

UHT CPC Recommendation Points (Presented 2/22/20 & 3/11/20; updated 9/6/20, 10/9/20)

| CPC RECOMMENDATION POINTS FOR COORDINATED PLAN   | STATUS (September 2020)  | Reference Materials          |
|--|--|------------------------------|
| 1. Confirm layout of Northern Parkway Location   | <p><b>RECOMMENDATION MADE</b><br/>                     CPC voted to approve the “consolidated park” site plan that preserved public ownership on entire riverfront and followed standard MPRB parkway design.</p>  | 10/30/19 CPC                 |
| 2. Confirm size and location of the park & development parcels.                        | <p><b>RECOMMENDATION MADE</b><br/>                     CPC voted to approve the “consolidated park” site plan that preserved public ownership on entire riverfront and followed standard MPRB parkway design.</p>  | 10/30/19 CPC                 |
| 3. Confirm alignment of proposed Xcel powerline.                                       | <p><b>RECOMMENDATION MADE (MPRB)</b><br/>                     MPRB CAC preferred location of powerline to minimize impact on park selected.</p>  | MPRB                         |
| <p><b>4. Definition of Community</b> (Added by CPC)</p>                                | <p><b>RECOMMENDATION MADE</b><br/>                     For the purpose of this project/development: Community is defined as people who have a vested stake in the outcomes of the development of the Upper Harbor, specifically ADOS and BIPOC individuals, those living nearest to the project site, those in historically marginalized communities who typically experience displacement due to unfair banking practices (predatory lending &amp; red lining), <b>low and medium income individuals who have been forced out due to increased rents</b>, those who experienced displacement due to the tornado and those who also experience cultural disruption resulting from public <b>and private</b> investments.</p> | 9/23/20 CPC Recommendation   |
| <p><b>5. City support for the creation of the Community Entity.</b> (Added by CPC)</p> | <p><b>RECOMMENDATION MADE (MPRB)</b><br/>                     CPC recommended that the City be requested to set aside a minimum of \$1 Million of seed money for community entities.</p>   | 9/23/2020 CPC Recommendation |
| <p><b>INFRASTRUCTURE/ PUBLIC REALM</b></p>   |  | July 22, 2020 CPC            |

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| <p>1. Design of streetscape including stormwater management, bike and pedestrian facilities.</p>   | <p><b>DIRECTION PROVIDED</b><br/>                     Concept plan presented on 7/22/20. All designs are preliminary pending results of the AUAR.</p> <ul style="list-style-type: none"> <li>• Continue to work with Metro Transit to expand new local, limited stop, and/or express service to the Upper Harbor site with a priority of connecting North Side residents to the proposed housing and jobs.</li> <li>• Continue to explore funding and partnership opportunities with MnDOT to reconfigure the Dowling Avenue Bridge and construct a new nonmotorized bridge across I-94 to improve North Minneapolis connectivity as part of the 252/ 94 MnPASS Project.</li> <li>• Upgrade bicycle lanes to off -street trails that are separated from sidewalks and pedestrian paths</li> </ul> | <p><b>7/22/20 CPC – Public Works presentation</b></p> |
| <p>2. Improvements on transit service, access across I-94, and connectivity to the site.</p>   | <p><b>DIRECTION PROVIDED</b><br/>                     Concept plan presented on 7/22/20. All designs are preliminary pending results of the AUAR.</p> <ul style="list-style-type: none"> <li>• Continue to work with Metro Transit to expand new local, limited stop, and/or express service to the Upper Harbor site with a priority of connecting North Side residents to the proposed housing and jobs.</li> <li>• Continue to explore funding and partnership opportunities with MnDOT to reconfigure the Dowling Avenue Bridge and construct a new nonmotorized bridge across I-94 to improve North Minneapolis connectivity as part of the 252/ 94 MnPASS Project.</li> </ul>   | <p><b>7/22/20 CPC – Public Works presentation</b></p> |
| <p>3. Additional public improvements to be completed by the City on southern half of the site (parkway and a second access point at 33<sup>rd</sup> Ave N)</p> | <p><b>DIRECTION PROVIDED</b><br/>                     Cost estimates &amp; proposed phasing presented on 7/22/20. All designs are preliminary pending results of the AUAR.</p> <ul style="list-style-type: none"> <li>- Make sufficient improvements to the 33<sup>rd</sup> rail crossing and street to enable vehicular access to parcel 5 in the first phase.</li> <li>- Extend phase 1 of the parkway to the boundary between parcel 3 and 4 to enable access to both sites in first phase</li> <li>- Extend utilities to enable parcels 4 and 5 to move forward in first phase</li> <li>- Integrate art with stormwater designs and connections to the Mississippi River</li> </ul>   | <p><b>7/22/20 CPC – Public Works presentation</b></p> |

