**Board of Directors Meeting Agenda**
**October 1, 2026 - 7:00 p.m.**
**Hybrid Meeting via Zoom and In-Person at Highland Park Library Community Room**

1. **Call to Order** – 7:05 by *John Kennedy, President*

2. **Roll Call** – *Lindsay Shimizu, Secretary*
   Present: President: John Kennedy, Vice-President: Adam Hertell, Secretary: Lindsay Shimizu, Executive Director: Kathy Carruth
   Board Members: Wolfie Browender, Mindy Johnson, Elisabeth Seburg, Shayne Stone, Patti Brady, Kathy Bell, Jack Rossman, Blanca Monter, Kathleen Schubert, Tim Morehead
   Student Liaisons: Fernando Bejarano, James Olson, River Alcenat
   Absent: Mikael Asp, Casey Ulrich, Jordan Frank Shannon, Youa Thao, Frank Jossi, Brad Ballinger, Cheryl Calloway

3. **Approval of Agenda** – *John Kennedy, President;* Approved unanimously (with the removal of our speaker who was unable to attend.)

4. **Approval of Prior Meeting Minutes** – *John Kennedy, President;* Approved unanimously.

5. **St. Paul Regional Water** – *Raquel Vaske, General Manager*
   - Unable to attend.

6. **Public Comment**
   - **Joseph D.:** Lives in the south end of Highland. Has previously connected with Kathy concerning the livability around BP. There has been a noticeable uptick in aggressive solicitation at Sibley Plaza. Was there on Saturday for the Fall Fest, and one of the business owners requested help asking someone to leave—instead of leaving, he sat out back and harassed the employees afterwards.
     - Has spent a large portion of his career working with homeless outreach, and has been talking with businesses down there. Helping to educate on good safety strategies, and using the terminology "emotionally disturbed person" when reporting to police so appropriately trained officers are dispatched.
     - Property owner hasn't been easy to get in contact with, though they have contracted with a security outlet from 10am-6:30(ish)pm.
     - Two main concerns:
       1. Want help coordinating with the outreach programs, businesses, property owner, and police (Patty Lammers) to engage the folks that have been hanging around—a lot of the regular panhandlers are presenting symptoms of mental illness and substance use that are making community members and business employees scared. What are some good ways to connect businesses with outreach programs? (Radius Help, People Inc., city crisis services.)

2. Would also be interested in discussing the security contract parameters with Paster—a lot of the issues/concerns seem to be happening at times when that service has left, usually between 8pm and 10pm when employees are getting ready to go home.
    - Kathy B: Sibley Manor currently has an off-duty police officer on duty 4-5 nights a week. (Previously shared with Paster, but they didn't want to continue that.) And it's been the worst she's ever seen it.
    - Patti B: Would love to get in contact with Joseph. Kathy can pass contact info along.
    - Kathy Carruth will get in contact with Paster and try to get neighbor connected with Paster, County, and Patty Lammers (SPPD).
    - Blanca: Any other areas with similar issues? Or just concentrated at Sibley Plaza? Joseph said the location has more people that may help (offering money, lighters, etc.) and there's a wooded location nearby where some of them camp, which is probably why it's worse there. Kathy C.: We've heard similar things from Cleveland/Ford Pkwy business owners.

7. **Treasurer's Report** – *Casey Ulrich, Treasurer via recorded video*
    - We've received reimbursements from July/August, which brought our cash on hand right around where we'd expect. We're also still waiting on September reimbursements, which were just sent out for approval. We're on track with our typical spending for the year.
    - Tim M. moved to approve the Treasurers report as presented, seconded by Kathy B. Motion passed unanimously.

