

Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting
January 13, 2021 - 5:00 pm
Online Meeting

Members Present: Markella Smith (Chair), Vanessa Willis (Chair), Jashan Eison, William "Bill" English, Britt Howell, Mary Jamin Maguire, Channon Lemon, Melissa Newman, Alexis Pennie, Grace Rude, Courtney Schroeder, and Makeda Zulu-Gillespie (Quorum: 9)

Members Absent: Tanessa Greene, 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. Schroeder second.

10 yay – 0 nay – 0 abstention

3. Acceptance of minutes

[Dec 9, 2020 Upper Harbor Terminal Collaborative Planning Committee](#)

Action Taken: Accepted

English moved. Smith second.

10 yay – 0 nay – 0 abstention

Reports

4. Council Update (Councilmember Cunningham, Ward 4)

Action Taken: No action taken

Councilmember Cunningham provided an update on adding stipends and regarding the overall project shared that Council have been largely in support of the leadership, and that they recognize the leadership of this CPC. CM Cunningham expressed how proud he is of the work that this group has done and the quality of the Coordinated Plan and the vision and the values. CM Cunningham said there will be a presentation of the Coordinated Plan to the Business Inspections, Housing and Zoning (BIHZ) committee chaired by CM Goodman. Mr. Hansen confirmed that there will be a discussion with the full Council in February and that there have been detailed written reports of the project provided to the Council and Mayor over the last two years, and there have been detailed one-on-one presentations to several interested Council

members on the Coordinated Plan, the changes from the Concept Plan, the community benefits and the trade-offs.

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

Action Taken: No action taken

Mr. Hansen updated the Committee on a partnership with UROC (University Research and Outreach-Engagement Center) on research around impacts on property values. Mr. Hansen will share a few studies with the Committee he has received, with some instructions on some opportunities for interested Committee members to participate in scoping the study. The hope is to start the study in the next 30-60 days. Mr. Hansen said that when the City Assessor Patrick Todd (Mr. Hansen noted that he had retired end of the year) came to the Committee, he said that the Assessor's office cannot provide projections on the property taxes because of all of the variables. Mr. Hansen noted he is hoping that the study can help to look at all of the factors that are leading to displacement that are happening currently across the City.

Mr. Hansen noted that there was a second meeting to study how the City might move forward with some race conscious policies. The City made a commitment to moving forward with additional studies possibly with UROC and the Roy Wilkins Center to frame a workplan for producing the studies required.

Mr. Hansen shared with the Committee that the City Attorney received a letter from the Center for Environmental Advocacy on behalf of the Community Members for Environmental Justice requesting to postpone the Council action until after the AUAR (environmental review) is completed. Mr. Hansen restated that the Coordinated Plan was an intermediary step intended to identify the preferred development plan that was to be studied in the AUAR. The AUAR is expected to start in March and be finished in late September. The AUAR is an environmental review and it will raise issues and proposed mitigation strategies. The entitlements, the redevelopment agreements, and all actions were always planned to be completed after the AUAR is completed.

6. Update on Outreach & Engagement (Hilary Holmes, Rattana Sengsoulichanh - City of Minneapolis)

[01-13-21 UHT CPC Outreach & Engagement Update](#)

[01-13-21 UHT CPC Update As of 1-5-21 Draft Plan Survey Open Comment Responses](#)

Action Taken: No action taken

Hilary Holmes shared an update on the public engagement plan which included two City Online Open Houses, three partnered meetings with community organizations (December Learning Table, UROC/Public Policy Project and McKinley Community), six project updates to North and Northeast neighborhood organizations, and three radio interviews including KMOJ and KFAI. Online ads take people directly to the Plan page with a link with the survey and are targeted based on demographics and geography.

Rattana Sengsoulichanh shared an update on the online survey results. The Committee will receive an final update at the next Committee meeting after the survey closes. Mr. Sengsoulichanh responded to a Committee question about sample size and the level of satisfied responses by sharing that the open ended questions are similar in nature and level of support to what City staff see in other plans including 2040 plan.

Committee request to summarize the themes by zip code and demographics in the final report. Committee comment that with not everyone online would have liked more bulletins at grocery stores with cards or flyers.

Unfinished Business

7. Update on Outstanding Committee Requests (JoAnna Hicks - City Project Management, Hilary Dvorak - City of Minneapolis)

[1-13-21 UHT CPC Update on Outstanding Committee Requests](#)

[1-13-21 UHT CPC Motions Summarized](#)

[UHT Coordinated Plan FAQ 1-5-2021](#)

[UHT Vehicular Traffic Analysis Summary](#)

[Upper Harbor Terminal FINAL Traffic Report 2020-12-31](#)

Action Taken: No action taken

Hilary Dvorak responded to a question whether the traffic coming from Northeast is captured in the study by noting that the City would address those at the time of the draft mitigation plan if needed.

8. Outstanding Recommendation Points (JoAnna Hicks - City Project Management, Brandon Champeau - United Properties)

[01-13-21 UHT CPC Remaining Recommendation Points & Draft Plan Updates](#)

[1-13-21 UHT CPC Updated Recommendation Points](#)

Action Taken: Continued to meeting of Jan 27, 2021

Ms. Hicks reviewed the remaining recommendations.

Motion to recommended that Building Blocks would serve as the Lead Developer of the Community Hub and oversee due diligence and the production of a feasibility study in collaboration with the selected Community Entity or Entities.

Mr. Champeau responded to a Committee question if Building Blocks was the only option by noting that Building Blocks would be taking the lead on the feasibility study and they will be engaging the community on the programming and bringing in other partners.

Schroeder moved. Smith second.

Motion passed. 9 yay – 0 nay – 3 abstention (Maguire, Lemon, Pennie)

Committee comment on whether the preference policy addresses what the Committee wants to achieve in the development as it relates to displacement. Committee question whether the Committee could make a recommendation on the preference policy. Mr. Hansen noted that the preference policy is a geographic based policy and the reason the City is looking into additional studies. Committee comment that Committee could advocate for the preference policy and revisit it in the future as things change as we continue to work towards centering the plan around ADOS.

Motion that the Community Preference Policy be applied to the project but recommend that the City amend the preference policy to rectify and compensate for the specific atrocities committed against ADOS individuals.

Rude moved. Zulu-Gillespie second. English amended.

Motion passed. 11 yay – 0 nay – 1 abstention (Pennie)

Adjournment 8:08p.m.

Notice:

Members of the Board may participate remotely by telephone or other electronic means due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020, pursuant to the provisions of MN Statutes Section 13D.021. A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

To join the meeting as a member of the public, call 612-276-6670 and enter Conference ID: 931 775 073#

Next Upper Harbor Terminal Collaborative Planning Committee meeting: Jan 27, 2021

Submit written comments about agenda items to: 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. 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.