

East Phillips Community Center Project (including Indoor Urban Farm)



Slides last updated
2/25/23



In 2014, East Phillips community members started planning the **East Phillips Community Center**.

- ✓ Community asset
- ✓ Cooperatively owned & managed
- ✓ Nationwide model for a just and sustainable future.



EAST PHILLIPS COMMUNITY PLAN

Minneapolis, Minnesota

April 9, 2015

Site Bird's Eye View

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DJR
ARCHITECTURE

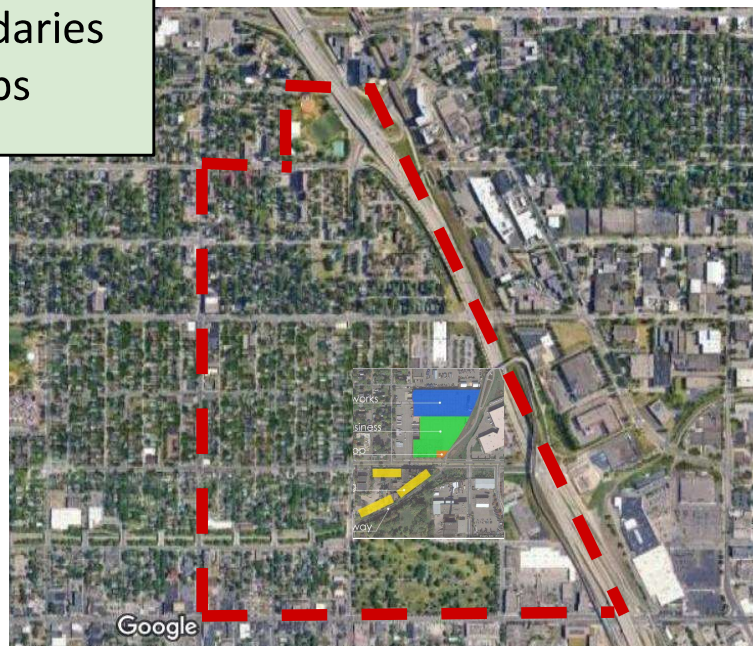
Over time, the plan is to replace buildings in the neighborhood that are either vacant or spewing toxic industrial pollution.

Replacing Roof Depot

Replacing Smith Foundry & Bituminous Roadways



Rough boundaries
of East Phillips





Stage 1: Purchase and renovate the Roof Depot building into a community asset.

- In 2015, EPNI was poised to purchase it from the owner.
- But the city threatened eminent domain to buy it under us.
- We are still trying to get it back.

The community asset would improve health outcomes and quality of life in various ways related to . . .



Urban Agriculture, Aquaponics, Jobs, Year-Round Healthy Food



Community Job Creation



Agricultural Leadership



All-Inclusive Community Involvement



Farmers' Markets, Cultural Markets, Community Spaces



Community Identity



Farmers Market



Diversity in Culture



Organic



Agricultural Variety



Convenient

Solar Energy (to use and sell) and Affordable Housing (30% AMI)



Urban Farm Power Source



Rooftop Utilization

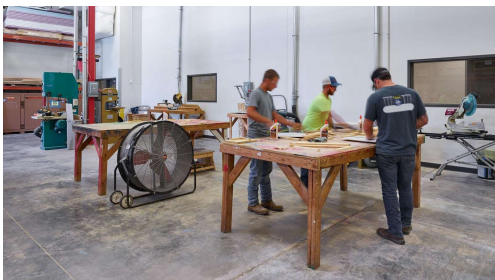


Housing Integration



Non-Intrusive Design

Green Jobs: Training Facilities and 2nd Chance Employment



Lead by the Community and to Build Their Wealth



Ownership (and wealth-building):

- 1/3: People in East Phillips at 30% AMI
- 1/3: Tenants
- 1/3: Outside investors

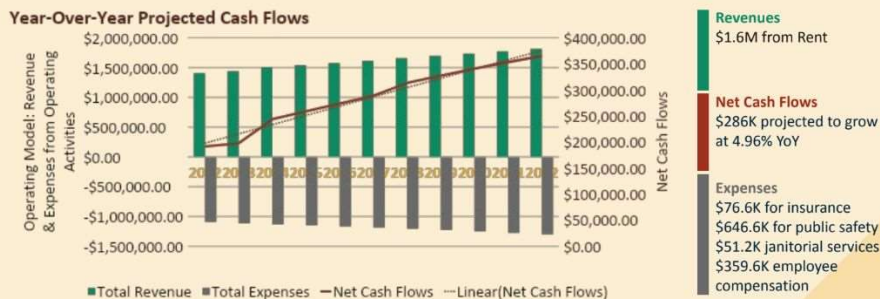
Per the U of M Corporate Institute, four entity types fit EPNI's long term vision:

