

**Proposed Process for Selecting Community Entity for UHT Project (DRAFT FOR CONSIDERATION - 11/12/20)**

Nov-20	Dec-20	Jan-21	Feb-21	2/26/2020	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Sept 2021 Council Mtg	
<b>Collaborative Planning Committee</b>				<b>Coordinated Plan Approval - City Council</b>	<b>Community Entity Selection Task Force</b>			<b>Community Entity (JOINS CBA)</b>					<b>Council Approval of Redevelopment Agreements &amp; Exclusive Rights Agreement</b>
(1) Confirm Community Entity roles & potential levels of community ownership that will be offered in RFQ.  (2) Agree on selection process & general RFQ guidelines*	(1) Finalize RFQ Language and selection criteria with Development Team  (2) Recommendations on outreach about potential of CE opportunity (who and how)	(1) Review public comments on Coordinated Plan & send final version to City Council for approval.  (2) Review CBA agreement terms	(1) Support City & Development Team in the final Council approval of Coordinated Plan  (2) Final meeting of CPC; transition work to Community Entity Selection Task Force		(1) Publicize RFQ to community contacts.  (2) Meet to review selection criteria & UHT project, community benefits	(1) Review submittals for CE's  (2) Select which entities should present to neighborhood	(1) Provide recommendation to UP/BB on community entity/entities  (2) Provide transition to future community entity	Negotiate term sheets for CE with Development Team	(1) CE will sign on to existing CBA with Development Team  (2) CE to provide advisory feedback to development team.	(1) Create financial & fundraising strategy for CE projects.	(1) Provide support & engage with community on Redevelopment Agreements.		
<b>United Properties/ Building Blocks/ First Avenue</b>					<b>United Properties/ Building Blocks/ First Avenue</b>								
(1) Finalize Draft Coordinated Plan including benefits to be included in City agreements and CBA.  (2) Draft RFQ & Selection Criteria for CPC review	(1) Negotiate CBA with McKinley Neighborhood  (2) Propose scope & work plan of CE Selection Task Force	(2) Identify members of future Workforce & Inclusion Task Force	(1) Formalize membership of Community Entity Selection Task Force and schedule meetings.  (2) Prepare to submit RFQ for Community Entity.		(1) Issue RFQ with 45 day deadline.  (2) Start meeting with Workforce & Inclusion Task Force.	(1) Evaluate respondents, issue short list  (2) Conduct financial underwriting of respondents.	(1) Select Community Entity/Entities.  (2) Create workplan for transition to new community entity.	(1) Execute term sheets for CE roles.  (2) Present new team to City.	(1) Finalize project underwriting.  (2) Produce Comprehensive Inclusion Strategies for P1 projects	(1) Negotiate Phase 1 redevelopment agreements with City.  (2) Negotiate Term Sheets for Phase 2 Parcels.	(1) Finalize redevelopment agreements & Term Sheets with City.  (2) Public Meetings on Term Sheets		
<b>McKinley Neighborhood Association (SIGNS CBA)</b>					<b>McKinley Neighborhood Association (SIGNS CBA)</b>								
	Negotiate terms of CBA based on Coordinated Plan commitments by Development Team not in City agreements (Ticket Fee, discounted tickets for Northside youth, reporting, transparency, etc)	<b>CBA executed by Board &amp; Development Team.</b>	Provide Support for Project with City Council. Identify community members of Task Force including some from CPC.		Receive quarterly updates from development team.	Organize a public meeting for selected Community Entity candidates		Receive quarterly updates from development team.	Modify CBA to admit future CE into agreement.		Provide Support to Project with City Council		

**\*Community Entity Selection Process:** The development team will issue a Request for Qualifications to select a Community Entity or Entities that can serve as the community partner(s) for the CPAC ownership, Ground Floor Commercial Space, and the Community HUB. To facilitate transparency in the selection process, McKinley will nominate up to four (4) representatives to the Community Entity Selection Task Force, which along with representatives of the Development Team will analyze submissions to the RFQ and make recommendations for which respondents will make a public presentation to the neighborhood organization(s). The Community Entity Selection Task Force will utilize the RFQ and the selection criteria developed by the Development Team and the UHT Collaborative Planning Committee. The Task Force will make a recommendation to the Development Team of a Community Entity or Entities based on organizational and financial capacity, community accountability, and cultural competence which would include BIPOC leadership and community representation, but which will not preclude start up entities. The Development Team will make all final selections of the Community Entity and negotiate all agreements.