



# Payne-Phalen

COMMUNITY COUNCIL

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## Minutes of the Community Meeting

Tuesday, January 25, 2022, 6:30 – 8:00 p.m.

Online via Zoom Conferencing

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

6:30 pm

### In Attendance:

- Staff Members - Robin Horkey & Jack Byers
- Board Members - Rachel Sheild, Damian Schaab, Carolyn Keeton, Lynette Harris, Athena Hollins, John Thompson, Seanne Thomas, Julia Wilcox, Kelsey Canaday, Janey Atchison, Rebecca Nelson, Patricia Enstad, Marci Exsted
- Community Members - Xiong Thao (Metro Matrix LLC), Vong Thao (Metro Matrix LLC), Brad Griffith (Friends of Swede Hallow), Thomas Burke (ESNDC board member), Joann Ellis (RC Commissioner Aide)

### 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."*

### Developing the Payne-Phalen District Plan:

1. Mixed use project at 1170 Arcade Street. Presentation by Developer, Metro Matrix 1 LLC (Vong Thao and Xiong Thao) 6:35 pm
  - Xiong – request of support for an application for the city. ~1/10 of an acre that is planned to be a 3-story mixed developed space. 1<sup>st</sup> floor being retail space (larger anchor for a restaurant + ~6 smaller spaces for other businesses – e.g. a salon) & then 15-18 units of 1-2 bedroom apartments on the 2 upper floors @ market rate. Investor timeline limits ability to allow for income-based tax credits. Commercial rents will be looked at for affordability. Hope to blend project into the community. Don't have site control yet, applying to the city for this. Once they have site control they can begin architectural design process.
  - John – what does market rate look like on the Eastside

- Xiong – it's about \$1,100 for 1 bd & \$1,200-1,300 for 2 bd
- Brad – are you looking at subsidies from the city + what about parking?
- Xiong – not asking for subsidies due to timeline, as this typically takes 2-3 years to get these...feel they won't be competitive w/size as well (15-18 vs. 50+ unit buildings); no parking on-site, just on street.
- Thomas – reiterated that the timeline is the reason for not having affordability, asked what would need to happen for affordability.
- Xiong – hoping for site control this fall, hoping to break ground by early next year (at latest). Affordable housing dollars processes usually have 2 rounds (1 in spring, 1 in fall) & then you don't usually get selected on 1<sup>st</sup> round, usually it's 2<sup>nd</sup> or 3<sup>rd</sup> -> which would set this back 2/3 years.
- Rachel – are there potential businesses already identified or will it be an application process?
- Xiong – none identified, just discussions w/a few businesses we know already that are interested in branching out. Will work on this more once city provides site ownership.
- Rachel – mentioned focus on BIPOC businesses -> are you looking at anything in particular + how will you gather those?
- Xiong – no real specificity. The anchor space will be built out like a restaurant but doesn't need to be. Smaller spaces are open to any kind of businesses open to ~500 sq ft. Initially thinking about hair/nail salons and the like that don't need very much space.
- Kelsey – how many businesses (incubator spaces) would be approximated? ...& you said Rose & Arcade w/on-street parking?
- Xiong – hoping to have 6 spaces; confirmed location & parking details^
- Kelsey – is the site vacant right now & what is the architect you're going to use?
- Xiong – the site is vacant right now; no architect chosen yet, will send out RFP once they get the site, hoping to have a similar design to what's on Arcade currently.
- Patricia – was there something there before?
- Xiong – that's been vacant since I've been here (since last 20 years)
- Patricia – we'll assume then, that it won't be a drug store. (joking)
- Xiong – affirmed this, specified that they hope it will be used like a restaurant.
- Rachel – what does the market say about need & demand for a restaurant in the area?
- Xiong – not sure about Eastside in particular, aware of larger hurt in market due to COVID but hoping that since this is neighborhood-based & in a new building that it will be attractive.
- Damian – even our best [people on COVID] cannot guess what things will look like in 18 months.
- Lynette – what's the sq ft? + projection for the build out?
- Xiong – 2,500 for the total (anchor & 6 small spaces); build out will be 6 months