1. Co-op
2. Public Benefit Corp
3. Nonprofit
4. LLC

As well as earn them income

Indoor Urban Farm Operating Costs

Revenue from tenant businesses can more than cover the Indoor Urban Farms property management costs, property taxes and outstanding debt (loans to buy and renovate the building) with net cash flows at \$286.0K before taxes, if current rental rates and utility cost maintain their current inflation rates



Ongoing wealth-building generated through:

- Appreciation
- Rental income
- Solar energy*
- Depreciation on tax returns.

* With current tax incentives, solar array will pay for itself in three years.

Designed by Nationally-Recognized DJR Architects & Design



Plans to raise money for the purchase (~\$7M) & renovation (~\$5M)

\$2.3M: sell shares in the property, a third each:

- community members (at 33% unit price)
- tenants (at 75%/unit price),
- outside investors (at 100%/unit price).

\$1.1M: foundations and legislative subsidies

\$8.6M: bank loan, guaranteed by investors and possibly tenants.

Supporting Organizations which Will Also be Leasing/Using Space*

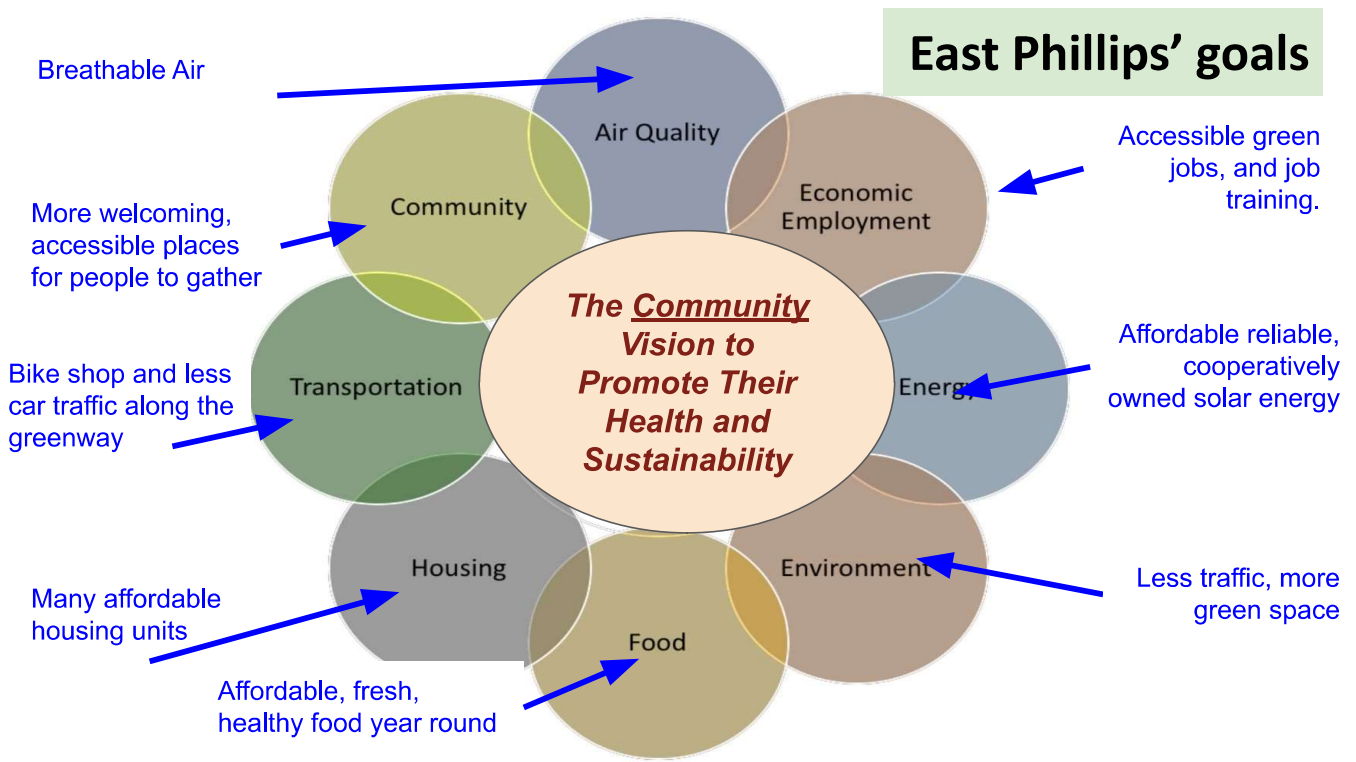
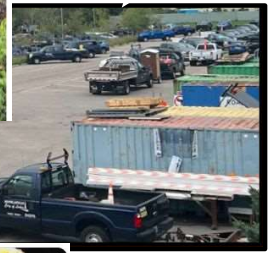
AGRICULTURE	OFFICE	RETAIL	SOLAR
 Blue Water Farms	 Little Earth Resident Association	 Bici Xicas	 Cooperative Energy Futures
 AgroFund One	 OMG Media Solutions	 Latino Economic Development Center	 Migizi
 Somali American Farmers Association	 Ujamma Place	 Ghandi Mahal Restaurant	
 Women's Environmental Institute	 East Phillips Improvement Coalition	 Kalpulli Ketzal Coatlicue	

