




Committee of the Whole:

Update on Working Proposal for
EPNI, Hiawatha Public Works
Campus and Training Facility

Agenda for Update on Working Proposal

- Background on Hiawatha Public Works Campus.
- Update on Ongoing Conversations.
- Working Proposal: EPNI, Hiawatha Public Works Campus and Training Facility.
- Next Steps for Working Proposal.





**Background on Hiawatha
Public Works Campus:**
EPNI, Hiawatha Public Works
Campus and Training Facility

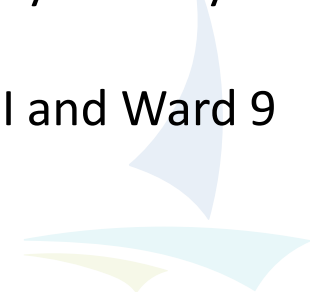
Background on Hiawatha Public Works Campus

- Project History:
 - 1991 – Public Works Comprehensive Facility Master Plan completed.
 - 2001 – City Council authorizes discussions with Roof Depot for acquisition.
 - 2010 – Phase 1 of the Hiawatha Master Plan is complete with remodel of north end of the site.
 - 2016 – City Council authorizes purchase of Roof Depot building and property.
 - 2016 – City takes ownership of Roof Depot building and property.
 - 2018 – City Council approves Master Plan, project begins.
 - 2021 – City Council approves revised Master Plan, setting aside approximately 3 acres for community development.



Background on Hiawatha Public Works Campus

- Current City Council Term:
 - Council Members reopened the conversation about the Hiawatha Public Works Campus.
 - Council Member Jason Chavez, Council Member Emily Koski, and Council Member Andrew Johnson met with Mayor Jacob Frey and Department Directors, to discuss alternative proposals.
 - Council Members, Mayor Jacob Frey, and Department Directors, and representatives for EPNI and Ward 9 begin to work towards alternative proposals.
- Anticipated Actions:
 - City Council to consider Final Proposal at the City Council Meeting on June 30th, 2022.
 - Mayor Jacob Frey considers Final Proposal if approved by the City Council.
 - City of Minneapolis to continue collaboration with EPNI and Ward 9 Community Leaders.





**Update on Ongoing
Conversations:**

EPNI, Hiawatha Public Works
Campus and Training Facility

Update on Ongoing Conversations

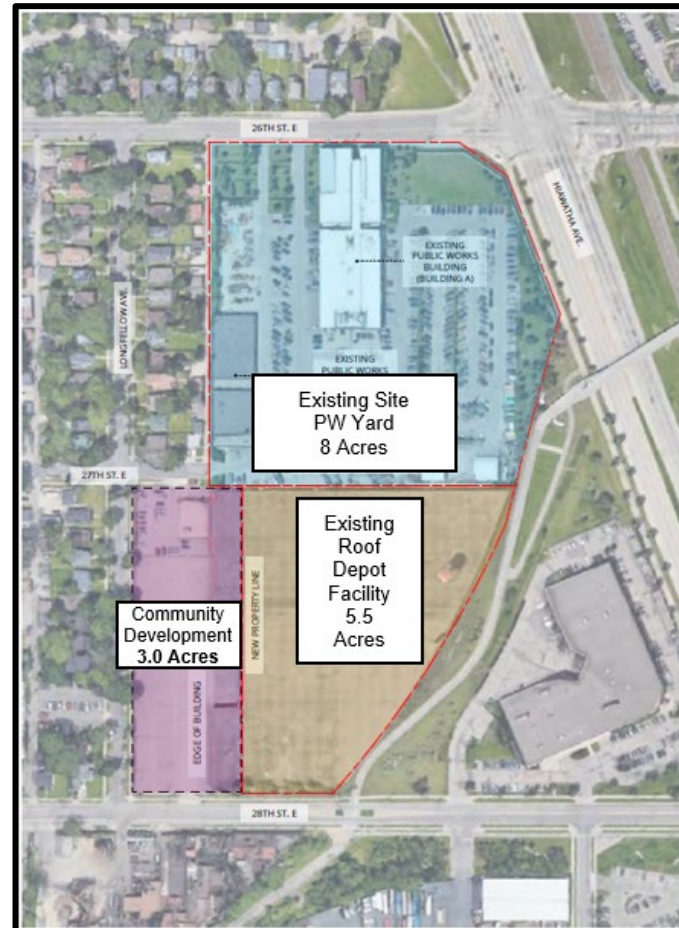
- Council Member Jason Chavez has weekly check-in meetings with EPNI and Community Leaders.
- Council Members have been having update meetings with EPNI and Community Leaders.
- Informational Meeting.
- Proposal Meeting with City Leadership.





