



Payne-Phalen COMMUNITY COUNCIL

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Minutes for the Community Meeting

Tuesday, August 24, 2021, 6:30 – 8:00 p.m.

Online via Zoom Conferencing

Welcome: Introductions and Review of the Agenda

6:35 pm

Attendance:

Rebecca Nelson, Carolyn Keeton, Lynette Harris, Marci Exsted, Janey Atchison, Jacob Jurss, Seanne Thomas, Patricia Ensted, Bill Zajicek, Krishna Natarajan, Kelsey Canaday, Stuart Knappmiller

Jack Byers Executive Director, Robin Horkey Outreach & Administrative Assistant

Thomas Burke (Artist at 950 Payne), Brad Griffith, Bob Barth (WSB and Ass.) Claire Thomas (ESNDC), Anne DeJoy (Director, Eastside Neighborhood Dev. Co), Johnny Opara, Damien Schaab (RING,) Thomas Dobbs (Hay Dobbs Architects), Justine LaCroix-Martin, Betsy Mowry Voss (HENS)

District Plan:

Chapters: Land Use, Zoning, and Housing:

6:43 pm

Application for Zoning Variance: The Hollows, 520 Payne Avenue: 4-story Affordable Housing Project, Johnny Opara, JO Companies, LLC. Back from May presentation for an Application to City of St. Paul to adjust front yard setback in order to retain balconies on apartment units. Closing Nov. 1 hopefully. 12 months for construction. Is a vacant site used for parking. Hoping to add back as many balconies on east and west as possible. For the 10 ft setback from sidewalk, the 5 ft balconies cut into the 10 ft setback. East-west isn't deep enough. T2 traditional neighborhood zoning. To Zoning Board 8/30. 80% of units are 60% AreaMedianIncome with 20% at fair market value. Lynette moves a letter of support for the variance. Seanne second, motion passed.

Chapters: Land Use and Economic Development:

7:00 pm

Presentation and Discussion: Maryland-Arcade Feasibility Study, Anne DeJoy and Claire Thomas, East Side Neighborhood Development Corporation and Tom Dobbs, Hay Dobbs Architects.

2018 Ramsey Cty Revitalization \$25,000 grant for staff and consulting. There is already a small area plan for Arcade St. Community outreach so far has been to businesses. Generic Parcels near this intersection would be approximately 250' x 120" Ex. 1 Urban Cooperative greenhouse garden with aqua culture's waste for hydroponic gardening on second floor, with ground floor retail. Possible food prep and court for food grown on site. Ex. 2 Athletics and training, 5 commercial sports shops on first floor. second floor flex sports, 12 parking spaces on first floor Ex. 3 Coworking/Comaking Space, for hobbyists/professional makers. 23 parking stalls first floor Ex. 4 Micro Apartments, studio or smaller 350 sq. ft vs 750 for typical one bedrooms. First floor 14 parking stalls 7 studios, bike parking/fitness/community space/patio. Ex. 5 Live-Work Housing, 2 stories over retail or 2 houses, then elevators may be needed Ex. 6 Multi-use Community Center could be all of the above. Ex.6 Urban Event Pavilion for mixed use.

The survey link: <https://www.surveymonkey.com/r/C86QZ66>

Chapter: Housing:

7:45 pm

Keep St. Paul Home: Information item on the rent stabilization ballot initiative for November citywide elections, Betsy Mowry Voss, Housing Equity Now St. Paul (HENS).

About 50% of residents in St. Paul are renters. The rent stabilization initiative will be on the ballot in November. It allows for no more than a 3% rent increase in a 12-month period. Building owners will be able to request exceptions, including for major capital projects such as replacing all windows or the boilers and air conditioning, and not due to neglect, as well as for a reasonable return on investment. The HENS website <https://www.housingequitystp.org/what> has more details, including the text of the ordinance.

Chapter: Transportation:

Moved to later in meeting. 7:55pm

Update: EV Spot Network, Evie by HourCar, Jack Byers, Executive Director There are currently 40 Evie vehicles on the streets. There is planned to be 150 total across Saint Paul. *During Harvest Parade will be us (Board) driving 10-15 electric cars, then recruiting board members.*

Business items:

8:00 pm

PPCC Monthly Financial Report and Status (Janey Atchison, Treasurer) Waiting on July reimbursement. Evie will help our budget.

Approval of minutes from recent meetings: (Stuart Knappmiller, Secretary) Seanne moved, Marci seconded, motion passed.

Nomination and appointment of Justine LaCroix-Martin to the Board of Directors by the Executive Committee Moved by Janey, seconded by Patricia, motion passed.

Announcements, updates, and upcoming business:

8:00 pm

Updated calendar based on the meeting of the Joint Fundraising/Nominations Committees
(Rebecca Nelson, President)

- **Cancelled:** Pancake Breakfast (PPCC and the East Side Lions Club):
Cancelled due to the COVID Delta variant
- **Going ahead:** Harvest Parade: PPCC contingent will be walking,
driving, riding in Evie Cars, meet at 10 a.m. at Payne and Rose
Avenue East
- **Going ahead:** Solidarity Street Gallery: Silent auction, Board member
Recruiting and community conversations, Payne and York,
immediately following the parade until 3 p.m.
- **Going ahead:** Evie Car Share Demonstrations, immediately following
the parade until 3 pm. Two locations: (1) Payne and Cook and (2)
Payne and York Avenues
- **New on the schedule:** Payne-Phalen Community Council Annual
Meeting and Elections, Tuesday, September 28th, 6:30-8pm, on Zoom,
online auction with us providing.
- **Art In The Hollow** September 25th 10-5, parking in St Paul Brewing lot

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8:06 pm

- **Next PPCC Community Meeting:** Payne-Phalen Community Council Annual
Meeting and Elections, Tuesday, September 28th, 6:30-8pm, on Zoom