



District 10 Community Council Board Meeting Historic  
Street Car Station  
1224 Lexington Parkway, St. Paul, MN 55108  
**Tuesday January 21, 2020**  
7:00 PM  
MINUTES

**I. Call to order**

Chair Melissa Liu called the meeting to order at 7:06 pm. There was not a quorum present, but a quorum became present at 7:12pm with the arrival of a board member.

**II. Introductions**

Board Present: Jill Henricksen, Mike Ireland, Melissa Liu, Amanda Rohrer, Debra Verber, Olivia Mulvey Morawiecki, Cody Zwiefelhofer, Rebecca Calvo, Maggie Zimmerman

Board Absent: Marika Staloch, Sarah Reuter, Sara Benzkofer, Thomas Coburn, Alexis Baker, Annie Huidekoper, Jennifer Victor-Larsen, Juan José Miranda Ruiz

Staff Present: Michael Kuchta

Neighborhood Introductions: Muhubo Mohamed, Marit Warren

**III. Review, Amendagenda**

**MOTION: Approve meeting minutes (Zimmerman/Verber) passes.**

**IV. Community Section**

Guest Presentation

Muhubo Mohamed, from the Saint Paul Department of Human Rights and Equal Economic Opportunity, presented on education and enforcement for the city's minimum wage, and sick and safe time ordinances. Fairly new division, started in August 2019. Three people currently, but a fourth is coming. Division is streamlining investigations and outreach. Want employees to feel comfortable coming to the division with a complaint.

Earned Sick and Safe time: implemented in 2018, requires employers within St. Paul to provide employees working in St. Paul with paid leave for medical or safety reasons. Its purpose is to address workers' health needs and family health needs, as well as public health. Eligibility: Work 80 hours in St. Paul in a reporting year, accrual from 1st day of employment; 90 days of employment. Hours can be front loaded or 1 hour for every 30 hours worked.

Minimum Wage: For employees working within the city of St. Paul for at least two hours in one week. Different minimum wage standards for smaller vs. larger employers. Businesses need to review the ordinance, rules and resources to be clear about employer responsibilities. Calculate business size and wage rate. (Tip credits do not count either.) Provide acceptable notice (posters, hand- books) and keep records.

Records should be detailed payroll records for each employee over the past 3 years. Youth employees/independent contractors included; the city can inspect your records — no records, no violation.

Other special considerations/resources: Determining business size requires different calculations for franchises/full-service restaurants/joint ventures/new businesses. Youth wage is 85% of the small business

wage rounded up to the nearest nickel (for employees 14-17 and for the first 90 days). Training wage is also 85% of the small business wage rounded up to the nearest nickel, curriculum requirements.

Questions:

- How does this apply to Uber/Lyft/delivery services? It doesn't really apply, Uber and Lyft classify their drivers as independent contractors, which are not covered.
- It sounds like the city will rely on complaints for enforcement. Is there any proactive enforcement? Some things are proactive — known industries that have common labor violations get proactively investigated, but also can come from nonprofits or other groups. Right now, doing outreach so employees know they can come to us and employers know what to do.
- What's the activity you're seeing? Earned sick and safe time has been getting complaints for years. Minimum wage not quite as much.
- What things can you anticipate? One thing we're doing is going to high-labor-violation industries to talk to workers.
- What are high-violation industries? Janitorial, restaurant, among others. Right now, because the ordinance is so new, we don't have data on violations so using state/federal data instead.
- What are the carrots and sticks for employers? We anticipate employers putting their foot down. The city attorney can help with that. There's also new statewide wage theft examinations, so that gives assistance to that type of enforcement.
- What if employer keeps wrong records or employee cannot keep records to disprove employer falsification? Tough to prove that, should always keep records as an employee.
- Do you get a lot of pushback? There was feedback from business early on that helped guide the policy itself, such as the graduated wage increases and different business tiers.
- With earned safe/sick time, if employer provided 80 hours/year of PTO, is sick time above what employer already provides, or does it get rolled in? It's neither. It gets rolled in.
- What are the consequences if an employer is found guilty on minimum wage? It's additional fines based on the employees' deserved back pay. The city attorney could then handle it.