Working Proposal:
EPNI, Hiawatha Public Works
Campus and Training Facility

EPNI, Hiawatha Public Works Campus and Training Facility (As of June 3rd, 2022)



Project Sustainability and Community Benefit

- 35% of the Roof Depot site (3.0 acres) will be made available for community use (“Community Site”).
- The project will remediate contamination, per MPCA and MDA requirements, from the former CMC Heartland Partners Lite Yard.
- The Roof Depot site does not meet current stormwater management standards. The completed project will exceed regulatory requirements and improve water quality in the watershed.
- Buildings will be built solar ready, with the ability to be community solar gardens.
- Electric Vehicle Infrastructure will support the city’s green fleet policy and vehicle electrification. Vehicle replacements must follow the city’s green fleet policy.
- Increased Target Market vendor participation through use of Best Value Contracting for the construction bid.



Training Facility

- Training Facility can be included in the current approved master plan. The Training Facility has strong support from many partners and places a valuable outreach, recruiting, and training resource into the community.
- Training Facility would not reduce the size of the community site. The facility would either be located on the existing site or another location.
- Training Facility provides opportunities for collaboration with community and labor organizations to provide pathways to high quality jobs with the city and partner organizations.
- The application process for the opportunities provided at the Training Facility will include prioritization of applications from residents within a 2-mile radius of the location.
- The City of Minneapolis will collaborate with EPNI when establishing the opportunities provided at the Training Facility.



Improvements and Support for Community Benefits

- Environmental Remediation and Stormwater Management of the 3.0 acres parcel in conjunction with total site development of the city project, developing site for interim Community Garden Space use.
- City will maintain Community Site outside of gardening season (Snow Removal, etc.).
- Basic Infrastructure for interim Community Garden Space.
- Inclusion of a Community Bicycle Repair Station.
- Inclusion of Public Art with a Community-Based Steering Committee.
- Exclusive Development Rights proposed for a period of 24 months to EPNI (with no fee charged to EPNI for this right) to bring forward long term community development plans for the site. If requested by EPNI, the city may extend the exclusive development rights period.
- Consideration of write-down of sale price for community site to support public purpose if a write-down is necessary for the financial viability of the community development project.



