

**POGO #10: Hiawatha Maintenance Facility Campus Expansion**  
**MOTION**  
**By Cano, Jenkins, Gordon, and Johnson**

Directing staff from Finance & Property Services, Public Works, Community Planning & Economic Development, and the Office of Sustainability – in alignment with the City’s Southside Green Zone policy, the City’s resolution declaring racism a public health emergency, and the City’s resolution establishing a truth and reconciliation process – to:

1. Implement Option C-2 to improve the existing Hiawatha Maintenance Facility located at 1901 26th Street East, including construction of the office addition, shop bays, modified parking structure, and suspend all aspects of the City’s work to expand the Hiawatha Maintenance Facility at 1860 28th Street East and 2717 Longfellow Avenue South.
2. Provide a report of the one-time versus annual activities and costs of maintaining the City owned properties located at 1860 28th Street East and 2717 Longfellow Avenue South. The report shall be presented at the next Policy & Government Oversight Committee on September 9, 2021, to be considered for fiduciary action.
3. Enact an exclusive development rights agreement to sell the City owned parcels located at 1860 28<sup>th</sup> Street East and 2717 Longfellow Avenue South to the East Philips Neighborhood Institute (EPNI). The exclusive development rights agreement will expire on September 1, 2023. For the City to finalize the terms of a Redevelopment Agreement with EPNI for the sale and development of the properties, EPNI must meet the following terms by September 1, 2023:
  - a. EPNI will raise \$12.3 Million to replenish the City water fund.
  - b. EPNI will lead a multilingual community engagement process in partnership with the City’s Southside Green Zone Council to solicit input from East Phillips residents, environmental justice experts, City elected officials, and City staff to refine its vision and public benefits proposal for the site.
  - c. EPNI will provide an appropriate development plan for the site including programming details for the space, design work, regulatory approvals needed, cost estimates, business plan, organizational model, sources of capital funding, and operating financials required to realize the project.
  - d. EPNI will demonstrate how the project aligns with the City’s Green Zone policy, the recommendations of the City’s Southside Green Zone Council, and the City’s racial equity goals.