Webinar

Restorative Development: Infrastructure and Land Use Exchange

Date: February 17, 2022

00:00:04 --> 00:00:05: Hello everyone
00:00:06 --> 00:00:08: and welcome. My name is Paul Moon
00:00:08 --> 00:00:11: and I lead you allies Curtis Infrastructure initiative.
00:00:11 --> 00:00:14: I'm glad you were able to join today's infrastructure and
00:00:14 --> 00:00:15: language exchange.
00:00:15 --> 00:00:18: These meetings serve as an opportunity to share and exchange
00:00:18 --> 00:00:22: ideas to build stronger community of practice within UL.
00:00:22 --> 00:00:25: I I should note that this meeting is being recorded
00:00:25 --> 00:00:29: and will be posted on utilized knowledge Finder platform and
00:00:29 --> 00:00:31: a few quick housekeeping notes.
00:00:32 --> 00:00:35: Especially since we have so many on the line today
00:00:35 --> 00:00:35: is.
00:00:35 --> 00:00:39: Please keep yourself muted unless you're speaking and feel free
00:00:39 --> 00:00:42: to have side conversations in the chat bar.
00:00:42 --> 00:00:45: Right now I have except for the the speakers have
00:00:45 --> 00:00:47: everyone video turned off,
00:00:47 --> 00:00:51: but feel free as the conversation starts going to turn
00:00:51 --> 00:00:53: your your your videos on at that moment.
00:00:53 --> 00:00:57: But right now they're turned off and so that the
00:00:57 --> 00:01:00: first part of this call will have those two speakers
00:01:00 --> 00:01:02: and then so to really start.
00:01:02 --> 00:01:05: Please go ahead and introduce yourself in the chat bar,
00:01:05 --> 00:01:08: say where you're joining from and and let us know
00:01:08 --> 00:01:10: where you're coming from.
00:01:10 --> 00:01:13: I'd love to love to see who's on the line
00:01:13 --> 00:01:13: here.
00:01:13 --> 00:01:17: But the courtesy Infrastructure Initiative was launched in October 2020

00:01:17 --> 00:01:20: through a generous donation from the estate of Jim Curtis,
00:01:20 --> 00:01:24: You Life trustee who believed that infrastructure and land use
00:01:24 --> 00:01:25: processes shape how we live,
00:01:25 --> 00:01:28: how we work and how we move goods and services.
00:01:28 --> 00:01:30: We aim to build a movement of which you
00:01:30 --> 00:01:31: are all participants
00:01:31 --> 00:01:32: that grows the table
00:01:32 --> 00:01:36: and creates new ones through global strategic partnerships,
00:01:36 --> 00:01:39: provides technical assistance and capacity building at the local level,
00:01:39 --> 00:01:42: then acts as a feedback loop to promote the most
00:01:42 --> 00:01:43: innovative and are effective.
00:01:43 --> 00:01:44: Best practices.
00:01:47 --> 00:01:48: And as the United States
00:01:48 --> 00:01:52: prepares to make the largest infrastructure investment in a generation,
00:01:52 --> 00:01:55: and the opportunity exists for you lied members and key
00:01:55 --> 00:01:59: partners to identify and promote more equitable and resilient infrastructure
00:01:59 --> 00:02:03: investments that create both long term real estate and community
00:02:03 --> 00:02:06: value. This exchange is built around a lot of the
00:02:06 --> 00:02:10: ideas developed as part of a recent prioritizing effective infrastructure
00:02:10 --> 00:02:14: LED development publication that lays out five key areas.
00:02:14 --> 00:02:17: The real estate industry has the most influence.
00:02:17 --> 00:02:20: Namely, at the building, neighborhood and regional levels today,
00:02:20 --> 00:02:24: we'll be focusing mostly on the 1st area in that
00:02:24 --> 00:02:25: infrastructure.
00:02:25 --> 00:02:29: Investment must increase equity and sustainability of the US must
00:02:29 --> 00:02:31: address the legacy of past investment that is divided.
00:02:31 --> 00:02:37: Communities, physically, socially, and digitally holistic and integrated infrastructure investment
00:02:37 --> 00:02:41: requires efficient allocation of resources and must help repair systemic
00:02:41 --> 00:02:42: inequities.
00:02:42 --> 00:02:45: Simply maintaining existing infrastructure is not enough.
00:02:45 --> 00:02:48: This must be done in a more restorative way.
00:02:48 --> 00:02:52: That yields economic, social and environmental benefits.
00:02:52 --> 00:02:56: Now is the time to prioritize effective infrastructure like development
00:02:56 --> 00:02:59: that builds long term real estate and community value through

00:02:59 --> 00:03:02: a holistic and integrated approach instead of disconnected.
00:03:02 --> 00:03:07: In investments and without further comments from me,
00:03:07 --> 00:03:10: I wanted to turn this meeting over to our two
00:03:10 --> 00:03:14: primary speakers and then after following their their presentations,
00:03:14 --> 00:03:17: please join in the conversation to ask questions as well
00:03:17 --> 00:03:20: as talk about how some of the things that they
00:03:20 --> 00:03:23: were saying could be impacted within your community.
00:03:23 --> 00:03:26: The first speaker is Josh McCarty who who is urban
00:03:26 --> 00:03:27: threes,
00:03:27 --> 00:03:30: chief analytics researcher. He and his firm have done amazing
00:03:30 --> 00:03:32: work and being able to visualize data.
00:03:32 --> 00:03:35: In new ways to better tell the story of the
00:03:35 --> 00:03:39: impact that infrastructure decision making has on people and municipal
00:03:39 --> 00:03:40: governments.
00:03:40 --> 00:03:42: And then he'll be joined by Keith Baker,
00:03:42 --> 00:03:44: who is the executive director for reconnect.
00:03:44 --> 00:03:48: Rondo, who is leading an effort to revitalize the African
00:03:48 --> 00:03:51: American neighborhood connected by a community land bridge.
00:03:51 --> 00:03:56: He's a pioneer in the concept of restorative development that
00:03:56 --> 00:03:59: helped to heal past harm by the construction of I-94
00:03:59 --> 00:04:03: through Rondo in the Saint Paul neighborhood.
00:04:03 --> 00:04:05: So with that I will turn it over to Josh
00:04:05 --> 00:04:07: who is speak first.
00:04:09 --> 00:04:13: Thanks Paul, just give me a second to.
00:04:13 --> 00:04:17: Press my buttons here and confirmed that my screen is
00:04:17 --> 00:04:18: sharing.
00:04:18 --> 00:04:22: Properly. I can't see you.
00:04:22 --> 00:04:25: Can somebody give me a verbal?
00:04:25 --> 00:04:28: That looks great. Thank you.
00:04:29 --> 00:04:33: OK so I'm Josh McCarty and the work that that
00:04:33 --> 00:04:35: we do at urban 3.
00:04:35 --> 00:04:39: Looks at we try to visualize the financial outcomes of
00:04:39 --> 00:04:44: of policy and and land use and transportation decisions and
00:04:44 --> 00:04:48: make it really clear for people how these things impact
00:04:48 --> 00:04:51: our city. And then when I've been thinking about this,
00:04:51 --> 00:04:55: this idea of restorative development for for awhile now preparing
00:04:55 --> 00:04:56: for this Senate keep,
00:04:56 --> 00:05:01: I keep thinking about missing teeth actually and and we

00:05:01 --> 00:05:03: have this idea of,
00:05:03 --> 00:05:05: you know, we all know what a dental bridge.
00:05:05 --> 00:05:08: Susan, and so I think that's a great analogy for
00:05:08 --> 00:05:10: what we're talking about here.
00:05:10 --> 00:05:12: Like restorative development, restorative dentistry,
00:05:12 --> 00:05:14: we have parts of our city that are intact and
00:05:14 --> 00:05:15: there parts of cities,
00:05:15 --> 00:05:18: American cities that are they're missing for various reasons,
00:05:18 --> 00:05:21: which we'll get to. So how can we do the
00:05:21 --> 00:05:22: same thing?
00:05:22 --> 00:05:26: Create a bridge and and repair our city and I
00:05:26 --> 00:05:29: think that that's a good.
00:05:29 --> 00:05:31: Image for what? What a land bridge can do,
00:05:31 --> 00:05:35: or highway cap. And so this this is the focus
00:05:35 --> 00:05:37: of our talk today.
00:05:37 --> 00:05:39: But first I'm gonna take a little step back and
00:05:39 --> 00:05:41: and show you the way that I look at city.
00:05:41 --> 00:05:44: So this is Ramsey County where Saint Paul is and
00:05:44 --> 00:05:47: what we're looking at here is the total taxable value.
00:05:47 --> 00:05:48: So this is the big number.
00:05:48 --> 00:05:51: This is the number that we are typically given when
00:05:51 --> 00:05:53: we when we talk about property value and one of
00:05:53 --> 00:05:55: the things you see is bigger.
00:05:55 --> 00:05:57: Things are just more valuable.
00:05:57 --> 00:06:01: So really get. The the the more useful image of
00:06:01 --> 00:06:03: what is going on in our city is to look
00:06:04 --> 00:06:07: at the value per acre in the same way that
00:06:07 --> 00:06:09: we we measured the efficiency of cars in terms of
00:06:09 --> 00:06:11: their miles per gallon,
00:06:11 --> 00:06:12: not their miles per tank.
00:06:12 --> 00:06:15: This is where the MPG way of looking at cities.
00:06:15 --> 00:06:18: But it's still hard to see what the pattern is
00:06:18 --> 00:06:20: since the important things are are so small.
00:06:20 --> 00:06:23: So put it in 3D and it becomes much easier
00:06:23 --> 00:06:24: to see what the pattern is.
00:06:24 --> 00:06:29: Much easier to to understand what produces value and just
00:06:29 --> 00:06:29: to to.
00:06:29 --> 00:06:32: Give a little context what we're looking at here.
00:06:32 --> 00:06:35: These are all these these.
00:06:35 --> 00:06:39: Polygons, or you know extruded there there we see as
00:06:39 --> 00:06:42: elevation or all buildings in the county,
00:06:42 --> 00:06:45: and different kinds of development and.

00:06:45 --> 00:06:49: Basically the better designed the more dense and the more
00:06:49 --> 00:06:51: concentrated development is,
00:06:51 --> 00:06:54: the more valuable it is per acre and more tax
00:06:54 --> 00:06:55: productive it is.
00:06:55 --> 00:06:57: And so just to sort of round out the spectrum.
00:06:57 --> 00:07:00: Here single family housing in in this area comes in
00:07:00 --> 00:07:03: and around a million and a half dollars per acre
00:07:03 --> 00:07:06: and tops out with these downtown buildings that at about
00:07:06 --> 00:07:11: $50 million per acre. And so the other thing that
00:07:11 --> 00:07:12: really stands out.
00:07:12 --> 00:07:14: In this model that these models can show us,
00:07:14 --> 00:07:18: there's also the the. Big disparities that we find in
00:07:18 --> 00:07:20: values across the city,
00:07:20 --> 00:07:23: and this is a common pattern that I see in
00:07:23 --> 00:07:26: in Community after community we look at where there are
00:07:26 --> 00:07:29: parts of the city that it looks as though the
00:07:29 --> 00:07:34: values are suppressed. And and also places where where there
00:07:34 --> 00:07:34: are gaps.
00:07:34 --> 00:07:38: There's literally just gaps in the in the development fabric,
00:07:38 --> 00:07:42: and this is what happened when the Interstate was built.
00:07:42 --> 00:07:44: And so this one of the things we know if
00:07:44 --> 00:07:47: we're back to our analogy of restorative dentistry,
00:07:47 --> 00:07:49: how did? How did cities lose teeth?
00:07:49 --> 00:07:53: Essentially in Synology, one of the ways through the process
00:07:53 --> 00:07:54: of redlining.
00:07:54 --> 00:07:55: And I I use redlining,
00:07:55 --> 00:07:58: sort of catchall for really a constellation of of of
00:07:58 --> 00:08:01: racist and race based policies that destroyed.
00:08:01 --> 00:08:06: Value in American cities, which I I'm not going to
00:08:06 --> 00:08:06: belabor.
00:08:06 --> 00:08:10: What redlining is? There's a lot of great resources out
00:08:10 --> 00:08:12: there that that that do that except to to focus
00:08:13 --> 00:08:15: in on on what we can measure now in terms
00:08:15 --> 00:08:18: of the output. And so this is the this is
00:08:18 --> 00:08:22: the property in in Saint Paul according to its whole
00:08:22 --> 00:08:25: grade and and just to give a quick explanation.
00:08:25 --> 00:08:27: Federal government, through these matters,
00:08:27 --> 00:08:28: or left it up to local governments,
00:08:28 --> 00:08:31: draw these maps to to to try to estimate financial
00:08:31 --> 00:08:34: risk and the way they measured risk was based on
00:08:35 --> 00:08:36: things like what was written.

