



Payne-Phalen COMMUNITY COUNCIL

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Board of Directors Meeting Minutes

Tuesday, March 27th, 2018 – 6:30 p.m.

Arlington Hills Community Center, 1200 Payne Avenue, St. Paul (Payne and Maryland Avenues)

Board Directors Present:

Valentine Awasom	P	Tara Borton	E	Annie Davidson	P
		Richard Finch Jr.	P	Eric Foster	P
Britt Graupner	P	Athena Hollins	P	Joe Kuzelka	A
Chad Medellin	E	Rebecca Nelson	P	Lynette Pineda Tamayo	E
Eric Saathoff	P	Seanne Thomas	E	Maychy Vu	E
Marny Xiong	E	Bill Zajicek	P		

P= Present, L= Late, A= Absent, E = Excused Absence,

Community Participants & Guests: Joanne Ellis, Anne DeJoy, Dimitri Hatzigeorgiou, Chris Schweitzer, Regina Rippel

Staff: Staff was out sick

Call to Order, Welcome, and Introductions

President's Report – Board President Eric Foster

Thanks for the opportunity to be President again, this time will be the last meeting as he will be leaving for Mexico in July. Thanks to all, we accomplished a lot as a Board. Getting input from the community and putting pressure on the City etc. He plans to be at the Annual meeting next month.

Annual Meeting will be on April 24th, bring your friends and neighbors to share what we have been doing, mix and mingle with the community. We have seven slots to fill or maybe more. This is good to know for our recruitment efforts. We need diversity, not only in ethnic or racial categories but older & younger, home owners & renters, long term residents & short term residents.

Athena is chairing the Annual Meeting Committee, if you'd like to be involved in that, let her know.

Land Use and Zoning

Redevelopment & Reuse for 965 Payne Ave – a project by Dimitri Hatzigeorgiou who, along with his brother, has purchased the Old Swedish Bank Building and would like to transform the third floor into an event center. They would like our support. Two tenants are in the building right now, Lutheran

Social Services on the first floor and ESNDC on the second. The third floor is unoccupied and would be a wonderful venue for cultural events, art shows, parties. The basement is currently used as storage but could also be used as an event venue. Applying for a STAR grant and would like our support. Joanne Ellis asked if it was on the historic roster, Anne DeJoy replied no.

Eric S made a motion to send a letter of support, Valentine seconded, motion passed.

ESNDC Accessibility Fund – Anne DeJoy from ESND, works with businesses as the Director of Commercial Development, submitted a Star Grant Proposal to the City of St Paul for resources for business owners of commercial businesses to become ADA compliant. In recent newspaper articles, owners of older businesses have been getting sued for not being ADA compliant. There is no “grandfather clause”, but there is a thing called “Safe Haven” which means that you can accomplish a Safe Haven by getting an assessment done and are then provided with a list of improvements and that these are readily achievable. They are looking for about \$50,000 in Loan money, \$50,000 in grant money and for a letter of support from the District Council.

Chris S asked about how many businesses could be helped. Anne replied about 5-20 depending on what was needed to be improved. Athena asked about expense, Anne said that it had to ‘readily achievable’ if it cost \$100,000 then it would not be readily achievable. Eric F stated that you are required to do what you can which may not necessarily be everything, if it’s not affordable then it’s not readily achievable. You must do what you can with the resources available. Chris S stated that this is exactly the type of Grant proposal we put into our District Plan

Britt moved to offer a letter of support for the Star Grant proposal, Athena seconded, and the motion passed.

Presentation on Alternative Dwelling Unit Expansion

Jamie Radel here to do presentation on Alternative Dwelling Units, often called Mother in-law houses, granny flats, etc. Can be inside the house or separate from the house unit. Currently only allowed in a small area of the City.

The City Council initiated a zoning study on AU’s to add five areas where potential new areas where ADU’s would be permitted these include Mounds Park area of Dayton’s Bluff, District 1, District 3, District 7 and District 9 (Conway Battle Creek, Westside, Frogtown and Fort Road)

Eric S is interested in this and stated that there are a whole lot of restrictions but he would like to see a movement towards tiny homes.

Bill asked if a motion was needed or just comments.

Written comments are needed by the 23rd of April.

Public Comments

City Wide cleanup on the 21st, Hosting one more site at Duluth & Case, if you are able to come, please do.

Mary : Phalen, Hayden Heights, Duluth & Case registration for sports is filling up so if you would like to sign up then please do.

Bill Z would like to make a bylaw change, because he realized it must be in tonight. Motion to change Article VII Section 4 Comprehensive Plan Review meeting to The Board of Directors will on an annual

basis review the District 5 Comprehensive Plan during the June or July Board meeting. Britt seconded, Discussion: Annie D stated that it's Community Council not District 5. Eric S said that it should be District Plan, not Comprehensive Plan. Eric F agrees that we should do this every year but maybe not change the bylaw because it is restricting. This will be presented at the annual meeting as "The Board of Directors will on an annual basis review the Community Council District Plan during the June or July Board meeting" to be voted on at the Annual meeting and must pass with two thirds of the vote Motion passed

ADU discussion, Britt would like to have more info about this and what does the community think? Post it to the Facebook page, see what comments appear.

One community member voiced her opinion in support of ADU's, homeowners should be allowed this possibility if they want. She doesn't see why it shouldn't happen.

Eric S sees this as an opportunity and is in support of it made motion for the support of ADU's in the city. Valentin seconded. Joanne Ellis on the Advisory Council on Aging also supports this and believes it is a great idea. Motion passed.

Darnell Dubra Owner of Cajun Deli (formerly Mexitalia) across from the Community Center introduced himself and announced the soft opening of his restaurant on Saturday.

Board review of February Meeting minutes

Eric F made a motion to approve the minutes, Athena seconded, and motion passed.

Finance Report

Board financials presented, no questions.

Executive Director Report

Review of the 2018 work plan has been approved by the city and represents what we will do in order to receive funding. And as a goal for us, this is achievable but there will be work to do staff and Board alike. 2017 work plan met or exceeded all of our goals.

District Plan update process is going well and is in contact with Bill Dermody with the City. Just waiting on feedback from one or two work groups. The District Plan will be presented in some form to the community at the Annual meeting so the Chairs of the workgroups should have something to present there.

Moving to closed Board Session to discuss hiring process and what we will be doing to facilitate having a new Executive Director by the end of May. More information will be presented at the Annual Meeting.

Move to Closed Board Session

Adjourn

Minutes submitted by Secretary Rebecca Nelson