



Payne-Phalen

COMMUNITY COUNCIL

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Board of Directors Meeting Minutes Tuesday, May 22, 2018 – 6:30 p.m.

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

Board Directors Present:

Valentine Awasom	A	Tara Borton	A	Athena Hollins	P
Stuart Knappmiller	P	Britt Kringle	P	Joe Kuzelka	P
Chad Medellin	P	Wintana Melekin	P	Krishna Natarajan	P
Rebecca Nelson	P	Lynette Pineda Tamayo	E	Eric Saathoff	P
Chris Schweitzer	P	Danielle Swift	E	Seanne Thomas	P
Maychy Vu	P	Bill Zajicek	P		

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

Community Participants & Guests: Marc & Laura Beltz, Ray & Karen Landkamer, Sarah Colburn, Michelle Natarajan, Todd Evans, Roy Evans Sr., Barb Pecke, Marcia McKenzie, Don Lorr, Joann Ellis (Commissioner McDonough’s office), Regina Rippel, Suzuki O’Keefe, Phil Cattanach (OPUS), Jay Fourniea (OPUS), Andy Assman (OPUS), Scott Renstrom (Councilman Bostrom’s office) and five other community participants.

Staff: Interim Executive Director Lissa Jones-Lofgren, Robin Horkey

Call to Order, Welcome, and Introductions – Acting President Athena Hollins

Board Officer Elections Bill Z asked if we should move the Elections towards the end of the meeting as there are a lot of neighborhood community members that are here, so we can make sure we get to everything

Land Use & Zoning:

OPUS Site Plan review: Beacon Bluff – OPUS and St. Paul Port Authority

Philip Cattanach to talk about Beacon Bluff and one of the final parcels to be developed in that area. It is the area along Phalen Blvd. the old 3M campus. OPUS & Port Authority are collaborating to acquire that site (North East quadrant of Wells & Phalen, front entrance facing Wells) to develop a “speculative industrial building”. Because of the metrics of the Market, there is a demand for a new industrial job creating space. The company would like to be operating by the end of the year, so building will begin now for an 86,000 sq ft building. OPUS will acquire the land from the Port Authority and lease it out. Guideline is one job per 1000 sq ft therefore that creates 86 jobs. This is targeted as a “job creator” and the majority of employee’s will be from this area and the greater metropolitan area

but not guaranteed. Industrial buildings are 5-25% office space, this tenant will be 40% creating the need for parking space along with areas for trucks to move/turn around in.

Seanne asked if there is a clause that the majority of the employees will be from this area and not just "brought in". Phil answered that there is a clause through the Port Authority stating that the tenant must have a preference for local area for new hires and help in that process. Lissa clarified it is called the "east side employment exchange".

Eric asked will there be second story office space? Are two curb cuts necessary? Phil stated that the building will be 24ft commiserate with the type of tenant that will be occupying this space. Have looked at second story but cannot due to again, the need or tenant need of a second story. Would like to add to density but it isn't in plan. They are sensitive to the neighborhood, have worked with a transportation expert to best utilize what is there and be less intrusive. There will be no ponding due to below ground utilization system, there is a pocket park in the SW corner and will have added pedestrian access. Fire trucks will need that second access to be able to reach the building adequately. Phil answered that they are asking for our support and feedback.

Joe K asked current time frame is end of year but what happens if the building is not completed by then? Phil answered financial penalties will be incurred if this is not completed. Two RFP's have been sent out in the last two weeks so there is demand for this industrial type building as last resort.

Motion to provide letter of support to OPUS by Bill Z, Eric second, and motion passed.

884 Hyacinth Ave E, Conditional Use Permit – Michaelene Colestock, Green Jacket LLC

The house at 884 Hyacinth is to be able to provide sober housing for women and children in this single family home. She has worked in Chemical Dependency field since 2001, has many, many credentials, saw a need and wanted to fill it. Her company opened first house in 2009 in North Minneapolis. Mission of Spence Specialties LLC is to help women achieve and maintain sobriety by providing a safe place to call home while offering offsite therapeutic services and accountability. She saw a need for housing after residential treatment, not very many safe places for women and women with children to go to. Opened house in 2009 in N. Mpls., purchased 975 Wakefield in 2012, in 2015 bought 453 White Bear Ave.