00:08:36 --> 00:08:40: Here is actual actual text from the document,
00:08:40 --> 00:08:44: and we know that those outcomes include things like concentration
00:08:44 --> 00:08:47: of poverty and segregation within our cities,
00:08:47 --> 00:08:50: but the the part that that we see that we
00:08:50 --> 00:08:53: want to focus on is is this financial outcome and
00:08:53 --> 00:08:55: and what happens in a.
00:08:55 --> 00:08:58: Create a community or when it was plugged into the
00:08:58 --> 00:08:59: financial system,
00:08:59 --> 00:09:01: people can borrow money, fix up their property,
00:09:01 --> 00:09:04: do all the things that lead to their property being
00:09:04 --> 00:09:07: well taken care of and in appreciate and value and
00:09:08 --> 00:09:10: at least continue to be maintained.
00:09:10 --> 00:09:14: When in redline neighborhoods where people were excluded from that
00:09:14 --> 00:09:17: system being very difficult to to get financing to do
00:09:17 --> 00:09:20: all the things that would improve property and and even
00:09:20 --> 00:09:25: buy property in and self destructive cycle can set in.
00:09:25 --> 00:09:30: Could eventually even lead to vacancy and tax foreclosure and
00:09:30 --> 00:09:30: property,
00:09:30 --> 00:09:34: stopping even being a tax producing asset for the city
00:09:34 --> 00:09:38: and so at a systems level neighborhood by neighborhood,
00:09:38 --> 00:09:40: some neighborhoods get investments, some don't.
00:09:40 --> 00:09:44: And after decades and decades we see in effect where
00:09:44 --> 00:09:48: parts of the city are more valuable on average than
00:09:48 --> 00:09:49: other parts.
00:09:49 --> 00:09:52: And so this is the effect today looking at different
00:09:52 --> 00:09:54: neighborhoods in Saint Paul.
00:09:54 --> 00:09:58: Colored by their their their old hope grating,
00:09:58 --> 00:10:00: and this is by no means something that's unique to
00:10:00 --> 00:10:01: Saint Paul.
00:10:01 --> 00:10:02: This same is true in Minneapolis.
00:10:02 --> 00:10:06: It's true in every American city that we've seen for
00:10:07 --> 00:10:08: the most part.
00:10:08 --> 00:10:11: And and it the effect it's it's.
00:10:11 --> 00:10:15: It's not a perfect correlation and especially washed out over
00:10:15 --> 00:10:17: the the you know size of of its to big
00:10:17 --> 00:10:18: cities.
00:10:18 --> 00:10:21: But there are or is a different correlation in that
00:10:21 --> 00:10:25: value that that the values are higher on average than
00:10:25 --> 00:10:28: things that were not redlined and in some cases they
00:10:28 --> 00:10:31: can be very extreme and the other the other place

00:10:31 --> 00:10:34: where where cities lose their their allegorical teeth and it's
00:10:35 --> 00:10:38: much more direct and violent way was through practice of
00:10:38 --> 00:10:40: urban renewal. And in this case,
00:10:40 --> 00:10:43: when we look at the Interstate in this neighborhood,
00:10:43 --> 00:10:45: right in the heart of this neighborhood,
00:10:45 --> 00:10:48: we see this huge footprint of of urban land that
00:10:49 --> 00:10:49: takes up.
00:10:49 --> 00:10:51: And it's not as though was built this way,
00:10:51 --> 00:10:54: and it's not as though this went into a undeveloped
00:10:54 --> 00:10:54: corridor.
00:10:54 --> 00:10:56: This was the heart of the city,
00:10:56 --> 00:10:59: and these were these were blacks that have been planted
00:10:59 --> 00:11:01: in Saint Paul since the 1880s at least,
00:11:01 --> 00:11:06: and before the highway was built in a thriving neighborhood.
00:11:06 --> 00:11:10: With uh homes and businesses and and this is,
00:11:10 --> 00:11:13: this is what happened to it and so.
00:11:16 --> 00:11:19: With things that we want to do is is.
00:11:19 --> 00:11:21: And so yeah, we kind of zoom around to the
00:11:21 --> 00:11:22: backside of the models.
00:11:22 --> 00:11:23: We can really get a view of this.
00:11:23 --> 00:11:25: We can start to see really the the difference.
00:11:25 --> 00:11:28: Both the difference in value between different parts of the
00:11:28 --> 00:11:28: city,
00:11:28 --> 00:11:32: but also the amount of space that was that was
00:11:32 --> 00:11:33: cleaved out by I-94.
00:11:33 --> 00:11:36: So this is really looking right at the neighborhood in
00:11:36 --> 00:11:37: question,
00:11:37 --> 00:11:40: Rondo. And and you, you know,
00:11:40 --> 00:11:42: getting a view of this Canyon that was created.
00:11:42 --> 00:11:45: And sure enough, when we go and look at what
00:11:45 --> 00:11:47: was done in the past year,
00:11:47 --> 00:11:51: we could see that this was this area was was
00:11:51 --> 00:11:54: considered high risk and.
00:11:54 --> 00:11:58: And sure enough, the highway went right through the middle
00:11:58 --> 00:11:59: of it.
00:11:59 --> 00:12:01: Redlined neighborhoods were were considered the ones there.
00:12:01 --> 00:12:03: Since they're hazardous, that's you know,
00:12:03 --> 00:12:06: basically the inexpensive place to put the highway through as
00:12:06 --> 00:12:07: well as his other.
00:12:07 --> 00:12:10: I don't. I don't know the exact story is I-94,
00:12:10 --> 00:12:13: but it's a pattern that I've seen enough cities that

00:12:13 --> 00:12:16: it looks familiar to me and and one of the
00:12:16 --> 00:12:18: things that we see two is there's.
00:12:18 --> 00:12:23: There's definitely a difference between the outcomes and values between
00:12:23 --> 00:12:24: different neighborhoods.
00:12:24 --> 00:12:28: In Syria is almost double the the the value per
00:12:28 --> 00:12:29: acre just to the South.
00:12:29 --> 00:12:32: There we're looking up this South in this in this
00:12:32 --> 00:12:33: model.
00:12:35 --> 00:12:38: And so two. The other thing that that makes me
00:12:38 --> 00:12:40: curious is is when I think about this idea of
00:12:40 --> 00:12:41: restorative development.
00:12:41 --> 00:12:45: Restorative infrastructure, my mind goes to the restoration.
00:12:45 --> 00:12:48: What are we restoring and what have we lost?
00:12:48 --> 00:12:51: And so I I, I find images like this compelling
00:12:51 --> 00:12:51: now.
00:12:51 --> 00:12:53: Now I've taken other things out too so we can
00:12:53 --> 00:12:55: see the model a little more clearly.
00:12:55 --> 00:12:58: Downtown is mostly still there.
00:12:58 --> 00:13:01: It's it's just I've taken out some of the things
00:13:01 --> 00:13:03: that weren't that never had a redlining code.
00:13:03 --> 00:13:07: They're called commercial. So it seems a little better.
00:13:07 --> 00:13:09: But what I did is is see if you can
00:13:09 --> 00:13:10: spot what.
00:13:10 --> 00:13:13: I my my trick here is I just go back
00:13:13 --> 00:13:15: of the envelope.
00:13:15 --> 00:13:18: Wanted to get a sense of what might have might
00:13:18 --> 00:13:20: have we the value of what was lost?
00:13:20 --> 00:13:22: What? What might that value be?
00:13:22 --> 00:13:24: And you know this is I didn't.
00:13:24 --> 00:13:27: I didn't think this this through really in depth.
00:13:27 --> 00:13:30: I just kind of took a quick example and one
00:13:30 --> 00:13:32: of the things I really want to show too with
00:13:32 --> 00:13:34: this is is as less the value of what's there,
00:13:34 --> 00:13:37: but also the the the the connectivity in the completeness
00:13:37 --> 00:13:38: of the city.
00:13:38 --> 00:13:39: Then when you look at this,
00:13:39 --> 00:13:42: if you didn't know about the Interstate this would look
00:13:42 --> 00:13:43: natural.
00:13:43 --> 00:13:46: And but but just to put a number on just
00:13:46 --> 00:13:47: to get an idea.
00:13:47 --> 00:13:49: You know you probably a lot of you have already

00:13:49 --> 00:13:50: had the thought.
00:13:50 --> 00:13:52: Well, it kind of depends on what we compare to
00:13:52 --> 00:13:53: right?
00:13:53 --> 00:13:54: If we looked at the things to the north,
00:13:54 --> 00:13:59: that Redline neighborhood and there where they have the values
00:13:59 --> 00:14:01: are about $1.2 million an acre.
00:14:01 --> 00:14:03: Maybe it was worth 70 billion.
00:14:03 --> 00:14:05: But if we use these higher numbers,
00:14:05 --> 00:14:08: if we imagine what if that process of disinvestment redlining
00:14:08 --> 00:14:09: hadn't been so severe?
00:14:09 --> 00:14:12: Maybe it would be 178 and if we use these
00:14:12 --> 00:14:16: values from over by the light rail station where there's
00:14:16 --> 00:14:17: a little more.
00:14:17 --> 00:14:19: Or development little more intensity.
00:14:19 --> 00:14:22: You know we're looking at at even bigger number so
00:14:22 --> 00:14:25: we really don't know which is what we really can
00:14:25 --> 00:14:27: can say of this is that there was a lot
00:14:27 --> 00:14:31: of value there. That was replaced.
00:14:31 --> 00:14:34: And with that in mind,
00:14:34 --> 00:14:37: it seems to me like this,
00:14:37 --> 00:14:40: the land bridge, which I I which Keith will,
00:14:40 --> 00:14:42: will explain a lot more in depth,
00:14:42 --> 00:14:46: but basically finding somewhere to to reconnect the pieces.
00:14:46 --> 00:14:49: That seems very modest to me in light of what
00:14:49 --> 00:14:54: has actually been removed from this neighborhood and and if
00:14:54 --> 00:14:58: we were to quantify the missing investment.
00:14:58 --> 00:15:00: You know, it seems it seems like a like a
00:15:00 --> 00:15:03: pretty modest way to get started doing some repair,
00:15:03 --> 00:15:06: and so I like this image to sort of explain
00:15:06 --> 00:15:08: the concept where we see.
00:15:08 --> 00:15:10: The value per acre is on both sides of this.
00:15:10 --> 00:15:14: The Canyon of the highway and we can at least
00:15:14 --> 00:15:17: see a bit of solid ground in between them.
00:15:17 --> 00:15:23: And. With that, that's my prepared part and I'll hand
00:15:23 --> 00:15:27: over to Keith to expand on that and and make
00:15:27 --> 00:15:31: sure that I I I got it right from your
00:15:31 --> 00:15:32: perspective. Yeah,
00:15:32 --> 00:15:34: absolutely thanks a lot, Joshua.
00:15:34 --> 00:15:38: I appreciate the presentation is just mind-blowing.
00:15:38 --> 00:15:42: The seed data visually and then the analysis economically of
00:15:42 --> 00:15:47: where benefits emerged where disinvestment ultimately was

noted.
00:15:47 --> 00:15:52: The correlation between redlining and the impacts of redlining.
00:15:52 --> 00:15:54: In terms of disinvestment, in communities as well,
00:15:54 --> 00:15:57: so I appreciate that so much.
00:15:57 --> 00:16:03: I'm glad to be a part of this presentation here.
00:16:03 --> 00:16:07: Today, let me go ahead and share my screen.
00:16:07 --> 00:16:12: Well, I can talk a bit about the Rondo project
00:16:12 --> 00:16:13: reconnect Rondo.
00:16:13 --> 00:16:17: I mean really, in essence what we've got situated here
00:16:17 --> 00:16:22: is the importance of trying to help Minnesota shine brighter.
00:16:22 --> 00:16:26: So it's been under a tremendous amount of larger social
00:16:26 --> 00:16:27: justice and.
00:16:29 --> 00:16:33: Protest around a wide range of disparities and certainly we
00:16:33 --> 00:16:37: are feeling the effects of that in so many ways.
00:16:37 --> 00:16:41: 'cause Minnesota represents both the best and the worst.
00:16:41 --> 00:16:44: When we think about the mission of reconnect Rondo,
00:16:44 --> 00:16:47: it is really as Paul had mentioned upfront and what
00:16:47 --> 00:16:50: has been referenced in terms of restoration is to lead
00:16:51 --> 00:16:54: a way in which to revitalize the rondel community with
00:16:54 --> 00:16:58: a land bridge leveraging an asset that certainly has the
00:16:58 --> 00:17:00: potential of emerging.
00:17:00 --> 00:17:03: To reconnect Rondo and to reignite what was once Rondo
00:17:03 --> 00:17:07: which was an African American Cultural enterprise district in Saint
00:17:07 --> 00:17:07: Paul.
00:17:07 --> 00:17:09: When we can imagine a blank canvas and what the
00:17:10 --> 00:17:11: possibilities are in a blank canvas.
00:17:11 --> 00:17:14: Certainly we can see things like play space,
00:17:14 --> 00:17:19: housing, open pavilion, civic common areas to to gather.
00:17:19 --> 00:17:24: It could be really focused in on agricultural activities.
00:17:24 --> 00:17:29: Performance considerations around climate change and how climate change might
00:17:29 --> 00:17:30: be addressed.
00:17:30 --> 00:17:33: 3 little energies, etc. So there's a wide range of
00:17:33 --> 00:17:35: possibilities on a blank canvas,
00:17:35 --> 00:17:39: and we're early in that process.
00:17:39 --> 00:17:42: And to really determine what that might look like,
00:17:42 --> 00:17:47: ultimately we were really successful in putting forward information from
00:17:47 --> 00:17:50: a feasibility study at a higher level,
00:17:50 --> 00:17:52: really to take a look at if we were to
00:17:52 --> 00:17:55: move forward with the possibility of this,

00:17:55 --> 00:17:57: what would be the kind of that high level cost?
00:17:57 --> 00:18:00: And I'm going to really use the word cost,
00:18:00 --> 00:18:02: but I'm going to turn it inside out and talk
00:18:02 --> 00:18:03: about it in terms of investment.
00:18:03 --> 00:18:06: Oftentimes when we think about communities and neighborhoods,
00:18:06 --> 00:18:09: we think about things as a cost as an expenditure.
00:18:09 --> 00:18:13: It brings very very minimal return and what we really
00:18:13 --> 00:18:18: are proposing is this notion of changing the narrative.
00:18:18 --> 00:18:22: If we invest 549 million in design and the buildings
00:18:22 --> 00:18:26: on top as well as the infrastructure itself,
00:18:26 --> 00:18:30: then what really can be the result of that kind
00:18:30 --> 00:18:31: of investment?
00:18:31 --> 00:18:37: We're in the pre development phase of this proposition and
00:18:37 --> 00:18:40: through a 2018 technical advisory.
00:18:40 --> 00:18:44: A panel. Event we were able to really identify kind
00:18:45 --> 00:18:49: of this pre development cost at 6.2 million and 6.2
00:18:49 --> 00:18:54: million to get us to the planning process to figure
00:18:54 --> 00:18:56: out what might be on this blank canvas.
00:18:56 --> 00:19:00: What might be the considerations of impacts that we have
00:19:00 --> 00:19:03: to stay ahead of and what might be the way
00:19:03 --> 00:19:07: in which we put forward a proposition that not only
00:19:07 --> 00:19:10: really helps benefit the community of Rondo,
00:19:10 --> 00:19:13: but also be viewed really as a regional benefit?
00:19:13 --> 00:19:16: A statewide benefit. Across the board,
00:19:16 --> 00:19:19: and so this is really some of the fundamental high
00:19:19 --> 00:19:23: level analysis that took place through our feasibility study.
00:19:23 --> 00:19:25: What we really wanted to do is not only make
00:19:25 --> 00:19:26: a technical case,
00:19:26 --> 00:19:29: but we also wanted to make a business case a
00:19:29 --> 00:19:32: moral case and a just case moving forward.
00:19:32 --> 00:19:36: Just want to talk about the economic opportunity from the
00:19:36 --> 00:19:41: feasibility study that really kind of pushed forward looking at
00:19:41 --> 00:19:45: 576 potential new housing units a generation of 1800 jobs.
00:19:45 --> 00:19:51: Non profit and retail space totaling about 140,000 square feet.
00:19:51 --> 00:19:55: Revenue to the city of about 4.2 million annually and
00:19:55 --> 00:19:57: growth overall to the area.
00:19:57 --> 00:20:00: So we know that this investment can bring the kinds
00:20:00 --> 00:20:03: of returns and benefits to communities that that that we
00:20:03 --> 00:20:07: know were not present when redlining and disinvestment took place,
00:20:07 --> 00:20:11: and particularly when the freeway itself moved forward.

