

Meeting Minutes of Highland District Council
July 19th, 2018 7:00 p.m.
St. Paul MN 55116
Highland Park Community Center
1978 Ford Parkway, St Paul, MN 55116

Call to Order: 7:00 pm

Directors Present: Gallatin, Lindsay, Whitehead, Miller, Jossi, Willis, Hood, Teggatz, Dobier, Hurse, Long, Bauer, Duffy, Soderberg, Mattson

Alternates seated: Grill

Directors not present: Tinnes, Schwarz, Basgen, Langford

Agenda Approved: Moved by Dobier, seconded and passed.

June Board Meeting Minutes Approved: Moved by Lindsay, seconded and passed.

Ford Site/Ryan Companies Introduction – Tony Barranco, Ryan Companies: Brief introduction of team from Ryan Companies. Introduced Cathy and Nancy from marketing, Josh from design, and Jared Olson from Civil Engineering. Ben Terry and Mike Ryan are also onboard. They are just beginning to get their feet wet and are looking forward to working with the HDC and the community. They currently have about 1200 employees (500 in MN) and work all across the country. Originally from Hibbing and moved to Twin Cities in the 60's. Other projects include Whole Foods (Snelling), CHS Field, some UST buildings, Minneapolis Downtown East, The Vintage, and O'Gara's. There are a lot of variables and they understand there is a lot of interest in the community.

The goal is to execute based on the vision of the approved master plan. They don't have to bring many new ideas because a good base has been provided by over ten years of time spent putting together a very good plan. No need to recreate the work that has already been done. They have experience with complex developments and the Ford site is exceptional in the strong plan that they can work with. Terry Barranco commented that the Highland Park neighborhood is unique and is what makes this site special.

Critical steps: Site plan and zoning have been approved. Master site plan must be approved, anticipated to be Fall 2018. The AUAR (environmental review) will be started Summer 2018 and completed mid-2019.

Upcoming project neighborhood update meetings: Four initial meetings have been planned.

- Tuesday 7/31: Listening Session (Gloria Dei)
- Thursday 8/16: Master Site Plan Review
- Thursday 9/27: Update Meeting 1
- Thursday 11/8: Update Meeting 2

Ways to participate: neighborhood participation in the process will not stop after the initial eleven years. Ryan Companies will host upcoming project meetings and public hearings. Updates will be sent out via neighborhood update email list.

Bauer asked what to expect from master plan: Ryan Companies will respond to city's plan with any possible changes, and their interpretation of the zoning document.

Miller asked about the AUAR vs master site plan: The AUAR may inform changes to the master plan even though it will be completed later.

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Hood asked about timing: Timing will be informed by economics. Hoping for ten-year buildout. Ryan Companies have started contact with Canadian Pacific regarding rail property. Cleanup has begun with cooperation of Ford and may be complete within 10-12 months.

CIB Process Changes – Abdiwahab Ali, Budget Analyst with City of St Paul: (Capital Improvement Budgeting) Constructing and maintaining the City's long-term assets, such as buildings, parks, streets, and sidewalks.

New process: City will reach out to neighborhoods instead of having district reps come to city hall.

Engagement at different levels to reach more people in the city.

Goals are to make investments more strategic, better utilize staff and community efforts.

Budget office engaged with over 100 staff and community members to develop the new planning process.

Move from CIB to CIP (plan) to create cross functional working group to draft 5-year capital plan with collaboration between city staff and citizen volunteers.

More data about asset condition, racial equity, and community use will be available than in prior years in order to make better informed decisions.

Cycle year one: Community Influenced City Projects: city departments will draft a five-year plan. City staff will create a city-wide five-year plan adding data and engagement. Recommendations will go to CIP committee, then public hearing.

Cycle year two: Community Created Projects: mayor outlines priorities and city will solicit applications from residents. Staff will screen for eligibility, then CIP committee will recommend project priorities for 2-year funding cycle. Neighborhood driven projects can be brought in throughout planning process.

