

Hiawatha Advisory Committee Agenda

1. Welcome & Introductions (3 p.m.)
2. Background & Committee Charge (3:15 p.m.)
3. Proposed Work Plan (3:25 p.m.)
 - Meeting Rules
 - Roles and Responsibilities
 - Timeline for Engagement
4. Your Organization's Goals for and Potential Uses of a Recruitment and Training Center (3:35 p.m.; ~3 minutes each)
5. Public Comment Period (4:45 p.m.)
6. Adjourn (5 p.m.)

Next meeting will be Monday, May 6 from 3-5 p.m.



HIAWATHA ADVISORY COMMITTEE NOTES

April 22, 2019

Meeting # 1

Welcome and Introductions

City Council Member Cano welcomed all in attendance. Hiawatha Committee (HAC) Members then introduced themselves.

Lisa Cerney, Deputy Director of Public Works introduced the building plans. Using a series of display-boards, Cerney described a proposed building perspective view-from-the-street and plan views of the building interior and outdoor area. Cerney explained that the site is intended to consolidate disparate Public Works facilities from throughout the city to this site. A building is proposed on the southwestern portion of the site that will be used as a jobs recruitment and training center. The interior of the building that was shown included a “sandbox” area in which city staff could be trained in pipe-fitting, the operation of tools, equipment, and other hard-skills related to Public Works. A second floor included classroom space with technology. Cerney stressed the need for training of new workers as many of those currently working in the trades will retire soon. Cerney asked the Committee to help guide development of the southwestern corner of the site and share the square-footage each organization would need to accomplish their goals on the site.

One member asked where those current Public Works programs were currently being conducted that are intended to be consolidated onto this site. Lisa Cerney responded that they are happening around and outside the city, particularly in non-transit-friendly locations – or the programs are not happening at all.

Another member asked if there will be a focus on recruitment and training of Public Works activities on the site – Lisa confirmed that there will indeed be a focus on recruitment and training of Public Works activities.

Cassandra Holmes, representative of the Little Earth Community, asked why there was not a community aspect included. Holmes raised concerns with the limited scope of a training facility for Public Works activities and the limitations with the southwestern portion of the property being open to community development. Council Member Cano responded that the City Council votes only supported the recruitment and training center with community development on that southwestern portion. Heidi Hamilton stated that concerns outside of the scope predetermined by Council will be documented in meeting notes, nonetheless.

Committee Member Sheldon Mains asked what would happen during weeknights and weekends, expressing concern with a lack of activation during those times. Mains said that English Learning Services (“ELS”) along with a focus on alternative modes of transportation and what happens on the site outside of the regular Public Works hours of operation. Deputy Director Lisa Cerney reiterated the

question and stated that a purpose of these discussions is to determine which activities could activate the space during regular off-hours.

Facilitator Hamilton read through the night's agenda and then reviewed the meeting rules, roles and responsibilities and timeline for engagement. Meeting rules include starting and ending on time, limiting meeting discussion to HAC members (primary members only if both alternate and primary member are present), including a public comment period at the end of each meeting for other comments, the potential for establishing time limits if needed to keep meeting on track. Hamilton invited all present to let her know if they have any comments or concerns about her facilitation approach as the meeting progress.

The HAC's role is to provide feedback on the plans for the Recruitment and Training facility. The goal is to have a report back to the City Council in mid-summer.

Hamilton then asked each member of the Committee to spend up to four minutes explaining their organizations interest in the site and programming needs.

Goals and Potential Use

Abdi Salah from the Mayor's Office began. He stated the importance of a diversified workforce and pipelines toward professional training. Salah said that there is a need for such training for people of color and need to expand access to training programs for those people who are not city staff. Salah said that programming on the site could provide training to keep the workforce current with the evolving needs of the job market.

City Council Member Cano expressed her vision for the site. She explained a community center where people came in the doors to train for new jobs, where elders and youth came together to enjoy locally produced tamales, and where artisans came to sell their crafts. Council Member Cano talked about the potential for collaborative and dynamic partnerships to advance sustainability and environmental justice. Council Member Cano expressed excitement for the participation of local labor unions in these discussions. Cano stated that the City intends to expand the Public Works facility and wants to see it benefit the neighborhood. Cano mentioned the Emerge Workforce Center in Cedar-Riverside, and that the different demographics in the Hiawatha area would require customization of programming for a workforce center on site to be as successful. Council Member Cano asked that people voice their concerns so that diverse ideas may be heard through the planning process.

Ryan SanCartier, representing the Office of Council Member Abdi Warsame, emphasized the need for access to jobs. SanCartier said that removing barriers is one way to help people attain better paying jobs but that there needs to be broader programming on the site including but not limited to an educational focus to help kids attend college.