00:20:11 --> 00:20:15: I want to really emphasize that what reconnect Rhonda was
00:20:15 --> 00:20:17: doing is really setting the conditions.
00:20:17 --> 00:20:21: To leverage potentially newly created land again to reignite an
00:20:21 --> 00:20:26: African American cultural enterprise district that was once Rondo but
00:20:26 --> 00:20:29: really specifically to serve as a catalyst.
00:20:29 --> 00:20:32: To community and regional prosperity.
00:20:32 --> 00:20:36: We have a structure in place that we've been using.
00:20:36 --> 00:20:41: As we move forward. Really understanding the ecosystem of those
00:20:41 --> 00:20:44: that need to lean in in order to have this
00:20:44 --> 00:20:45: come about.
00:20:45 --> 00:20:47: Let's talk about the story of redlining.
00:20:47 --> 00:20:50: So, through redlining and covenants.
00:20:50 --> 00:20:54: There was a decision that this was the only place
00:20:54 --> 00:20:57: geographically in blue that African Americans could live.
00:20:57 --> 00:21:00: There was a northern route being considered as well as
00:21:00 --> 00:21:03: the route that was considered Saint Anthony or Rondo,
00:21:03 --> 00:21:06: but there was an intentional decision to take the freeway
00:21:07 --> 00:21:07: through rondel,
00:21:08 --> 00:21:11: even though there would have been far less impact,
00:21:11 --> 00:21:13: if any, to the northern route,
00:21:13 --> 00:21:16: which was called the Pierce Butler route.
00:21:16 --> 00:21:21: Rhonda was a growing middle class community and in the
00:21:21 --> 00:21:24: 50s before the freeway came through,
00:21:24 --> 00:21:28: 80% of the African American population.
00:21:28 --> 00:21:32: The living in Rondo reside or in Saint Paul,
00:21:32 --> 00:21:34: resided right in the Rondo area,
00:21:34 --> 00:21:38: but again, as mentioned, urban renewal was also an important
00:21:38 --> 00:21:40: factor in decision making,
00:21:40 --> 00:21:44: along with the Highway Department's decision to take the freeway
00:21:44 --> 00:21:45: completely through.
00:21:45 --> 00:21:48: But let's talk about the implications.
00:21:48 --> 00:21:52: We did a past prosperity study that really looked at
00:21:52 --> 00:21:53: quantifying the last,
00:21:53 --> 00:21:57: doing the analysis of what that loss might look like,
00:21:57 --> 00:22:00: and if we think about and see the population decline,
00:22:00 --> 00:22:02: you can say a 61%
00:22:02 --> 00:22:06: population declined. Took place between 1950 and 1980.
00:22:06 --> 00:22:11: Since the 50s it lost more than half of its

00:22:12 --> 00:22:13: population.
00:22:13 --> 00:22:18: Home home ownership also was cut in half.
00:22:18 --> 00:22:23: We lost 48% of home ownership in the area.
00:22:23 --> 00:22:27: I mean, that's a pretty devastating slide and gap and
00:22:27 --> 00:22:28: gutting of a community.
00:22:28 --> 00:22:30: Overall, not only it's social,
00:22:30 --> 00:22:33: it's economic, it's spiritual foundation.
00:22:33 --> 00:22:37: All of the fabric that makes a community thrive and
00:22:37 --> 00:22:38: move forward.
00:22:38 --> 00:22:40: But let's take another look.
00:22:40 --> 00:22:45: And where the missed opportunity is when we think about
00:22:45 --> 00:22:48: the trends at the very very top dotted line in
00:22:48 --> 00:22:49: blue.
00:22:49 --> 00:22:54: That's the national US change.
00:22:54 --> 00:22:56: When we think about the Gray,
00:22:56 --> 00:23:02: the Gray represents the growth or the change of homeownership
00:23:02 --> 00:23:04: in the city of Saint Paul.
00:23:04 --> 00:23:08: But within Rondo you can see this incredible dip that's
00:23:08 --> 00:23:13: happened ultimately and after the freeway was constructed and destroyed,
00:23:13 --> 00:23:15: the heart of certainly Rondo.
00:23:15 --> 00:23:18: Many homeowners moved away, some moved to Saint Paul,
00:23:18 --> 00:23:22: but it's scattered. The Rondo community across the board had
00:23:22 --> 00:23:24: Ronald followed the same trajectory.
00:23:24 --> 00:23:28: Of home ownership, it would have lost far fewer,
00:23:28 --> 00:23:31: but I think it's also important to take a look
00:23:31 --> 00:23:33: at quantifying it in this way,
00:23:33 --> 00:23:39: 700 homes, 300 businesses between 1950 and 1969 were lost.
00:23:39 --> 00:23:43: Intergenerational wealth loss of $135 million,
00:23:43 --> 00:23:47: and I just really want to emphasize we did a
00:23:47 --> 00:23:50: comparison of homes so both homes that we track were
00:23:50 --> 00:23:54: passed on to children after the original owners.
00:23:54 --> 00:23:57: The death. Of the owners in the mid 80s.
00:23:57 --> 00:24:01: In both cases the children sold the homes gained a
00:24:01 --> 00:24:02: full value of 50,000,
00:24:02 --> 00:24:06: so that's how we calculate 50,000 *
00:24:06 --> 00:24:10: 700 homes gives us a 35 million of intergenerational wealth
00:24:10 --> 00:24:10: loss loss.
00:24:10 --> 00:24:15: Never realized. Ultimately when the housing was taken place and

00:24:15 --> 00:24:19: again we're using the snapshot of 1980 because that was
00:24:19 --> 00:24:23: where the most significant effects of the freeway were most
00:24:24 --> 00:24:25: noted. But I also want to.
00:24:25 --> 00:24:29: Model this idea of trajectory in Saint Paul.
00:24:29 --> 00:24:32: If those homes had never been taken,
00:24:32 --> 00:24:34: what would be their value today?
00:24:34 --> 00:24:39: And that value has been calculated at 157 million million.
00:24:39 --> 00:24:43: This is unrealized equity for homes that would have been
00:24:43 --> 00:24:45: owned by likely descendants.
00:24:45 --> 00:24:49: Although we can't predict that likely have been owned and
00:24:49 --> 00:24:51: would have been transferred to.
00:24:51 --> 00:24:54: Certainly descendants at that particular point in time.
00:24:54 --> 00:24:56: But I also want to note.
00:24:56 --> 00:24:58: Test if we take the average median income.
00:24:58 --> 00:25:01: Looking at the census track that you see here below,
00:25:01 --> 00:25:06: you see in pink the census tract to the north.
00:25:06 --> 00:25:11: When you compare the average median income of the metropolitan
00:25:11 --> 00:25:11: area 2.
00:25:11 --> 00:25:16: Rondo, there is a $270 million gap that's just looking
00:25:16 --> 00:25:19: at the southern tract or the northern track.
00:25:19 --> 00:25:22: When you add the southern track in terms of again
00:25:23 --> 00:25:27: comparing the average median income in the metropolitan area,
00:25:27 --> 00:25:30: Torando in total, using all six of these census tract,
00:25:30 --> 00:25:32: it increases by another 100,000,000.
00:25:32 --> 00:25:38: That's $370 million. Turning gap when compared to the metropolitan
00:25:38 --> 00:25:39: area.
00:25:39 --> 00:25:41: I want to emphasize this and this is certainly no
00:25:41 --> 00:25:42: criticism,
00:25:42 --> 00:25:46: but it's just observation. When you compare that earning annual
00:25:46 --> 00:25:47: gap,
00:25:47 --> 00:25:51: it is equal to the earning compensation for the top
00:25:51 --> 00:25:54: 50 CEOs in the state of Minnesota.
00:25:54 --> 00:25:58: That's really a powerful statement when we talk about how
00:25:58 --> 00:25:59: a community has really lagged.
00:25:59 --> 00:26:02: But when we compare where wealth exists,
00:26:02 --> 00:26:06: it certainly is absent in the community of Rhonda.
00:26:06 --> 00:26:10: I want to also highlight the Rondo scorecard and again
00:26:10 --> 00:26:13: this is really the impact of the freeway when it's
00:26:14 --> 00:26:16: all said and down and urban renewal.

00:26:16 --> 00:26:21: So if we think about these five categories.
00:26:21 --> 00:26:25: Where we might measure? Equity,
00:26:25 --> 00:26:30: oftentimes we think about equity simply in a transaction of
00:26:30 --> 00:26:32: increased housing value.
00:26:32 --> 00:26:36: Or increase the value of a business.
00:26:36 --> 00:26:39: But when we think about the Rondo scorecard,
00:26:39 --> 00:26:42: there are other things that are important to measure as
00:26:42 --> 00:26:47: well in the past prosperity study elevated this self actualization
00:26:47 --> 00:26:47: esteem,
00:26:47 --> 00:26:53: love and belonging. Safety needs physiological needs.
00:26:53 --> 00:26:56: So really by every measure.
00:26:56 --> 00:27:00: Rondo currently is net negative.
00:27:00 --> 00:27:02: It's not even at par.
00:27:02 --> 00:27:06: So the. Building of equity is what restorative development is
00:27:06 --> 00:27:07: about.
00:27:07 --> 00:27:11: How do we move forward to build equity by every
00:27:11 --> 00:27:14: every measure possible?
00:27:14 --> 00:27:16: When we think about moving ourselves forward,
00:27:16 --> 00:27:18: there are a couple of things that are critical for
00:27:18 --> 00:27:20: us to keep in mind and progressing forward.
00:27:20 --> 00:27:23: With this, we need to as reconnect.
00:27:23 --> 00:27:27: Rondo being that we've got this windfall of 6.2 million,
00:27:27 --> 00:27:29: it's really about now. How do we do our planning?
00:27:29 --> 00:27:31: We establishing our internal team,
00:27:31 --> 00:27:34: our technical team as we're moving forward.
00:27:34 --> 00:27:36: We're looking at our master planning process,
00:27:36 --> 00:27:39: really keeping in mind that we've got to have a
00:27:39 --> 00:27:42: unique financing model in place that is able to return
00:27:42 --> 00:27:44: benefit back to the community.
00:27:44 --> 00:27:47: The other piece of the equation is certainly there are
00:27:47 --> 00:27:51: people all along the continuum that have different understandings of
00:27:52 --> 00:27:55: where we are in the process and what implications are
00:27:55 --> 00:28:00: potential for folks within the neighborhood confirming partnerships being important
00:28:00 --> 00:28:04: with the jurisdictions as well as those community based organizations
00:28:04 --> 00:28:04: as well,
00:28:04 --> 00:28:07: I want to share with you just one other piece
00:28:07 --> 00:28:09: that I think is important.
00:28:09 --> 00:28:13: We call our effort as an effort to be a
00:28:13 --> 00:28:15: force field of protection.

00:28:15 --> 00:28:19: In order to create a prosperity zone,
00:28:19 --> 00:28:22: we're booked in and in some unique ways.
00:28:22 --> 00:28:25: We've got development that's happening near the capital,
00:28:25 --> 00:28:27: which is called the Sears development.
00:28:27 --> 00:28:30: We've got development happening in midway on Snelling,
00:28:30 --> 00:28:34: which is to the West of the Rondo community,
00:28:34 --> 00:28:39: so we are booked end by traditional thinking around development.
00:28:39 --> 00:28:42: What we have is the central light rail corridor.
00:28:42 --> 00:28:45: Also that came through that also,
00:28:45 --> 00:28:51: as is noted, has created incredible pressure and limited affordability.
00:28:51 --> 00:28:55: In fact, it's really in fact created increase in property
00:28:55 --> 00:28:56: taxes,
00:28:56 --> 00:28:59: less availability of housing, being affordable,
00:28:59 --> 00:29:04: etc. But what this really illustrates is the historic footprint
00:29:04 --> 00:29:08: of Rondo Rice Street near the capital Lexington Ave to
00:29:08 --> 00:29:09: the West,
00:29:09 --> 00:29:11: and what we intend to do.
00:29:11 --> 00:29:14: Is to define a force field of protection area where
00:29:15 --> 00:29:17: we can put in place the kinds of things that
00:29:18 --> 00:29:22: are important and when we think about restorative development,
00:29:22 --> 00:29:25: we think about a circular economy.
00:29:25 --> 00:29:28: We think about regenerative urbanism.
00:29:28 --> 00:29:33: We think about New City or smart city technologies.
00:29:33 --> 00:29:35: We want to see this.
00:29:35 --> 00:29:40: Project out benefits out into the 50 years from today,
00:29:40 --> 00:29:43: 75 years from today. And how does that go about
00:29:43 --> 00:29:45: returning back to the community?
00:29:45 --> 00:29:48: I just want to close by illustrating one thing.
00:29:48 --> 00:29:51: When we think about public private investment,
00:29:51 --> 00:29:53: that's an easy thing for us to get our head
00:29:53 --> 00:29:53: around.
00:29:53 --> 00:29:56: And when we do analysis around those kinds of things,
00:29:56 --> 00:29:59: it's pretty powerful. So in this instance,
00:29:59 --> 00:30:03: U.S. bank Stadium, the state invested 348,000,000.
00:30:03 --> 00:30:06: But I'm not sure that we're able to measure how
00:30:06 --> 00:30:08: that benefited Rondo directly.
00:30:08 --> 00:30:11: We could probably passively articulate it,
00:30:11 --> 00:30:15: but we can't directly articulate it at this particular point
00:30:15 --> 00:30:15: in time.
00:30:15 --> 00:30:18: I also use Target Field as an example.