*Space is at a high demand - all retail/other spaces are already committed

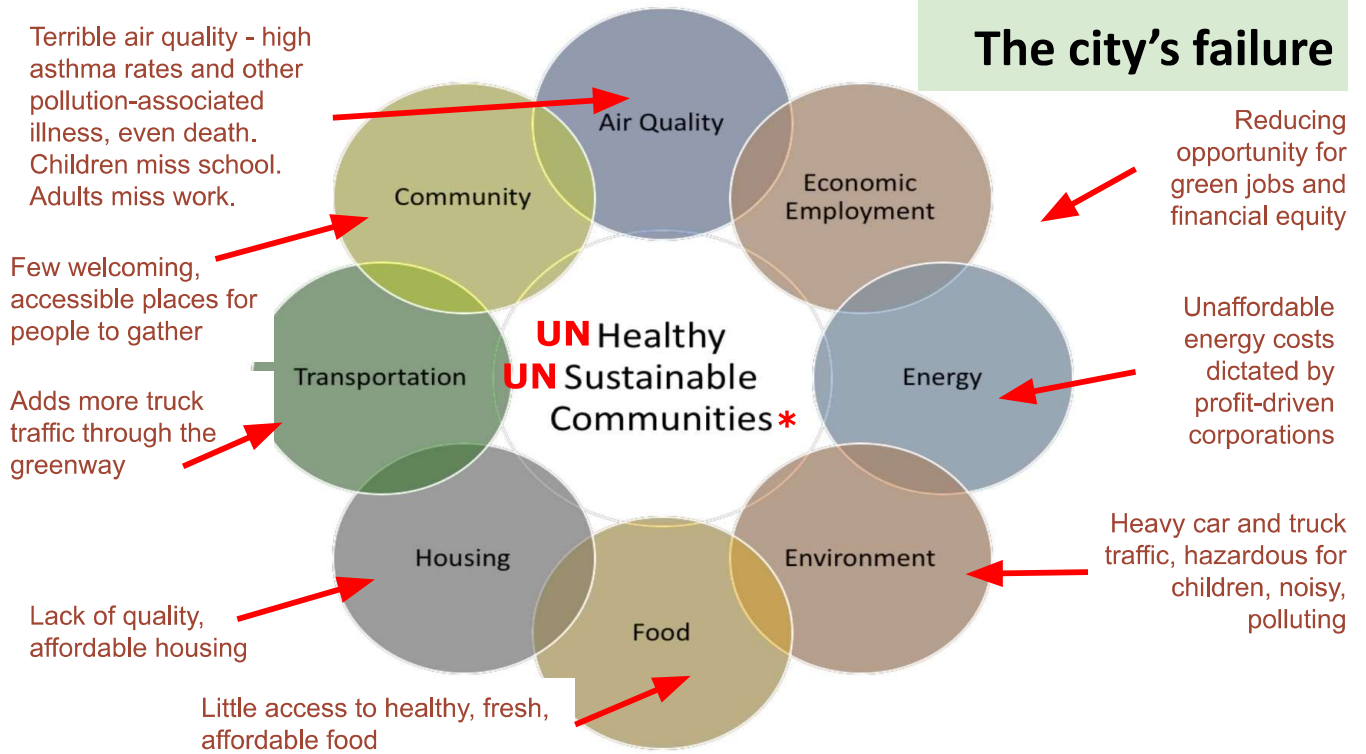
Hundreds of other individuals and organizations support narrative for justice, including:



Topics
More information (Scroll through or link directly to a site)
<u>Elements of Health & Sustainability</u>
<u>Meet The People of East Phillips</u>
<u>East Phillips Existing Toxic Pollution</u>
<u>The Additional Harms of the City's Plans</u>
<u>Cumulative pollution or solutions</u>
<u>An alternate site the city can use</u>
<u>Events of 2023</u>
<u>How You Can Help</u>



The city's failure



MEET THE PEOPLE OF EAST PHILLIPS

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Since 2014, the East Phillips community has been in this fight for livable spaces, breathable air, and drinkable water



Strong Sense of Community



Home of Little Earth

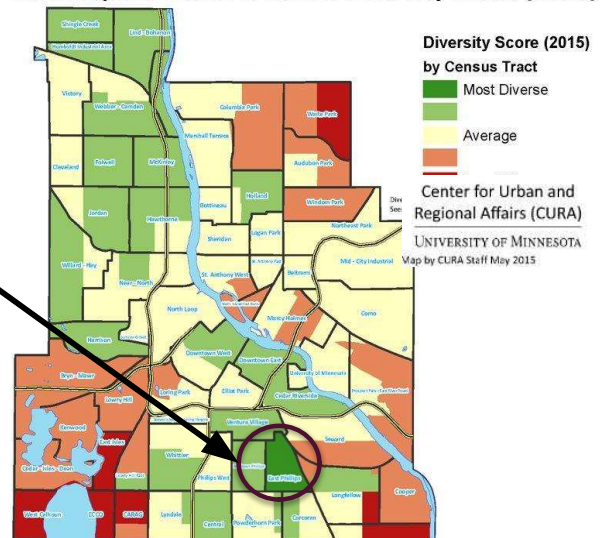


Little Earth is 9.4 acre, 212-unit Housing and Urban Development (HUD) subsidized housing complex located in the urban industrial core of Minneapolis, Minnesota. Little Earth was founded in 1973 and remains the only indigenous preference project-based Section 8 rental assistance community in the United States.

High Level of Racial and Ethnic Diversity

- 38% Hispanic or Latino
- 20.4% Black or African American
- 18.2% Native American
- 3.0% Asian American
- 16.6% white
- 3.6% two or more races

Minneapolis Racial & Ethnic Diversity Index (2015)



High level (32%) of households with income at or below the federal gov'ts definition of "poverty"



<https://mndatamaps.web.health.state.mn.us/interactive/povertytract.html>

Federal Gov't definition of "poverty"	
Persons in Household	Poverty Line
1 - \$12,880	5 - \$31,040
2 - \$17,420	6 - \$35,580
3 - \$21,960	7 - \$40,120
4 - \$26,500	8 - \$44,660



EAST PHILLIPS EXISTING TOXIC POLLUTION

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High levels of
air pollution

Hiawatha
Maintenance
Facility

Bituminous Roadways
(can smell the toxins)

Smith Foundry
(can smell the toxins)

Highway 55

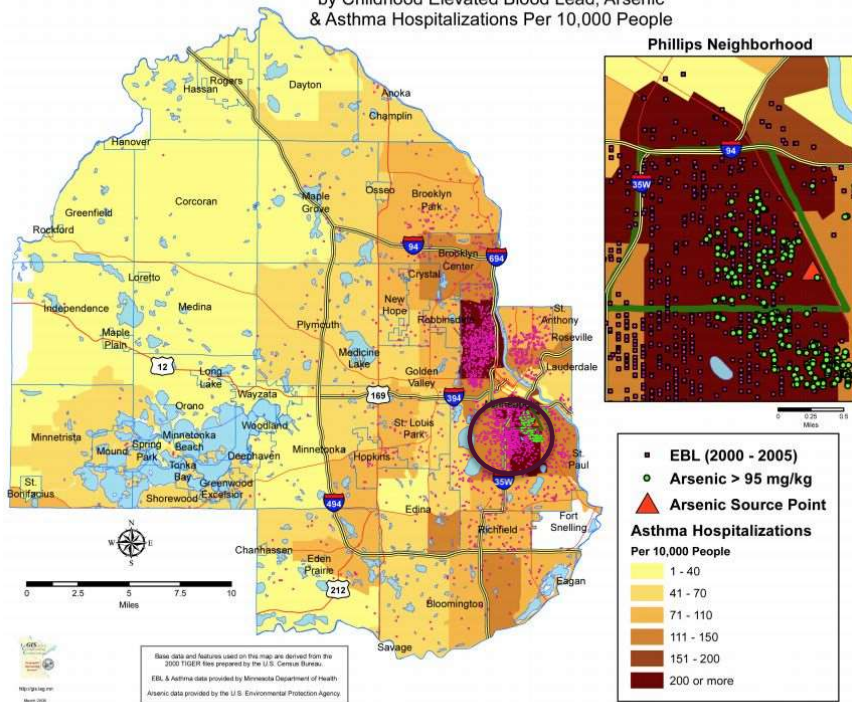
26th St E
(among other
major streets)

