

# Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting  
December 9, 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**

**Smith moved. Zulu-Gillespie second.**

**Motion passed. 11 yay – 0 nay – 0 abstain**

3. Acceptance of minutes

[Dec 2, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

**Action Taken: Accepted**

**English moved. Eison second.**

**Motion passed. 11 yay – 0 nay – 0 abstain**

## Unfinished Business

4. Updated Draft Coordinated Plan for Public Comment

[Upper Harbor Terminal Draft Coordinated Plan 12-4-20](#)

[12-9-20 UHT CPC Comparison Chart - Concept Plan to Coordinated Plan](#)

**Action Taken: No action taken**

JoAnna Hicks, Project Management Consultant to the City, highlighted the outstanding areas that still need recommendations and/or confirmation that what is stated in the draft plan reflects the Committee's preferences:

- Phase 2 Housing Affordability Strategy Recommendations (p 83 and 84 of the plan)

- Community Hub Implementation Process (Needs further definition; to be discussed at 1/13 meeting)
- Community Benefits Agreement (CBA): Recommendation that United Properties/First Avenue proceed with negotiating a CBA with McKinley to create continuity between CPC and future Community Entity.
- Community Entity Selection Process (p 73 and 74). Discussion has centered around a suggestion that the selection process include a representative or two from a neighborhood outside of the UHT CPC. Are there other concerns with this process?
- Community Entity RFQ Selection Criteria Language: Final selection criteria needs to be approved.
- Community Entity RFQ Language & distribution list: United Properties will present draft RFQ prior to issuance in February but it does not need to be passed prior to Council meeting.

**Motion:** to ask City of Minneapolis Assessor's Office to work with Hennepin County and State of Minnesota to come together to work to create a property tax limitation for the Northside similar to Proposition 13 from California to allow for development without displacement.

**Motion passed. 12 yay – 0 nay – 0 abstain.**

Committee question about what the next process will be to establish a community benefits agreement (CBA).

Co-Chair Smith noted that McKinley Community had expressed interest in establishing a CBA, but that the Board expressed concern that they need to understand what it will take to oversee the CBA and what the impact on McKinley will be long term. Committee comment that the most critical element of the CBA is in the enforcement, that there has to be ways to verify.

Committee question about after the community input, how the Committee will begin modifying and enhancing the plan. There were some requests for information, including more information about the ticket fee.

Ms. Holmes noted that the discussion from the 12/2 meeting was that there was discussion about proforma/profitability and that Dayna Frank had offered to come back with a more generic proforma from another venue as an example. Committee member clarified that the question not asked as an adversarial question, but wanted to understand the overall profitability. Co-Chair Willis referenced the meeting minutes from 12/2 that spoke to this point specifically. Committee comment to make sure that we don't leave out sponsorship as a revenue source.

Ms. Holmes and Ms. Hicks discussed the agenda items for the January 27<sup>th</sup> meeting including an update on outreach and engagement, summary and report from the public comment period to review and discuss and update on environmental review process and design guidelines/land use approval process.

**Motion:** Request that the Coordinated Plan include a separate page after the foreword that includes the motions approved by the CPC.

**Motion passed. 11 yay – 0 nay – 0 abstain**

Committee comment regarding continuing concerns about noise. Ms. Hicks proposed that City staff come to the meeting in January to discuss how that process will work. Committee comment that concurred that the noise abatement be addressed.

Committee question on how to address the outstanding items and what the plan is for getting across the finish line. Committee request for a list of the items that are outstanding with reference to the area in the coordinated plan or other documentation so that the CPC can address that at the next meeting.

**Motion:** To add an additional Committee meeting on 1/13.

**Motion passed. 12 yay – 0 nay – 0 abstain**

Ms. Hicks presented an overview of Phase 2 Housing with the options.

Committee comment that the higher density market rate option for parcel 7A seems like a good tradeoff if we have more of an affordable rental option for the senior housing. Committee member concurred and emphasized the significantly higher ground lease payment.

Committee comment that the issue is who is going to live there and concern that we are going to impose gentrification on this development and it will be the same issue that we are dealing with in North Minneapolis.

Committee comment noted that we passed a motion to encourage developer to hire realtors who will be experienced working with Black residents. At some point we have to trust that the work that we have put in motion is going to work.

Committee member noted that there is no guarantee that this is going to work. We try to do other work and we are still dealing with gentrification. Even if it weren't about race, there is a potential for an unbalanced power dynamic. The concern is not whether we have market rate housing or the best deal, it is about who lives in that space.