00:30:18 --> 00:30:22: We invested as a state 550 million in this public
00:30:22 --> 00:30:23: private venture.
00:30:23 --> 00:30:26: Ninety million was for infrastructure investments.
00:30:26 --> 00:30:30: So what we're requesting here is not new in terms
00:30:30 --> 00:30:33: of infrastructure investment into.
00:30:33 --> 00:30:36: A proposition, but we are requesting that this kind of
00:30:36 --> 00:30:41: investment happened within communities and neighborhoods in a way that
00:30:41 --> 00:30:43: is much more effective,
00:30:43 --> 00:30:46: and we can measure direct benefit from that investment,
00:30:46 --> 00:30:49: which I don't believe that we can do on either
00:30:49 --> 00:30:51: of these propositions today,
00:30:51 --> 00:30:53: so it's not again a criticism,
00:30:53 --> 00:30:56: but it's about a shift of a narrative of what
00:30:56 --> 00:30:59: we mean by investment in neighborhoods and communities and what
00:30:59 --> 00:31:00: we believe.
00:31:00 --> 00:31:03: Ultimately, those returns can bring about.
00:31:03 --> 00:31:07: So I'm going to stop here.
00:31:07 --> 00:31:12: And possibly have a little bit of a dialogue with
00:31:12 --> 00:31:12: Josh.
00:31:12 --> 00:31:15: I find what it is that you've laid out there
00:31:15 --> 00:31:18: to be most most intriguing and fascinating,
00:31:18 --> 00:31:21: and I think it's really an illustration of the effects
00:31:22 --> 00:31:22: of redlining.
00:31:22 --> 00:31:26: What is the most striking thing from your perspective?
00:31:26 --> 00:31:30: OK, now given a foundation understanding of how we kind
00:31:30 --> 00:31:34: of see this vision as we do see public,
00:31:34 --> 00:31:39: private philanthropic people. As the model the financing model that
00:31:39 --> 00:31:43: we think is important so that direct return goes to
00:31:43 --> 00:31:45: community to a large extent.
00:31:45 --> 00:31:48: So I'm curious about your thoughts.
00:31:48 --> 00:31:48: Sure,
00:31:49 --> 00:31:53: well I feel very complimentary to to everything that that
00:31:53 --> 00:31:56: you just said because when I when I when I've
00:31:56 --> 00:31:59: created these models and not just me when when we've
00:31:59 --> 00:32:02: created these and and seen these patterns and it's to
00:32:02 --> 00:32:02: me,
00:32:02 --> 00:32:06: it's very stark. Seeing in the image.
00:32:06 --> 00:32:09: The difference is you'll see sometimes exact same houses.
00:32:09 --> 00:32:13: Two streets apart with radically different values and and and
00:32:13 --> 00:32:16: everything that goes with that and the condition.

00:32:16 --> 00:32:19: So to me. Well I see all of this what
00:32:19 --> 00:32:22: I've been seeing for a long time is is the
00:32:22 --> 00:32:27: tremendous opportunity of of upside and and basically as you
00:32:27 --> 00:32:31: said when we look at what happened through redlining is
00:32:31 --> 00:32:33: a lack of investment at at.
00:32:33 --> 00:32:36: At the very least, along with other things.
00:32:36 --> 00:32:39: I see it as as.
00:32:39 --> 00:32:42: We haven't been putting fuel on the fire and the
00:32:42 --> 00:32:46: in some places the fires come very close to burning
00:32:46 --> 00:32:49: out but and and a lot of neighborhoods like Rondo,
00:32:49 --> 00:32:51: the embers are still very much there,
00:32:51 --> 00:32:55: and if we would but give the fire a little
00:32:55 --> 00:32:56: oxygen.
00:32:56 --> 00:32:59: It would take off, and when I say fire here,
00:32:59 --> 00:33:02: the analogy being market values and development and I think
00:33:02 --> 00:33:02: 2 of this.
00:33:02 --> 00:33:05: This idea of the force field of protection is really
00:33:06 --> 00:33:09: important because we've also created a situation in which.
00:33:09 --> 00:33:12: The values have have have gone,
00:33:12 --> 00:33:15: but also people are in danger of being locked out
00:33:15 --> 00:33:16: of the changing values,
00:33:16 --> 00:33:19: so there's there's a real opportunity both,
00:33:19 --> 00:33:24: I think. What you said about measuring the economic impacts
00:33:24 --> 00:33:27: of of the big public investments may make,
00:33:27 --> 00:33:30: I think that's a really important point.
00:33:30 --> 00:33:31: Because I see this all the time,
00:33:31 --> 00:33:34: that the arguments that get made for a lot of
00:33:34 --> 00:33:36: high dollar investments are really emotional.
00:33:36 --> 00:33:38: We just don't want to call it that.
00:33:38 --> 00:33:44: Especially things like stadiums you know people can get really.
00:33:44 --> 00:33:46: You know it, it can mean something to to culture
00:33:46 --> 00:33:47: of a place,
00:33:47 --> 00:33:51: but in terms of like justifying it as an investment.
00:33:51 --> 00:33:56: It's it's indirect, whereas it's these things that affect real
00:33:56 --> 00:33:58: estate directly.
00:33:58 --> 00:34:00: Well, you know we we have performance for that.
00:34:00 --> 00:34:04: That's predictable. That that makes me feel more.
00:34:04 --> 00:34:08: Confident as financially if I were an investor,
00:34:08 --> 00:34:09: that makes me say OK,
00:34:09 --> 00:34:11: yeah I can follow the the points there.

00:34:11 --> 00:34:12: I know that's going to.
00:34:12 --> 00:34:15: I know how that's going to pay off in part
00:34:15 --> 00:34:18: because it's real estate based not based on sales tax
00:34:18 --> 00:34:18: or income tax,
00:34:18 --> 00:34:21: or or something that's. You know,
00:34:21 --> 00:34:23: hard to track spatially where it's going to go
00:34:24 --> 00:34:26: right, right? You know, one of the things that we
00:34:26 --> 00:34:30: think is important before any development happens is determine who
00:34:30 --> 00:34:30: the primary,
00:34:30 --> 00:34:33: secondary, and true shared beneficiaries.
00:34:33 --> 00:34:34: Well, if we know that up front,
00:34:34 --> 00:34:37: then we know exactly how to approach how the translation
00:34:38 --> 00:34:41: or where the translation of benefit is going to be
00:34:41 --> 00:34:42: right up front,
00:34:42 --> 00:34:44: right and and to me when we think about the
00:34:44 --> 00:34:46: potential of this land bridge,
00:34:46 --> 00:34:49: the development on top, we say OK,
00:34:49 --> 00:34:51: the Community's got to be the primary beneficiary.
00:34:51 --> 00:34:56: Although we recognize that private investment is also an important
00:34:56 --> 00:34:57: part of this equation,
00:34:57 --> 00:35:01: we need to establish what those protocols in those frameworks
00:35:01 --> 00:35:02: ought to be.
00:35:02 --> 00:35:04: One of the things I also want to know.
00:35:04 --> 00:35:05: You know this is a project that has a lot
00:35:06 --> 00:35:06: of layers to it,
00:35:06 --> 00:35:09: because we're dealing and working with as partners.
00:35:09 --> 00:35:11: The City of Saint Paul.
00:35:11 --> 00:35:14: Ramsey County the Met Council.
00:35:14 --> 00:35:18: The MPL, as well as the Department of Transportation all
00:35:18 --> 00:35:23: having different functional roles right in in how they look
00:35:23 --> 00:35:24: at the systems,
00:35:24 --> 00:35:29: processes, tools, and resources that are available to communities.
00:35:29 --> 00:35:33: But I really want to emphasize the intersection around policies,
00:35:33 --> 00:35:37: so you've got your comp the comp plan?
00:35:37 --> 00:35:42: For the county, it's got a economic competitiveness plan.
00:35:42 --> 00:35:45: We've got the Met Council that's responsible for long range
00:35:45 --> 00:35:48: planning in terms of cities and so on and so
00:35:48 --> 00:35:48: forth.

00:35:48 --> 00:35:52: But what's really challenging is the actualization of those policies
00:35:52 --> 00:35:55: in the in the interest more directly to communities,
00:35:55 --> 00:35:57: it's one thing to lay policies out.
00:35:57 --> 00:35:59: It's another thing to be able to actualize them,
00:35:59 --> 00:36:02: and we think that we can pull the drawstring around
00:36:02 --> 00:36:05: each of these plans and reports and be able to
00:36:05 --> 00:36:06: pull forward.
00:36:06 --> 00:36:10: What we know can be benefits directly to communities and
00:36:10 --> 00:36:11: and it,
00:36:11 --> 00:36:14: and it becomes something that that we're most passionate about.
00:36:14 --> 00:36:16: I do want to note this.
00:36:16 --> 00:36:17: The City of Saint Paul is doing,
00:36:17 --> 00:36:21: really. A very important thing,
00:36:21 --> 00:36:25: and right now they're taking a look at the city
00:36:25 --> 00:36:30: wide anti displacement framework or a citywide anti displacement framework.
00:36:30 --> 00:36:38: But more specifically, really looking at exploration of inclusionary zoning.
00:36:38 --> 00:36:41: And that's something that currently doesn't exist within the city,
00:36:41 --> 00:36:45: but along with that, reconnect Rondo with the geographic area
00:36:45 --> 00:36:49: specifically has been awarded Livable Communities Grant,
00:36:49 --> 00:36:53: and that Little Communities Grant is going to be so
00:36:53 --> 00:36:58: helpful because it's really establishing what we call anti displacement
00:36:58 --> 00:37:02: framework but also a restorative overlay district that helps us
00:37:02 --> 00:37:07: to leverage that overall umbrella force field of protection and
00:37:07 --> 00:37:08: prosperity.
00:37:08 --> 00:37:11: Conan the guy had three or four component parts because
00:37:11 --> 00:37:15: of the loss generationally that we certainly have identified and
00:37:16 --> 00:37:19: recognized one of the things that we want to make
00:37:19 --> 00:37:22: sure is that there is some framework right of return.
00:37:22 --> 00:37:24: As I mentioned a little bit earlier,
00:37:24 --> 00:37:27: a number of Rhonda Lights moved out of Minnesota.
00:37:27 --> 00:37:30: Now we don't know whether or not Minnesotans or Rhonda
00:37:30 --> 00:37:33: lights want to move back or even descendants right,
00:37:33 --> 00:37:36: but we want to create a framework that allows for
00:37:36 --> 00:37:37: that to happen.
00:37:37 --> 00:37:42: The second piece of it is really around creating a
00:37:42 --> 00:37:44: Community reinvestment fund.

00:37:44 --> 00:37:47: And that would allow them the development of research,
00:37:47 --> 00:37:50: the development and the resources from development to kick back
00:37:50 --> 00:37:54: into the neighborhood to offset increased property taxes.
00:37:54 --> 00:37:59: Just wanted illustration. The third thing is really around creating
00:37:59 --> 00:38:00: this investment trust,
00:38:00 --> 00:38:03: and that's that 4P model that I highlight a little
00:38:03 --> 00:38:06: bit earlier because there is a question out here.
00:38:06 --> 00:38:08: So we create new land.
00:38:08 --> 00:38:13: What? What is the controlling mechanism of that?
00:38:13 --> 00:38:17: We know that air rides as a subject that we've
00:38:17 --> 00:38:19: had conversations around.
00:38:19 --> 00:38:22: So who controls the air rides?
00:38:22 --> 00:38:25: How does that translate into development,
00:38:25 --> 00:38:28: and how does it all benefit more directly the Community
00:38:28 --> 00:38:30: and the 4th and final thing is really looking at
00:38:30 --> 00:38:32: anti displacement tools.
00:38:32 --> 00:38:34: You know not only residential base,
00:38:34 --> 00:38:37: but commercial base, just to make sure that we're able
00:38:37 --> 00:38:38: to support.
00:38:38 --> 00:38:44: At a maximum level. Business incubation business development as well
00:38:44 --> 00:38:48: as benefits to residents so you know it it.
00:38:48 --> 00:38:51: It becomes very, very critical for us to to make
00:38:51 --> 00:38:54: sure that we're forward thinking we're so far in advance.
00:38:54 --> 00:38:57: We believe we can influence so much of what's going
00:38:57 --> 00:38:57: on,
00:38:57 --> 00:39:00: even though we're just simply one segment of the entire
00:39:01 --> 00:39:01: corridor.
00:39:01 --> 00:39:05: Rethinking 994. We believe we also have a responsibility to
00:39:05 --> 00:39:09: work and coordinate with MINDAT as it's looking at the
00:39:09 --> 00:39:11: entirety of the corridor.
00:39:11 --> 00:39:15: To ensure that we're helping to.
00:39:15 --> 00:39:18: Provide input and to advise and to influence what happens
00:39:18 --> 00:39:20: throughout the corridor as well.
00:39:27 --> 00:39:28: Paul, you're on mute.
00:39:28 --> 00:39:31: Oh yes, this is been really a great conversation and
00:39:31 --> 00:39:34: thank you so much Keith and and and Josh for
00:39:34 --> 00:39:36: for illustrating some of these.
00:39:36 --> 00:39:40: These these concepts and ideas and I really wanted to
00:39:40 --> 00:39:43: invite other folks on their call to join in the
00:39:43 --> 00:39:44: conversation.

00:39:44 --> 00:39:48: Either talk specifically about this project or if there are,
00:39:48 --> 00:39:50: you know things within your own community.
00:39:50 --> 00:39:53: You've seen that this could apply to.
00:39:53 --> 00:39:57: Or or challenges that you're talking about and using this
00:39:57 --> 00:40:00: group as an opportunity to talk about those areas so.
00:40:00 --> 00:40:04: So please join in on this conversation.
00:40:04 --> 00:40:05: Let's see here.
00:40:13 --> 00:40:18: I find myself I keep thinking about the landbridge in
00:40:18 --> 00:40:19: terms of.
00:40:19 --> 00:40:22: But a transit stop or a park and in a
00:40:22 --> 00:40:27: transit oriented development and and sort of the you you
00:40:28 --> 00:40:30: put one of those things in.
00:40:30 --> 00:40:32: It's a it's amenity, but also very practical.
00:40:32 --> 00:40:34: 1 to the way people live and are able to
00:40:34 --> 00:40:35: live.
00:40:37 --> 00:40:41: In higher density and then the the.
00:40:41 --> 00:40:45: The the value that spills out around it from the
00:40:45 --> 00:40:46: demand to be around it.
00:40:46 --> 00:40:49: And then sort of the foreknowledge that that such a
00:40:50 --> 00:40:51: thing would be coming,
00:40:51 --> 00:40:54: what you can do to prepare for that and sort
00:40:54 --> 00:40:55: of get the ground ready,
00:40:55 --> 00:40:57: and, you know, build the forcefield.
00:41:00 --> 00:41:01: I think you're absolutely right.
00:41:01 --> 00:41:05: In fact, when I when I reflect on the 2018
00:41:05 --> 00:41:11: technical advisory or Advisory Services Panel recommendations,
00:41:11 --> 00:41:15: I mean one of the things was to really look
00:41:15 --> 00:41:15: at.
00:41:15 --> 00:41:19: You know how how transit and creating a transit hub,
00:41:19 --> 00:41:23: potentially you know in in around Victoria and Victor Victoria
00:41:23 --> 00:41:26: is really kind of the center point.
00:41:28 --> 00:41:31: Between both East heading East and West,
00:41:31 --> 00:41:35: as we think through this structure,
00:41:35 --> 00:41:39: I think you know. About 10 minute walk,
00:41:39 --> 00:41:44: 15 Minute Walk also becomes something that's important to integrate
00:41:44 --> 00:41:45: into what we're doing.
00:41:45 --> 00:41:48: One of the one one of the pieces that I
00:41:48 --> 00:41:51: think is most important is when we take a look
00:41:51 --> 00:41:55: at traffic analysis of what travels across the freeway,
00:41:55 --> 00:41:58: and then the utilization of the freeway itself.