Contact information: [stpaul.gov/laborstandards](http://stpaul.gov/laborstandards); [laborstandards@ci.stpaul.mn.us](mailto:laborstandards@ci.stpaul.mn.us); 651-266-8966

### Community Concerns

None

## **V. Board Business Section**

### Financial reports (Mike Ireland)

Treasurer Report for December and 2019 Recap

December revenue exceeded expenses by \$9,199.62

December Accounts Receivable

\$ 5,818.76 reimbursement from the Community Engagement grant

\$ 5,390 reimbursement from the Innovation Fund grant

\$5,100 reimbursement from the 2019 City Wide Cleanup event

\$2,011.59 reimbursement from the Capitol Region Watershed District's Partner Grant

December Notable Expenses

\$463.30 under Accounting for Harrington, Langer and Associates. This was for both October and November reporting and payroll services due to the timing when October invoice was received

\$384.48 under Miscellaneous included \$329.98 standing desk and \$50 MN Council Nonprofit website design training

\$763.68 under Food in the Innovation Fund included \$676.40 for the Como by the Lake thanksgiving

dinner and \$87.28 for refreshments at the Youth Summit  
\$2,2929 Personnel Salary and Innovation Fund Personnel included staff performance bonuses and  
\$224.08 employer paid payroll taxes (action item passed at December's board meeting)

#### 2019 Recap

Total revenue exceeded expenses by \$6,921.87 and exceeded budgeted expenses by \$5,658.87

Total revenue exceeded budget by \$4,291.95

Community Engagement Grant revenue higher than budget by \$1,153.55 (reimbursement crosses calendar year)

STP Cleanup (Citywide Drop Off event) revenue higher than budget by \$2,100 (reimbursement crosses calendar year)

General Fundraising & Donations revenue (\$2,515.25) higher than budget (\$2,000) by \$515.25. With \$155 in yoga donations noted under Miscellaneous, total donations were \$2,670.25

Miscellaneous revenue higher than budget by \$1,816.94 as budget did not forecast:

\$244 reimbursement for honor roll tickets

\$731 income from sale of compost bins

\$420 reimbursement from District 6 for food at NEXUS training

\$155 yoga donations

Total expenses (non-personnel and personnel) exceeded budget by \$1,366.92

Printing expenses higher than budget by \$960.79 due to shipping old printer and not allocating expenses to the Environmental Committee's Printing line

Technology was not budgeted and the \$1,061.40 was used primarily for hardware purchases (telephone, live streaming equipment, conference phone)

Total Innovation Fund expenses were \$12,283.57 and under budget by \$2,304.43

Environmental committee's Printing under budget by \$925.24 and did not use Technical Support/Research budget of \$1,000

#### Minutes

**MOTION:** Approve December 17, 2019 meeting minutes (Zwiefelhofer/Calvo) passes

#### Board Chair and Officer's Report (Melissa Liu)

Helena finishing volunteering for D10 next week. We are very thankful for all her hard work.

Communications training is this Saturday in conjunction with D6.

We talked about Sunday Series topics; lots of great ideas

One big change: The Neighborhood Honor Roll will no longer have the large congregation of all districts. We're one of the few districts who nominated people. We discussed presenting recipients with their recognition during the updated Annual Meeting in April. According to Michael, it is a one-year hiatus due to locations/costs/dates not coming together.

Talked about changing bylaws for the period between elections committee chair assignments. So, for the first meeting after elections, there is not going to be a chair and official committee business cannot be done, but instead individual board members can bring motions at board meetings.

#### Committee Updates

##### **Environment** (Sara Benzkofer)

Sara was not here, and Environment did not meet in January. Swap planning meeting on Thursday, January 23, 7:00-8:30 p.m.

##### **Land use** (Maggie Zimmerman)

25 people at the last land use meeting; mostly new people. As new issues come up, people affected by it tend to be the ones who show up. Two main things on the docket this month: proposed Interfaith Action Community/MN Cameroon Community working on a family shelter off Energy Park at Bandana Square. St. Paul has lots of shelter

beds for single men/women, but very few for families. Lots of shelter being provided by area churches. Cameroon Community has lots of clinic space they're not using, so it can be turned into family shelter without many changes. Need currently is between 35-90 families on shelter waitlist at any given moment. There may be a variance request at some point, but the group is enthusiastic about the project.

Partners are in a two-phase plan: part 1 is outreach, part 2 is fundraising and construction. Goal is to get started this summer.

Q: Out of the 25 people you don't see, which issue brought the most people?