Roofing
Company



Hennepin County

by Childhood Elevated Blood Lead, Arsenic & Asthma Hospitalizations Per 10,000 People



Elevated levels of illness and death

East Phillips' children, adults, and even pets have some of the the highest rates of asthma hospitalization, heart disease, and lead poisoning in the State of Minnesota

By all accounts, this is an area that is overburdened with toxic pollution - for decades - with a resulting *high vulnerability* to any additional pollution.

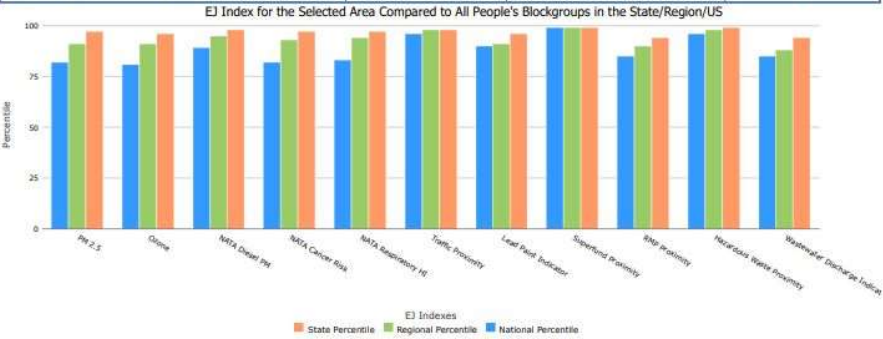
ROOF DEPOT BUILDING - EAST PHILLIPS, MINNEAPOLIS

Exhibit A



EJSCREEN Report (Version 2019)
 1 miles Ring Centered at 44.953038, -93.244636
 MINNESOTA, EPA Region 5
 Approximate Population: 34,862
 Input Area (sq. miles): 3.14
 Roof Depot

Selected Variables	Percentile in State	Percentile in EPA Region	Percentile in USA
EJ Indexes			
EJ Index for Particulate Matter (PM 2.5)	97	91	82
EJ Index for Ozone	96	91	81
EJ Index for NATA Diesel PM	98	95	89
EJ Index for NATA Air Toxics Cancer Risk	97	93	82
EJ Index for NATA Respiratory Hazard Index	97	94	83
EJ Index for Traffic Proximity and Volume	98	98	96
EJ Index for Lead Paint Indicator	96	91	90
EJ Index for Superfund Proximity	99	99	99
EJ Index for RMP Proximity	94	90	85
EJ Index for Hazardous Waste Proximity	99	99	96
EJ Index for Wastewater Discharge Indicator	94	88	85



THE ADDITIONAL HARM OF THE CITY'S PLANS

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The city wants to take the land from the community to add more traffic, blight, pollution and toxic harm



What we know about the harm of the city's plans

- Arsenic: We *don't* know enough about how the city will protect us from arsenic-laden dust.
- Toxic air pollution: more traffic and air pollution **will** be added to the neighborhood, more lead
- Health disparities: **will** be increased
- Community self-determination: **will** be lost
- Needed infrastructure for health and well-being: **will** be lost.
- Green Zone: the neighborhood has been designated a priority for reducing pollution and increasing investment (when is that slated to start?)



What we know about the arsenic:

- Between 1938 to 1963, arsenic-based pesticides were manufactured where Smiley's Clinic is now located
- Wind blew powder-like arsenic trioxide into Phillips, Longfellow and Powderhorn, contaminating the soils.
- In 2007-2011, the EPA removed over 50,000 tons of contaminated soil from more than 600 properties.
- Contaminated soil remains under the Roof Depot
- The neighborhood (and health clinics) are concerned that arsenic-laden dust could blow into the neighborhood during demolition and construction.
- To this date, the city has not explained how it will ensure the neighborhood is protected from arsenic.



EPNI's architectural plans to renovate the warehouse keep arsenic sealed under the concrete foundation.