00:41:58 --> 00:42:01: Part of what brought rise to rethinking I-94 and doing
00:42:01 --> 00:42:05: things a little bit differently was those traffic patterns.
00:42:05 --> 00:42:12: That said, usually. People within this geographic area use 94
00:42:12 --> 00:42:13: as Main St.
00:42:13 --> 00:42:15: And if that's the case,
00:42:15 --> 00:42:19: then there's a less of a need if you will.
00:42:19 --> 00:42:22: Uh or more of a need for mobility equity to
00:42:22 --> 00:42:25: be a part of the attention here.
00:42:25 --> 00:42:27: Uh, and it being a concentrated hub,
00:42:27 --> 00:42:30: but it brings also about if we're thinking about circular
00:42:30 --> 00:42:31: economy.
00:42:31 --> 00:42:35: We're thinking about building up various types of community business
00:42:35 --> 00:42:37: expressions or arts expressions,
00:42:37 --> 00:42:41: etc. Becomes a real easy way in which people can
00:42:41 --> 00:42:44: have access to those things without having to jump on
00:42:44 --> 00:42:48: cars or in cars and utilize kind of public transit
00:42:48 --> 00:42:48: systems.
00:42:54 --> 00:42:57: And one thing also Keith and and Josh.
00:42:57 --> 00:43:01: That is pretty amazing about this project is Keith you
00:43:01 --> 00:43:06: brought it up and at 4P model philantropic public private
00:43:06 --> 00:43:10: the most important key in the Rondo Land Bridge development
00:43:10 --> 00:43:14: process is the people and a lot of you guys.
00:43:14 --> 00:43:15: I mean I'm not the sharpest knife in the drawer
00:43:16 --> 00:43:17: and all you guys are in planners,
00:43:17 --> 00:43:20: you guys you. We talk about infrastructure and things like
00:43:20 --> 00:43:20: that,
00:43:20 --> 00:43:25: but the actual people in Rondo they're just trying to.
00:43:25 --> 00:43:26: Get those kids to school.
00:43:26 --> 00:43:28: They're trying to, you know,
00:43:28 --> 00:43:31: make a living. They're trying to weather a pandemic and
00:43:31 --> 00:43:35: then you have this massive infrastructure project that you know
00:43:35 --> 00:43:38: they don't know how that actually benefits them.
00:43:38 --> 00:43:41: And I think that when we talk about planning and
00:43:41 --> 00:43:42: infrastructure,
00:43:42 --> 00:43:44: when you put people first,
00:43:44 --> 00:43:46: I think it makes all the difference.
00:43:46 --> 00:43:51: For instance, when Keith showed that that force field protection
00:43:51 --> 00:43:55: and those different actors in the ecosystem.
00:43:55 --> 00:43:56: It's just not the city.

00:43:56 --> 00:43:58: It's not just the Met Council.
00:43:58 --> 00:43:59: It's just not the county.
00:43:59 --> 00:44:00: It's not just men dot.
00:44:00 --> 00:44:02: It's not just the state,
00:44:02 --> 00:44:07: it's actual community. Organizations that are actually the developers of
00:44:07 --> 00:44:09: this massive infrastructure project.
00:44:09 --> 00:44:13: I mean, we're reconnect. Rondo is working with high school
00:44:13 --> 00:44:13: students,
00:44:13 --> 00:44:17: college students in the Rondo neighborhood to figure out how
00:44:17 --> 00:44:21: to acknowledge them so that they understand this.
00:44:21 --> 00:44:23: This process and this this thing.
00:44:23 --> 00:44:26: These these words and these policies.
00:44:26 --> 00:44:29: That are directly going to affect their lives to help
00:44:29 --> 00:44:32: them find out how this history is actually going to
00:44:32 --> 00:44:33: affect them,
00:44:33 --> 00:44:36: and then how to message that to other young people,
00:44:36 --> 00:44:40: which I think is really critically important that when you
00:44:40 --> 00:44:43: go into your work and your neighborhoods and you and
00:44:43 --> 00:44:47: you think about the billion dollars that are reconnecting communities,
00:44:47 --> 00:44:51: right, putting the people at 1st and and not just
00:44:51 --> 00:44:55: not just giving lip service to their involvement but actually
00:44:55 --> 00:44:56: having them.
00:44:56 --> 00:45:00: A part of the planning process and the ownership and
00:45:00 --> 00:45:02: the management of the project.
00:45:02 --> 00:45:05: That's, I think the special sauce that shouldn't be missed
00:45:05 --> 00:45:08: when when you're looking at the Randall Bridge project.
00:45:10 --> 00:45:11: You know one of the things I mean there are.
00:45:11 --> 00:45:14: There are examples. I mean Clyde.
00:45:14 --> 00:45:17: I often use klyde Warren Bridge just as a a
00:45:17 --> 00:45:21: great illustration and I think also Union Union depot and
00:45:21 --> 00:45:22: in Columbus.
00:45:22 --> 00:45:25: But I want to go with Clyde Warren just for
00:45:25 --> 00:45:26: a moment.
00:45:26 --> 00:45:30: You know what Klyde Warren held illustrate in its 5.2
00:45:30 --> 00:45:30: acres?
00:45:30 --> 00:45:35: Is that a mechanism could be created financially to deal
00:45:35 --> 00:45:41: with the maintenance of the surface of the structure that
00:45:41 --> 00:45:46: was built and and provide programming and other kinds of
00:45:46 --> 00:45:49: activities. It has an open amphitheater,
00:45:49 --> 00:45:53: certainly on it. It has equally a restaurant that's on

00:45:53 --> 00:45:53: it,
00:45:53 --> 00:45:55: some place based for young people,
00:45:55 --> 00:45:59: or children themselves. But at an incredible Commons area for
00:45:59 --> 00:46:03: public and community celebrations and expressions.
00:46:03 --> 00:46:06: While our project is 4 times that size.
00:46:06 --> 00:46:11: There are examples of how maintenance happens and how relationships
00:46:11 --> 00:46:14: between the dot and the structure which it already is
00:46:14 --> 00:46:17: responsible for in terms of infrastructure,
00:46:17 --> 00:46:21: maintenance, etc. And yes, some of those costs will in
00:46:21 --> 00:46:25: fact be a factor needing to be considered at a
00:46:25 --> 00:46:26: deeper level,
00:46:26 --> 00:46:29: but I think it's really about the analysis of how
00:46:29 --> 00:46:32: do we generate or how do we do the analysis
00:46:32 --> 00:46:34: of the revenue that can be generated,
00:46:34 --> 00:46:37: but a top and how does that translate?
00:46:37 --> 00:46:40: And then into long term maintenance,
00:46:40 --> 00:46:43: not only of the surface but the structure itself and
00:46:43 --> 00:46:47: the added value of programs and services for the community.
00:46:47 --> 00:46:51: Because Clyde Warren Bridge raises $100 million annually,
00:46:51 --> 00:46:55: OK, just for programs and the maintenance on top only
00:46:55 --> 00:46:56: for that.
00:46:56 --> 00:46:58: OK, but it's not a neighborhood.
00:46:58 --> 00:47:00: OK, and it doesn't have the kinds of things that
00:47:00 --> 00:47:01: we have with them.
00:47:01 --> 00:47:05: Rondo if we can imagine the same proposition again under
00:47:05 --> 00:47:06: the public,
00:47:06 --> 00:47:09: private, philanthropic and people. Model then what?
00:47:09 --> 00:47:10: We have the potential of doing,
00:47:10 --> 00:47:13: I think, is raising three times that on an annual
00:47:13 --> 00:47:16: basis to handle them the the maintenance on top and
00:47:16 --> 00:47:18: certainly working closely with the department,
00:47:18 --> 00:47:24: transportation and others to to provide the necessary response to
00:47:24 --> 00:47:28: those activities that need to be responded to.
00:47:29 --> 00:47:31: If I'm, you know, uh,
00:47:31 --> 00:47:37: reading what I'm interpreting what I read on on the
00:47:37 --> 00:47:39: website correctly.
00:47:39 --> 00:47:45: Rondo Bridge will will potentially have some some revenue producing
00:47:45 --> 00:47:47: development on it.
00:47:47 --> 00:47:47: Right?

00:47:48 --> 00:47:50: You've got it right. Go ahead and see I'll let
00:47:50 --> 00:47:51: you go ahead and address that.
00:47:51 --> 00:47:54: Yeah, and I think that this is something that is
00:47:54 --> 00:47:56: going to just kind of knock people's socks off.
00:47:56 --> 00:47:59: Is the fact is that that your three port and
00:47:59 --> 00:48:03: past prosperity study actually quantified the loss.
00:48:03 --> 00:48:07: The ability to quantify the loss of a neighborhood is
00:48:07 --> 00:48:09: kind of revolutionary,
00:48:09 --> 00:48:10: but the thing that was,
00:48:10 --> 00:48:12: I think somebody made it a comments in the chat,
00:48:12 --> 00:48:16: is that not only was there a loss of income,
00:48:16 --> 00:48:18: but there's just a lot that scale of.
00:48:18 --> 00:48:22: Inequities is one of the most mind-blowing slides I've ever
00:48:22 --> 00:48:23: actually seen.
00:48:23 --> 00:48:26: Is that you can quantify the inequities.
00:48:26 --> 00:48:29: The thing about the Rondo project is a lot of
00:48:29 --> 00:48:32: you know times you could think well dwell in the
00:48:32 --> 00:48:32: past.
00:48:32 --> 00:48:34: But how do you move to the future?
00:48:34 --> 00:48:38: The fact that this is an economic catalyst for the
00:48:38 --> 00:48:40: rest of not only the city,
00:48:40 --> 00:48:43: not only the neighborhood, but the metro and the state
00:48:43 --> 00:48:46: and the best case example of how you build infrastructure
00:48:46 --> 00:48:48: that actually brings about.
00:48:48 --> 00:48:50: Knock on benefits like economic gain.
00:48:50 --> 00:48:54: This is exactly what this this process is so special
00:48:54 --> 00:48:58: because there's going to be economic gain not only from
00:48:58 --> 00:49:00: the the the things you master,
00:49:00 --> 00:49:02: plan on the infrastructure of the bridge itself,
00:49:02 --> 00:49:04: not only in that force field,
00:49:04 --> 00:49:06: but there's going to be economic gains.
00:49:06 --> 00:49:11: But those economic gains at the beginning are being or
00:49:11 --> 00:49:12: are being positioned,
00:49:13 --> 00:49:17: that the Community benefits. That's why this trust or this
00:49:17 --> 00:49:18: entity that not only.
00:49:18 --> 00:49:22: It holds the air rights not only manages the development
00:49:22 --> 00:49:25: of the bridge not only manages the operations of the
00:49:25 --> 00:49:27: bridge like like Warner,
00:49:27 --> 00:49:30: but the fact that the people are at the beginning
00:49:30 --> 00:49:33: of that that they can see themselves in the fact
00:49:33 --> 00:49:37: they can see themselves in the future of the infrastructure
00:49:37 --> 00:49:40: project. I think that is really going to be the

00:49:40 --> 00:49:43: basis for this bridge to succeed.
00:49:43 --> 00:49:44: For all of the people,
00:49:44 --> 00:49:48: because those two examples of investments in stadiums are billion
00:49:48 --> 00:49:49: dollar investments.
00:49:49 --> 00:49:53: 2 private billionaires. This is an investment of state of
00:49:53 --> 00:49:57: Minnesota into the the community that's going to have benefit
00:49:57 --> 00:50:00: to the Community and it's embedded in the development of
00:50:01 --> 00:50:02: the project. I think that's really
00:50:03 --> 00:50:05: let me just tag on on this as well.
00:50:05 --> 00:50:09: Part of our LCD. A grant livable communities Grant is
00:50:09 --> 00:50:12: intended to really do the economic analysis.
00:50:12 --> 00:50:16: What what would need to be generated?
00:50:16 --> 00:50:19: And and and what does that look like in terms
00:50:19 --> 00:50:20: of benefit?
00:50:20 --> 00:50:21: We don't know what's going to be on top of
00:50:21 --> 00:50:22: this land bridge.
00:50:22 --> 00:50:25: We just got a high level feasibility study right now,
00:50:25 --> 00:50:27: so there's a bit of work yet to be done,
00:50:27 --> 00:50:30: but we've got to do that economic analysis so that
00:50:30 --> 00:50:33: we're realistic about what we're looking at and how that
00:50:33 --> 00:50:35: actually translates into community benefit.
00:50:35 --> 00:50:36: But that is the intention.
00:50:36 --> 00:50:39: The intention is for the development.
00:50:39 --> 00:50:44: So just imagine the community as the master planner.
00:50:44 --> 00:50:47: The community as the master developer.
00:50:47 --> 00:50:52: I raised the question before who's the primary secondary to
00:50:52 --> 00:50:53: Sherry beneficiary?
00:50:53 --> 00:50:57: The Community must be the primary beneficiary and if they
00:50:57 --> 00:50:59: are the developers.
00:50:59 --> 00:51:02: And if we look at how developers traditionally operate and
00:51:02 --> 00:51:03: how they are,
00:51:03 --> 00:51:08: the traditional primary beneficiaries, we use the same output in
00:51:08 --> 00:51:10: the model that we're talking about.
00:51:10 --> 00:51:12: Putting the community as the developer,
00:51:12 --> 00:51:16: reaping the returns that are important and then taking those
00:51:16 --> 00:51:20: returns and investing those returns into the community in a
00:51:20 --> 00:51:22: way that brings about prosperity.
00:51:22 --> 00:51:25: But I want to also mention one other thing.
00:51:25 --> 00:51:28: When we think about people.
00:51:28 --> 00:51:35: Oftentimes we don't think effectively enough about scalable change and