1349 Midway Parkway, the new Lion House is the other item on the agenda, not clear which issue people were there for.

Q: If families are in there for multiple months, when does shelter become permanent housing? Not sure, but considering the large waiting list, it is an area where a housing shortage is more immediately seen. Only one known of dedicated shelter in Maplewood.

The group also mentioned there is a greater need during the summer because families have more protections on evictions during the winter and families get more other family members during the winter to stay with.

Q: What are some variances they may need? (Michael) They may need a rezoning, and may need a variance on a number of people. Partners are talking with DSI on how to navigate zoning code. Until city says "here is how this shelter would be zoned" it would be difficult to know what zoning changes needed to be made.

The other main thing is the Lion House Sober Home for Women. Home was purchased in a partnership with one person who recently went through the sobriety/recovery process, and desires to give back. There are max 14 residents, 6 total currently, three staff (one of whom stays on site); site is for sober women where there are fewer available beds across the city. Rent is on higher end of sober housing. Neighbors were wondering about things like hedges or security protocols. They are able to operate as they are without variances. Question was asked about historic designation and the owner said they did not want it, to maintain flexibility but owner does not intend to majorly change home.

Q: Is sober house nonprofit or for profit? I believe for-profit but not sure. Residents are believed to be privately paying for residences. Programming is available in-house. It is intended to be a community house.

No movement on the new Shalom Home at this point. Speculation on the project requiring major density variances, but the city is in parallel looking at increasing density in multifamily zoning districts AND the elimination of parking requirements on transit corridors, so this project may or may not need major variances based on the timing and successes of these proposals.

Next land use meeting rescheduled to Wednesday, February 10.

### **Neighborhood Relations (Olivia Mulvey Morawiecki)**

Met on January 7. Invited folks from block clubs to come out and do a Q&A with them and compiled ways to help D10 to encourage the program to grow more organically. Larger meeting as a result. Now committee needs to just implement plans, which include things from advertising events in the newsletter among other things.

Ice Cream Social tentatively scheduled for July 10. Some discussion about the renaming of the event, but no consensus.

Seven yoga events planned for 2020; need to get permits for the space but scheduled starting in February.

### **VI. Staff Report (Michael Kuchta)**

Five confirmed presentations for Sunday Series events: decluttering (likely Feb 23), documentary on Minnesota climate in conjunction with public libraries (March 1 in Zoo auditorium), presentation on finding nature in Twin Cities (sometime in early/mid March), panel from reps from Park Bugle, Monitor and Star Tribune with challenges facing local media, criminal justice presentation from Judge DeAnne Hilgers. Dates/locations still to be confirmed.

CRWD grants: meeting with Mike I./Sara to discuss grant proposals to CRWD. Meeting with city about current month-to-month lease.

Pathways project penciled in for Parks meeting on Feb. 13 to recommend them implement our recommendations.

Annual meeting has confirmed the third floor in the Pavillion; still trying to work out a joint event with Spring Cafe.

### **VII. New Business (Board Members)**

Requesting volunteers for community drop off event at State Fairgrounds this year. Event is on June 6. Maggie does the volunteer coordination, and need board-approved people to do cashiering. Early shift and late shift; late shift done by 2pm. Shifts are 3.5 hours and you get a free load of stuff to drop off. Also looking for volunteers to help coordination and leadership stuff as well; two previous board members who were heavily involved are having reduced roles.

Annual meeting. This room gets packed during the Annual Meeting; thought of new ways to engage and bring additional residents in and to that end we have a larger space and friendlier environment. Looking for ideas Childcare areas, perhaps have teenagers help with child care during meeting and voting procedures.

Overview of what the board is working on over last year, what kind of grants we get, provide a little more detail and context about how organization works. Committees can highlight their work and efforts as well. Have table for volunteer efforts or other things like the citywide drop-off to get volunteers and increase lists. Or lists of other volunteer opportunities throughout the year.

Engagement ideas to make things interactive but also gather feedback. For example, Post-It notes saying "What do you like about Como?" "What should DC priorities be in 2021?" "What do you want to see at a Sunday Series?" Then people can interact on their own terms and also provide feedback.

Photographs of various events on rotating projector

### **VIII. Adjourn**

**Motion** to adjourn at 8:45 pm by Melissa by Melissa Liu. (*Zimmerman/Calvo*) *passes*

*Respectively submitted by Cody Zwiefelhofer. These minutes are not official until approved.*

## Como Community Council: Officers Meeting

Feb. 11, 2020 9 p.m.