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| 4. Additional park improvements to extend the linear trail connections and restored riverbank through the southern half of the site | <p><b>RECOMMENDATION MADE</b></p> <p>MPRB staff unveiled concept plans that are under consideration by CAC; in all options, Phase I of work shows minimal paved connection on southern half of site with future improvements including riverbank restoration likely part of a later phase.</p>   | <b>MPRB Concepts</b>                       |
| <b>COMMUNITY PERFORMING ARTS CENTER</b>   |  |  |
| 1. Design of the facility   | <p><b>RECOMMENDATION MADE</b></p> <p>CPC indicated a preference for the Sloped Design during the Design Day.</p> <p>The design of the facility will proceed after the AUAR is completed and results of noise and traffic studies and any potential mitigation strategies can be considered. The environmental review schedule anticipates a completion date in August 2021.</p> <ul style="list-style-type: none"> <li>• Upon completion of the AUAR and bonding award, First Ave would commence design, working closely with staff at MPRB and development team partners</li> <li>• First Ave to establish a design advisory committee, including youth, to meaningfully participate with First Ave and its design team on the design of the CPAC.</li> <li>• First Ave will engage a local cultural resources consultant and/or local arts organization to assist in culturally relevant design and programming strategies.</li> </ul> | <b>2/22/20 CPC Design Day presentation</b> |
| 2. Community programming that uplifts Black, Indigenous, and People of Color communities of all ages, including with employment     | <p><b>DIRECTION PROVIDED</b></p> <p>Proposal from First Ave presented.</p>   | <b>1/22/20 CPC</b>                         |
| 3. Size and scale (within 7,000-10,000-person capacity)   | <p><b>RECOMMENDATION MADE</b></p> <p>CPC indicated a preference for the 10,000 Seats during the Design Day.</p>  | <b>2/22/20 CPC Design Day</b>              |

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| <p>4. Community ownership or governance structure for programming oversight</p> | <p><b>RECOMMENDATION MADE</b><br/>                     Land ownership of the CPAC recommended to be First Ave + Community Entity (FA+CE). Bonding structure will require master lease to the City and management agreement with First Avenue to operate the facility.</p> <p><b>RECOMMENDATION MADE</b><br/>                     A Community Entity establishes a CBA with First Ave, and the Community Entity receives and controls the funds.</p> <p><b>NEED DIRECTION – DISCUSSION STARTED</b><br/>                     United Properties/Building Blocks would issue a RFP to select a Community Entity (CE) that would: (1) own the ground floor commercial space, (2) create and execute a commercial leasing plan that will meet the UHT wealth building and economic inclusion goals, and (3) work collaboratively with the developer of the housing projects. As part of the RFP process, respondents would present to neighborhood organization(s). Selection criteria would include organizational and financial capacity, community accountability, and cultural competence which would include BIPOC leadership and community representation.<br/> <i>UP/BB and CE would work with City to identify opportunities to create sustainable economic model.</i></p> <p>CPC Discussion of criteria included:</p> <ul style="list-style-type: none"> <li>• Approachable and transparent with the community, “boots on the ground”</li> <li>• Representative of the local neighborhood(s), with possible focus on McKinley neighborhood</li> <li>• Leadership should be Black, ADOS, BIPOC</li> <li>• CE should include representation by BIPOC, LGBTQ, senior, youth</li> </ul> | <p><b>9/2/20 CPC Ownership Options chart</b></p> <p><b>9/23/20 CPC</b></p> <p><b>10/14/20 CPC Ownership Options chart REVISED</b></p> |