00:51:35 --> 00:51:39: scalable way in which wealth can be built in a
00:51:39 --> 00:51:40: geographic area.
00:51:40 --> 00:51:44: If in fact the community is the master developer,
00:51:44 --> 00:51:48: the question in my mind is how do?
00:51:48 --> 00:51:52: Regular folks in the neighborhood invest in their neighborhood and
00:51:52 --> 00:51:55: reap return back as a result of that.
00:51:55 --> 00:51:59: Now that's a whole different way of thinking about if
00:51:59 --> 00:52:03: if the community is an investor and also is the
00:52:03 --> 00:52:05: is is the master developer,
00:52:05 --> 00:52:09: if you will. OK, then we keep the resources fundamentally
00:52:09 --> 00:52:13: intact and we ensure that those resources are used not
00:52:13 --> 00:52:15: only to build wealth,
00:52:15 --> 00:52:18: but to return and mitigate negative implications.
00:52:18 --> 00:52:22: Again, we've got bookend. We've got serious development happening near
00:52:23 --> 00:52:23: the capital.
00:52:23 --> 00:52:26: We've got the development in Midway.
00:52:26 --> 00:52:30: I believe that there also is a tie in.
00:52:30 --> 00:52:34: And an influence that are forced field of protection in
00:52:34 --> 00:52:37: the model we're creating around our four P can also
00:52:37 --> 00:52:43: incentivize participation from those private development frameworks into a community
00:52:43 --> 00:52:46: so that there's a wider level of prosperity that can
00:52:46 --> 00:52:47: take place.
00:52:47 --> 00:52:51: Yeah, and one of the smart things that the city
00:52:51 --> 00:52:52: of Saint Paul met.
00:52:52 --> 00:52:58: Council and Ramsey County is doing is that they're ensuring
00:52:58 --> 00:53:00: from the beginning.
00:53:00 --> 00:53:04: In the ideation stage that there is not the secondary
00:53:04 --> 00:53:09: displacement of people that were first displaced in Rondo.
00:53:09 --> 00:53:12: Again because gentrification. You know,
00:53:12 --> 00:53:16: it's no good to have these developments and this infrastructure
00:53:16 --> 00:53:19: that's quoted for the community and then you box out
00:53:19 --> 00:53:21: the community once it's built.
00:53:21 --> 00:53:24: And so the the the the the grant from Med
00:53:24 --> 00:53:25: council,
00:53:25 --> 00:53:26: what the city is doing.
00:53:26 --> 00:53:28: The Saint Paul is very,
00:53:28 --> 00:53:31: very smart and intentional. And the fact that.
00:53:31 --> 00:53:35: These that these entities, along with Mndot and other entities
00:53:35 --> 00:53:35: you know,

00:53:35 --> 00:53:40: government or entities, are seeing that what if we actually

00:53:40 --> 00:53:45: had a scenario where community LED development actually benefited Community

00:53:45 --> 00:53:48: and we made sure that that that benefit is stays

00:53:48 --> 00:53:52: in Community and doesn't and doesn't displace that same community?

00:53:52 --> 00:53:54: I think that that's a that's a key thing you

00:53:54 --> 00:53:57: want to remember when you're doing this in in your

00:53:57 --> 00:53:57: cities,

00:53:57 --> 00:53:59: which you probably you you already are.

00:54:02 --> 00:54:04: Yes, and. Azam

00:54:04 --> 00:54:06: and Keith has mentioned

00:54:06 --> 00:54:09: you know there is a role for the private sector

00:54:09 --> 00:54:11: and there has to be a role for the private

00:54:11 --> 00:54:13: sector in all of this.

00:54:13 --> 00:54:17: It's not only the benefit that comes back to the

00:54:17 --> 00:54:17: community,

00:54:18 --> 00:54:18: but as

00:54:18 --> 00:54:20: a partnership with the private sector

00:54:20 --> 00:54:22: that can help make that happen

00:54:22 --> 00:54:24: and supporting

00:54:24 --> 00:54:26: the wealth creation

00:54:26 --> 00:54:28: within Rondo is only going to

00:54:28 --> 00:54:30: help. Saint

00:54:30 --> 00:54:32: Paul it's only going to help Minneapolis.

00:54:32 --> 00:54:35: It's only going to help the region and so gaining

00:54:35 --> 00:54:37: support and all of that from

00:54:37 --> 00:54:40: you. Align membership. It's going to be a great way

00:54:40 --> 00:54:41: to

00:54:41 --> 00:54:45: help make this happen. One of the things I put

00:54:45 --> 00:54:49: the slide up around the four P model visually and

00:54:49 --> 00:54:54: then junk to boast between the private development you know

00:54:54 --> 00:55:00: you like, Curtis Infrastructure Grant was awarded to.

00:55:00 --> 00:55:05: Our partnership in designing this model and we should shortly

00:55:05 --> 00:55:10: be coming out with recommendations from a process that included

00:55:10 --> 00:55:11: the Community.

00:55:11 --> 00:55:16: To mind ideas and to innovate ways in which direct

00:55:16 --> 00:55:18: benefit happens.

00:55:18 --> 00:55:23: And so it really is a multi faceted finding financing

00:55:23 --> 00:55:24: approach,

00:55:24 --> 00:55:26: really focused in on restorative development.
00:55:26 --> 00:55:30: Community ownership as benefits. And keep in mind our restorative
00:55:31 --> 00:55:34: development modeling that is part of our next phase along
00:55:34 --> 00:55:38: with the anti displacement and overlay district work is aimed
00:55:38 --> 00:55:42: at creating a circular economy.
00:55:42 --> 00:55:46: A framework and principles or a model that is focused
00:55:46 --> 00:55:51: in on regenerative urbanism and then looking into the future
00:55:51 --> 00:55:54: Smart city technology and we believe.
00:55:54 --> 00:55:58: That we can generate jobs just thinking about the land
00:55:59 --> 00:56:03: bridge could be some light industrial around ensuring there's no
00:56:03 --> 00:56:07: waste or responding to climate change issues.
00:56:07 --> 00:56:11: Responding to those things that are around renewable energy or
00:56:11 --> 00:56:14: green economy being one fundamental foundation.
00:56:14 --> 00:56:17: But we also can imagine an arts economy.
00:56:17 --> 00:56:22: We can imagine an economy that's really around technology as
00:56:22 --> 00:56:24: a technology hub.
00:56:24 --> 00:56:27: 'cause one thing that we see is we're all hearing
00:56:27 --> 00:56:27: about.
00:56:27 --> 00:56:32: Broadband and so. How do we leverage infrastructure investment beyond
00:56:32 --> 00:56:34: just transportation and the structure?
00:56:34 --> 00:56:38: But how do we also look at?
00:56:38 --> 00:56:41: Housing and Urban development? Or how do we also look
00:56:41 --> 00:56:44: at resources around economic development in a broader sense,
00:56:44 --> 00:56:45: how do we look at broadband?
00:56:45 --> 00:56:49: How do we look like look at climate change infrastructure
00:56:49 --> 00:56:54: investment as well so it goes beyond just transportation fundamentally,
00:56:54 --> 00:56:56: but it really ties in a wide range of these
00:56:56 --> 00:56:57: other pieces.
00:56:58 --> 00:57:00: Yeah, and just that slide Keith.
00:57:00 --> 00:57:03: One of the things that was unique about watching how
00:57:03 --> 00:57:06: you a lie of Minnesota and this Curtis Infrastructure Grant
00:57:06 --> 00:57:08: played out is that there are months.
00:57:08 --> 00:57:13: Long sessions and workshops where you had every one of
00:57:13 --> 00:57:14: the peas,
00:57:14 --> 00:57:16: the private, philanthropic, public and people,
00:57:16 --> 00:57:21: residents of community, young residents of Rondo,
00:57:21 --> 00:57:25: elders that got displaced in Rondo coming together and

workshops
00:57:25 --> 00:57:28: breakout groups that you ensured this kind of robust conversation
00:57:29 --> 00:57:29: of saying hey,
00:57:29 --> 00:57:31: how do we finance it?
00:57:31 --> 00:57:35: What do we do? That kind of direct input was
00:57:35 --> 00:57:36: an amazing.
00:57:36 --> 00:57:39: Just watching just watching the groups.
00:57:39 --> 00:57:41: I'm I was part of a group that had a
00:57:41 --> 00:57:42: former mayor,
00:57:42 --> 00:57:45: had a resident, had a person from men dot had
00:57:45 --> 00:57:47: investors from Silicon Valley,
00:57:47 --> 00:57:49: had a bank in this cohort and we were going
00:57:49 --> 00:57:51: around and talking.
00:57:51 --> 00:57:55: So like Catherine just talked about is there is absolutely
00:57:55 --> 00:57:58: a role for private and and philantropic to take part
00:57:58 --> 00:58:01: of what people and government are doing.
00:58:01 --> 00:58:04: And it's one of those cases where I think the
00:58:04 --> 00:58:06: private and philanthropic.
00:58:06 --> 00:58:09: I'm just doing you guys are all you Members in
00:58:09 --> 00:58:12: this report that you all I'm in Minnesota is going
00:58:12 --> 00:58:13: to produce.
00:58:13 --> 00:58:15: It's you're going to see how these things.
00:58:15 --> 00:58:19: How all these desperate people actually work together for something
00:58:19 --> 00:58:23: that is happening in real time that has direct applicability
00:58:23 --> 00:58:25: to communities all across the country.
00:58:27 --> 00:58:30: Josh, I have a question for you.
00:58:30 --> 00:58:35: You know? I mean, as you now dive deep and
00:58:35 --> 00:58:41: really get a firmer hand on this incredibly large proposition.
00:58:41 --> 00:58:45: You know, I think about the data that you presented
00:58:45 --> 00:58:49: and the importance of that data that you presented is.
00:58:50 --> 00:58:55: Is there a way to take the data dive deeper
00:58:55 --> 00:58:57: once we have a sense?
00:58:57 --> 00:59:03: Of our analysis, economic analysis and what we think might
00:59:03 --> 00:59:04: be on this.
00:59:04 --> 00:59:07: This lid and project that forward.
00:59:07 --> 00:59:11: Oh absolutely, absolutely. I I.
00:59:11 --> 00:59:17: I considered I considered showing something like that myself,
00:59:17 --> 00:59:21: but I ultimately decided it'd be premature because I needed
00:59:21 --> 00:59:22: to learn more about.
00:59:22 --> 00:59:24: About you know the whole story,
00:59:24 --> 00:59:28: but there is is for doing that and and also

00:59:28 --> 00:59:31: looking at at all of Rondo and figuring out you
00:59:31 --> 00:59:34: know what what the effects will be.
00:59:34 --> 00:59:37: As you said, is it as it acts as a
00:59:37 --> 00:59:38: catalyst to me.
00:59:38 --> 00:59:40: I said keep thinking about.
00:59:40 --> 00:59:44: You know, if we if we when we do these
00:59:44 --> 00:59:49: visioning processes and planning we we we look at.
00:59:49 --> 00:59:52: You know what was our place going to be like
00:59:52 --> 00:59:52: in say,
00:59:52 --> 00:59:54: 50 years and and if we?
00:59:54 --> 00:59:59: If we can, imagine a rando that that.
00:59:59 --> 01:00:02: Is is the one that that.
01:00:02 --> 01:00:05: The people of Rondeaux want to exist and.
01:00:05 --> 01:00:08: You know the the story we hear all the time.
01:00:08 --> 01:00:11: The very common story is developers come into a neighborhood
01:00:11 --> 01:00:12: like Rondo,
01:00:12 --> 01:00:16: a redline neighborhood and and once once government is sort
01:00:16 --> 01:00:20: of caught back up and starts providing good services again
01:00:20 --> 01:00:21: or something good happens,
01:00:21 --> 01:00:23: things get sort of snatched up and it yeah,
01:00:23 --> 01:00:27: and it's just common story available or there's a fight
01:00:27 --> 01:00:30: you know we don't want this development because it's going
01:00:31 --> 01:00:33: to hurt us again when we flip the script and
01:00:33 --> 01:00:37: the developer is Rondo is from Rondo is parts plugged
01:00:37 --> 01:00:37: in.
01:00:37 --> 01:00:40: And it's already gone through this process like what you've
01:00:40 --> 01:00:43: been talking about of of the actual people as stakeholders
01:00:43 --> 01:00:45: saying figuring out this is what we want,
01:00:45 --> 01:00:48: and then figuring out how do we get there?
01:00:48 --> 01:00:50: Well, it seems like that deflates a lot of the
01:00:50 --> 01:00:54: fight when one people are going to benefit from this.
01:00:54 --> 01:00:55: I'm not going to fight this,
01:00:55 --> 01:00:58: it's we're. We're like the ones who are going to
01:00:58 --> 01:01:00: make money here or get nice things and and also
01:01:00 --> 01:01:03: have already articulated that this is what we want to
01:01:03 --> 01:01:06: see happen so. I see it too is is.
01:01:09 --> 01:01:12: A real a real benefit in in getting basically getting
01:01:12 --> 01:01:14: the buildings that cities need in the development.
01:01:14 --> 01:01:17: Cities. Need help gathering that happen faster and without this
01:01:18 --> 01:01:20: this really sort of unfortunate fight and I think that

01:01:20 --> 01:01:23: fight comes down to what you're what we're trying to
01:01:23 --> 01:01:28: say is that money coming out of of communities?
01:01:28 --> 01:01:30: But yeah, there's there's tremendous amount in the data,
01:01:30 --> 01:01:33: and I think that's more answer you probably were asking
01:01:34 --> 01:01:34: for
01:01:34 --> 01:01:35: now. Now, now, right on the money.
01:01:35 --> 01:01:37: 'cause I I I do,
01:01:37 --> 01:01:39: I'm anxious to circle back because I think it is
01:01:40 --> 01:01:41: going to be important,
01:01:41 --> 01:01:46: you know? To ensure that.
01:01:46 --> 01:01:51: The project is viewed as not simply addressing the immediate
01:01:51 --> 01:01:52: needs of rondel,
01:01:52 --> 01:01:55: though that is the aim.
01:01:55 --> 01:01:59: But it's really about broader connection and prosperity across the
01:01:59 --> 01:02:02: board in the city and the region.
01:02:02 --> 01:02:04: You know, when we think about a circular economy,
01:02:04 --> 01:02:07: just as an illustration, we can't say that Rondo,
01:02:07 --> 01:02:09: in it of itself on this platform.
01:02:09 --> 01:02:14: If you will can address all needs within a community.
01:02:14 --> 01:02:18: But we can say if we're intentional about connecting the
01:02:18 --> 01:02:20: economy of downtown.
01:02:20 --> 01:02:23: To the Rondo lid? What's going on on Grand Ave
01:02:23 --> 01:02:24: to the Rondo lid?
01:02:24 --> 01:02:27: What's going on on university to the Rondo lid?
01:02:27 --> 01:02:31: What's going on? As far as I'd go so far
01:02:31 --> 01:02:34: as to say north Minneapolis?
01:02:34 --> 01:02:38: And how that connects to the rondel lid or what's
01:02:38 --> 01:02:40: going on in Duluth?
01:02:40 --> 01:02:42: And how that connects? We've got to be very,
01:02:42 --> 01:02:46: very intentional about looking at this much larger than just
01:02:46 --> 01:02:47: this small geographic area.
01:02:49 --> 01:02:51: Here we go. Since you're mentioning these things,
01:02:51 --> 01:02:54: I figured I might as well pull the picture up.
01:02:54 --> 01:02:56: You can really yeah. And and you know,
01:02:56 --> 01:02:58: in a lot of ways with love about these models
01:02:58 --> 01:03:01: is being able to visually and sort of the quote
01:03:01 --> 01:03:03: real quickly see these pictures.
01:03:03 --> 01:03:06: But yeah, you could almost see like a crowd queuing
01:03:06 --> 01:03:08: out of value on the the north side,
01:03:08 --> 01:03:10: just waiting to spill over into the South side,

