

DRAFT FOR REVIEW/ DISCUSSION BY CPC

Community Benefit	Mpls City Council	City of Mpls + Developer for Each Parcel				McKinley, UP, FA + Future CE
	Council Resolution	Redevelopment Agreement/ Contract	Ground Lease	Use Agreement (CPAC)	Phase 2 Exclusive Rights Agreements	Community Benefits Agreement
<i>Time period covered by the agreement(s)</i>	ONGOING	CONSTRUCTION PERIOD	ONGOING	ONGOING	DEFINED PERIOD	ONGOING
ECONOMIC INCLUSION, JOBS, & CAREERS						
Equal Opportunity (nondiscrimination and affirmative action)		Standard	Standard	Standard	Standard	
Prevailing Wage Policy				Standard		
City of Minneapolis Apprenticeship Training Policy		May Apply				
Job Linkage Program		May Apply				
Living Wage Policy		May Apply	UHT Specific	UHT Specific		
Small and Underutilized Business Program (SUBP)		May Apply				
Recruitment & Support of BIPOC Businesses						Proposed
Apprentice and Journeymen Opportunities		May Apply				
Project Labor Agreement						Proposed
Reporting on Local Hiring						Proposed
Comprehensive Strategy for Economic Inclusion, Jobs & Careers		UHT Specific				
Public Reporting of Inclusion Results			UHT Specific			
Step-Up Internships		UHT Specific				
Job Creation Targets			UHT Specific			
First Look			UHT Specific			
First Hire			UHT Specific			
WEALTH CREATION & COMMUNITY OWNERSHIP						
Dedicated Fund for Ground Lease Payments	UHT Specific					
Dedicated UHT Ticket Fee Fund						Proposed
FA+CE Ownership of CPAC Facility/Structure		UHT Specific				
CE Role in Ground Floor Commercial Space		UHT Specific				Proposed
Community HUB					UHT Specific	
Community Entity Selection Process		UHT Specific				Proposed
Community Entity as a party to CBA/Recipient of Ticket Fee						Proposed
ANTI-DISPLACEMENT & ANTI GENTRIFICATION						
Anti-Displacement Research Support						Proposed
Discount Tickets for Northside Youth						Proposed
Community Preference Policy		Standard				
AFFORDABLE HOUSING						
City of Minneapolis Unified Housing Policy		Standard				
Phase 1 Affordability Strategy		UHT Specific				
Phase 2 Affordability Strategy						Proposed
Home Ownership		UHT Specific				
City Option to Purchase at FMV		UHT Specific				
ENVIRONMENTAL JUSTICE & SUSTAINABILITY:						
Analyze Feasibility of Net Zero and Carbon Free Projects						Proposed
Promote Environmental Justice Efforts						Proposed
Promoting Enhanced Transit Service						Proposed
Local Artist Involvement						Proposed
LEED Designation		UHT Specific				
District Systems		UHT Specific				
Benchmark/Ongoing Air Quality Monitoring		UHT Specific				
PUBLIC REALM DESIGN AND PROGRAM						
Advocate for Enhanced Transit Service		UHT Specific				Proposed
Local Artist Involvement						

Note: The City Council will approve the Term Sheets and authorize staff to enter into Redevelopment Agreement(s) with Developer. There is a public notice and opportunity to comment on any and all land sale or ground lease approvals.