

# Community Ownership Roles & Opportunities: CPAC

| Role                | Community Ownership Opportunity   | Limitations / Risks  | Recommendation/Outcome   |
|---------------------|---|--|--|
| CPAC Land Ownership | Ownership of the land under the CPAC in partnership with First Ave (FA+CE) which will be master leased to the City of Minneapolis.  | Not involved in the master operator agreement between City of Minneapolis and First Avenue as operator.  | <b>CPC RECOMMENDATION:</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.   |
| CPAC                | Local Management/Program Partner (FA+CE)<br>Help shape community programming<br><br><i>Community Entity</i> can receive ticket fee proceeds if a Community Benefits Agreement is created with Community Entity and Developer. | Ticket fee depends on State bonding.<br><br>First Ave would need to be managing partner of FA+CE.<br><br>CE cannot receive ticket fee proceeds if fee is required by City Use Agreement. | <b>CPC RECOMMENDATION:</b><br>“A Community Entity establishes a CBA with First Ave, and the Community Entity receives and controls the funds.”<br><br><b>NEED DIRECTION</b><br>United Properties & First Ave would issue a RFP to select a Community Entity (CE) that would: (1) serve on FA+CE, (2) execute a CBA that includes the proposed benefits of the CPAC identified in the coordinated plan, and (3) receive and control the funds from the ticket fees to be used to accomplish the UHT vision. 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. |

# Community Ownership Roles & Opportunities (Commercial/Hub)

| Role   | Collaborations  | Needs/ Limitations  | Recommendation/Outcome   |
|--|---|---|--|
| Community Hub  | Create the Vision<br>Establish the Program/ Strategic Partnerships<br>Management  | Must secure significant funding to build<br>Must fund operational shortfalls<br>Must work with Parcel 7/ramp timing   | <b>NEED DIRECTION</b><br>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> . 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.   |
| Ground Floor Commercial<br>(Entrepreneur & Small Business Integration) | Investor/Landlord of ground floor space<br><br>Develop programs to provide affordable & attainable commercial space to BIPOC businesses.<br><br>Provide business recruitment, lending and support to BIPOC and community entrepreneurs ensure success.<br><br>Opportunities for ongoing revenue through rents | Guarantor of NMTC loan<br>Must secure significant funding to build<br>Must fund operational shortfalls<br>Must work with Building Blocks/UP and be able to meet timeline of Parcels 1B and 6A housing developments.<br><br>Developer must meet financial obligations (i.e. needs creditworthy tenants to meet bank obligations and ensure enough revenue available to pay mortgage) | <b>NEED DIRECTION</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> |
| Home Ownership   | Investor/Occupier<br>Consider Perpetual Affordability through Local Community Land Trust  | Market conditions   | <b>NEED DIRECTION</b><br>Does the CPC want to recommend a land trust model to maintain affordability or traditional owner-occupied homes?  |

# Future Opportunities for Community Collaborations

| Role                           | Collaborations  | Needs/ Limitations  | Recommendation/Outcome  |
|--------------------------------|---|---|---|
| Community Advisor/<br>Convener | Continued role to connect community resources & strategic partners to project: <ul style="list-style-type: none"> <li>• Small Business Resources</li> <li>• Supporting Organizations (MEDA, NEON, etc.)</li> <li>• Capacity Building (ex. Local CDFI)</li> <li>• Next phases of engagement</li> </ul> | Must work with developer within the proposed implementation plan timelines.       | <p><b>NEED DIRECTION</b></p> <p>United Properties is proposing that following the approval of the Coordinated Plan, it will establish a “community task force” that would provide the development team ongoing feedback on the CE RFP process and selection and the development of the comprehensive strategic plans. Task force could include current CPC members as well as others with expertise on key issues of community ownership, wealth creation, inclusion efforts, economic inclusion, and community engagement.</p> |
| Food Strategy & Tenancy        | Individuals or organizations with experience developing and operating community food-based businesses to establish the vision for the UHT food strategies, tenant recommendations, and implementation plan.   | Developer needs to meet financial obligations and will ultimately select tenants. | <p><b>NEED DIRECTION</b></p> <p>United Properties is proposing to host a series of “grass top events” focused on identifying and recruiting businesses focused on food manufacturing.</p>   |