Saeed Bihi, Manager of the Emerge Workforce Center in Cedar Riverside outlined his main objectives for the site – employment and education. Bihi said that he would like the facility to benefit the East African Community and looks forward to collaborating toward those two objectives.

Mark Brinda, from the City's Division of Workforce Development said that he has no explicit needs at the time but will be listening to the needs of other organizations in order to determine how the City might respond to those needs.

Peter Bajourney, representing the Midtown Greenway Coalition, noted that while his organization does not have specific needs for the interior of the building, they are interested in the facility's integration with the Greenway, bikeability to and from the site, and safety for people using the adjacent 28th Street.

Robert Lilligren, President and CEO of the Native American Community Development Institute expressed a need for community empowerment activities. Lilligren said that there are a lot of opportunities related to the City's *Green Zone* Initiative and the concept for business incubation on the site. Lilligren's interests in the site include engagement with local farmers and sustainable food production but stressed the need for Little Earth community members to be involved in the design process for them to be active users of the site.

Lee Wallace, representing Peace Coffee, stating that the company had recently committed to remaining in the neighborhood for another seven years, emphasizing the company's dedication to the community. Wallace said that Peace Coffee would like the Hiawatha facility to help support the creation of green jobs.

Mary Boler, Minneapolis Public Housing Authority (MPHA), introduced the Agency as owning a variety of properties in the vicinity. Boler said that workforce training for residents of public housing is a primary objective - so that residents may attain employment or better employment as a result. Boler also stated that the "sandbox" concept in the facility is attractive in that it might be utilized to train MPHA staff in the use of bobcats or skid steers.

Kim Havey of the City Coordinator's Office asked that development of the Hiawatha facility be reflective of the City's future goals – including carbon neutrality and high-design, low-energy architecture. Havey expressed the opportunity for use of new technology including solar energy production, storm water utilization, and mobility hubs providing access to electric and small vehicles. Harvey stressed the opportunity to get people into immersing industries such as electric vehicle maintenance, evaluation of electric heating and ventilation systems, and cyber-security careers. Harvey also mentioned that a deep winter greenhouse would provide year-around agricultural opportunities and that the City's Climate Action Plan should be used as a guide for the facility.

Sheldon Mains, representing two neighborhood organizations and housing communities, stressed added consideration for the low-income and underrepresented neighborhoods that surround the site. Mains expressed support for a workforce center – that such a center should not be limited to training for jobs within city government. Mains said that he supports the integration of a business incubator on the site, stressing that it not be managed by the City. Mains also said that he wants to see a greenhouse (or at least gardens), a coffee shop, and preservation of the historic wall along the Greenway.

Jose Luis Villaseñor, of Tamales y Bicicletas said that it is important for the facility to be welcoming in a culturally sensitive manner. Villaseñor stressed the need for youth to be inspired by food production and the opportunity for the facility to include a processing center, community kitchen, and café for those foods to be sold – highlighting the unique circumstances of the neighborhood already including immigrant entrepreneurs and many urban farms. Villaseñor said that food security and bicycles play integral roles in the health and sustainability of the community.

Jeff Alexander stood to represent the Neighborhood Development Center. Alexander, who played a key role in the design of the Midtown Global Market, mentioned that Market's success as an incubator, and acknowledging his own understanding of the limitations of incubators. Alexander said that he loves the ideas brought forward by others – including gardens and training programs.

Grace Wachlarowicz from the City's Election Services elaborated on the Hiawatha (Roof Depot) site and surrounding neighborhood for having the highest participation of early voting in the city at the last Election. Wachlarowicz offered the opportunity for the new facility to include voter education and engagement with a few job opportunities – noting that staff at polling locations need to reflect the community they serve.

Dean Dovolis, of the East Phillips Neighborhood Institute (EPNI) asked that his time be forfeited so that the following Member, Committee Member Cassandra Holmes, may have more time to represent the Little Earth Community. Facilitator Hamilton affirmed that there is enough time for Dovolis to speak while reserving time for Holmes to speak for twice the normally allotted time. Dovolis stressed the need for one-acre of space and for the preservation of the existing building so that the training and incubation facility may be financially feasible.

Cassandra Holmes, representing the Little Earth Community expressed frustration with her community continually being forgotten and left out of relevant conversation. Holmes highlighted the high percentage of youth living in Little Earth and the extreme number of health issues among youth, including asthma and heart disease – linked or exacerbated by air pollutants in and around Little Earth and Hiawatha site. Holmes decried the recent loss of a child in Little Earth to heart disease and stressed the potential consequence of increased emissions from the site. Holmes disputed the need for the high-number of parking stalls on the site, stressing the need to focus on training local workers rather than those driving from elsewhere. Holmes proposed that the main floor include green trucks and green training rather than diesel trucks – noting that a greenhouse and related training could help combat obesity and diabetes in the community.

