



## Agenda for the Community Meeting

Tuesday, November 22, 2022, 6:30 – 8:00 p.m.

In-person meeting: Arlington Hills Rec Center, 1200 Payne Avenue

**Welcome:** Introductions and Review of the Agenda **6:30 pm**

### **In Attendance:**

- **Board Members:** Patricia Enstad, Justine Wilcox, Janey Atchison, Emma De Vera, Anna-Marie Foter, Sidney Stuart, Justine LaCroix-Martin, Ismail Khadar, Seanne Thomas, Lynette Harris, Damian Schaab, & Marci Exsted
- **PPCC Staff:** Jack Beyers, Margee
- **Community Members/Advocates:** Jerome Benner, Adriana

**A note about orientation:** Rebecca Nelson and Patricia Enstad

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

1. **Purple Line Bus Rapid Transit:** Study by MetroTransit about possible relocation of Arcade Street Station:

- Anna-Marie detailed the issue of the proposed change of location.

Motion by the Executive Committee in support of existing location at Arcade/Neid

>> For background: See PPCC decisions about Arcade Street Station

in: • Item 1a-Rush Line EAW - PPCC review and comment 6.23.21

(in

packets), see especially pages 2-5 (Top Line Issues) and pages 10-11 (Arcade Street Station).

- Item 1b- Arcade Street Redesign - PPCC Actions-Recommendations 6-28-22 and 8-19-22 (in packets), see especially pages 2-3 (Items 1-4) and pages 10-11 (items 60 and 61).

- Item 1c-Hamm's RFP--Joint Statement on Community Values, Adopted 4-26-22 (in packets), see especially page 6, item 36.

- Seanne motioned, Julia seconded for the board to put a letter in support of the plan A. Unanimously passed.

2. **Saint Paul Anti-Displacement and Community Wealth Building Study 6:45 pm**

- Jerome Benner, NEOO Partners

>> For reference:

See Item 2.0, PowerPoint presentation (in packets)

#### Highlights:

- Inclusionary zoning - encourages developers to build affordable housing (sometimes incentive based, sometimes it's a requirement)
- New timeline goes from now-March 2023
- Feedback about definitions, starting w/gentrification.

- Seanne commented that a lot of this is influenced by property taxes and costs of buying houses.
- Justine: commented that she used to live in Wicker Park, which was like this.
- Justine L. commented that the Selby-Dale neighborhood seems like it was like that.
- Lynette: you have Mississippi Market on 7th, they're just waiting for that gentrification
- Seanne: when a neighborhood is made up of mostly lower income folks & people of Color, the appraisals are lower as well and then white folks get higher appraisals.
- Ismail: talked about speculative investment - flipping homes or looking to build profit
- Direct/Indirect/Cultural Displacement Definitions Feedback:
  - Lynette: regarding direct displacement - we're seeing this across the board and not just impacting low-income folks. Rents are going up, new properties are being built and able to have high rents and have that protected.
  - Janey: mentioned Rondo for direct displacement, NorthEast Minneapolis for cultural displacement
  - Ismail: all of these happen simultaneously as well; Q: how are you looking at gentrification as a process? [Jerome asked for clarification] Ismail provided clarification for his question.
    - Jerome: gentrification is a constant change & a combination of change in life. Displacement doesn't necessarily need to happen for things to change/get better. Q is how do you develop w/o displacing people.
    - Adriana: this is the city's response to the market & what we can do on the ground.
  - Janey: looked @ corporations buying homes during the pandemic. Even if community makeup is the same but wealth isn't being built in the community - that's also a form of [this].
  - Lynette: talked about interest rates going up & how this is forcing housing prices to go up & limiting ppl's ability to buy a home. Talked about brand new developments downtown that remain vacant for over half a year b/c they can't find folks to rent.
  - Patricia: Payne-Phalen has been an inflow point of immigrants and refugees and you might see the opposite. Fear-based displacement & white-flight. Mentioned that NE Mpls used to be like this too but is different now. We feel really committed to prevent that [change].
  - Julia: even talking about the increase in property taxes - almost like city caused direct displacement. But of course they have to provide services. Dichotomy of wanting raised wages but also knows someone who had small business who had to close due to not being able to afford paying higher wages to their workers.
  - Patricia: some of that is valuation, though, as well.
  - Lynette: I do believe the city is the problem for a lot of the things we're discussing tonight. Expressed that she feels this is like playing "devil's advocate". Talked about paying her workers higher wages but the city

doesn't seem to want to be there for small businesses. Mentioned having so many obstacles. Last year, we got over \$160 million - what's going on with that?