Capital budget is around 10.5 to 11 million. Neighborhood project funding will be walled off from major city-wide projects. Funding is subject to capital bonding regulations.

Board members then took a few minutes to brainstorm capital improvement ideas and share them on a whiteboard. Playgrounds, sidewalks, street fixes, traffic calming, a dope fountain somewhere, parks, crosswalk improvements, trees, bike lanes, traffic circles, etc...

Public Comment: none

Community Development Committee - Frank Jossi:

Resolution was passed unanimously to modify variance requirements regarding tree height on condominium property at 1941 Ford Parkway. Condo Association had cut down trees used for privacy because the trees had been improperly maintained. Both parties were pleased with the outcome and about 25 community members were included in discussion. Motion passed full board unanimously.

Committee supported the ADU resolution 5-3. Some on the committee were concerned that regulations are not in place to enforce owner-occupied use and other requirements. Supporters commented that demographics are changing in St Paul and there may be need for additional housing options. Some regulations are already in place in the city plan, and Ward 3 has specific design standards that will make an ADU especially difficult to build within regulations. High cost of the significant investment would likely discourage ADU construction. Few have been built where they are allowed in Minneapolis and Saint Paul.

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Regulation of short term rentals have not been addressed specifically. Motion passed full board unanimously.

Aldi will be opening a new store at Sibley Plaza within 9-12 months with renovation of grocery space. Storefronts will be re-done. Developer is in initial discussions with other potential tenants. This development may improve the parking lot while being mindful of pedestrian needs.

Transportation Committee - Nate Hood:

Delineators have been installed at Cretin and Highland and seem to be slowing traffic a bit. They help pedestrians cross by shortening the crossing and they will be in place through Fall.

HDC issued letter of support for Lexington realignment. Project is eligible for up to \$7 million of federal grant money.

Transportation committee will be looking at all govt unit capital plans in order to engage earlier on upcoming projects.

Community Engagement Committee - Amanda Willis:

Highland Fest booth is staffed for Saturday and Sunday. Board members will engage with community to get input on District 15 plan.

HDC will go out to visit block parties for National Night Out on Tuesday August 7. Grid reps will be asked to visit block parties in their grid. HDC will provide prizes (gift cards, etc.).

CEC is developing a survey of board members to get some baseline demographic data, similar to census data, in order to examine how we line up with the community and identify areas of improvement.

Food distribution opportunities: Neighborhood House has an opportunity for HDC board members to help with food shelf, likely in October (during the day). More information to follow.

Executive Director Report - Kathy Carruth:

Pa Cheng has been helping with various projects but is almost done with his term. HDC will miss him. Thanks Pa Cheng!

City Council presented phase 2 of city council engagement. There were good recommendations by the city council for improved district council engagement.

Volunteers needed for clean-up event in September.

Planter boxes on Cleveland porkchop have been planted with vegetables (available to community members when ripe!)

Treasurer Report - Bob Whitehead:

Income is slightly behind because of timing with grant reimbursement requests. Not much activity. Dobier moved to adopt the treasurer's report. Seconded and approved.

Business Representatives Reports - Kathy Soderberg:

August 16 from 5-8 pm family health clinic informational event.

Riverview transit task force has been formed by W7BA to help with Riverview Corridor input and engagement.

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City Council Report - Melanie McMahon:

Dedicated turn lanes are going in on Edgumbe and dynamic speed signs will be permanently placed near Hwy 5 exit.

Snelling medians are complete, trees will be added.

Bump outs are going in on Syndicate intersection with Grand along with other pedestrian safety improvements.

Highland playground should be complete within 90 days or so.

Executive Committee Report - Kevin Gallatin:

Letter in support of Crosby Farm & Hidden Falls Regional Park Master Plan to renovate and improve. HDC will be able to provide input – HDC will be asked to have a board member sit on the committee.

Remember to attend Highland Fest!

New/Other Business: none

Meeting Adjourned at 8:47 pm

Notes by Tyler Teggatz, HDC Acting Secretary