Holmes then shared the success of Little Earth Garden using a photo-poster as an aid. Holmes said that the recent program included youth age six to seventeen who took significant initiatives to undertake a summer job and shared the satisfaction they felt from earning a wage and growing, consuming their own food. Holmes said that the Hiawatha facility is an opportunity for kids to learn how to grow food in traditional ways; and fight obesity, homelessness, and opioid abuse. Holmes stressed the opportunity to collaborate with Public Work to support healthy lifestyles but that demolishing the existing building would release further toxins into the neighborhood.

Cory Bergerson represented the Local 49 Workers Union and expressed the challenges that come with trying to connect workers in Minneapolis with their current Hinkley, MN location. Bergerson stressed the good pay and benefits that come with the building trade and the need to connect those jobs with workers from inner-city communities. Bergerson also mentioned bringing engagement activities to local schools.

Dan McConnell, of the Minneapolis Building and Construction Trades Council touted the opportunities for apprenticeship of Native residents and training in LRT construction. McConnell stated that his organization has been looking for a place to train on the building trades within the City.

Tony Kelley, representing the City Employees Union (Local 363), said he doesn't see enough Minneapolis resident representation within the City's labor force and that the workforce should be more diverse to reflect the community. Kelley said that the City's employment training centers have been copied by the Minneapolis Parks and Recreation Board and the City of St. Paul. Kelley said that he believed that a facility at the Hiawatha site could be a model for other governments to follow.

Carol Pass of the East Phillips Neighborhood Institute (EPNI) expressed frustration with the process of acquisition of the site. Pass highlighted the need for long-term programming and that incubators or other

programs should be controlled over long periods of time, noting that she did not see space in the current plans for community empowerment. Pass was concerned about the number of parking spaces and believed that a greater number were needed in order to support businesses in the facility. Pass stressed the need for supporting people in the disadvantage neighborhoods immediately surrounding the site and cited greater use of diesel engines in and around the site as a detriment rather than an asset. Pass expressed frustration with the perceived disregard of significant planning efforts by the neighborhood group that occurred prior to the City's acquisition of the Hiawatha site.

Brenna Brelie, Chief of Staff of Pillsbury United Communities, outlined community development programs within her organization and expressed support for incubators, agricultural programs, and after-school programming on the Hiawatha site. Brelie stated that creating community connections could be achieved by integrating space for urban farming and opportunities to grow, produce food, and connect with other organizations. Brelie said that cross-sector collaborations could help empower the community at large.

Mark Ruff represented the City's Finance and Property Services Department, which will oversee the development of the site. Ruff shared a vision for a vibrant place, both during the day and after hours and hopes that the space is adaptable as the economy and job market evolves over time. Ruff emphasized that the site will need to be resilient to change and support community needs for 50+ years into the future. Ruff described the nature of the planning and design process as starting with high-level visioning and general expectations, while knowing that goals need to be implementable.

Facilitator Heidi Hamilton then asked that the discussion be opened to the public.

Public Comment

Steve Sandberg stood, expressing gratification for the array of expertise present in the Hiawatha Advisory Committee and asked that Members take their position seriously. Sandberg said that he was happy to see the portion of City Council Action (2018A-1015) dated December 7, 2018 whereas the Council must first discuss options prior to demolition of the existing building. Sandberg expressed disappointment that Public Works was not interested in a 3 acre compromise, which could include public housing above an aquaponics facility producing up to ten-million-dollars of food per year, or a Tamales Y Bicycletas facility, or café. Sandberg said that he wants to see a more specific plan from Public Works that shows where manhole covers, pipes, etc. are planned to be stored. Sandberg then asked that the *Green Zones* Resolution from the City of Minneapolis be addressed in the plans.

Committee Member Robert Lilligren asked for clarification on the approvals process for the final plan. Committee Member Mark Ruff responded that the same engagement process would be conducted as it would occur for a privately managed property – that City managed properties are not exempt from that process.

Carla Irwin stood, acknowledging her nearby home at 28th and Cedar. Irwin described the intersection as dangerous with many crashes and wreckage currently visible at the intersection. Irwin stated that she takes it upon herself to clean graffiti from the area and that she wants the City to relieve her of that job. Irwin further expressed frustration with the emissions from passing trucks, the lack of enforcement regarding the covering of those trucks, and with the asthma illnesses in the community that comes as a result. Irwin wanted to see advertising of the Hiawatha Advisory Committee meeting and related planning processes in neighborhood newspapers (i.e. "The Alley"). Irwin also expressed the need for push-button crossing signals at the intersection of 28th and Cedar.