**Present:** Melissa Liu, chair; Cody Zwiefelhofer, vice-chair; Marika Staloch, secretary; Mike Ireland, treasurer; Michael Kuchta, staff.

### Events

- **Sunday Series.** Schedule is set for events six weeks in a row: Feb. 23; March 1, 8, 15, 22, 29. We will be over budget this year because free space availability was limited. Schedule is on website and a flier is printed.
- **Clothing Swap.** Environment Committee is planning an adult community clothing swap for April 18 or 25. Details still to be worked out.
- **Garage Sale.** Neighborhood Relations set this for the weekend of May 15-17.
- **Community Yoga.** First session was held Feb. 2; additional sessions are locked in for March, April, September, October and November.
- **Citywide Drop-Off.** June 6 at Fairgrounds. D10 leadership is returning from last year, but Maggie is recruiting additional coordinators.

### Community

- See committee reports

### Communication

- **Strategic Communications Training.** This joint training with D6 on Jan. 25, and the values discussion earlier today led by Jill Henricksen shows the value of having a strategic planning framework in place. Our sense is we do some of this, but not in a coordinated fashion. Doing formal plan is expensive and requires commitment of time and follow-through from staff and board members. Jill will explore potential foundation funding for a formal process; in the meantime, officers will examine strategic plans from other councils to see if we can “reverse engineer” and determine where we have gaps.
- **Website.** Michael has added more content and photos on site we are developing; still needs to add key documents, update “news” content, and iron out interface between weekly newsletter and posts on new website. (view progress at <https://167d10cc.aeronauticvigilante.com>)

### Financials

- **Outstanding 2019 grants.** We have about \$24,000 in accounts receivable from city recycling grants, engagement grant, and innovation grant. Paperwork for reimbursement has been filed for all of them.
- **CRWD Partner Grant.** Mike and Michael met with CRWD on Jan. 28. They will fund four lake clean-up events and expanded adopt-a-drain outreach to businesses and institutions. Total funding: \$6,210; personnel costs are included to ensure we have capacity. We will continue discussions with watershed district, Parks and Recreation, and Public Works about other proposals, especially additional leaf sweeping and education, and waste receptacles along the lake.

- **Lease.** Michael met Jan. 31 with Tyler McKean about renewing office lease. No issues are anticipated.
- **Telephone contract.** Michael is trying to secure three-year contract with Comcast that would save \$20/month. Initial installation attempt failed because they did not have the process in place to transfer our existing number.
- **990 and other tax filings.** Accountant has prepared draft; officers are reviewing. Minor revisions already have been made.

### Organizational Business

- **Board Meeting** (Feb. 18). Allan Torstenson, from Planning and Economic Development, will give presentation on proposals city is studying to change density and parking limitations in multifamily and transit corridors. Anticipated action items:
  - Environment: Como Seed Savers sponsorship
  - Land Use: Density variance, 1554 Midway Parkway
  - Land Use: Parking variance, 1554 Midway Parkway
  - Neighborhood Relations: Endorsing All Nations Cup soccer tournament
  - Future presentations. An update on the proposal for paid parking in regional parks will not be available until April. This will not be part of our annual meeting. The Fire Department's Safe Haven Program (Jeremy Berger) is tentatively scheduled for May.
- **Student intern** Helena Grilliot is available for volunteer work for rest of the school year. Michael will talk with Emily about scheduling all of them to be in office on Wednesday afternoons.
- **Annual meeting.** Want to have structure in place by March. Ideas for new space and format:
  - Food. Still waiting for Spring Café to decide if they will have community open house on same day to serve as social hour.
  - Program. In addition to elections, desire is to give brief overviews of District 10 activities – such as accomplishments from past year, district council 101, committee highlights – though all these details need to be worked out. Run a photo slide show in background. Undecided whether there will be an abbreviated business meeting; perhaps only action items.
  - Outreach. Set up tables to sign up for volunteer activities and newsletter, promote District 10 events. Identify topics for “dot democracy” to gauge community opinions. Set up open-ended questions on butcher paper for people to write answers and ideas.
  - Child-safe space. Carve out area for kids – overseen by local church or high school youth /local day care officials/rec center staff. What kind of background checks do we need to apply?

### Staff Report

- **Community Garden.** City still has not turned in our paperwork to renew lease and expand garden.