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| <p>5. Development of employment opportunity process including potential partners for job training programs.</p>                                  | <p><b>DIRECTION PROVIDED</b><br/>                     Require developer to create a Comprehensive Strategy Economic Inclusion, Jobs and Careers for every parcel so that the development team maximizes the BIPOC share of planned contracting and construction jobs.</p>   | <p>9/2/20 CPC</p>             |
| <b>COMMUNITY HUB</b>   |   |                               |
| <p>1. Size and general design of the building (one large building consolidating Hub uses or smaller HUB uses spread throughout the project).</p> | <p><b>RECOMMENDATION MADE</b><br/>                     CPC indicated a preference for one larger building for the Community Hub on Parcel 6B on Design Day.</p>   | <p>2/22/20 CPC Design Day</p> |
| <p>2. Mix of uses to be included in the HUB.</p>   | <p><b>DIRECTION PROVIDED</b><br/>                     Develop a Community Innovation Hub building that will be designed, owned and managed by a community entity or collaboration that will promote community health &amp; wellness, education/learning/training, financial literacy, cooperative ownership training, and/or intergenerational learning opportunities</p> <ul style="list-style-type: none"> <li>• Health, wellness and fitness uses</li> <li>• Clinic space</li> <li>• office space for green businesses, an indoor-outdoor marketplace,</li> <li>• Incubator Space</li> <li>• Co-working space</li> <li>• Structure HUB programs that will create business opportunities &amp; partnerships that support BIPOC entrepreneurs.</li> <li>• Host local business/entrepreneur workshops, in partnership with Chamber of Commerce, banks, MEDA, MCCD, NDC, NEON, Minneapolis Jobs Zone, PUC, Urban League, etc.</li> </ul> | <p>2/22/20 CPC Design Day</p> |

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| <p>3. Recommendation on community partner(s) and organizational structure.</p>                      | <p><b>NEED DIRECTION</b></p> <p>United Properties is proposing that Building Blocks would serve as the Lead Developer of the Community HUB and oversee due diligence and the production of a feasibility study <i>in collaboration with the selected Community Entity or Entities</i>.</p> <p>As part of this process, Building Blocks would work to define the HUB program, community partners, potential tenants, ownership structure, project costs and potential philanthropic sources to complete the project.</p> | <p>9/2/20 CPC</p> <p>9/23/20 CPC</p> <p>10/14/20 CPC</p> <p>Ownership Options chart</p> <p>REVISED</p> |
| <p><b>GROUND FLOOR COMMERCIAL AND ACTIVE USES</b></p>   |   |  |
| <p>1. What is the right amount of ground floor active uses in additional to potential HUB uses?</p> | <p><b>DIRECTION PROVIDED</b></p> <p>Phase I: Up to 15,000 SF on Parcel 1B for food focused business. Approximately 30,000 SF on Parcel 6A.</p> <p>Phase II: To be determined but could include up to 10,000 SF in Parcel 7.</p>   | <p>7/22/20 CPC</p>   |
| <p>2. What are potential uses and/or tenants that should be considered?</p>                         | <p><b>DIRECTION PROVIDED</b></p> <ul style="list-style-type: none"> <li>• Identify operators for a potential community food hall concept on Parcel 1B.</li> <li>• Identify food-based businesses, particularly those owned by or employing people in the priority area, as potential tenants.</li> <li>• Reserve 10% of ground floor space for startup/entrepreneur business owners/operators.</li> </ul>   | <p>8/19/20 CPC</p>   |

