



Payne-Phalen

DISTRICT FIVE PLANNING COUNCIL

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Payne Phalen District Five Board of Directors Meeting Draft Minutes

Tuesday, March 28, 2017 – 6:30 p.m.

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

Board Directors Present:

Roger Allmendinger	P	Valentine Awasom	P	Spencer Cardinal	E
Annie Davidson	P	Mark Dawkins	A	Charles Dexter	P
Richard Finch Jr.	P	Eric Foster, President	P	Britt Graupner	P
Nick Hayen	P	Athena Hollins	P	Dan Rodriguez	P
Eric Saathoff	P	Keith Schmalzbauer	P	Maychy Vu	P
Marny Xiong	P	Bill Zajicek	P		

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

Community Participants & Guests: Patrick Conroy Jr. (Arcade Bar), Regina Rippel, Mari Etta Wood (Saint Paul Parks & Rec), Charlotte Cooper (accountant), Veronica Burt (Organizer),

Staff: Lissa Jones-Lofgren, Interim Executive Director

Quorum Established

Agenda Review and Approval – Eric Foster welcomed all Board Directors and community members. Eric also reviewed the agenda and outlined the upcoming Annual Meeting. He also welcomed the new District 5 accountant and Veronica Burke (who will be assisting the District as an organizer for community-based initiatives).

Call to Order, Welcome, and Introductions

Land Use & Zoning

848 Payne Ave

Eric Foster reminded everyone about development proposals for the 848 Payne Ave property that is currently a vacant lot. Dan from HRA, which ultimately approves the proposal, then provided more information. These proposals are for apartment units on the property. Two formal applications have been received, with both containing a ground floor business space. One proposal has 97 units, the other has 54 units. Both proposals are four story buildings.

Once a proposal is approved, it will be given a two year “tentative development” status. During this time, the project will be open to comments and questions from the public and the Board. The HRA will also request feedback specifically from the community and the Board. The proposals are also requesting tax credits for lower income housing, which also lengthens the time for final project approval. These apartment units would be specifically priced for lower income tenants. Both proposals have initially been estimated to be 100% compliant with affordable housing rates. Both proposals would also have ground level parking underneath the building.

932 Arcade Street

Pat, a local business owner, outlined a proposal to remodel the inside of The Arcade Bar at 932 Arcade Street. He is looking to build a kitchen into the property for the purposes of serving food and alcohol at the business.

Motion to support the license application:

Motion: Eric S., Athena (2nd), Motion passed

Public Comment, no other public comments.

Consent Agenda

1. Board Meeting Minutes February 2016

Motion (Eric S.), 2nd (Keith), Motion Passed

Additional Documents

Wakan Tipi Letter of Support

2017 Cash Flow

February Financials

Interim Executive Director Report

Lissa discussed the Equity Work Group progress and formally announced the new location of the Board headquarters.

President's Report

Athena briefly updated the Board on the progress of the Nominations Committee in putting together the Annual Meeting. They have been working to get new Board Director nominations as well as food and silent auction items for the meeting.

Adjournment

Motion (Bill) 2nd (Keith) Motion Passed

Minutes submitted by Nick Hayen, Board Secretary