- **Pathways.** Parks and Rec director Mike Hahm asked to see the report before we present it to Parks and Rec Commission. He is discussing it with his senior staff next week. We should find out more after that.
- **Organics Recycling.** Michael had conversation directly with Parks and Rec director Mike Hahm about county's proposal to rebuild and upgrade site. He has been connected directly with county environmental health department. Three issues to work out: parkland diversion language, engineering, and city's desire to be able to work with county to do more organics recycling at zoo and major Como Park events.
- **Other meetings.** In past month, Michael met with:
  - Ward 4 and Ward 5 city council staff.
  - District council and city council colleagues to discuss presentation they have been invited to present at Neighborhoods USA national conference in Little Rock in May.
  - New District Council Coordinator Cat Beltman
  - Hamline Midway Coalition ED Kate Mudge to discuss event parking issues and working effectively with block clubs
  - ComoFest partners to outline schedule for 2020
  - TCGIS administrators Katharina Schirg and Tina Haarbusch. We may be invited to meet with school's parent council to further lines of communication.

#### Other Business

- Cody volunteered to take minutes at February board meeting while Marika recovers from broken wrist. Cody also said he will not run for election in April.
- To avoid personal scheduling conflicts, next officers' meetings have been rescheduled to March 5 and April 16.

## Land Use Committee – District 10 Como Community Council – 2/10/2020 – Minutes

1. **Call to order 7:01pm**      **Present:** Michael Kuchta, Maggie Zimmerman, Rebecca Calvo, Annie Huidekoper and approximately 50 neighbors.  
**Absent:** Juan Miranda
2. **Amend/Adopt Agenda**      **Motion to approve** by Annie Huidekoper, seconded by Rebecca Calvo.

### 3. **Review of Land Use Voting Procedures**

#### 4. **Presentation**

##### **Bandana Square Essence Event Center: Catherine Cuddy**

Ownership of Event Center is all Vietnamese, and event center will cater to Asian community for wedding events. Lack of venues in Twin Cities to accommodate Asian weddings. Currently only three other locations in St. Paul that would serve this community's needs; this would be the fourth. She was hired in early January and has 10 years of wedding photography background. The building was formerly a Blacksmith building (when it was Como Shops) – then became offices, once a children's museum, now an event center. Want to preserve historical aspects of building, adding new lighting to enhance appreciation of brickwork. Applying for an in-house liquor license, there will be a catering kitchen in an adjacent building. First scheduled event on June 6 – opening party tentatively planned in May.

Q. Can you post your materials about the Event Center on the Como website?

A: [CC] Yes.

Q. What size will the events be?

A: [CC] Largest event possible is 450; that's about the smallest Asian wedding.

Q. How will parking work at the Event Center?

A: [CC] 68 spots at the building, miles of parking lot in Bandana Square, they are working out contracts with neighboring businesses, looking into adding a valet option for parking.

#### 5. **Staff Report** from D10 Administrator Michael Kuchta

##### **Multi-family zoning variance**

City is looking at changing code to better fit the City's Comprehensive Plan. One revision would concern parking for developments; eliminate off street parking requirements for any development on high density transit lines. Another revision would increase density allowed for multi-family buildings. The change would 1554 Midway Parkway to build 210-351 units without seeking a variance to city zoning. April 17, 2020 – Planning Commission holds public hearing about the proposed changes.

Q. Where do we find details about that meeting?

A: [MK] These meetings are typically Friday mornings, 8:30am City Hall downtown St. Paul.

Q. Why does this align with the city's comprehensive plan?

A: [MK] Increases density of housing in the city.

C. The city did not consider the homeowners in the vicinity, we don't want higher density.

A. [MK] Written testimony is accepted by the City; we will keep the neighborhood informed.

#### **Upcoming Sound Level Variances**

Como HS soccer tournament - Saturday June 6

IDF Walk June 7; 8:30am-12pm noon Picnic Pavilion (awaiting details)

Citywide sound inspections of sports events: Meeting on Feb. 21; MK will attend and then provide neighbors with updates.

**School bus traffic on Brewster/Pascal/Jessamine:** Buses from Higher Ground Academy and Hmong College Prep are lining up past Brewster, creating access and congestion problems at Como Park Apartments and along Jessamine.

**1290 Snelling/Canfield Ave.:** Still an open file; public works will oppose vacating the street. It is now up to petitioner to decide how to proceed.