Brad Pass stood and thanked City Council Member Cano for her participation, stating that the Hiawatha Advisory Committee would not have been organized without her support. Pass explained that the East

Phillips Neighborhood Institute (EPNI) was formed in 2014 or 2015 when it became clear that the previous industrial use would be vacated. Pass stated that the organization aimed to prohibit any polluting use on the site in the future, and aimed to work to use the site to create jobs and opportunities to bring more nutritious foods to the community. Pass mentioned that the neighborhood has poor air quality compared to the County as a whole. Pass said that the group intended to use the entire 7.5 acre site but that the City threatened to use eminent domain and has been closed to compromise. Pass said that 1 acre and parking is the minimum area needed to accomplish the organizations goals and that Pass would like to the City share space in order for to site to function for the local community.

George Kennedy introduced himself and informed the group that he lives one block west of the site. Kennedy is a retired electrical engineer and expressed dissatisfaction that there was not a clear list of site issues presented at the meeting. Kennedy stated that he believes pollution to be the issue of highest priority.

KT Simon said that she watched to relevant City Council meeting and understands the value of a centralized facility but would like to see a study determining where relocated employees will be driving from to access the site. Simon suggested that locating the "Sandbox" elsewhere could reduce the amount of automotive traffic to the site from suburban locations while freeing up land for other programs. Simon expressed support for an agricultural use on the site.

Karen Clark explained the importance of an *Environmental Justice Community*, one that is disadvantaged, predominantly people of color and Indigenous, and disproportionately affected by toxins. Clark further explained that there are certain protections that go along with such a designation. Clark stated that she took part in the development of the relevant Law and stated that stronger protections are required in such communities and lower levels of emitted toxins are acceptable. Clark rejoiced that a multi-racial community organization had been united in order to propose an indoor farm but expressed disappointment in the City for rejecting efforts, stating that a workforce training center would be helpful but not enough investment from the City.

Cyndi Sutter stated that she has a brain injury and the movement of 400 additional diesel vehicles in the area would make crossing the street or getting to her bike more difficult. Sutter added that more pollution and congestion on the streets is problematic.

A member of the community whose name was not recorded said that they lived 3 blocks from the site but were originally from New Delhi, an area with high levels of air pollution as well, expressed sympathy for the neighbors here. This member of the community said they believe that compromise is the only acceptable reality.

Clarence Bischoff stated his involvement with the East Phillips Neighborhood Institute and Bluewater Farms designing indoor farms. Bischoff explained that the project proposed by the organization would be similar to Urban Organics in St. Paul but with higher quality products. Bischoff also mentioned interests from potential investors including a potential thirty-million-dollars in investments and that negotiations had taken place but that land was needed. Bischoff said that over 40 jobs could be created as a result of the facility, and that the facility would function as a model for other cities to follow.

City Council Member Cano provided closing comments and a few additional notes. Cano explained that a request was made to the Minnesota Department of Transportation for a direct access to the site from Hiawatha Avenue, which was met with no response from the State. Cano said that further attempts may be made, noting that a new MnDOT Commission has since been appointed. Council Member Cano noted commitment to working with the Community to ensure the design is in alignment with the complete streets policy and vision zero work and other infrastructure that supports multiple communities – noting that the Midtown Greenway is a connection that should be leveraged. Council Member Cano reiterated safe

movement through the neighborhood and said that Robin Hutcheson, Director of Public Works is interested in addressing that issue.

City Council Member Cano expressed the need to connect with Council Member Warsame and City Staff on the issues presented at this meeting and that there are issues with timeliness related to the project timeline. Council Member Cano stressed the need to align the community center and union work with the immediate neighborhood as retirement age is approaching for many workers. Cano noted that the City's Resolution required a business plan with the East Phillips Neighborhood Institute and that the City's Planning and Economic Development will begin their own meetings with that organization. That point was met with opposition from Committee Member Cassandra Holmes who argued that those discussions are regarding site across Hiawatha Avenue and outside of the community in discussion.

A discussion was facilitated about the time and date of the next meeting due to concern that some HAC members are not available at that time. It was ultimately decided that the meeting would continue as planned on May 6 from 3-5 p.m. Council Member Cano encouraged the setting of a regular pattern for the meeting schedule.

Facilitator Heidi Hamilton thanked the Committee and public for coming, and reminded the group of the next meeting on May 6 at 3pm.