

Upper Harbor Terminal Collaborative Planning Committee Minutes

Regular Meeting
January 27, 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, Alexis Pennie, Grace Rude, Courtney Schroeder, and Makeda Zulu-Gillespie (Quorum: 9)

Members Absent: Tanessa Greene, Melissa Newman, Gayle Smaller, and Princess Titus

Staff : Hilary Holmes

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

Motion to adopt the agenda. Schroeder moved. Willis second.

Motion passed 10 yay – 0 nay – 0 abstain

3. Acceptance of minutes

[Jan 13, 2021 Upper Harbor Terminal Collaborative Planning Committee](#)

Action Taken: Accepted as Amended

Edit to 1/13/21 minutes that English made a particular motion not Rude.

Motion to adopt minutes as amended. Schroeder moved. Willis second.

Motion passes 10 yay – 0 nay – 0 abstain

New Business

4. Implementation and Schedule Update (Brandon Champeau, United Properties & Erik Hansen, City of Minneapolis)

[01-27-21 UHT CPC_UHT Coordinated Plan Update](#)

Action Taken: Received and filed

Motion to

Reports

5. City Update (Erik Hansen & Jim Rowader, City of Minneapolis)

Action Taken: Received and filed

Erik Hansen provided a verbal update to the Committee, acknowledging the Committee's work on the Draft Coordinated Plan thus far and noted the Draft Coordinated Plan update would be delivered to the Business, Inspections, Housing and Zoning (BIHZ) Committee of the at their February 16th meeting.

Brandon Champeau provided an update from the development team and shared his appreciation for the work of the Committee, and his commitment to delivering what the Committee has been working on over the past 18 months. Mr. Champeau acknowledged that after the Draft Coordinated Plan update at Council committee, the development team will continue to advance the community entity, the economic inclusion task force, the Community Hub feasibility work and design and programmatic elements, as well as the development of strategic partners and securing financing, until the final approval process later in the year after the completion of the environmental review process. Mr. Champeau also provided some ongoing opportunities for continued involvement.

Mr. Hansen noted that we will discuss whether there is an opportunity to come together as a Committee after the completion of the AUAR, but the bulk of the responsibilities for serving on this Committee are coming to a close.

Mr. Hansen provided additional updates on research around impacts on property values and City's receipt of a demand letter that the City Council not vote on the Draft Coordinated Plan until the environmental review process is complete. Mr. Hansen responded to Committee question if the City Council will approve the AUAR and the Coordinated Plan and stated the City will be able to get information from the environmental review, identify mitigation strategies, and receive City Council approval on the AUAR. Mr. Hansen noted that once the AUAR and mitigation strategies are completed, may need to look at the Coordinated Plan again. The City Council will make decisions on the term sheets and the conveyance of the land after the completion of the AUAR and City Council approval. Entitlement process will go through the Planning Commission. Zoning Code amendments will be adopted across the City through the City Council.

City of Minneapolis Attorney Jim Rowader introduced himself to the Committee and reiterated the City Attorney Office's commitment to this project and the need to ground the project in restorative justice. This is a top five priority for my office for this year and for the length of this project.

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

[01-27-21 UHT CPC Outreach & Engagement Update](#)

[UHT Draft Coordinated Plan Public Comment Survey Responses FINAL](#)

[UHT Draft Coordinated Plan Public Comments and Letters](#)

Action Taken: Received and filed

Mr. Sengsoulichanh provided an update on what the City heard through the public engagement period. A written report was provided to the Committee as part of the meeting materials. Mr. Sengsoulichanh noted that the all comments received and additional letters are available on the City LIMS website, and all comments will be forwarded to the City Council as part of their consideration for any future actions.

Committee comments that there is still more work to be done and recommendation that we continue to be proactive about the ongoing work and how we are continuing to refine the plan, and encouraged innovative ways to communicate with ADOS and other Northside news.

Discussion

7. Remaining Recommendation Points and Updated Draft Plan (JoAnna Hicks, City Project Management Consultant & Hilary Holmes, City of Minneapolis & Devean George, Building Blocks/George Group North)

[1-27-21 UHT CPC Remaining Recommendation Points and Updates to Draft Plan](#)

[UHT COORDINATED PLAN FINAL DRAFT \(JAN 2021\)](#)

[01-27-21 UHT CPC Recommendation Points](#)

Action Taken: Approved as Amended

JoAnna Hicks highlighted the changes to the Draft Coordinated Plan since the November 2020 draft with a focus on the additional language addressing anti-displacement and anti-gentrification concerns and strategies.

Motion that the City, the development team and the Upper Harbor Terminal Collaborative Planning Committee are recommending a special enterprise fund be established by the City Council to earmark the annual ground lease payments to be used for anti-gentrification and anti-displacement efforts in North Minneapolis. It is proposed that the future UHT Community Entity would make recommendations on the distribution of those funds to the City of Minneapolis.

Zulu-Gillespie second.

Pennie amendment that This fund shall not be included in the City general fund.

Motion passes. 8 yay – 1 nay – 0 abstain

Motion to recommend Proposal #2 for 7A with 1A Attainable Senior Rental Housing + 7A Market Rate High Density Housing.

Zulu-Gillespie moved. Schroeder second.

Devean George, Building Blocks, responded to a question from Committee, affirming that the development team would come back to the community before submitting land use applications for Phase 2 developments.

Committee comment that our recommended affordability strategy is set at 30% AMI, and remains concerns that many residents within North Minneapolis are at 29%. Mr. George noted that there is a difference between affordable housing and public housing. A person qualifies for affordable housing if you make \$11.50/hr and work 40 hours a week; that is the target that we are going after and if there are two people making that amount they would qualify. Mr. George noted that those rates and the Area Median Income targets are set by HUD. Chair Smith called a point of order on the motion on the floor.

Motion passed. 8 yay – 1 nay – 1 abstention

Motion that the CPC review final City recommendations at all critical milestones including the environmental study.

Lemon moved. Howell second.

Motion passed. 11 yay – 0 nay – 0 abstain

Adjournment

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Next Upper Harbor Terminal Collaborative Planning Committee meeting: Jun 9, 2021

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- Your name, residential address, email or phone number, or other personal contact details;
- Your comments at the meeting, whether part of a formal hearing or comment period or otherwise; and
- Any submissions you provide before or after the meeting which are included as part of the public record of the meeting.

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