In 2015 awarded GRH grant which is a funding mechanism to provide food and such at the houses. In 2016 sold house in Mpls to focus efforts on the East Side, is a long-time community member with very strong ties here. In 2017 purchased a 4th home on Armstrong Ave. Also in 2017, rented a house on Beech St and now in 2018 a house on Hyacinth. Next step, in June will be opening an outpatient treatment center providing service for the women in these houses to help in the recovery process.

There are women (and children) living in the house now. She would like to expand this. In St Paul, 31 licensed treatment facilities, only 2 are for women only and neither of those allow children. Her houses are the only ones to allow children to live in the sober housing with the mom.

Needs a Conditional Use Permit to allow for 6 women and their children to live there instead of the 4 unrelated adults allowed now. Has to go this route rather than "reasonable accommodation route" which allows for more people per square footage but doesn't necessarily allow for children in that equation. Wants to keep families together rather than just make money with more adults.

2 rooms for moms with full custody and 2 for women with shared custody working on reunification. With idea of gaining back full custody. Dept of Health has already come and measured the house and approved for 8 but she is only asking for 6. Ramsey County has approved GRH for funding mechanism. The last step is the Conditional Use Permit and is asking for our support as the hearing is on this coming Thursday.

Britt asked about the Zoning Committee staff report that shows it's a 3-bedroom 1-bathroom house, but she states it's a 4 bedroom 2 bathroom home. The space has been measured and is within limits of state requirements.

Chris asked for floor plan and stated that 2nd floor is attic type, not full floor how will that accommodate two people plus children. Currently 4 mothers with 4 children. She wants to be able to be flexible not looking to pack the house but with the way unification works she needs that flexibility

Most women are from Ramsey County, most take public transit. She is onsite for an hour meeting each week. There is a "house Mom" onsite who manages and makes sure people are following the house rules. Length of stay varies, could be three months to three years.

This is not a new use, just an expansion to the number of beds. She believes local residents are aware of the use of this house, however the local residents stated they didn't know and through word of mouth found out about this meeting.

Green jacket is the land lord. NuWay Treatment Center pays rent while they are in treatment per patient basis. Goal is to then get a job and pay your own rent.

Public Comment/Input/Announcements

Comments on 884 Hyacinth Ave E, CUP:

Dispute over whether this is a two-bathroom house due to a resident knowing the previous owner. There is also a male visitor living there full time. He lives next door and can attest to this. What type of garbage services do you have for all these people? Lawn is unkempt, there is no one shoveling the snow.

Another resident states the children run through her yard, ripping off bark on their tree on their property. Issue was addressed, and they don't abide by the rule. Asking for respect. Some problems occurring for a long time.

Regina: Is this a shelter or a home? Concern about the amount of people in such a small space. She has worked in Chem dependency and says there's no room for privacy and that is critical to recovery. Is against expanding but thinks that this is a wonderful thing she is doing.

Ms. Colestock clarified that it's Transitional housing, and they leased the house in February of this year, so she can't speak to anything that happened with the previous renters. She will be going to the house immediately after the meeting to investigate some of the neighbor's comments. She wants to be a good neighbor.

Garbage services: Board Director Joe K read a note from neighbor concerning the trash organization in St Paul. The cost is too high, and the resident is happy with current service. Against the change.

Board votes

Chad made a motion in favor of support for the Conditional Use Permit, seconded by Seanne.

Britt is in support, Chris is in opposition stating it's too small. Bill suggested she run the house 'as is' for one year, use that time to win over the neighbors, then come back for CUP.

Two nays, motion passed.

Consent Agenda: Britt moves to accept March and April minutes, Maychy seconds. Approved.

Board Officer Elections:

Britt nominates Athena for President, Eric seconds. Athena accepts. Chris nominates himself. Ballot vote and Athena is voted President.

Eric nominates Chris for Vice President, Athena nominates Britt, both accept.
Eric, Maychy, and Stuart nominated; each decline.
Britt is voted in as Vice President.

Britt nominates Chad for Treasurer, Athena nominates Bill.
Chad is voted in as Treasurer.

Athena Nominates Rebecca for Secretary. Rebecca is unopposed as Secretary.

Chris nominated for Executive member at large, Krishna nominated and Seanne nominated, each accept. Wintana nominated (declines). All voted in as Executive Members At Large.

Hiring update: Athena would like to make sure that the Board has the capability to make an offer to a candidate. Britt moves that authority is given to the Hiring committee, Eric seconds and motion is passed.

Adjourn Britt motioned to adjourn, Chris seconded

Minutes submitted by Rebecca Nelson