- Jack: 'underinvested' feels too vague and "free market" based but the city does have a hand in it. There's a lot of talk, and good things like this study, but there's a culture in St. Paul w/things like inspections being imposed on poorer communities (e.g. how clean a yard/alley is). The city has some culpability in not helping residents keep up that level of investment. Instead, the city is helping the developers that are aiding in displacement. (not all developers are, obviously)
  - Jerome: used to work for the city and recalls how many code violations were called to the Eastside versus Highland Park.
- Seanne: city policy is created around values & they value large, deep-pocket developers versus policies that could help the existing ppl in neighborhoods to navigate & avoid abatement orders or take some of that money invested in those bigger projects & invest it in mom-n-pop projects.
- Patricia: part of the Eastside issue w/Hillcrest was b/c there was this attractive new project and the city let this developer come in. The Eastside has not gotten the same kind of investment other communities have. I've lived here [in the Twin Cities] since 1985 and I was really appalled by some of what I've seen on the Eastside, including the city interactions.
- Janey: ~10 years ago there was an article that said we have around a 3rd of St. Paul's population but we get much less the percentage of the funds. Mention of the Ford site development versus the fact that we have undeveloped land that has been sitting for many years.
- How has the neighborhood changed?
  - Lynette: the city already knows. Neighborhoods should really be asking where the money is. The city says so much goes to housing (e.g. 70%) but where is that? Money isn't passed around to new business owners.
  - Damian: commented that the fact that they've already successfully gotten money, know the system, that they likely know how to do that again. A lot of new business owners just don't know [where to start].
  - Ismail: if we're 1/3 of the city, I really wonder where that money is going. People on the Eastside aren't living w/multiple properties, many spending money in this neighborhood.
  - Seanne: bigger shopping leaves the neighborhood (e.g. gas, groceries)
  - Lynette: I think for minorities, particularly African Americans, don't spend [our] money in the community explicitly. Talked about how many Hispanic and Hmong residents will circulate their income a lot in the community.
  - Janey: mentioned seeing a lot more people experiencing homelessness since entering the community ~5 years ago
  - Patricia: mentioned presentation at the Freedom Library about community cooperative ownership & the Rondo Land Trust. Would love to see the city lean into supporting things like this. Also wants to know about GeoThermal & wants the city to get out of bed with Xcel. Wouldn't it be great to go to some neighborhoods and do neighborhood GeoThermal. City thinks too small, doesn't make bold changes. City has to look at who they're supporting w/their business decisions.
  - Lynette: the city reminds me of the USDA. My family are Black farmers.

The USDA has a huge umbrella w/tiny offices that you go to for different things. That's how the city is - this is where you get your money, this is where you get denied, etc. Doesn't like the representation the city has for the community. They speak with a forked tongue. I don't like the way the city does their business with the Eastside.

- Damian: talked about the difficulty of switching to a sustainable energy source - paying more now after switching to solar energy than he was before. You try to do the right thing & it feels right...until you get the bill.
- Patricia: mentioned inclusive financing being looked at - directed us to wrap up w/NEOO folks.
- What would equitable housing in St. Paul look like?
  - Damian: why don't we all endeavor to get back to them, individually, with answers? [general agreement]
  - Jerome's email: [jerome@neoopartners.com](mailto:jerome@neoopartners.com)
    - In phase 1, will be coming back w/a broader engagement & will send dates. Will be a follow-up along w/their recc's to the city. Thinking ~February 2023. Residential survey link provided.

### 3. Xcel Energy's proposed rate increase: Draft recommendations to the MN Public Utilities Commission, Patricia Enstad, Vice-President

Patricia: provided details. Asked us to look at the draft letter and draft testimony and **consider providing a testimony of our own prior to PPCC sending the letter (1/6/23).**

>> For reference:

- See Item 3a: Draft letter (in your packet)
- See Item 3b: Draft testimony (in your packet)
- Patricia: motion to oppose the Xcel rate increase proposal. Seanne seconded. Passed unanimously.

### **Business items: 7:40 pm** 4. Approval of minutes: (Marci Exsted, Secretary)

To be looked at next month. >>>

### 5. PPCC Monthly Financial Report and Status (Janey Atchison, Treasurer)

- Janey A motioned to approve the financials. Janey L. seconded. Unanimously approved.

### **Organizing items: 7:45 pm**

6. Reminder: Conflict of Interest Statement
7. New Board Roster and Terms
8. The Buddy System
9. Coming in January 2023: Election of Officers
10. Meeting schedule for November, December and for 2023
11. Conversation: Board Subcommittees for 2023

Staff Proposal:

• Executive Committee:	Monthly	At least 4 or 5	
• Data and Policy Committee	As needed	At least 3	
• Engagement Committee	As needed	At least 3	
• Events committee	As needed	At least 3	
• Environment Committee	TBD	At least 3	
• Relationships/Nominations	As needed	At least 3	
• Fundraising Committee	As needed	At least 3	

12. **SAVE THE DATE:** Holiday Party, Thursday, December 8, 2022 – East Side Bar (ESB), 858 Payne Avenue. Dutch Treat. Additional details forthcoming.

**Adjourn 8:00 pm**

➤ **Next Meeting:** Tuesday, January 22, 2022  
Arlington Hills Recreation Center, 1200 Payne Avenue