01:03:10 --> 01:03:15: which could be disruptive. Or it could.
01:03:15 --> 01:03:16: Make make people a lot of money.
01:03:16 --> 01:03:20: It could be the investment that has been lacking here.
01:03:20 --> 01:03:23: And the other thing that occurred to me is is
01:03:23 --> 01:03:24: we do a lot of this work,
01:03:24 --> 01:03:28: gets its emerging idea of public asset.
01:03:28 --> 01:03:31: Analysis and and public wealth management.
01:03:31 --> 01:03:33: Basic basically ideas is that if you seal the Gray
01:03:33 --> 01:03:34: in this model right,
01:03:34 --> 01:03:36: the grey stuff is nontaxable.
01:03:36 --> 01:03:38: Outer That's government owned and white is not even parcelled.
01:03:38 --> 01:03:40: It's just. It's not even property like the road.
01:03:40 --> 01:03:43: The highway. We're basically you're creating land where it did
01:03:43 --> 01:03:45: exist and then stopped existing.
01:03:45 --> 01:03:47: And we're going to make it exist again.
01:03:47 --> 01:03:50: But what I'm wondering about is other public assets to
01:03:50 --> 01:03:50: weather,
01:03:50 --> 01:03:53: weather, you know, within rondel the land that so the
01:03:53 --> 01:03:56: middle school I see is right next to the land
01:03:56 --> 01:03:56: bridge,
01:03:56 --> 01:03:59: things like that where there's space available.
01:03:59 --> 01:04:04: And and opportunities to pair development with existing public land
01:04:04 --> 01:04:05: again is is land.
01:04:05 --> 01:04:07: It's like on the table.
01:04:07 --> 01:04:10: Underutilized could be made to work better for the community.
01:04:11 --> 01:04:13: I I will say, you know Josh.
01:04:13 --> 01:04:18: Well we did. To have some conversations when we were
01:04:18 --> 01:04:23: part of the Nordic Cities Solutions dialogue and what we
01:04:23 --> 01:04:28: wanted to do is do an analysis of existing property
01:04:28 --> 01:04:30: that's owned by whom etc.
01:04:30 --> 01:04:34: Identifying public land versus privately held land as well and
01:04:34 --> 01:04:37: and one of the things that surfaced out of there.
01:04:37 --> 01:04:40: And I think that the city is supportive of it
01:04:40 --> 01:04:42: as well as the county and others 'cause we really
01:04:42 --> 01:04:45: got to do a more detailed analysis because site control
01:04:45 --> 01:04:52: matters. You know speculation and managing speculation matters right?
01:04:52 --> 01:04:55: And so being able to figure out the use of
01:04:55 --> 01:05:00: public land publicly owned property is going to be important

01:05:00 --> 01:05:02: in this equation across the board,
01:05:02 --> 01:05:07: because that's also how you figure out how investment happens.
01:05:07 --> 01:05:12: But it's also how you mitigate disproportionate increase and impact
01:05:12 --> 01:05:14: of development on the Community itself,
01:05:14 --> 01:05:16: so Maxfield school used is this is.
01:05:16 --> 01:05:20: For example, so I just finished communicating with members of
01:05:20 --> 01:05:25: the administration because I think fundamentally not only Maxfield school,
01:05:25 --> 01:05:28: but the space that's used where the space next to
01:05:28 --> 01:05:31: it has got to be integrated into our planning process.
01:05:31 --> 01:05:33: I don't think that's unique to Maxfield,
01:05:33 --> 01:05:36: because I think there are other parcels that are important
01:05:36 --> 01:05:36: for us to consider,
01:05:36 --> 01:05:38: but that's that's that's very,
01:05:38 --> 01:05:41: very critical. One other thing that we have kind of
01:05:41 --> 01:05:44: point center of the land bridge itself is Victoria,
01:05:44 --> 01:05:46: and we talked about Victoria.
01:05:46 --> 01:05:48: But Xcel Energy's got a lot in a spot.
01:05:48 --> 01:05:51: There, and we're looking at net zero development,
01:05:51 --> 01:05:57: just as an illustration, putting a multi use a family
01:05:57 --> 01:05:58: resident,
01:05:58 --> 01:06:01: their residents there or development,
01:06:01 --> 01:06:04: but what we're intending to do with that is to
01:06:04 --> 01:06:04: say OK,
01:06:04 --> 01:06:08: if we were to design A net 0.
01:06:08 --> 01:06:12: Proposition or property? Then how does that translate into what
01:06:12 --> 01:06:15: might be designed for the land bridge itself?
01:06:15 --> 01:06:17: And how do we scale it?
01:06:17 --> 01:06:20: OK, not only ownership scale it,
01:06:20 --> 01:06:24: but also in terms of the energy saving the energy
01:06:24 --> 01:06:25: benefit.
01:06:25 --> 01:06:27: And so we want to really move forward and make
01:06:27 --> 01:06:31: sure that that development project happens so that we have
01:06:31 --> 01:06:33: some illustration of how that might translate.
01:06:34 --> 01:06:36: And we could use very much the partnership with Maxfield
01:06:37 --> 01:06:38: school to do something similar.
01:06:38 --> 01:06:43: So again, we we're we're in early stages.
01:06:43 --> 01:06:46: I think sometimes and I do want to make this
01:06:46 --> 01:06:47: emphasis.

01:06:47 --> 01:06:49: As we're all talking about development,
01:06:49 --> 01:06:52: and as this idea of the land bridge comes in,
01:06:52 --> 01:06:56: we've got to be real about community anxieties.
01:06:56 --> 01:07:02: Very because communities understand things on a continuum to nothing.
01:07:02 --> 01:07:06: Do too much well, there's never too much.
01:07:06 --> 01:07:07: Wrong kind of too much,
01:07:07 --> 01:07:11: right, right? But but but to make sure that community
01:07:11 --> 01:07:15: is really feel ownership in this and when something like
01:07:15 --> 01:07:16: this emerges immediately,
01:07:16 --> 01:07:20: people default to oh, it's already done.
01:07:20 --> 01:07:23: It's going to be done to us because that's kind
01:07:23 --> 01:07:25: of the mode of operation for us.
01:07:25 --> 01:07:29: We say no, we're at the early stages and quite
01:07:29 --> 01:07:30: frankly,
01:07:30 --> 01:07:32: the Community has to get through.
01:07:32 --> 01:07:36: A healing process. Has to get through a trust building
01:07:36 --> 01:07:37: process.
01:07:37 --> 01:07:41: And then ultimately has to get into a possibility thinking,
01:07:41 --> 01:07:45: and it's hard for communities to get into possibility thinking
01:07:45 --> 01:07:48: because they've been stuck in a circumstance for so long
01:07:48 --> 01:07:51: and there's so much pain body associated with it.
01:07:51 --> 01:07:53: It's hard to make that shift,
01:07:53 --> 01:07:56: so reconnect. Rondo being a community based organization,
01:07:56 --> 01:08:00: this project being driven by the community has a lot
01:08:00 --> 01:08:03: of work in building our partnerships,
01:08:03 --> 01:08:05: and part of that map that I shared a little
01:08:05 --> 01:08:07: bit earlier is the identification of a wide range of
01:08:07 --> 01:08:08: nonprofit.
01:08:08 --> 01:08:11: Organizations or others that are tide in under this umbrella
01:08:12 --> 01:08:15: called the Rondo Roundtable and that is a representation of
01:08:15 --> 01:08:19: African American organizations and others that have been responding to
01:08:19 --> 01:08:21: community for quite some time.
01:08:21 --> 01:08:24: Yeah, and one thing one thing two with Josh.
01:08:24 --> 01:08:27: This map when you look at it you see the
01:08:27 --> 01:08:27: left side,
01:08:27 --> 01:08:29: the South side of the I-94.
01:08:29 --> 01:08:31: The property values are up.
01:08:31 --> 01:08:34: This bridge can be a catalyst for economic growth and
01:08:34 --> 01:08:36: the the the right side of the map is the
01:08:36 --> 01:08:39: the north side of the I-94 freeway where.

01:08:39 --> 01:08:41: You know the property values are low.
01:08:41 --> 01:08:45: There is absolutely an economic benefit.
01:08:45 --> 01:08:46: The thing that that prosperous,
01:08:46 --> 01:08:52: prosperous prosperity studies really emphasize is that inequities.
01:08:52 --> 01:08:56: It's just not that you get a higher wage,
01:08:56 --> 01:09:00: but imagine what the economic benefits are if the if
01:09:00 --> 01:09:03: the citizens of Saint Paul are happier,
01:09:03 --> 01:09:06: they're healthier, they're more green space there,
01:09:06 --> 01:09:09: emotionally secure. They're going through a pandemic.
01:09:09 --> 01:09:11: And what this does is it,
01:09:11 --> 01:09:14: you know, with what the city of Saint Paul and
01:09:14 --> 01:09:17: with the Met Council is doing is ensuring that there
01:09:17 --> 01:09:20: are other ways to quantify economic development.
01:09:20 --> 01:09:24: It's the economic development of the individual residents and families
01:09:24 --> 01:09:25: in the communities.
01:09:25 --> 01:09:29: Is is it's. It's just more complex than how much
01:09:29 --> 01:09:30: money a person has.
01:09:30 --> 01:09:33: And so these are the kinds of things that these
01:09:33 --> 01:09:36: studies are actually taking into account at the beginning.
01:09:36 --> 01:09:39: And that's why with the ULI.
01:09:39 --> 01:09:43: Process of this Curtis Infrastructure grant and the four P
01:09:43 --> 01:09:46: modeling that is at the basis of this is how
01:09:46 --> 01:09:49: do we have developed not just smart cities and advanced
01:09:49 --> 01:09:53: technology cities, but just like healthy communities?
01:09:53 --> 01:09:54: And
01:09:54 --> 01:09:58: and and you know. And I think it's probably really
01:09:58 --> 01:10:01: important to say to where I usually am using this
01:10:01 --> 01:10:02: work.
01:10:02 --> 01:10:05: We're usually having conversation with local government,
01:10:05 --> 01:10:08: cities and counties, and where this where they feel this
01:10:08 --> 01:10:11: most directly is in the the loss of revenue.
01:10:11 --> 01:10:13: And this is a real problem for cities.
01:10:13 --> 01:10:16: And they don't always. It always doesn't show up that
01:10:16 --> 01:10:19: way because when property values go down significantly,
01:10:19 --> 01:10:22: maybe by half, that's half the tax bill that's gone
01:10:22 --> 01:10:24: and over a long span of time,
01:10:24 --> 01:10:28: so. Saint Paul has missed out on maybe hundreds of
01:10:28 --> 01:10:32: millions of dollars of tax revenue that by bolstering basically
01:10:32 --> 01:10:34: reinvesting in communities,
01:10:34 --> 01:10:38: bolstering values back up. It's also also has a direct
01:10:38 --> 01:10:40: financial benefit to the city.

01:10:41 --> 01:10:44: You know absolutely. You know one of the things I
01:10:44 --> 01:10:47: just really hit on this as well in terms of
01:10:47 --> 01:10:50: some of the comments that I've seen.
01:10:50 --> 01:10:54: Kind of roll in, and the most recent one from
01:10:54 --> 01:10:55: Mariela,
01:10:55 --> 01:11:00: Mariela or Morella. Sorry about this,
01:11:00 --> 01:11:03: but I, I think the points being made are so,
01:11:03 --> 01:11:06: so important. I just want to share with you all
01:11:06 --> 01:11:09: so you know what we want to do when we
01:11:09 --> 01:11:13: talk about community engagement and elevating.
01:11:13 --> 01:11:16: The leadership capability of the community,
01:11:16 --> 01:11:17: because, again, we're talking about systems,
01:11:17 --> 01:11:21: processes, tools, and resources that most of us on this
01:11:21 --> 01:11:23: call understand,
01:11:23 --> 01:11:28: right. But oftentimes communities are in a survival mode on
01:11:28 --> 01:11:32: a regular daily basis to ask them to be experts
01:11:32 --> 01:11:34: or to understand.
01:11:34 --> 01:11:36: Not that there's not capability.
01:11:36 --> 01:11:39: Let's distinguish that, but that I'm OK to understand how
01:11:39 --> 01:11:41: these things function.
01:11:41 --> 01:11:44: I spent 18 years with the Department of Transportation.
01:11:44 --> 01:11:47: I know jurisdictional relationships as it relates to something like
01:11:47 --> 01:11:48: this,
01:11:48 --> 01:11:50: so it's easy for me and we've got to be
01:11:50 --> 01:11:54: representatives of the community to make sure that we're clear,
01:11:54 --> 01:11:56: but I want to share with you one bit of
01:11:56 --> 01:12:00: technology tool because the lowest common denominator is the phone,
01:12:00 --> 01:12:03: the ability to use the phone OK in terms of
01:12:03 --> 01:12:04: community input,
01:12:04 --> 01:12:06: and part of what, HGA,
01:12:06 --> 01:12:09: and I, I see my my my good friend Nick,
01:12:09 --> 01:12:13: who was really instrumental in this partnership with us.
01:12:13 --> 01:12:14: I I just think this is.
01:12:14 --> 01:12:19: Probably one of the most fascinating tools that have been
01:12:19 --> 01:12:24: developed because we believe very fundamentally in the aggregation of
01:12:24 --> 01:12:25: of of voice.
01:12:25 --> 01:12:27: Excuse me, hang on. Just a second,
01:12:27 --> 01:12:32: the ability to hang on just a moment.
01:12:32 --> 01:12:36: Technology there. I go trying to do something big and