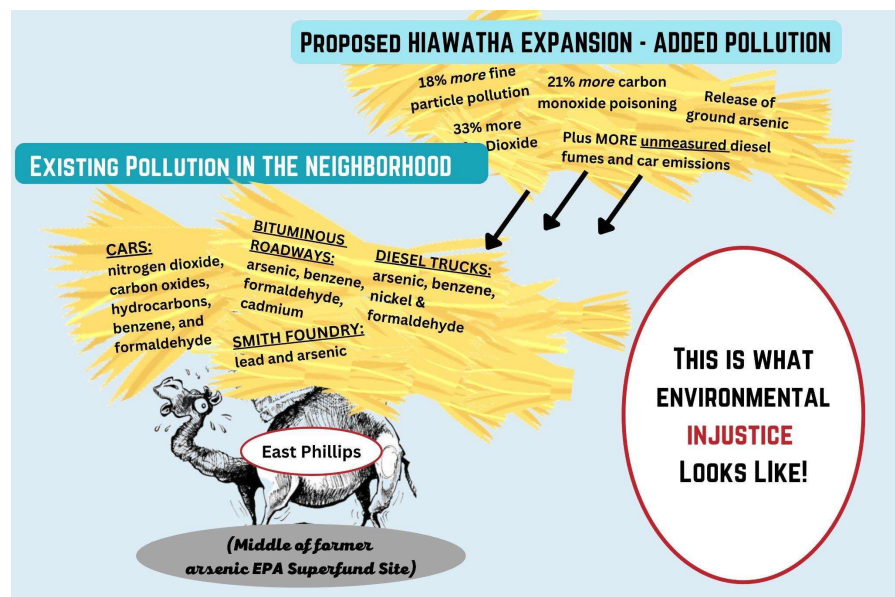


More about other added pollution (not including traffic)

This shows *some* of the cumulative air pollution impacts of the city's proposal.

This doesn't include

- Traffic
- Risks of demo
- Stressors of poverty
- Existing health conditions of neighborhood residents
- and more



CUMULATIVE *SOLUTIONS*

Towards a Just & Sustainable Future

OR

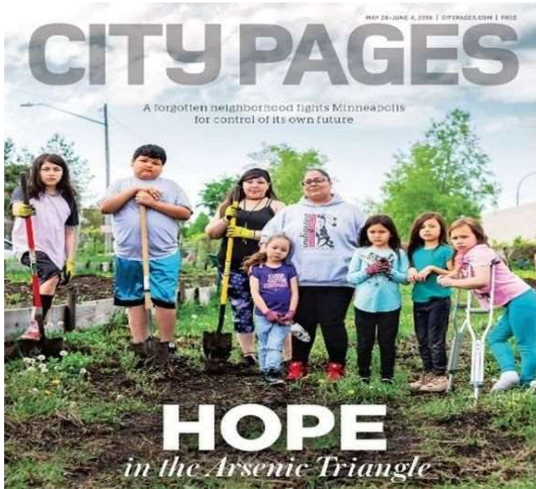
CUMULATIVE *POLLUTIONS*

Continuing Past Harms

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In short: the outcome will reflect our *systemic* commitments . . .

CHOICE A	CHOICE B
<p>Supports stated anti-racism commitments to invest in (all) neighborhoods - to make accessible (from the ground up) the foundational resources for stability and well-being.</p>	<p>Continues centuries-old racist pattern that divests from certain neighborhoods, removing foundational resources.</p> <p>(Then, when people lack stability and well-being, we pay people at nonprofits to provide them “services.”)</p>



THIS

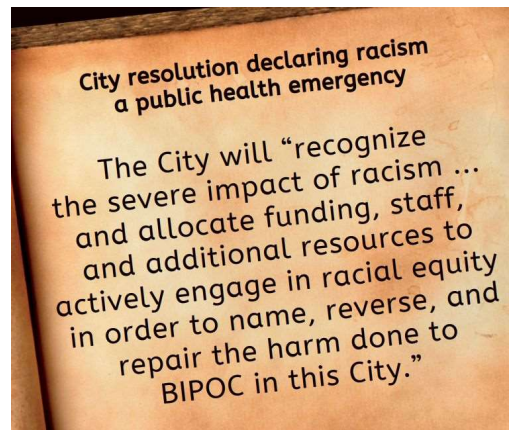
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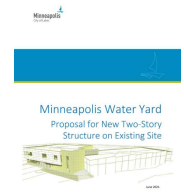
And whether we live up to our anti-racism promises.