Committee comment that it is never about trust it is about verifying and North Minneapolis needs more market rate housing. We have said that we want to see a mixed income development and we have achieved the deeper level of affordability that we requested.

Committee question for Mr. Champeau on whether there is an alternative ratio for affordable/market rate that would work. Committee member clarified that they were not proposing that it would be affordable. It is about the fact that it is a high density building and it could be a gentrification.

Committee comment that then the Committee would need to make a recommendation to encourage what we want to see the developer do in order to avoid the displacement we are concerned about.

Brief discussion followed about whether the preference policy might be applied to address this issue.

**Motion:** Recommend that the preference policy be applied to all of the housing units in this development, with the understanding that the rental housing has not been passed yet.

**Smith moved. Newman second.**

Committee question if there are any unintended consequences to applying the preference policy and noted that the preference policy is referenced in the Coordinated Plan. Mr. Hansen noted that it is only for properties that have City subsidy so it would not typically apply to the market rate.

Mr. Champeau wants to understand more about how this could be implemented and wants to verify what that would mean.

Committee member said that is their concern with market rate housing, and also wants to better understand the ownership strategy. Committee comment that it is an important discussion and wants to understand how it works, and what happens if we can't find anyone to fill it.

Ms. Holmes noted that units that would be identified at the time of development and referred the Committee to the preference policy before the next meeting and to page 28 and 29 of the draft plan. Mr. Hansen noted that because the land will be owned by the City (land trustee), then we can apply the preference policy to all of the housing units. Mr. Hansen also noted that if we can't find people who meet the qualifications, then they will be evaluated.

Committee question on how early can you create a waiting list, and even afterwards how long are they subject to holding these properties., if the preference targets are not met, how long is the timeframe, and how far in advance marketing is completed. Mr. Champeau responded that it is typically 2-3 months. Ms. Hicks said she noted the questions that were raised and would include some responses on the questions raised to the preference policy.

## Reports

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

### **Action Taken: No action taken**

Mr. Hansen Erik said that the City Council would be debating and voting on the budget that evening. Mr. Hansen noted that he met with UROC to discuss potential ways to review impacts on North Minneapolis and received four existing studies that the U of M recommended. Mr. Hansen will connect with other members of the Committee to scope out a study that looks at the impact of broader Northside developments on North Minneapolis communities. Committee members Newman and English expressed interest. Mr. Hansen and the City attorneys met with James Trice and some civil rights attorneys about centering Black residents and specifically

ADOS individuals in the Coordinated Plan. The group will convene next month to craft some specific action steps.

Committee comment to hear from Councilmember Cunningham for his thoughts on the process and what would happen to the Committee's work if the plan does not get passed at Council.

Mr. Hansen noted that City staff have been briefing Councilmembers who have shown interest, to have an in-depth discussion of the work that this Committee has done and is hopeful that this work will be honored by Council in February.

6. Update on Outreach, Engagement and Communications and UHT CPC Meeting Schedule (Hilary Holmes and Rattana Sengsoulichanh, City of Minneapolis)

**Action Taken: No action taken**

Ms. Holmes provided an update on communications that are underway. The Draft Coordinated Plan for public comment was released on Saturday December 5<sup>th</sup> with the updates from the 12/2 Committee meeting noted by Co-Chair Willis. The project website was updated to provide links to the Draft Plan and the project video produced by the City and includes has some of the high level points on the postcard mailer that went out to North and Northeast neighborhoods, an info flyer, and a link to the online survey with roughly six questions- with both focused questions and others that are more open ended opportunities for comment.

Ms. Holmes noted that to promote all of this, the City would be sending a postcard mailer by neighborhood, online ads, radio spot with KFAI, a media briefing. The City would host two online open houses advertised through facebook and the Gov Delivery email list, which will include representatives from the City staff, the development team and UHT CPC chairs. City staff will also present to individual neighborhoods.

Ms. Holmes noted that upcoming events will be shared with the Committee via email and calendar invites and all are encouraged to attend as they are able.

**Adjournment 7:50pm**

**Notice:**

To join the meeting as a member of the public: Call in Number +1 612-276-6670 Conference ID: 534 876 497#

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A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

**Next Upper Harbor Terminal Collaborative Planning Committee meeting:** Jan 13, 2021

**Submit written comments about agenda items to:** [councilcomment@minneapolismn.gov](mailto:councilcomment@minneapolismn.gov)

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-5070 or e-mail [hilary.holmes@minneapolismn.gov](mailto:hilary.holmes@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.