



Minutes for the Community Meeting

Tuesday, April 22, 2025, 6:00 – 8:00 p.m.

Arlington Hills Recreation Center, 1200 Payne Avenue

1. Welcome: Introductions and Review of the Agenda 6:00 pm
Board: Anna-Marie Foster, Rebecca Nelson, Marci Exsted, Damian Schaab, Seanne Thomas, Janey Atchison, Patricia Enstad, Ramona Banks

MN DOT: Mai Xiong

Community Members: Richard H., Brenna, Gabby (Wakan Tipi), Maria O., Paris (ESABA), Dale G., Chris H. (City), Rob C., Steve G., Deanne S., Sue B, Marsha (ESNDC)

JB Vang: Stephanie, Katie; Zan Associates: Megan, Joy

Board Staff: Robin Horkey, Vivian Tran, & Jack Byers

Regular Business

6:05 pm

2. Proposed Rezoning for Hamm's Redevelopment, Stephanie Harr, JBVang
- Damian – did you receive feedback as to why your application was denied?
 - Requested a higher amount than is typical but also faced some other barriers with the historical renovation and the new construction right in the same area.
 - Community member – what is the need for additional units (esp artists units)? Also, there's been a lot of buzz from St. Paul Brewing...what has addressed their concerns?
 - The nature of the building lends itself to loft/studio spaces. You have to fit specific areas within the buildings. It's just being called "artist lofts" but anyone can live there and it will be 60% AMI.
 - Have heard the concerns about visitors to St. Paul brewing using up parking spots...changed the shape of the new construction building to allow for more parking. This is in addition to filling in more parking at the site. We've tried to reach out to St. Paul Brewing about their concerns.
 - This was also presented to D4 yesterday
 - Paris asked about how rezoning will impact the area & it's residents
 - St. Paul evaluates what the current uses are in the area and what impacts entail
 - The district council's stance is needed prior to a staff report
 - Anna-Marie motioned to support the rezoning request. Marci seconded.
 - Passed unanimously
3. Board vacancies and recruiting
4. Seeking an interim Board Secretary
5. Annual Meeting/Business: Filing of IRS form 990 – Annual statement for non-profits for 2023 (Janey Atchison, Treasurer)
- Janey motioned to file our tax form 990. Seanne seconded. Passed unanimously.

6. Annual Meeting/Business: Resolution to Approve the MN Attorney General's Annual Report for 2023 (Janey Atchison, Treasurer)
 - Janey motioned to approve the MN attorney's annual report. Maric seconded. Passed unanimously.
7. Approval item: Financial Reports for February and March meetings (Janey Atchison)
 - Janey motioned to approve Feb & March reports. Anna-Marie seconded. Passed unanimously.
8. Approval item: Minutes from February and March 2025 meetings (Marci Exsted)
 - Marci motioned to approve, Patricia seconded. Passed unanimously.
 - **Presentations, Updates and Discussion Items:**
9. Arcade Street – Construction, Lead Pipe Replacement, Business Mitigation, Green Lungs Project Updates 6:45 pm
 - Janey – thanked Sue Banovetz for her volunteered hours on this issue
 - Paris – will have some questions about barricades and construction once MNDOT presents. Wondered about accountability to ensure that the lead pipes are being replaced as specified.
 - Vivian – will personally go out and check visually or by talking with people. Only got detailed information one a councilperson went out to request it.
 - Councilmember Yang will look into whether commercial building owners can apply for funding to have their lead pipes replaced.
 - PPCC was contacted in February by Zan Associates to let us know that lead pipes can be replaced for free and they have project areas for this summer. We attended the MNDOT meeting in March for more details – at that meeting MNDOT was unaware, despite using Zan Associates. Property owners were made aware & say whether they wanted their lead pipes replaced. PPCC was not paid or reimbursed for this work.
 - Damian – how to we reach out to people in that zone who are interested in a tree planting?
 - PPCC will be talking to property owners, etc
 - Marsha (consultant with ESNBC) – we don't know who we're speaking to. MNDOT hasn't been clear whatsoever. The people impacted are small businesses.
 - MNDOT & St. Paul Regional Water Services have been collaborating – attending construction meetings together. It will take a year to do this stretch and another year for the next stretch. With the lead pipe replacement, that is a SPRWS project. Engagement works differently for them. Coordination is difficult (e.g. with utilities).
 - Marsha – this has been a 5 year planning project, the coordination should have been figured out. We haven't had any answers. It's the same excuses. We've been asking the same things and wondering who we can talk to about the barricades. There's been no coordination at all. I sat in on a meeting with Councilwoman Yang and there is no answer about coordination.
 - Mai – when you're talking about coordination, you may be talking about lead pipes. I don't know about that since I don't work for SPRWS.
 - Marsha – the utilities is what I'm talking about
 - Mai – lots of contention about getting this up from York to Case, aware that the side streets are narrow, can't imagine anything between Case & Maryland. Trying to move this project quickly. Will move things up to Case and let the community know when it will be moved back to York [hoping to give a week or 2 notice].
 - Jack – this community has experienced problems with MNDOT's consultants over 6 years. We've heard about outreach, no one had met anyone; never saw data. When we speak to business owners, they're not aware. If they had they would not be reacting the way they are. We communicated what we had been told and now that has been changed. MNDOT may be 'coordinating' but it's not working because people aren't getting the information.