**Organics recycling site on Beulah Lane:** County's proposal to expand service has stalled; we are now working with Director of Parks about parkland diversion language, engineering, and other issues. This is the most-used organic recycling site at this time of year, we are working to make it better.

**State Fair street parking:** Former board member is tabulating data of parked cars performed by District 10 staff and volunteers. Once we know results, we will meet with neighbors to determine if they want to pursue one-sided parking during fair.

**Community garden:** Our lease is up; we depend on city to file for lease renewal with MnDOT. Paperwork hasn't been filed yet. We also want an expansion. Want to finish within month so we can sign people up. District 9 is in same predicament.

## **Licenses**

- **K&L Sales:** Licenses are up for renewal on March 29. Direct concerns to Ward 4 office.
- **H&M Auto Body:** Licenses are up for renewal on April 18. Direct concerns to Ward 1 office.
- **Como Park Golf Course and Club House:** Liquor licenses are up for renewal on April 18. Direct concerns to Ward 4 office.

**Short-Term Vacation Rentals:** District 10 has 14 residences with short-term rental licenses, known as Air BnB licenses. Direct concerns about a property to city's Department of Safety and Inspections: 651-266-8989.

**Vacant Properties:** District 10 has 14 registered vacant buildings: 11 single-family, 2 duplexes, and 1554 Midway Parkway

**Paid Parking in Regional Parks:** Results of the survey and research are expected to be released in April.

**Como Ave. 3A bus line:** Metro Transit will eliminate three low-ridership stops in District 10: Como and Winston, Como and Arona, Como and Albert. Expect elimination to happen this summer during road construction.

## **6. New Businesses**

### **1554 Midway Parkway**

#### **1. Requester gives a short summary of their project.**

Chuck Repke presenting. Chuck represents Northeast Neighborhood Development Corporation, a non-profit organization that partners with developers.

Show of hands, who has seen/heard from Chuck previously:

At meeting here: 4

At meeting at Mt. Olive: 10ish

At block party: 2

Never have heard anything from him: 20ish

Chuck represents for-profit housing developer Jeff Laux, who has worked in Minneapolis. Site at 1554 Midway Parkway has been vacant for 10-14 years now. Response to initial development plans from neighbors was willingness to look at proposal, some had concerns. Had several meetings with neighbors beginning last fall.

**2. Requester or architect shares the plans for the project.**

Site plan of first floor distributed

**3. Requester gives rationale for variance need and makes the request.**

Variances requested are for density and parking.

Density – Building formerly had 300 residents as Shalom Home). Renovations planned to provide 119 studios/single bedroom apartments, with additional double and triple bedroom units to equal 150 total. Does not meet current density requirement in the City Zoning code.

Parking – Building A used to have kitchen facilities for assisted living facility ½ level down; converting to parking was possible, 60' wide bays, minimum for one lane of traffic with cars parked on either side; not much parking – about 20 spots in East lot, 30 units in main lot, 30 units parking in Building A. Additional parking lot or ramps unfeasible.

***Floor opens for discussion on the motion.***

***Discussion.*** CR is Chuck Repke. MK is Michael Kuchta. MZ is Maggie Zimmerman.

Q. Target age demographic that you are catering to?

A: [CR] Seniors looking to downsize out of their houses, and student-age housing for studio apartments (nearby college campuses, on bus line). Studios starting at \$990/mo.; \$2300-2500/mo. for larger apartments. Market rate housing.

Q. What if you don't get your target demographic?

A. [CR] We want people looking for longer term housing; we want to have a well-managed building. We wanted to look to indoor parking to increase parking. Some people who are living their but have downsized are probably going to have cars, pay for indoor parking. Could it not work? Yeah, it could happen. We are betting a lot of money that we are right.

Q. What would the investor do to avoid bankruptcy?

A. [CR] Rent rate comes down. A lot of people will want to live in this neighborhood.

Q. [Neighbor on Arona.] Comments that the owner is not here to represent his company and the development. Owner has come to own property through family/friendly association with former owner; this other owner does not have a good reputation in the Twin Cities community. Perception is that he wants to maximize income but doesn't care about neighborhood aesthetic/ideals. We should have a cooperative where people rent to own. I don't feel comfortable negotiating with the owner.

