upper~harbor

Upper Harbor Terminal Park Community Advisory Committee Questions

Questions raised at December 17, 2020 meeting. Questions below cannot be addressed by MPRB as they are primarily related to work by other agencies. MPRB has sent this document to various City of Mpls departments and requested a response. Check back for an updated document with responses or links to other relevant documents that may address some of the questions.

12/22/2020

1. What is the value of the $12.5 million in bonding that First Avenue is getting to support the venue? If First Avenue had to go out and borrow that amount of funds, or get it from investors, what would the total amount of the loan or investment be at current lending rates?

2. Can community members see how much profit First Avenue anticipates making from the venue so that we can verify how substantial of a benefit the $3 ticket fee is in comparison? With $12.5 million of public funds going to the venue it is appropriate for community members to see the full financial projections.

3. Are there community benefits that are required of First Avenue in return for their getting $12.5 million in State Bond Funds? What will the State of Mn require and what the City of Mpls will require?

4. Are the public 2020 State Bond dollars serving as a bailout package for First Avenue? Is this plan still feasible if First Avenue is in need of the financial assistance to save the business?

5. When can community members discuss the size of the venue? Can community members make decisions on the venue, including size, after understanding the following impacts?
    a. A comparison between the amount of benefit to First Avenue, including the 2020 State Bond dollars and project revenue, and the anticipated community benefits?
    b. The results of the environmental review including an assessment of noise, parking, and traffic impacts to the community? This study should include a review of the existing noise and total noise impacts to both existing and new residential units – particularly the affordable units.
    c. A comparison of a 10,000 seat venue and a smaller venue – impacts, financial data, projected benefits, etc?

6. Can the community get a MINIMUM amount dedicated to a community fund, such as $3 per ticket or $1 million annually – whichever is greater?

7. If one of the benefits of the venue is public use of the site when not being used for the 30 – 50 ticketed events, what types of public uses will the venue support? How would such public uses work – would there be costs associated with some of the possible community events? Can the team provide some example scenarios?

8. Who will be using the venue? Will it be Northsiders using the venue or largely people coming in from outside of North?

9. What is the exact status of public transit to the site, who makes the final call on transit, and what leverage do the City and MPRB have that can make transit happen?

10. Can a transit hub solve some of the parking issues for the venue? What would a scenario of bussing people from downtown parking look like?

11. Will the development(s) be responsible for providing their own parking so that the park parking is dedicated for park use?

12. What are the 300 livable wage jobs proposed? How long will the jobs last and what is considered a livable wage?

13. What will be the total mix of affordable, mixed income, and market rate housing be for the entire project?

14. Most of this property is in the state's Mississippi River Corridor Critical Area (MRCCA). Can the development follow all state and city MRCCA requirements, including building height limits and building tiering? Why are the current exceptions being sought and what would be the impacts if the development followed the guidelines?

15. If the community benefits do not show up, who can community members hold accountable?

16. There are many examples where government has asked BIPOC community members to trust that real estate development will benefit them. History has shown that the government and developers do not deliver. What specific and reliable mechanisms are set up in this project that are different than previous efforts?