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|  | <ul style="list-style-type: none"> <li>Engage leasing agents and/or strategic partnerships that are committed to achieving a goal of 50% of space leased by BIPOC tenants</li> </ul>  |  |
| <p>3. Ownership structure including potential for community control and/or ownership</p> | <p><b>NEED DIRECTION</b></p> <ul style="list-style-type: none"> <li>Maintain City ownership of land through financeable Ground Leases for all development projects.</li> <li>Ground lease payments will be held in a specific fund at the City designed to benefit the priority area.</li> <li>Explore separate ownership of all ground floor commercial space delivered at cost, financed by NMTC and owned and managed by a community entity</li> <li>Issue RFP(s) to select a community entity and strategic partners who can own the ground floor commercial spaces and provide recruitment, financing, and technical assistance of BIPOC entrepreneurs</li> <li>Provide innovative lease structures that can accommodate small entrepreneurs.</li> </ul> | <p>9/2/20 CPC presentation &amp; chart</p> <p>7/22/20 CPC Scenario 4 Planning Assumptions</p> <p>8/19/20 CPC</p> |
| <p>4. Development of employment opportunity process</p>                                  | <p><b>DIRECTION PROVIDED</b></p> <ul style="list-style-type: none"> <li>Developer will be required to create a Comprehensive Strategy Economic Inclusion, Jobs and Careers for every parcel so development team maximizes the BIPOC share of planned contracting and construction jobs.</li> <li>Develop partnerships with already existing black owned businesses or organizations who work with BIPOC communities to provide leadership, entrepreneurship, educational training &amp; career opportunities.</li> </ul>  | <p>8/19/20 CPC</p>   |

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|   | <p><b>TO BE DISCUSSED</b></p> <ul style="list-style-type: none"> <li>Developer will appoint an advisory task force to attend regular development meetings and inform development of Comprehensive Strategy. Task force can include former CPC members.</li> </ul>   |  |
| <b>PRODUCTION/ MANUFACTURING/ OFFICE SPACE</b>  |   |  |
| <p>1. Size, character and general design of the production buildings</p>  | <p><b>RECOMMENDATION MADE</b></p> <p>For a variety of factors, including the continued presence of heavy industrial users to the south of the site, the development team is proposing only commercial uses that generate jobs for Parcels 4 and 5.</p> <p>CPC recommended separated parcels 4/5 in Scenario 4 totaling 187,000 SF.</p>  | <p><b>2/22/20 CPC Design Day</b></p>             |
| <p>2. Should buildings be limited in size to preserve view corridors or should the building be designed to be of a size that creates flexibility for a wide variety of users?</p>   | <p><b>RECOMMENDATION MADE</b></p> <p>The CPC recommended that the building be designed to be a size that creates flexibility for a wide variety of users. (Scenario 4)</p>  | <p><b>2/22/20 CPC Design Day</b></p>             |
| <p>3. Should the Jobs parcels focus on creating immediate jobs with companies that will meet the community benefit requirements or should we prioritize finding tenants in specific industries even if it takes longer?</p> | <p><b>TO BE DISCUSSED</b></p> <ul style="list-style-type: none"> <li>Parcel 5 will be advanced as part of the first phase, with developer recruiting tenants who will commit to job creation goals and compliance with Living Wage and First Hire policies.</li> <li>Parcel 4 will be reserved until the developer identifies an aquaponics operator that would be financially able to participate in the project for Phase 2.</li> </ul> | <p><b>7/22/20 CPC</b><br/><b>8/19/20 CPC</b></p> |



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|   | <ul style="list-style-type: none"> <li>Host a series of “grass top events” focused on identifying and recruiting businesses focused on food manufacturing, modular construction, high tech industries, etc that will offer high quality job opportunities and career pathways.</li> </ul>  |                     |
| <p>4. Development of employment opportunity process</p>   | <p><b>DIRECTION PROVIDED</b></p> <ul style="list-style-type: none"> <li>Developer will be required to create a Comprehensive Strategy Economic Inclusion, Jobs and Careers for every parcel so development team maximizes the BIPOC share of planned contracting and construction jobs.</li> <li>Develop partnerships with already existing black owned businesses or organizations who work with BIPOC communities to provide leadership, entrepreneurship, educational training &amp; career opportunities.</li> </ul> <p><b>TO BE DISCUSSED</b></p> <ul style="list-style-type: none"> <li>Developer will appoint an advisory task force to attend regular development meetings and inform development of Comprehensive Strategy. Task force can include former CPC members.</li> </ul> | <p>9/2/20 CPC</p>   |
|   |  |                     |
| <b>RESIDENTIAL UNITS</b>  |  |                     |
| <p>1. Does the Development’s team strategy of creating an intentional Mixed Income community open to a wide variety of demographics satisfy the vision for the project?</p> | <p><b>DIRECTION PROVIDED</b></p> <p>During the design day, the CPC recommended modifications to the proposed mixed-income affordability strategy housing which included:</p> <ul style="list-style-type: none"> <li>Structure affordability levels in the first phase of the development to be attainable for current Northside Residents,</li> </ul>  | <p>7/22/20 CPC</p>  |

