

Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting
September 23, 2020 - 5:00 pm
Online Meeting

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

Members Absent: Tanessa Greene, 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

Pennie moved to adopt agenda with addition of City Update on bonding. English second.

Motion passed 11-0.

3. Acceptance of minutes

1. [Aug 26, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)
2. [Sep 2, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)
3. [Sep 9, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

Action Taken: Accepted as Amended

Newman noted addition to 8/26 minutes at end of meeting there was request for City Assessor Patrick Todd to provide property tax projections which was requested at the 8/12 Committee meeting.

Zulu-Gillespie moved with the amendment to 8/26 minutes. English second.

Motion passed 11-1 (Pennie)

Discussion

4. Committee discussion on Matrix & Recommendation Points: Defining Community and Priorities

[Upper Harbor Terminal Equitable and Resilient Inclusive Development Matrix 3-6-20](#)

[UHT Doc by Britt Howell](#)

[09-09-20 UHT CPC Recommendation Points for Coordinated Plan](#)

Action Taken: Continued to meeting of Oct 14, 2020

Chair Smith read a statement on the definition of community that comes from a City memo to the Committee dated July 2019, with a revision to the language in the definition. The Committee voted on the following recommendation as the Committee's working definition of community:

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 & red lining), low and medium income individuals who have been forced out due to increased rents, those who experienced displacement due to the tornado and those who also experience cultural disruption resulting from public and private investments.

Motion: accept the definition with ability to amend later. English moved. Howell second.

Motion passed 12-0.

Committee discussed recommendation point on the appropriate community entity and administration of ticket fees from the venue, referred to as Option 1 or Option 2.

Regarding the recommendation point on a community entity to be involved with the venue, the Committee stated the following criteria for the community entity:

- Can hold a legally binding Community Benefits Agreement (CBA)
- The community entity should be representative and have a focus on UHT
- Community entity should reflect the community itself –McKinley neighborhood as lead and acknowledgement of the four surrounding neighborhoods
- Issue an RFP for the process to select a community entity
- Black and other BIPOC, LGBTQ, youth and seniors in the representation of the community
- United Properties, First Ave, Building Blocks, City staff and a few Committee members could make recommendations on criteria for a community entity

On the recommendation point of administration of the ticket fee from the venue, the Committee discussed Option 1 and Option 2. Erik Hanse, City of Minneapolis, clarified that any Community Benefits Agreement would be a contract between First Avenue and a community entity and would be legally enforceable as a contract. The City would not be party to the contract and would not be able to enforce it.

Motion: First Ave establishes a CBA with a Community Entity, which could receive the funds.

Zulu-Gillespie moved. Howell second.

Chair Smith friendly amendment to motion: **Community Entity establishes a CBA with First Ave, and the community entity receives and controls the funds.**

Zulu-Gillespie accepted friendly amendment, English second.

Motion passed 10-1 (Pennie)

Committee discussed recommendation point on the Community Hub: United Properties is recommending Building Blocks as the lead developer to establish vision for driving HUB towards completion.

United Properties is proposing that the community entity would have a role in the Hub. Roles could include property ownership, property management, programs, etc. Entity and organizational structure would be established prior to the execution of the Redevelopment Agreement for the Hub.

Committee to provide recommendation on evaluation criteria for United Properties to use in selecting the community entity/community entities: e.g. cultural expertise; ADOS, BIPOC ownership and leadership; geographic focus (North Minneapolis), etc.

Committee comment on how to leverage neighborhood organizations - the Committee can provide broad criteria for the community entity and the neighborhood organizations can do advisory, community input.

Committee comment on role of Committee recommendation: 1) Provide some guidelines 2) See the guidelines added into Coordinated Plan, and 3) solidify and approve the next steps.

Committee comment that the Committee is not choosing the community entity organization, rather giving United Properties criteria they should be considering as they choose the community entity to operate the Hub.

Brandon Champeau, United Properties, responded to a request to identify all areas for contracts and who is already part of the project, as well as Othello Meadows' current role in the project. Mr. Champeau stated that Mr. Meadows is still a part of the project as a development advisor and is under contract as a consultant to the project. (Refer to 8/19/20 Committee presentation on [Economic Inclusion Strategies](#))

Committee comment that United Properties was asked by the Committee to have a Black development partner, and Mr. Champeau went out and found Mr. Meadows as a consulting advisor and Devean George as a partner in the project. Mr. George stated that he has been watching this project and that Building Blocks is willing to partner with other organizations.

Committee question and answer regarding why Mr. George would not have ownership - the proposal is for the City to retain ownership of the private development parcels except for the venue (recommended as First Ave + community entity ownership).

Committee comment that First Ave is actively making changes to their plans, holding conversations to make sure that the Northside benefits from this, and is listening and changing things as they go.

Committee request for the City to give seed money for the community entity to start this work, like Village Future Cooperative, which was offered \$500,000. Committee question if the City is in a position to seed the community entity with \$500,000-\$1 million.

Shauen Pearce, Mayor's Office, noted that that it is early in the budget process, but it would be reasonable for the Committee to send some recommendations to the Mayor for consideration in a future budget and will work with the City and the development team.

Motion: ask the City to set aside a minimum of \$1 M of a seed money for a community entity or entities.

English moved. Newman second.

Motion passed 9 yay- 1 nay (Pennie) – 2 abstention (Maguire, Eison)

5. Committee Communications and Engagement Update (Committee led discussion)

[Upper Harbor Coord. Plan Engagement Plan DRAFT 9.18.20](#)

[Upper Harbor Comms Plan 09.18.20](#)

Action Taken: No action taken

Committee member English noted that Committee members can move forward with communications on an individual basis and that the Public Policy Project was noted as a possible resource for individuals.

Announcements

6. October Committee meeting dates

Action Taken: No action taken

Discussion of whether the Committee would meet more frequently in October. Hilary Holmes, City of Minneapolis encouraged Committee members to send her preferences for additional meeting dates. Committee request to have November and December dates ASAP.

Addendum

7. City Update on Bonding (Erik Hansen, City of Minneapolis)

Action Taken: No action taken

There was no further action taken by the Legislature on the bonding bill during the special session. The next time that it could be considered is mid-October. Mr. Hansen affirmed that the venue is still the top priority for City bonding requests, and upon request clarified that the bonding request is for \$20 million and that the recent Legislative package being considered includes \$5 million for the venue. Mr. Hansen also noted in response to a question on the City prioritization for bonding during the COVID pandemic, that the City has also asked for \$200 million in appropriation bonds (rather than capital bonds) related to the COVID pandemic and the events following the death of George Floyd.

Committee comment that the Minneapolis delegation is supportive of this request and that it is quite appropriate to ask for this amount for the African American and marginalized community in North Minneapolis considering the economic contributions of African Americans.

Adjournment 7:38pm

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Next Upper Harbor Terminal Collaborative Planning Committee meeting: Oct 14, 2020

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