



# Payne-Phalen COMMUNITY COUNCIL

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## Minutes for the Community Meeting

Tuesday, May 25th, 2021 6:30 – 8:00 p.m.

Online via Zoom Conferencing

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**Welcome:** Introductions and Review of the Agenda

6:36 pm

### Context:

Many organizations are confronting how to manage the need to host virtual board meetings and elections when current bylaws do not allow for this activity. Following the lead of the St. Paul City Council, in April 2020, the PPCC Board adopted the following language (and a series of other measures to manage the organization through this challenging time):

*“In-person meetings, or meetings conducted under Minn. Stat. § 13D.02 of the City Council, are not practical or prudent because of the COVID-19 health pandemic emergency declared under Minn. Stat. Chapter 12 by the Minnesota Governor Tim Walz and Saint Paul Mayor Melvin Carter. In light of the COVID-19 health pandemic, members of the City Council will participate in City Council meetings by telephone or other electronic means.”*

**Attendance:** Janey Atchison, Kelsey Canaday, Patricia Enstad, Athena Hollins, Jacob Jurss, Carolyn Keeton, Stuart Knappmiller, Krishna Natarajan, Rebecca Nelson, Seanne Thomas

Staff: Executive Director Jack Byers, Administrative and Outreach Assistant Robin Horkey

Community Participants and guests: Johnny Opara, Anne DeJoy, Laura Clouser, Nieeta Presley, Lisa Schoeder, Michael McDonald, Marque Garczyski, Patrick MacNabb, Joann Ellis, James Soltis, Damian Schaab, Chris Wilson, Don Lorr, Scott Wende, George Trujillo, Bob Barth (WSB and Associates), Julie Ludden, Brad Griffith, Robert Lunning, Matt Paschall (Baker Lilly), Sam Tulien, Joe Barbeau, Kristina Dohm, Helene Benitez, Kate Palm, Noah Blaiser

### 6:35 Developing the Payne-Phalen District Plan:

#### Chapters: Land Use/Zoning:

1. **6:40 Zoning Application:** The Hollows, 520 Payne Avenue: 4-story Affordable Housing Project, Johnny Opara, JO Companies, LLC - there will be 62 units, 85 % leasable, EV Charging 3rd-4th level will see downtown. 20 studios @ \$993 504 SF, 12 alcoves @ \$904 546 SF, 1 bedrooms @ \$1,054 24 625 SF, 2 bedrooms 6 @ \$1,239, 937 SF, 27 underground garage 65 14 above grade, 9 of 21 to close, 9 of 22 start of lease-up, March of 23 100%, underground parking, tot lot if possible. Motion: Janey: We (PPCC) support The Hollows, Athena seconded, Carried.

2. *7:33 Presentation and Discussion:* Bush-Payne Site: Potential Transit Oriented Development/Affordable Housing Project: Anne DeJoy, East Side Neighborhood Development Company (ESNDC) and Chris Wilson, Project for Pride in Living (PPL)  
Looked at Eco Village in MPLS – 2 workshops in Railroad Island in 2015.
3. *8:04 Updates from the Jam Board:* Focus on Land Use and Housing issues (Marci Exsted, Board Member) Rebecca, Janey, Jacob have added information.

Chapters: Transportation:

4. *8:06 Update and Discussion:* Rush Line Bus Rapid Transit (BRT) Environmental Assessment Worksheet (EAW): Public review and comment period open from May 11th-June 25<sup>th</sup>

**8:10 Business items:**

5. Approval of minutes from recent meetings: (Stuart Knappmiller, Sec.)  
Seanne moved, Patricia seconded, passed.
6. PPCC Monthly Financial Report and Status (Janey Atchison, Treasurer)  
City funds came, \$70 on GiveMN spring fundraiser.
7. Update: Nominations Committee (Patricia Enstad, Vice-President) Look at open seats, Carolyn Keeton will join.
8. Update: Fundraising Committee (Jake Jurss, Board Member) Met past month/ Sept. tasks to do. Make it permanent in June and recruit members. Eastside is our home/ Janey working on mockups for this summer.

**Announcements, updates and upcoming business:**

8:20 pm

- Heads up: City of St. Paul [Parking Study](#) related to minimum parking requirements. 2 Plans: eliminate parking requirements or reduce requirements. Read it!
- Update: Wheelock Parkway Public Art: Artist Selection Process
- [East Metro Pulse](#), Round 3 – Coming soon. Strong participation needed! Survey is done by St Paul Foundation: We need 50 people to do it. 84% white from 3 East Metro counties. Now people are getting random mailers. 5 languages. Online or via phone.
- City of St. Paul, Swede Hollow Park Master Plan – [Interpretive Signage](#): 8:29  
Community meetings to be scheduled for June via Lower Phalen Creek Project
- Eastside Elders Wings Fundraiser in 3 weeks

**Eastside Lions Club Donut Trailer needs Volunteers each Sunday**

**ADJOURN** Janey moved, Seanne seconded, passed

**8:33 pm**

➤ ***Next PPCC Community Meeting:*** Tues., June 22, 2021 at 6:30 pm on Zoom

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**Engage \* Educate \* Empower**