East Phillips - Green Zone



The City's Current Public Works site in Marcy-Holmes:

- Could be *rebuilt* to serve the city's needs
- Is *supported* by the community, including for its historic value
- Is in an *industrial* neighborhood



EVENTS OF 2022-2023

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Timeline from Sept 2021 To Sept 2022

(Red - bad for families,
Green - good for families)

- 9/21** City Council votes (7-6) to reinstate the process for moving ahead with the city's plans: demolish the Roof Depot warehouse and use the land for an expanded city water maintenance yard.
- 1/22** New City Council sworn in.
- 1/22** Action Alert: Let City Council and Mayor know that meeting the city's needs must be done fairly and that environmental justice is important to you.
- 3/22** City Council votes (8-5) to suspend moving ahead with the city's plans.
- 3/22** Mayor vetoes the city council's vote, sending the issue back to city council.
- 3/22** City council votes (7-6) to allow mayor's veto to stand, reinstating the process for moving ahead with the city's plans.
- 3/22** Action Alert: Tell the mayor to not demolish the Roof Depot building and to enter into good faith negotiations with EPNI
- 6/22** Mayor 'negotiates' with EPNI, offering three acres but no answers regarding anticipated pollution. Demands an answer by June 30.
- 6/22** Action Alert: Call the mayor, to demand the city give EPNI the time and info they need to make a decision re: city's offer.
- 6/22** EPNI does not give answer to city; their bottom line (ensure no additional pollution in the community) has not been met.
- 7/22** Ignoring EPNI's concerns, city council votes 13-0 to pass the terms of the city's offer to EPNI (without details of anticipated pollution)
- 9/22** EPNI and allies rally in city council chambers, demanding to be heard re: the vote re: start accepting RFPs for the demolition process.
- 9/22** City council adjourns to afternoon (due to disruption) and votes (7-4-1-1) to start accepting RFPs for the demolition process.

<p>Mpls City Council Jan 26</p>	<p>Votes to hire Rachel Contracting to demolish the Roof Depot (starting as soon as 2/27)</p>
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**Little Earth
Community**
Jan 29

Healing Ceremony, uplifting voices of Indigenous Elders
from Little Earth



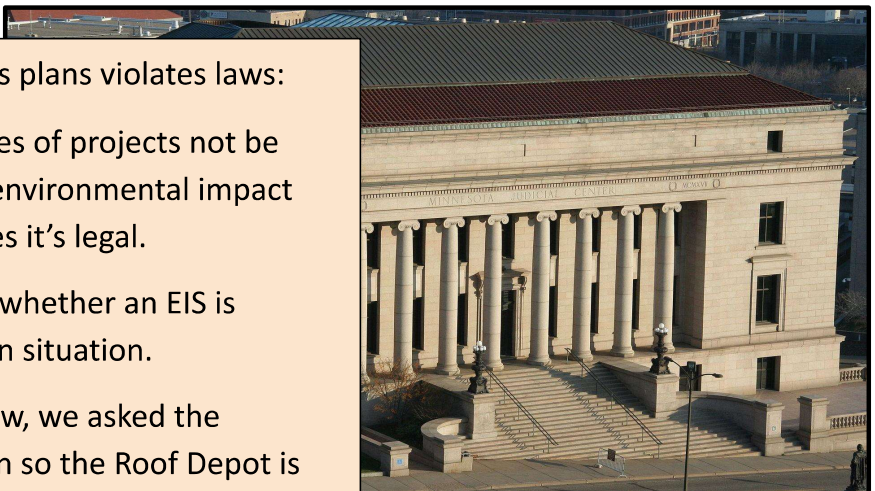
**MN Court of
Appeals**
Feb 6

("EAW case") Rules against EPNI. We immediately ask
the MN Supreme Court to review the decision

This case: EPNI argues the city's plans violates laws:

1. Requiring that certain types of projects not be done until and unless an environmental impact statement (EIS) determines it's legal.
2. Determining who can say whether an EIS is actually required in a given situation.

As part of our request for review, we asked the supreme court for an injunction so the Roof Depot is not demolished while we wait for their decision.



Little Earth
Community
Feb 6

Rally at the courthouse



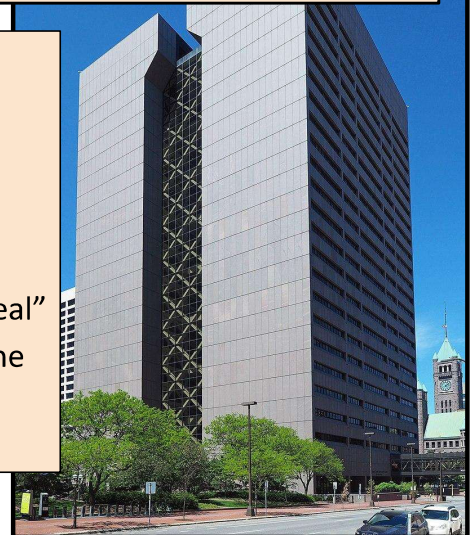
Trial Court
Feb 13

("MERA case") Denies our request for an injunction preventing demolition of the Roof Depot until and unless the city wins at trial. We immediately appeal.

