

Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting
October 14, 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

Pennie moved to amend agenda to switch order of agenda items so that the updated schedule discussion would be followed engagement and communications update.

Smith moved. Howell second.

Motion passed 12 yay – 0 nay – 0 abstention

3. Acceptance of minutes

[Sep 23, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

Action Taken: Accepted

Motion: Accept the 9/23 meeting minutes.

Schroeder moved. Zulu-Gillespie second.

Motion passed 9 yay – 0 nay – 2 abstention (Newman, English)

Motion: The CPC recommendations will be made with the full expectation that they will be incorporated into the Coordinated Plan, but that the official CPC recommendation will not be considered approved until the full Coordinated Plan is reviewed, edited and approved by the CPC.

Lemon moved. English second.

Motion passed 11 yay – 0 nay – 1 abstention (Greene)

Reports

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

Action Taken: No action taken

Mr. Hansen gave an update on the bonding bill which includes \$12 million for the music venue and noted that if the House were to approve the bill then it would go to Senate and the

Governor by the end of the week. Mr. Hansen will share an update at the next Committee meeting, October 21st.

Mr. Hansen then responded to a previous Committee request for the City to investigate how it will specifically prioritize Black and ADOS (American Descendants of Slavery) individuals as the beneficiaries of this plan. Mr. Hansen noted that some of the largest wealth and health disparities in Minneapolis are found in this community and acknowledged that the City of Minneapolis has had a role in the creation of this condition. Mr. Hansen shared that City staff, Mayor's office, and City Attorneys have been meeting and looking at solving the question of how the City can prioritize Black people in this plan, building on the work that the City and Committee have already done in centering the community in this plan. The City leadership team is working on specific recommendations that will address this. The CPC provides advice as an advisory committee - the City welcomes this advice and is working sincerely and creatively to include that in this plan.

Committee comment that the response is inadequate, and it feels like the City is continuing to perpetuate inequalities.

Committee comment to respectfully disagree - there is no good enough until Black people get formal reparations from the federal government. Committee comment to give City benefit of the doubt that the City is trying to carefully address Committee concerns since anti-discrimination law does not recognize targeted groups and be as creative as possible.

Committee comment that this one project is not going to end every issue in North Minneapolis, and appreciate that there are people diligently working on this. To say it is not good enough is not fair and doesn't add any context to the work that the City and Committee are trying to do.

Committee comment that this is a good start but still waiting to see the results and want to see something that prioritizes Black and ADOS individuals based on historical trauma, and to be clear about wanting to see that community prioritized at the top because all groups have not suffered as long and as much. This plan needs to be more creative than zip code priorities because that does not address the gentrification.

Committee request for the City Attorney to attend a Committee meeting to address some of these concerns and to support the Committee in its recommendation. Mr. Hansen noted he will ask the City Attorney to attend a Committee meeting.

Motion: Committee requests to be updated each meeting on City progress towards ensuring that historically disenfranchised American Descendants of Slavery (ADOS), as well as Native populations will be able to benefit from this development. CPC requests to have a definitive answer before the last meeting in November if possible.

Lemon moved. Smith second.

Motion passed 13 yay – 0 nay – 0 abstention.

Discussion

5. Updated UHT CPC Schedule and Additional Meeting Dates (Hilary Holmes, City of Minneapolis)

[10-14-20 UHT CPC Updated UHT CPC Schedule for Discussion](#)

Action Taken: Approved as Amended

Hilary Holmes updated the Committee on scheduled and potential additional Committee meeting dates in 2020, and proposed schedule for draft Coordinated Plan Committee review, release for public comment and City Council schedule for consideration of draft Plan in January 2021.

Committee question if November through December is enough time for Committee and public to comment, additional question what the drop dead date for Council action is.

Committee comment that it is enough time for public comment. Ms. Holmes noted that typical public comment periods are 30-45 days and that this would be from the date that the Committee completes review of the draft Plan in mid-November. Following any final edits by the Committee, the draft Plan would be released for public comments (30-45 days of outreach and engagement). Once the public comment period closes, City staff would synthesize/package those comments to bring to Committee for review ahead of the proposed 1/6 meeting when Committee would accept the public comments and recommend the final draft plan and public comments to City Council for consideration.