- Kelsey – parking can be congested, esp. around Walgreens. Face to Face has a huge parking lot that seems to be vacant. Wondering if this can be accommodated for that, just right across the street.
- Xiong – that’s something we could definitely have a conversation w/them about to use as overflow parking.
- -> Vong entered meeting, introduced himself. – Talked about the idea that if they don’t start developing, they’ll never begin as BIPOC developers. Mentioned investing in their own communities.
- Xiong – I started by career doing housing advocacy for families w/children at the local elementary. Very familiar w/the Eastside. Doesn’t live in this part of St. Paul but shops & has family here.
- Patricia – we’ve been talking about mixed use projects as a board, what we’re looking for now is a motion regarding what we’d like to do...
- **Seanne moved to support the application.**
  - **Carolyn seconded.**
  - Kelsey – mentioned that space is becoming a tight commodity & she supports this. Wondered if she could suggest that...if one building goes up maybe a derelict building could be demolished...maybe that’s another discussion.
  - Patricia – yeah, that’s another discussion. Took us to vote ->
  - **Motion carries unanimously.**

2. Update and Progress Report: Developing our community engagement strategy for 2022: Discussion and organizing session led by the Engagement Subcommittee (Rachel Sheild, Julia Roberts, Justine Martin-LaCroix)

6:55 pm

- Rachel – provided presentation; detailed how w/community engagement we should sometimes listen even before asking questions.
  - **Requested sign up regarding connecting w/businesses & connections for outreach -> each of us choosing at least 1, spend time there before our next meeting to observe & begin community conversations.**
- Damian – is it first come, first serve sign up? -> Rachel – yes [there are 16 on the board], so **everyone would probably need to sign up for 1-2**
- Seanne – are you looking for us to come back & share about the entity we agreed to visit?
- Rachel – I’m imagining this as: reaching out to learn more about what they do & next session would be to talk about good ways to ask questions, what to ask. How are people coming & going, how are they engaging w/the program, etc. Does it make sense to use [this modality vs. this one – e.g. a postcard v. asking questions at a table set up]
- Damian – if a board member have an existing relationship, should they naturally go in that direction..?
- Rachel – thinking for the sake of time, it would probably be best to utilize existing relationships
- Seanne – asked for the end game

- Rachel – whether Spring or Summer, we have an approach for how to be present & gather data from the different orgs. Figuring out those vision pieces & what to ask & how to ask them.
- Patricia – feels she would like some idea of a question or 2 as guidance
- Rachel – [like a script]
- Patricia – would be nice to have a reminder about listening. Talked about how this is a relationship & this would help w/a place to begin w/ease.
- Rachel – will send out a shorthand script she has currently as a tool
- Julia – first slide was helpful for framing
- Patricia – **confirmed the timeline of having initial contact by our next meeting**

**Business items:**

**7:25 pm**

3. Hiring new staff: Environmental Justice Community Coordinator; full-time position. (Jack Byers, Executive Director)
  - Posted now on Indeed & MN Council of Nonprofits; working to get it on local colleges & tech school listings. -> **requested us to circulate.**
  - **Deadline is 2/15 with review on a rolling basis.**
4. PPCC Workplan for 2022: Reviewed and recommended for approval by the Executive Committee
  - No comments raised.
  - Patricia sought a motion to approve this plan.
    - **Lynette motioned to approve** – did want to say how awesome it is that HourCar is being implemented here.
    - **Rebecca seconded.**
    - **Passed unanimously.**
5. PPCC Budget for 2022: Reviewed and recommended for approval by the Executive Committee
  - Patricia opened us for motions to approve or not approve.
    - **Rachel Shield motioned to approve.**
    - **Lynette seconded.**
    - **Passed unanimously.**
6. Create a Land Use, Transportation, and Environment (“LUTE”) Subcommittee. Recommendation of the Executive Committee; For discussion with the full Board.
  - Jack – subcommittee will ask details, “shake things out” & then make a recommendation. This will help us move more quickly w/decisions. Most boards have these. If no requests, no meeting would be required that month.
  - Patricia – executive team recommendation is that we have one of these
  - Seanne – no thoughts on getting it started, feels it’s a good idea. Zoning applications & details being fleshed out & getting a motion is a better use of the board’s time. Feeling (herself) over-extended, so she doesn’t feel she could take this on, not sure how others are feeling.