This case, the city's proposed expansion violates

1. the Minnesota Environmental Rights Act and
2. the Minnesota Environmental Policy Act

As part of our appeal to the court of appeals, we ask the trial court to issue a "temporary injunction pending appeal" so the Roof Depot is not demolished while we wait for the court of appeals decision.



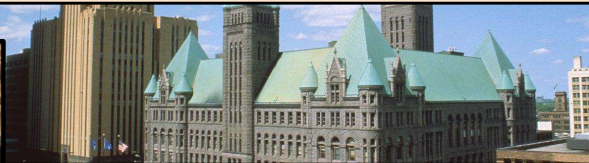
**Indigenous
Community**
Feb 15

Rise & Repair Rally at the State Capitol highlighting statewide work to promote Indigenous sovereignty and right relationship with the land and each other



City Council
Feb 23

Votes 6-6 against a motion to postpone the demolition (only 30 of 100 people let into the chambers, while room capacity is 100)



Indigenous Elders
Feb 23

Set up prayerful and peaceful community aid
Nenooqaasi Camp



Indigenous Elders
Feb 23

Demands of the Camp

- Totally reject the Hiawatha Expansion Project
- Hand over control of Roof Depot site to the community
- Start the process to remove Bituminous Roadways and Smith Foundry
- Enact a moratorium on encampment evictions
- Provide funding for peer support workers
- Invest in pilot programs to provide shelter and services to the houseless community (like the former navigation center)
- Provide funding for the community's vision for a community-owned, indoor urban farm and community hub at the Roof Depot site.

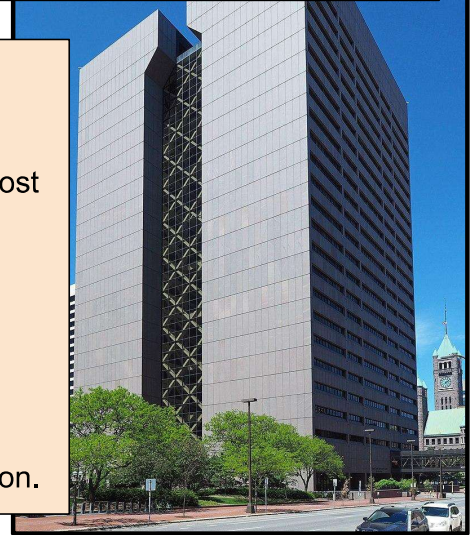
Trial Court
Feb 24

(“MERA case”) Grants our request for a *temporary injunction pending appeal*, putting a pause on demolition until the court of appeals hears our case.

Conditions:

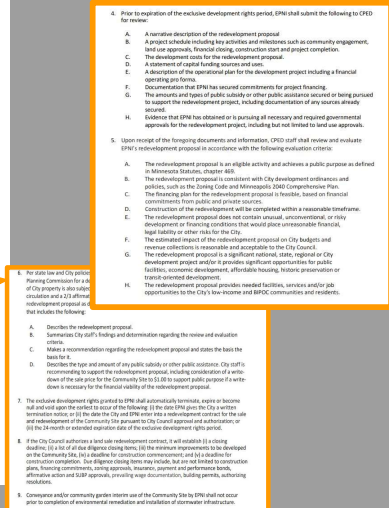
1. EPNI is to request an expedited appeal
2. EPNI is to leverage \$10,000 to get maximum bond (post at least \$10,000)
3. EPNI has two weeks from 2/24 to post bond
4. EPNI to talk to community and request that nobody enters the Roof Depot property and building
5. City can ask for more bond if they prove expenses

Both parties strongly encouraged to re-engage in negotiation.



We rejected the city’s two MOU offers because they included:

- Us giving up our legal rights and lawsuit
- No building to renovate
- No guarantee of reduction of pollution
- Lots of conditions to fulfill before we’d get the 3.0 acres on which to build
- Building an Urban Farm from scratch would take \$20M (vs. \$5M)



**Defend the Depot
Block Party
Mutual Aid Event**
Feb 26

This community event was organized as a celebration as well as to give out clothes, food and supplies. Between 500-700 people stopped by.