- Paris – asked about full barricades and cones. Businesses prepared for one month of heavy impact. We've asked you to let traffic back onto Arcade to local business access. Who is doing the work on this project who will listen to community and try to make adjustments or give satisfactory answers. Thank you for fighting for getting that moved to Case, but why isn't that being bumped up to Magnolia where the work is happening? Would like someone to meet with the community and talk with what can be done.
- Patricia – that is our street, not yours right now. There should be signs that direct people to the local businesses.
- Janey – maybe we're talking about cost efficiency, that it doesn't make sense to rip up the street and then replace the lead pipe later; this is related to the coordination
- Community Member – asked a bit more about the business mitigation is about
 - Janey – added to the transportation Omnibus bill to support businesses through construction
- Dale - Trunk Highway funds are constitutionally dedicated funds; business mitigation just hasn't been able to be part of it (though it has been brought up a lot). When MNDOT operates, Truck highway funds can't be used for utilities. The closures were the way they were because back in July 2024 we sent letters to utility companies about this project and Xcel has *still* not obtained a permit to get out of the way of the project. MNDOT is trying to clear how we're doing communications, are building a hotline that community can call & triage to get the proper response. To removing the barriers, we worked with the city about that – specifically, MNDOT opened the stretch back up to the businesses. Now MNDOT is getting phone calls about traffic increasing in the neighborhood from Arcade. This project started as an overlay and more investment was planned but that conversation obviously didn't go the route of investment in the community. I don't understand how it happened with this project like this compared to others.
 - Marsha – are you the person we can talk to, then [Dale Gade]?
 - Dale – I have responsibility over all Anoka and Ramsey Counties, would like to have a central point of contact, if possible.
 - Marsha – why did it take so long to get your name?
 - Dale – MNDOT assigns corridors. I stepped in because concerns aren't being addressed to the community's satisfaction.
 - Jack – for a time, our person was Melissa, then it was Faye, Carolyn, Jessie, then Michael...we no longer know who to work with anymore.
 - Dale – I am responsible for all the projects in Anoka & Ramsey. Those names were all project managers that have been changed. The current project manager is Michael [he's the community point person], Jack Benson is the construction engineer who manages the *construction* project.
 - Paris – is Michael empowered to move the barricades?
 - Dale – the City of St. Paul, Nick Peterson is the person who we worked with for that; MNDOT doesn't allow individual business signs & the city also has this standard. Asked whether individual businesses can have their own signs → MNDOT would 'look the other way' but aren't supposed to allow it.
 - Paris – asked for better routed signage
 - Dale – asked for an electronic business map to be made to help people reach businesses efficiency.
 - Rebecca – you just attempted to answer a question, but it took us 3 weeks to get that. Why is that, someone should be able to answer our questions. [Dale – Michael should be the person to contact.] We've been told to communicate with Jack Benson for the last 3 weeks.
 - Vivian – I don't understand why we don't have business access. Business owners shouldn't have to come to this meeting to hear these responses.
 - Dale – Michael is the person to contact, though the response may be that we cannot move the business access signs.

- Jack – Paris made a suggestion 3 weeks ago that was not addressed. Please check the inbox. He didn't get a response.
- Marsha – most businesses aren't going to call the hotline, they won't email you. They'll go to the PPCC or ESNBC. Please go and talk with people, explain to them what's happening.
- Dale suggested that the business fund is not in the Transportation Omnibus
 - ****PPCC can report that the provision *is* in the bill on page 49, line 15****

- MNDOT will have weekly office hours, may move to bi-weekly or monthly, for this project

10. City of St. Paul Tennant Protections Ordinance 7:30 pm

11. City of St. Paul Rent Stabilization Ordinance 7:40 pm

COMING UP:

7:50 pm

- East Side Environmental Justice: Saturday, May 17th (Location to be determined)
- AIRNET: Air Quality Focus Group – please help recruit participants; talk to Jack and Vivian
- MPCA Permit Review process for Northern Iron: Still under review; timing TBD

ADJOURN

8:00 pm

- **Next PPCC Community Meeting:** Tuesday, May 27, 2025
Arlington Hills Recreation Center, 1200 Payne Avenue

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