A. [CR] Jeff took over the building recently. Transferred ownership in August. Jeff holds mortgage, title transferred in last couple of months. State Fair parking was poorly managed and the neighbors were angry, Chuck understands and communicated the neighborhood's dissatisfaction

to Jeff. Chuck apologized and told the owner it was a bad idea and to not do it again. The reason Chuck is here is to negotiate with neighbors – what would the neighborhood be comfortable with/what do neighbors want to be able to move forward with development? The option of a cooperative was not explored; we would need to find people to buy-into a coop ahead of time; most current cooperatives are city-subsidized.

MZ: We have a proposal on the table to vote on; we can't dream about what else this building could be right now.

Q. We should push back on density issue, to get more 2/3 bedroom units.

Q. 150 units is too much for the neighborhood; parking is bad during snow emergencies, no place to park.

Q. Can you project what the impact of the parking variance would be? How far would the cars go into the neighborhood?

A [MK]. We counted cars like the city would do, to measure parking capacity. Heaviest use of parking in neighborhood occurs on weekends, when 10% of available street parking adjacent to site was used. Up to 30% of available street parking was used near Lyngblomsten on weekends. 86 cars would park up Canfield, Arona, and Midway between Arona and Snelling.

Q. The housing market is really good here. What is the capacity for apartments in St. Paul?

A. [CR] The rent rate is at 100%. Entire Twin Cities metro area vacancy rate is less than 1%. We are looking to get fewer units, but the posts in the building limit the options for renovation significantly. All the apartments in Building D are singles/studios. Too narrow because of hallway, couldn't market. Building C also has this problem. Most of biggest units are in Building A. The question is: Do you want this building to be saved? To be able to develop this building and keep the main structural elements, this is how we would have to do it.

Q. We want more information about the properties that Jeff Laux has developed. What are you promising potential occupants as far as parking is concerned? We have people parking here to go to Allianz stadium. Not to mention the parking situation during the State Fair...it's crazy.

A. [CR] We will market the apartments as having limited parking. Most people will not have cars.

Q. Lots of the people who can afford to live in these apartments are going to have cars.

A. [CR] If everyone at the city is wrong, then we will lose a lot of money. The city is looking to change the zoning code to nullify the need for us to ask for these variances. We hope we are making a good investment, both for us and for the neighborhood.

MZ: We need to live with each other after this is all over and still remain a community. It's important to remember that we do not own the parking in front of our houses.

Q. Building C, can't it have more units? What about expanding/using permit parking?

A. [CR] Building C has a large mechanical room that limits development. Permit parking is allowed with petition to the city. Need signatures from neighbors. Commercial businesses cannot apply for on-street permit parking, no tenants could use permits to park on streets.

Q. How will this place be livable during the State Fair? Need an apartment to live in year-round.

A. [CR] It will be interesting to see. Hopefully they love the State Fair. They shouldn't have an automobile if they don't have a space in the lot.

MZ: We can't fairly adjudicate some unknown-human's need for a car. We could argue it either

way. We don't know what these unknown people will do.

Q. If the units do not fill at market value, what prevents it from becoming Section 8?

A. [CR] Comes down to price and number of people living in unit. If Ramsey County increased its allowable rates, then yes it could allow Section 8.

Q. Building D, can you shorten building to increase parking lot? Increases in petty crime that comes with higher density (especially during State Fair, other events at fairgrounds). Could there be an upper level deck and lower level parking area?

A. [CR] Taking down the building would be cost prohibitive. Uphill to building from parking lot. 45' wide only, not the 60' needed, it's not as big a building. People living in the now-vacant building is a deterrent from some kinds of petty crime; congregating outside the building, living there, they'll call the cops too.

Q. [Neighbor across the street] Always going to be a parking issue. That's the reality of living near that building. It was a problem with Sholom Home. This is probably the best proposal we've seen for this building.

MZ: This is the proposal that would keep the buildings on the property.

Q. [Neighbor on Arona] My primary concern is safety and who will live in the space. It's a tough place because of the traffic, the dream of people sitting out on Snelling-Midway seems unlikely. Probably ending up with high turnover, transiency. Reduce number of units to increase stability.

A. [CR] Cheaper to build bigger units. We want to increase numbers of bedrooms. This plan is what could be done with no major changes to the buildings' structures.