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|  | <p>with at least 65% of the units affordable to those with household incomes at or below 50% of the Area Median Income</p> <ul style="list-style-type: none"> <li>• Provide senior housing, either in the form of affordable senior rental or cooperative housing</li> <li>• Provide home ownership opportunities that are affordable to current Northside residents in every development</li> </ul> <p>Affordability strategy for Phase II parcels would be determined following review of impacts of Phase I.</p> |   |
| <p>2. What is the right timing and phasing for the housing developments?</p>                 | <p><b>DIRECTION PROVIDED</b></p> <p>Phase 1 includes parcels 1B and 6A. The development team is seeking to obtain funding for both projects simultaneously in order to address the housing crisis as quickly as possible. Phase 2 will include parcel 1A and 7.</p>   | <p><b>7/22/20 CPC</b></p>   |
| <p>3. What is the appropriate size &amp; general design for the River Housing Parcels?</p>   | <p><b>RECOMMENDATION MADE</b></p> <p>Scenario 4 includes a medium density housing design for parcels 1A and 1B which will require a conditional use permit to allow for an increase in building height in the Critical Area Overlay and Shoreland Overlay Districts.</p>  | <p><b>2/22/20 CPC Design Day</b></p>  |
| <p>4. What is the appropriate size &amp; general design for the Dowling housing parcels?</p> | <p><b>RECOMMENDATION MADE</b></p> <p>During the Design Day, the CPC recommended that Parcel 6A provide medium density workforce housing with four levels of apartments above a parking ramp. Ground floor active commercial uses are planned for the first floor. This would require a Conditional Use Permit to allow for an increase in building height in the Critical Area Overlay District.</p> <p><b>DIRECTION PROVIDED</b></p>   | <p><b>2/22/20 CPC Design Day</b></p> <p><b>7/22/20 CPC Options included</b></p> |

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|   | Phase II includes multiple density options for Parcel 7, both medium and high density, supported by a four-story parking ramp as a Gateway building to the site. Exact height of Parcel 7 will be determined based on market conditions and affordability strategy in Phase 2.   |                           |
| 5. Development of housing preference for area residents                           | <p><b>DIRECTION PROVIDED</b></p> <ul style="list-style-type: none"> <li>The City will implement the Minneapolis <a href="#">Community Preference Policy</a> for rental and ownership housing</li> <li>Priority Marketing: All housing (rental and ownership) opportunities within the project will be pre-marketed within the priority area</li> </ul>   | 8/12/20 CPC               |
| 6. Ownership structure including potential for community control and/or ownership | <p><b>DIRECTION PROVIDED</b></p> <ul style="list-style-type: none"> <li>Maintain City ownership of land through financeable Ground Leases for all development projects.</li> <li>Ground lease payments will be held in a specific fund at the City designed to benefit the priority area.</li> <li>Maintain community role in ownership and management of CPAC through FA+CE structure</li> <li>Develop a Community Innovation HUB building that will be designed, owned and managed by a community entity</li> <li>Explore separate ownership of all ground floor commercial space delivered at cost, financed by NMTC and owned and managed by a community entity</li> </ul> | 9/2/20 CPC                |
| <b>HOSPITALITY</b>  |  |                           |
| Types of hospitality uses preferred, size and general design of building.         | <p><b>RECOMMENDATION MADE</b></p> <p>CPC recommended that Parcel 7 could potentially include hospitality in the future. Parcel 1B or 6A could include community event space.</p>   | 2/22/20 CPC<br>Design Day |

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