Community Relations

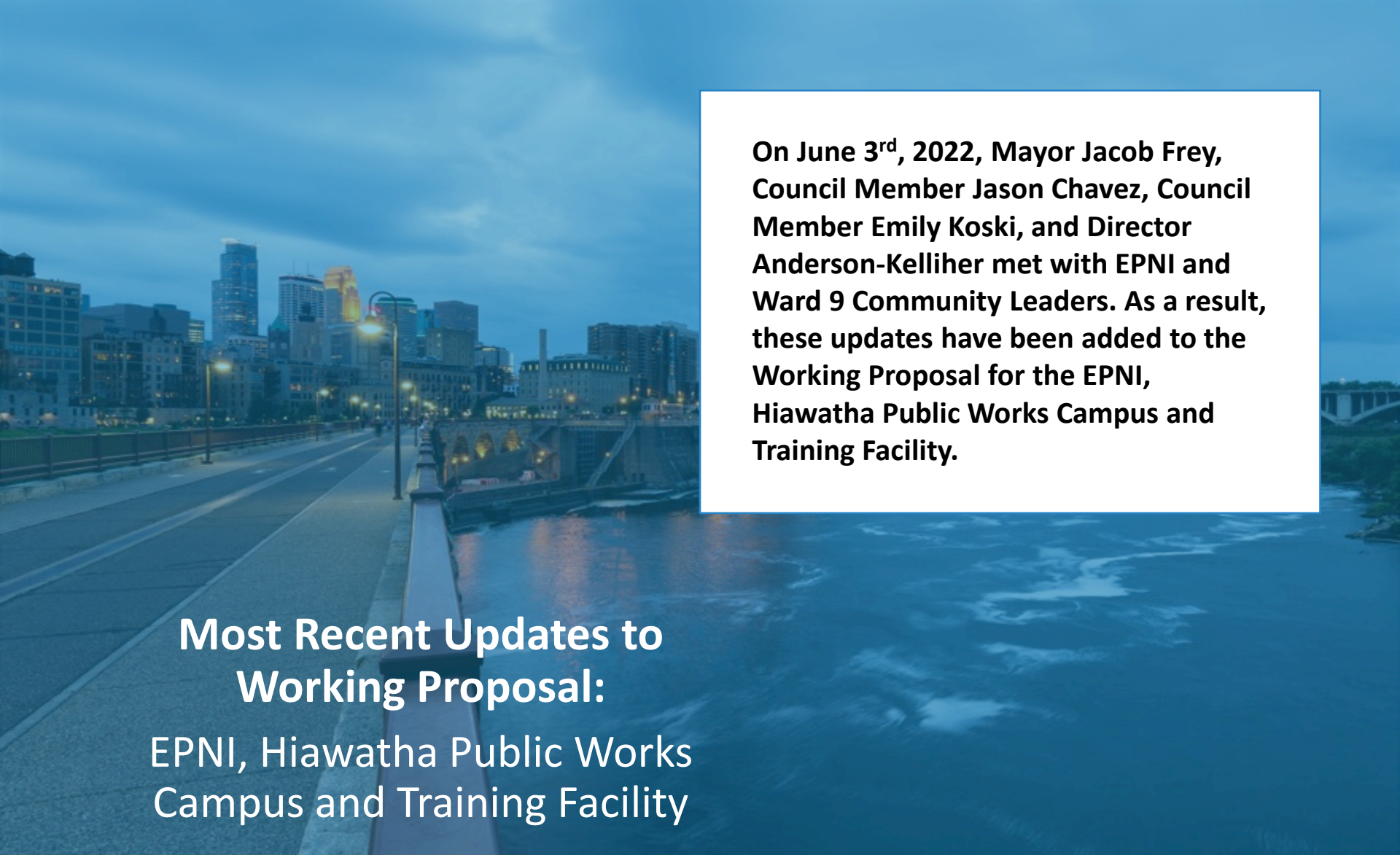
- City will support EPNI in seeking State allocations in the support of development at the site.
- The City of Minneapolis formally recognizes the efforts of the Southside Green Zone, will receive the Southside Green Zone Work Plan, and will consider its recommendations when formulating plans for the Public Works Building and Training Facility.
- The City of Minneapolis will identify a point of contact for EPNI who will coordinate with City Staff, including City Staff from CPED, Property Services, and PW to provide EPNI with access to relevant public data, including – project plans, process, and procedures.
- The Ward 9 Council Member will serve as the point of contact for the City of Minneapolis for EPNI.
- The City of Minneapolis will conduct community education sessions for the Public Works Building and the City of Minneapolis owned Training Facility.



Next Steps

- Any City Council action granting exclusive development rights to EPNI would be contingent on EPNI's dismissal with prejudice and/or release of all pending and potential lawsuits, appeals, and claims of any kind related to the Roof Depot project and site.





On June 3rd, 2022, Mayor Jacob Frey, Council Member Jason Chavez, Council Member Emily Koski, and Director Anderson-Kelliher met with EPNI and Ward 9 Community Leaders. As a result, these updates have been added to the Working Proposal for the EPNI, Hiawatha Public Works Campus and Training Facility.