Q. I don't want a big skyscraper apartment building here.

Q. Security? Management?

A. [CR] Secured access to all doors. Nighttime security still being discussed. Daytime management at building.

Q. What is the timeline to completion? How early could they be renting apartments?

A. [CR] Spring 2021.

Q. If this plan doesn't work, what happens next?

A. [CR] The alternative, larger building is on the table. Jeff is more likely to sell the property as quickly as possible if this plan does not get approval.

Q. Is our decision legally binding?

A.(MZ) We are advisory. This recommendation goes to the zoning board. The zoning board makes the decision.

Rebecca Calvo calls a point of order: "It is 8:42pm and I move to call for a vote." Seconded by the neighbors. Passes by acclamation.

***Discussion closes and a vote is called for.***

**Motions are made by the Chair, Maggie Zimmerman, based on the request and require a second.**

**Moved, that the Como Community Council recommend approval of the request by Midway Community Group LLC for a density variance to allow up to 150 residential units at 1554 Midway Parkway.**

Seconded by Annie Huidekoper.

*Vote is reported to committee.*

31    yes

9     no

3     abstentions

**Moved, that the Como Community Council recommend approval of the request by Midway Community Group LLC for a parking variance of up to 86 spaces for 1554 Midway Parkway, contingent upon the inclusion of 80 off-street parking spaces on the site.**

Seconded by a neighbor.

*Vote is reported to committee.*

32    yes

7     opposed

3     abstaining

Monday, February 24: a hearing on the variances is scheduled to go before the Board of Zoning Appeals. The motions passed at tonight's meeting will go before the full Board at the next District 10 Board Meeting .

Next Board Meeting - February 18 at 7pm at the Streetcar Station.

March Land Use Meeting - March 4 at 7pm at the Streetcar Station.

Meeting adjourns at 9pm.

*Minutes respectfully recorded and submitted by Rebecca Calvo.*

## Neighborhood Relations Committee Meeting, Tuesday, February 4, 2020

Present: Olivia Morawiecki, Alexis Baker, Jill Henricksen, Sarah Reuter, Debra Verber, Darcy Rivers, Mike Ireland, Michael Kuchta, Jonah Fields.

1. Jonah Fields, Como HS Athletics
  - School is working with Ramsey County Sheriff's Department and former students to host All Nations Cup soccer tournament this spring, to unite different cultural and ethnic groups from different clubs around the city into one tournament. First year would be a young adult tournament. A positive way to bring immigrant boys and men together to have a positive event. A way to combat violence and crime. Long term goal: more teams representing more ethnic groups, women's tournament, food vendors, music.
  - 8 teams, pool play on weekend of May 30-31; elimination games on evenings June 2-5; championship games afternoon of Saturday June. 6. School's concessions trailer would sell snacks as fund-raiser.
  - Sheriff's Department will provide liaison and low-key security
  - Handout available
    - Moved and carried that Como Community Council endorse soccer tournament, send letter of support to school district and other agencies as necessary, and contribute \$75 toward championship trophy.
  - Suggestion that Jonah talk with Front Ave. Pottery to create distinct trophy.
2. Sarah discussed idea of sponsoring winter event in park. Activities could include skiing, costume contests, dog sledding, high school ski demo's, bonfire, sauna, brewery and food truck presence. Will explore further; talk with Loppet Foundation.
3. Yoga. 7 people registered for Feb. 2, Should Meegan be able to open? It was decided a D10 member should be present and open. Olivia will bring a sign-up sheet for board members to open the building and be at the session for rest of year.
4. Block Club. Got some follow up from last month's meeting and are beginning to build a map of active clubs. Intern is calling through list to expand database. D10 should have a table at the ice cream social to promote starting clubs.
5. Next Generation. No updates on scheduling a new Youth Summit. Discussion about having a designated youth seat on board. Bylaws would have to be changed.
6. Garage Sale. Agreed to promote for weekend of May 15-17 (weekend after Mother's Day). Discussed lowering the free to \$10; promoting buy-one get-one for those who register a neighbor as well; having a central spot.
7. ComoConnect. Sarah will run as part of Ice Cream Social.
8. Ice Cream social. It was decided to keep the name the same. Space is booked for Friday July 10. Shakespeare in the Park is lined up. ComoConnect will return. Will keep lawn games and entertainers. Will approach Dadbods for live music. Will look into a dog parade costume contest.
9. ComoFest. Preliminary dates are set. Will look into getting a business on Energy Park Dr. to participate. Sarah will look into whether Egg Roll Queen is interested in hosting a kids talent show.

Done: 8:43 pm