- Jack – the intention is that the subcommittee wouldn't meet for 90 minutes a month. If there's only 30 mins of work, then that's all the time they'd meet. ALSO, anyone on a subcommittee already wouldn't be asked to double-up unless they wanted to.
- Rebecca – reiterated that if there's nothing to talk about, then we don't. It could be as quick as a 15-minute meeting. Echoed that this frees up the rest of the board's time.
- Lynette – wouldn't be able to commit to any additional subcommittees
- Athena – feels this is a good idea, just a matter of finding people. Had past issue of smaller committees where some folks would show and some wouldn't. Asked if it would help to rotate the committee (6 month tenure) & then transfer off, or not sure if that makes things more complicated.
- John – a lot of times people want to do work but people want to be paid for their time. A lot of our parents did this in their own time. I would commit as much as I could to help this committee do the best he could. **Open to [joining]**. Feels it's a no-brainer since he knows a lot of people that would benefit by not missing out.
- Patricia – [noted the time] we agree it's a good idea but we haven't figured out who is on it **other than John**.
- **Julia – I am part of the engagement subcommittee but if I'm needed on another, I would be open to two (prefers if she is just on 1)**
- **Carolyn – on both Exec & nominating board but is open to step up & participate when she can.**
- Brad Griffith – it's an opportunity to recruit others from the community to be part of the committee.
- John – agreed, feels he could see about recruiting some folks.
- **Kelsey – let me know where I can fill in gaps.**
- **Patricia – finds it interesting, willing to participate.**
- **Rebecca – I'm on it.**
- Patricia – so this group can meet & discuss how we can be open to community members.
- **Both Marci & Athena will be free-er in 6 months for this.**

7. PCC Monthly Financial Report and Status (Janey Atchison, Treasurer)

- Janey - #7 in the packet. We went a touch over the December budget but Jack has done a great job bringing in revenue for District 5. Next year, the budget we looked at includes new income w/growth in org.
- Patricia – opened to a motion to accept the report
  - **Athena motioned to accept**
  - **Rebecca seconded.**
  - **Passed unanimously.**

8. Approval of minutes: (Marci Exsted, Secretary)

- **Patricia motioned to accept.**
- **Seanne seconded.**
- **Passed unanimously.**

Updates and new business:

7:50 pm

9. Resolution in support of St Paul City Council declaring a Climate Emergency (Patricia Enstad)
  - Rachel – wondered whether we should thank them for doing this but ask what *tangible* policies they are planning to implement this next year.
  - Patricia – as a letter, these tend not to be dialogues but we could put that we look forward to working with them on implementation & highlight the energy burden our housing stock & low-income communities bear.
  - Jack – perfect idea for the Land Use, Transport, & Environment subgroup
  - Patricia – pitched adding new Environmental staff onto the subgroup; opened to a motion.
    - **Athena – moved to approve**
    - **Marci seconded**
    - **Passed unanimously**
  
10. Resolution calling on St Paul Regional Water Services to find the means to defray the costs of replacing individual lead service lines into residential structures in the Payne-Phalen and on the East Side. (Sponsor needed) – Jack discussed:
  - URL included in packet where you can look up your address. We should get organized to push the City & St. Paul water to offset the cost (10-20k for that work).
  - Brad – unfortunately homeowners don't/can't take advantage of lead pipe replacement during a street RSVP, when a street is reconstructed that cost is reduced to ~\$5,500 that can be paid over time.
  
11. *Please promote in your networks:* Paid gig workers needed! Equity4Energy Project. PPCC is partnering with two organizations, Slipstream and Streetwyze to recruit community ambassadors who will work through the year to help bring local households of color into this project. – Jack
  - Trying to recruit 5 trainers who will train 5-10 households of Color. Paid position. 60-100 hrs of work across 2022. All households that participate get a stipend & trainers are given \$20/hr. Handout 12 in packet. Requested to send out details on socials.

**ADJOURN**

**8:00 pm**

- **Rebecca motioned to adjourn.**
- **Athena seconded.**
- **Passed unanimously.**

➤ **Next PPCC Community Meeting:** Tuesday, February 22, 2022, 6:30-8pm, on Zoom