**Most Recent Updates to
Working Proposal:**
EPNI, Hiawatha Public Works
Campus and Training Facility

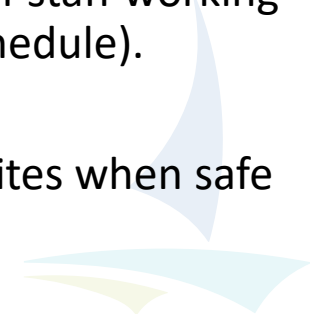
Most Recent Updates to Working Proposal

- An accelerated/prioritized Electric Vehicle Deployment for the Hiawatha Public Works Campus:
 - Current: 8 EVs at Hiawatha Maintenance Facility.
 - Acceleration: Add 6 EVs to Hiawatha Maintenance Facility in 2022.
 - Future Plan: (Note: The limiting factor is our ability to build charging infrastructure prior to building the new Hiawatha Public Works Campus).
 - 2023: 8-10 New EVs
 - 2024: 6-8 New EVs
 - 2025: 10-12 New EVs
 - 2026: 10-14 New EVs
 - Total EVs on site by 2026: Approximately 58
 - Tentative Plan: Pilot Solar Charging Pod at Current Facility.



Most Recent Updates to Working Proposal

- Limiting the Number of Parking Spaces:
 - Actions Taken:
 - Removal of One Parking Level (Removal of 100 to 150 Parking Spaces)
 - Reduced Employee Parking by 31% from Original Estimate by:
 - Goals on Alternative Commute Modes.
 - Using Shared Parking and Dual Use Spaces.
 - Including Assumptions on Employee Out-of-Office Time, Remote Office and Field Work, Split Shifts, and Flex Workdays.
 - Stated Goal of Reducing Single Occupancy Vehicle Trips to the Site from 88% (current) to 66% in the first five years. This aligns with the citywide goal of 20% reduction of Single Occupancy Vehicle Trips by 2030.
 - Further Actions:
 - Maximize Hybrid Work Schedules (Approximately 25% of staff working at Hiawatha Public Works Campus can work a hybrid schedule).
 - Common Access to the Bicycle Facility.
 - Adjust start/end of workday practices to muster at job sites when safe and feasible.



Most Recent Updates to Working Proposal

- Attempting to Limit Daily Vehicle Count Numbers As Much As Possible:
 - Further Actions:
 - Maximize Hybrid Work Schedules (Approximately 25% of Staff working at Hiawatha Public Works Campus can work a hybrid schedule).
 - Common Access to the Bicycle Facility.
 - Adjust start/end of workday practices to muster at job sites when safe and feasible.



Most Recent Updates to Working Proposal

- Community Access to the Bicycle Maintenance Facility:
 - The current design includes an outward facing, separated space dedicated to the use of bicycle maintenance. While this space is currently programmed, planned and designed, management and operation of this space is yet to be determined.



Most Recent Updates to Working Proposal

- Access to the Greenway from the Community Portion of the Property:
 - The Overall Campus Plan considers a direct connection between the greenway and the proposed 3-acre Community Parcel. A widened sidewalk with a greenspace boulevard is planned to ensure that this connection is made.
- Details of the Remediation and Demolition Plan:
 - We will not have final details for the Remediation and Demolition Plan until we go through the RFP process to find a contractor. As such, we have an additional opportunity to bring community concerns into the process and ensure we are going above and beyond to protect community health.
 - We are working on setting up an opportunity for EPNI to hear directly from the company who conducted the Remediation Plan Study.





Next Steps:

Working Proposal for EPNI,
Hiawatha Public Works Campus
and Training Facility

Next Steps

- 2-Week Public Comment Period.
 - To Submit a Public Comment:
 - Visit: <https://www.minneapolismn.gov/government/meetings/public-comment/online-comment/>
 - Email: councilcomment@minneapolismn.gov
- Council Member Jason Chavez to host Ward 9 Community Meeting on June 22nd, 2022.
- City of Minneapolis to continue to meet with EPNI and Ward 9 Community Leaders.
- City Council to consider Final Proposal at the City Council Meeting on June 30th, 2022.
- Mayor Jacob Frey considers Final Proposal if approved by the City Council.
- City of Minneapolis to continue collaboration with EPNI and Ward 9 Community Leaders.





Discussion:

EPNI, Hiawatha Public Works
Campus and Training Facility