Mr. Hansen responded that March 2020 was the drop dead before current events and unforeseen acts of nature impacted this schedule, and noted that there was a window shared with Committee when reconvening in July to take the draft Plan to Council between November and February, and that there was interest from the Committee when restarting this process that this work would be completed by the end of the year. Mr. Hansen noted that the infrastructure planning needs to keep on pace.

Committee asked if Council date could be pushed out to February.

Motion: Add October 21st and November 18th Wednesdays as meetings dates.

Schroeder moved. Smith second.

Motion passes 13 yay – 0 nay – 0 abstention

Motion: add November 4th Wednesday as meeting date.

Maguire moved. Newman second.

Motion passed: 13 yay – 0 nay – 0 abstention

Any additional meetings dates will be discussed at 10/21 meeting.

6. Update on Engagement and Communications Plans

[Upper Harbor Comms Plan 09.18.20](#)

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

Action Taken: No action taken

Hilary Holmes, City of Minneapolis, provided an update on the content of the engagement and communications plans and shared highlights on planned outreach and engagement promoting the Coordinated Plan and the work of the CPC including a video, radio updates, potential Facebook live event, and an online survey to collect public comment. McKinley neighborhood

has expressed interest in holding online events including project updates and orientation, and to share the work of the CPC, as well as a follow up once the plan is released.

Committee comment that Committee members shouldn't just be welcomed to participate but need to be a part of the engagement and the City should reach back out to Committee members that want to communicate directly to the community.

Committee comment that community television and culturally relevant media like North News, Insight News, Spokesman Recorder, are important and also flyer or pamphlet drops at Northside locations need to be part of this.

Ms. Holmes responded that the communications plan and engagement plan both name those local publications and that any recommended locations for flyer drops are welcome and can be sent to her.

7. Committee discussion on Recommendation Points (continued from 9/23)

[10-14-20 UHT CPC Updated Recommendation Points for Coordinated Plan](#)

[10-14-20 UHT CPC Updated Community Ownership Options chart](#)

Action Taken: Continued to meeting of Oct 21, 2020

Committee continued discussion from 9/23 on Recommendation Points document, specifically the RFP process for a community entity/entities for the community ownership roles.

Committee question why United Properties/Building Blocks would take the lead and issue the RFP rather than the community, and also that the establishment is not in a position to understand what the community needs.

Mr. Hansen responded that the best relationship is between the developer and the community organization, and that is the relationship with United Properties. The City is not directing United Properties to take on partners that don't have the capacity to perform.

Committee comment that the entity needs to be representative and independent of any other organization's board or governing body.

Committee question on the criteria for a community entity- is there a draft list of criteria or groups that can do the work. In regards to financial capacity- are there organizations out there that can do the work that don't have the financial capacity? Staff referred to the agenda attachment Updated Ownership Options for roles/responsibilities and the Updated Recommendation Points for Committee criteria.

Brandon Champeau, United Properties, noted that the development team needs to make sure the community entity is involved in the ground floor commercial space from the beginning, as coordinating the financing for the mixed use/affordable housing will be a challenge, and will need to make sure all pieces are happening concurrently. If that doesn't come together in time there are other options, including Building Blocks taking on the management of the ground floor commercial space.

Committee question if there is a relationship in place with Building Blocks yet. Comment that it seems like there are two different community entities, one related to housing and commercial space, and one related to the venue and the ticket proceeds and any seed funding from the City. Whatever the entity it is, it needs to be able to make Upper Harbor its primary focus and the City involvement should be minimal.

Committee comment recommending an operating entity that would receive the funds that come from the ticket fees and then decided by an independent community entity, and make sure that any funds that come from this project are independent of other boards of directors. I.e.: Operating Entity is a partnership with the development team for the commercial space, and an Independent group that looks at the distribution and use of ticket fee funds.

Committee question if there is a Black organization that wants to step up, if there is support for a Black organization that want to do this but needs the support.

Mr. Champeau responded that yes there is help and resources, and it is going to take multiple partners and other organizations and nonprofits will need to play a role. There are multiple roles for the community entity and collectively need to think about how to access resources for this.

Committee question on who are typical management partners for United Properties or Building Blocks – don't need to reinvent the wheel if they know what works, it takes years of development and commercial experience to get it right.

Committee request for Mr. Champeau to bring an example of the typical criteria for operations/property management criteria to next meeting.

Adjournment 7:40pm

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Next Upper Harbor Terminal Collaborative Planning Committee meeting: Oct 21, 2020

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

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