01:12:36 --> 01:12:38: not quite ready for it,
01:12:38 --> 01:12:42: but I I do. I want to emphasize this piece
01:12:42 --> 01:12:44: in particular.
01:12:44 --> 01:12:48: Hang on. Sorry about the informality of this.
01:12:50 --> 01:12:53: Uhm? But it's it's a,
01:12:53 --> 01:12:56: it's a slide in particular that I think is is
01:12:56 --> 01:12:57: helpful.
01:12:59 --> 01:13:06: There you go. Because we want people in their homes
01:13:06 --> 01:13:08: at the schools,
01:13:08 --> 01:13:11: at the community centers. We're still not seeing it.
01:13:11 --> 01:13:15: Son of a gun. Thank you.
01:13:15 --> 01:13:18: We want people at the the the.
01:13:18 --> 01:13:21: Earliest point possible.
01:13:21 --> 01:13:22: There you go, we got it.
01:13:23 --> 01:13:25: To to be able to imagine again,
01:13:25 --> 01:13:27: I talk about possibility thinking.
01:13:27 --> 01:13:31: HJ was so instrumental in working with us as we
01:13:31 --> 01:13:34: think about how do you aggregate voices?
01:13:34 --> 01:13:37: How does community input actually happen and can they do
01:13:37 --> 01:13:39: it at their house?
01:13:39 --> 01:13:41: Can they do it in a classroom or mine as
01:13:41 --> 01:13:42: a part of curriculum?
01:13:42 --> 01:13:46: Can it happen with the family around the Internet?
01:13:46 --> 01:13:49: Can it happen? Walking to the commemorative Plaza?
01:13:49 --> 01:13:52: Getting a QR code and designing what,
01:13:52 --> 01:13:57: what? What might be a particular idea in terms of
01:13:57 --> 01:13:58: contribution?
01:13:58 --> 01:14:01: So there's a wide range in which this can happen,
01:14:01 --> 01:14:04: and I'm seeing that it's it's stuck at this particular
01:14:04 --> 01:14:04: point.
01:14:04 --> 01:14:06: I think it has more to do with my Internet
01:14:06 --> 01:14:08: speed than it does the actual technology,
01:14:08 --> 01:14:13: but just now that we believe very fundamentally that we
01:14:13 --> 01:14:17: may not get complete agreement in a Community.
01:14:17 --> 01:14:18: But whatever the input is,
01:14:18 --> 01:14:21: it's going to point us in a direction that really
01:14:21 --> 01:14:23: responds to the community and the broader sense.
01:14:23 --> 01:14:26: And I also want to just recognize if I might,
01:14:26 --> 01:14:28: my partner in crime of the past,
01:14:28 --> 01:14:34: Rodney. Cream pie in Rodney was instrumental in the 2018.
01:14:36 --> 01:14:41: Advisory services panel. I know Rodney this is probably the
01:14:41 --> 01:14:45: first time you've you've seen our effort from the time

01:14:45 --> 01:14:46: back in 2018.
01:14:46 --> 01:14:49: I'd be curious about your thoughts.
01:14:49 --> 01:14:52: Oh yes, no very good to see you Keith,
01:14:52 --> 01:14:54: Keith and I go way way back.
01:14:54 --> 01:14:58: I think we were in leadership Minneapolis together.
01:14:58 --> 01:15:01: That's probably where we originally met and so we,
01:15:01 --> 01:15:04: we've been knowing each other for a while.
01:15:04 --> 01:15:08: We got a number of friends and associates on here,
01:15:08 --> 01:15:11: but part of that team was Alana.
01:15:11 --> 01:15:12: I know she's got her picture up,
01:15:12 --> 01:15:14: but show yourself, Alana.
01:15:16 --> 01:15:19: Oh, wow. Alright Yes, that's great.
01:15:19 --> 01:15:21: That's great good to see you
01:15:21 --> 01:15:24: and Paul hooked us all up under the leadership of
01:15:25 --> 01:15:26: Lanier Richardson,
01:15:26 --> 01:15:28: who led that panel for us,
01:15:28 --> 01:15:30: so we're just excited that all of this is happening.
01:15:30 --> 01:15:31: We got some other
01:15:31 --> 01:15:32: ULI folks that I know
01:15:32 --> 01:15:33: real well on this
01:15:33 --> 01:15:37: green. Tyrone so Todd you got to show yourself.
01:15:37 --> 01:15:40: You gotta come off of the little.
01:15:40 --> 01:15:43: Come on, show yourself. Yeah,
01:15:43 --> 01:15:47: well, Tyrone. But there there are number of folks in
01:15:47 --> 01:15:48: Alana.
01:15:48 --> 01:15:51: Do we have other Members that are where on our
01:15:51 --> 01:15:52: team on this screen
01:15:52 --> 01:15:55: somewhere? Or
01:15:55 --> 01:15:56: if you if you were
01:15:57 --> 01:15:59: show yourselves, but this is impressive
01:15:59 --> 01:16:00: for all of us to see
01:16:01 --> 01:16:04: that it continued to have life.
01:16:04 --> 01:16:07: People were very focused on it and art continue to
01:16:07 --> 01:16:08: be focused on it.
01:16:08 --> 01:16:10: It was real
01:16:10 --> 01:16:11: for me because
01:16:10 --> 01:16:12: personal
01:16:11 --> 01:16:11: I I went to the
01:16:12 --> 01:16:16: University of Minnesota and lived at 1247 Saint Anthony,
01:16:16 --> 01:16:20: which is right on the edge of the Rondo community.
01:16:20 --> 01:16:24: Many of my friends also lived in the Rondo community,
01:16:24 --> 01:16:26: so it's a lot of history.

01:16:26 --> 01:16:26: There's a lot
01:16:26 --> 01:16:28: of celebrations that
01:16:28 --> 01:16:29: occur with
01:16:29 --> 01:16:33: Rondo days. And remember Rondo days and so on,
01:16:33 --> 01:16:35: so it's just a just great and and Keith,
01:16:35 --> 01:16:38: we're just glad that you're keeping all the energy going
01:16:39 --> 01:16:41: with all the Minnesota folks and you alive Minnesota,
01:16:42 --> 01:16:45: keeping everything moving forward so this is exciting.
01:16:46 --> 01:16:52: Thanks, Rodney. Appreciate you being apart and as well as
01:16:52 --> 01:16:53: Alana.
01:16:53 --> 01:16:55: Go ahead, Paul. I think Nick had
01:16:55 --> 01:16:56: something to say. I was just the best.
01:16:56 --> 01:16:57: What I had
01:16:57 --> 01:16:58: is tire Tyrone
01:16:58 --> 01:17:02: appeared. He's doing a lot of things in Atlanta and
01:17:02 --> 01:17:07: other how much Chicago native happened to one of the
01:17:07 --> 01:17:09: transplants to Minnesota,
01:17:09 --> 01:17:12: but Tyrone's also in Atlanta and he's in Atlanta doing
01:17:12 --> 01:17:13: a lot of great things,
01:17:13 --> 01:17:15: but a lot of might have comments too.
01:17:15 --> 01:17:17: Again, based on our
01:17:17 --> 01:17:18: indeed,
01:17:18 --> 01:17:20: indeed our work.
01:17:21 --> 01:17:22: Very similar to you
01:17:22 --> 01:17:24: guys. I keep on Georgia presentation
01:17:24 --> 01:17:26: I just sent you a link.
01:17:26 --> 01:17:28: On a project in Atlanta called
01:17:28 --> 01:17:31: the stitch that just received raised
01:17:31 --> 01:17:34: planning grants. So think of us as a resource as
01:17:34 --> 01:17:35: you go through your process.
01:17:35 --> 01:17:38: Also, indeed, indeed, I keep my eye on what you
01:17:39 --> 01:17:41: all got going on down there as well,
01:17:41 --> 01:17:44: so I appreciate you letting me know there's so much
01:17:44 --> 01:17:45: opportunity.
01:17:45 --> 01:17:50: Tremendous opportunity. I think there's a cohort here without question.
01:17:50 --> 01:17:55: I know we've done some meetings together and some presentations
01:17:55 --> 01:17:56: together,
01:17:56 --> 01:17:58: but I'm looking forward to continuing that cohort.
01:17:58 --> 01:18:00: As well, I know Nick you had a comment you
01:18:00 --> 01:18:01: wanna make,
01:18:01 --> 01:18:02: and maybe Alana wants to come.

01:18:04 --> 01:18:06: One was ready, but what we we should do a
01:18:06 --> 01:18:07: lot at first,
01:18:07 --> 01:18:09: then she's ready to
01:18:09 --> 01:18:10: go there she is. I
01:18:10 --> 01:18:13: wasn't. I wasn't planning to say anything,
01:18:13 --> 01:18:14: so I'll keep it short.
01:18:14 --> 01:18:18: Just really excited to be here and also really appreciating
01:18:18 --> 01:18:22: all the comments and resources people are putting in the
01:18:22 --> 01:18:23: chat.
01:18:23 --> 01:18:25: I've worked on a number of projects similar to this
01:18:25 --> 01:18:26: one in the years.
01:18:26 --> 01:18:29: Since you all I was in was working on the
01:18:29 --> 01:18:32: Rondo project and this one is the one that gives
01:18:32 --> 01:18:35: continues to give me the most hope because there is
01:18:35 --> 01:18:37: such progress that's being made.
01:18:37 --> 01:18:42: I've been working on one right now slightly related in
01:18:42 --> 01:18:44: San Francisco and.
01:18:44 --> 01:18:47: Again, it's just without talking about that one too much.
01:18:47 --> 01:18:49: It's nice to be able to refer back to this
01:18:49 --> 01:18:52: one and actually see positive change happening in the community,
01:18:52 --> 01:18:57: rallying round and really having black leadership and equity centered
01:18:57 --> 01:19:01: in the whole process from coming from the community and
01:19:01 --> 01:19:02: also coming from the city
01:19:02 --> 01:19:03: and the agency side.
01:19:03 --> 01:19:06: So thank you for the work that you're continuing to
01:19:06 --> 01:19:06: do
01:19:07 --> 01:19:08: right. Thank you.
01:19:10 --> 01:19:12: That was really sweet. Thank you.
01:19:12 --> 01:19:14: Is this an OK moment for me too?
01:19:14 --> 01:19:17: I'm way in and did indeed.
01:19:17 --> 01:19:21: Alright. So Keith, I want to thank you for something
01:19:21 --> 01:19:24: and I'm going to pantomime wearing two hats,
01:19:24 --> 01:19:29: OK? Because the other folks in this call may not
01:19:29 --> 01:19:30: know that.
01:19:32 --> 01:19:35: I'm one of the founders of you align Minnesota.
01:19:35 --> 01:19:40: We did this largely at the behest of Bob Engstrom,
01:19:40 --> 01:19:44: who some of you may know as a life trustee
01:19:44 --> 01:19:45: emeritus,
01:19:45 --> 01:19:48: and the person who came up with the idea of
01:19:49 --> 01:19:51: district councils in the 1st place,

01:19:51 --> 01:19:58: and there wasn't one such organization in Bob's own hometown.
01:19:58 --> 01:20:02: So back when my hair was brown.
01:20:02 --> 01:20:03: We launched you a line,
01:20:03 --> 01:20:10: Minnesota. And hearing all of you dear ulip people.
01:20:10 --> 01:20:12: I just have to do one of these.
01:20:12 --> 01:20:17: Makes me so proud. Of being a ULI member.
01:20:17 --> 01:20:19: But I wanna say I'm also a member of the
01:20:20 --> 01:20:23: Friends of Rondo and that's I just made that up.
01:20:23 --> 01:20:26: But because it's been such a pleasure for all these
01:20:26 --> 01:20:29: years to be supporting this great cause and Keith,
01:20:29 --> 01:20:33: you and what you've done with the many people around
01:20:33 --> 01:20:34: you,
01:20:34 --> 01:20:36: it's been really good for you a lie too.
01:20:36 --> 01:20:39: It's helping us think differently.
01:20:39 --> 01:20:44: It's helping bring value to our members and.
01:20:44 --> 01:20:47: I'm officially retired now from HGA,
01:20:47 --> 01:20:52: although I still have many friends there and value the
01:20:52 --> 01:20:52: firm.
01:20:52 --> 01:20:55: So this is one of the most important things I
01:20:55 --> 01:20:58: do and you know some of you may know that
01:20:58 --> 01:21:00: retirement can be very busy.
01:21:00 --> 01:21:05: And this is the most meaningful.
01:21:05 --> 01:21:11: High purpose aspirational, beautiful thing I've ever worked on.
01:21:11 --> 01:21:14: So I know it sounds corny as we get towards
01:21:14 --> 01:21:18: the end for everybody to thank everybody else,
01:21:18 --> 01:21:21: but by golly this is creating a legacy.
01:21:21 --> 01:21:23: This is writing the wrong.
01:21:23 --> 01:21:26: This is the best thing we've ever done and I
01:21:26 --> 01:21:28: say from the bottom of my heart.
01:21:28 --> 01:21:29: Thank you
01:21:29 --> 01:21:32: all. Thank you, thanks Nick.
01:21:32 --> 01:21:36: Appreciate that so much. I feel like we ought to
01:21:36 --> 01:21:40: hear the the the whole Western and everyone get on
01:21:40 --> 01:21:44: their horse and and Mosey on down the road.
01:21:46 --> 01:21:48: Well, well, one of the things
01:21:48 --> 01:21:53: I learned from Linear Richardson from that panel was that
01:21:53 --> 01:21:54: when there's a really,
01:21:55 --> 01:21:59: really good comment, that's when you end the call.
01:21:59 --> 01:22:01: That's when you end the meeting and
01:22:01 --> 01:22:04: I want to say thank you so much everyone for
01:22:04 --> 01:22:06: joining this conversation.

01:22:06 --> 01:22:08: Our next one is going to be June 16th.

01:22:09 --> 01:22:11: It's going to be around transportation and mobility.

01:22:11 --> 01:22:13: I'll send you out. Information about it.

01:22:13 --> 01:22:15: Would love for you to join and.

01:22:15 --> 01:22:19: You know we're going to carry continue this conversation really

01:22:19 --> 01:22:20: help them build connection,

01:22:20 --> 01:22:24: build opportunity to really build a movement around infrastructure.

01:22:24 --> 01:22:26: And really, how we leverage a lot of this funding,

01:22:26 --> 01:22:29: that's coming to make sure that we're doing projects that

01:22:29 --> 01:22:33: really help build better communities like what's happening in Rondo.

01:22:33 --> 01:22:34: And thank you so much to our speakers,

01:22:34 --> 01:22:37: Keith. Thank you so much to Josh and thank you

01:22:37 --> 01:22:39: so much to everybody for joining and and bearing with

01:22:39 --> 01:22:40: us for this conversation.

01:22:40 --> 01:22:43: So thank you so much and have a wonderful day.

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