2018 to split with MPRB for Phase 1 infrastructure. The current bonding request is for \$20 million for the music venue.

Committee comment that the community entity should have a focus on UHT, a Community Benefits Agreement and use of the ticket fees from the venue. Committee question if the McKinley neighborhood association would be interested in stepping up as part of the community entity.

Ms. Hicks noted that the Committee can discuss what should go into the selection of the community entity/entities and if it will be a collaboration and what the path forward is, if Building Blocks would be the lead. Ms. Hicks referenced that the recommendation lists RFP as the appropriate process to select community entity and referenced that if Committee members are interested in being on the community entity the Committee can't recommend the specific community entity. Committee requested info on the City's Conflict of Interest Policy that was referenced. Mr. Hansen noted he would send it out to Committee. Ms. Hicks noted that the community entity may not need to be identified for Coordinated Plan. Committee comment that Committee can set criteria but do not need to decide right now.

Committee question on how the Coordinated Plan will be developed, and what the process is for approval. Ms. Hicks responded that the plan will have strategies & outcomes for the 6 values, development scenario 4 and the next steps for implementation, the Coordinated Plan will set the stage for the next few months of work. Committee comment to frame Committee votes as items to include in the Coordinated Plan, and to be able to look at the recommendations individually and comprehensively, look at the plan, and still adjust.

Committee question on what responsibilities the community entity would hold. Mr. Hansen responded that the First Avenue and community entity (FA + CE) would be a partnership, with a board, and would have oversight over vendors and community programming. Committee noted that these were discussed during the music venue presentation at the 1/22/20 Committee meeting.

Committee requested a summary of Learning Table input and if there is any evaluation of the Learning Tables to be shared with the Committee.

Zulu-Gillespie made a motion to accept the recommendation that the CPAC land ownership land be owned by FA+CE of the CPAC parcel. Schroeder second.

Motion passed 10 yay – 1 nay (Pennie) – 1 abstention (Newman)

Announcements

5. Engagement and Communications Update (Hilary Holmes, Rattana Sengsoulichanh, City of Minneapolis)

Action Taken: Continued to meeting of Sep 9, 2020

Committee comment that what is presented to community is what the Committee has done and how the Committee shaped its recommendations based on community input, and that the Committee needs to be out having conversations saying this. Committee comment to connect with UROC.

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

Action Taken: Continued to meeting of Sep 9, 2020

Addendum

7. Meeting Schedule and Topics Discussion

Action Taken: Continued to meeting of Sep 9, 2020

Adjournment 7:40 p.m. Meeting continued to September 9th, 2020

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 9, 2020

Submit written comments about agenda items to: councilcomment@minneapolismn.gov

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-5070 or e-mail hilary.holmes@minneapolismn.gov. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.