8. **Grid & Student Liaison Reports** – *HDC Grid Reps*
    - Jack: Good news from Highland Bridge—The new apartment building (The Albert) had their ribbon cutting and is starting to get renters in. Plaza is lit up and looks beautiful.
    - Elisabeth: 4-way stop finally went up on Hartford and Pascal. Also had a neighbor complain about folks parking incorrectly around J&S Bean Factory—Kathy connected the neighbor with our police district and they'll take a look at parking issues. Also had a Stop-For-Me event nearby, which was very informative. Included a lot of good tips on crossing safely as a pedestrian as well. Also had some questions around a "re-platting" of the property in the neighborhood around EXPO and Holy Spirit. City planner, Kady Dadlez sent this explanation: *There is concern in the neighborhood that there is a big change taking place. I've replied to the emails and callers letting them know no development is proposed and that no change in the number of lots or property lines is proposed. The plat is being requested because the property is not platted. After a final plat is approved the property will have a lot and block legal description, not a metes and bounds legal description. Only half of Pascal Street is dedicated right of way. The other half is an easement. The plat will dedicate the east half as right of way.*
    - John K.: Another Stop-For-Me event on Montreal went well.
    - Wolfie also participated in one—there was enforcement on some pretty egregious cases, like someone going around a car stopped for pedestrians.

9. **Business Representatives Report** – *Jordan and Frank were Absent, so we just mentioned the event:*
    - Trick-or-Treat in Highland planned for Saturday, October 31.

10. **City Council Update** – *Tom Basgen, Aide for Councilmember Saura Jost*
    - Passed updated franchise fees (cost for utilities to use public land for pipes, electric poles, etc.) New agreement arranged with Xcel that included new weighting for commercial vs. residential uses, etc. which should generate more revenue for the city and incentivize inf

- Lighting at the Highland Park Golf Course is approved to be open later as of last week, which will generate additional revenue for Parks & Rec.
- New name for Victoria Park > now Brewer Park (in honor of Summit and Schmidt Brewing) after community engagement process with Fort Road Federation.
    - Blanca: What's going on with Summit Brewing? Tom: They're $8 million behind on payments so their lender is foreclosing on their property. But that kicks off a process with opportunities to fix the issues. Doesn't mean they're closing yet, but we're keeping an eye on it.
- Received a supplemental budget from the mayor's office—a lot of the issues / disappointments from the initial draft (library closure, reduced hours at rec centers) have been resolved.
- Personal note: Excited about the new Aldi open downtown St. Paul!
- Jack: Any thoughts on the Henry v. Her lawsuit? Tom: Report (with redactions) was released to the public today. Main position of City Councilmember is keeping process transparent. We know that a lot of community members are upset about the city voting to pay for private lawyer, but per state statutes, the city is legally required to pay for the defense of their own employee. Additionally, it likely must be a non-city attorney due to conflict of interest due to their working relationship with the Mayor. We know the trust has been shaken, but will continue to work to earn it back and keep community in the loop as City Council learns more.
- Blanca: Is this something that's budgeted for? Tom: There's always some amount of budget for legal liability, but often it's exceeded, unfortunately.

11. **Executive Committee Report** – *Adam Hertell, Vice-President*
    - Planning for our Board Retreat: October 26, 5:30pm-8pm over dinner at Lumen Christi. Agenda and details have been finalized, using suggestions for changes from Casey (thank you!)
    - Adam started a new job with Planning and Economic Development (PED) at the city. Will need to resign, unfortunately, but working on transitions with John and Kathy.

12. **Standing Committee Reports**
    - **Transportation** – *Adam Hertell, Committee Member*
        - Discussed community Feedback on the pilot program for the signs we helped add on MRB. Neighbors anecdotally reported improvements in communication and a lot interest/excitement about it from community members, other district councils, etc. We'll pull up the 4 remaining signs (and hopefully be able to add them back next spring.)

    - **Community Development** – *Patti Brady, Committee Member*
        - Ryan gave a presentation about everything that's happening at Highland Bridge (Ex: Construction beginning on new apartment building starting at lot next to Marvella.) Answered questions about some of the businesses coming into the new commercial space that opened up—several leases in process, but unable to disclose at this time.
        - Community members also came to ask about input on Paster's upcoming development on Mississippi River Boulevard—but ran up against previous issue of the plan having been approved many years ago with no variances and it's the same plan as that point.
        - Also worked on "homework" for regular questions the committee can ask to make assessments of projects more consistent.

    - **Community Engagement** – *Elisabeth Seburg, Chair*

- We need to approve appointment of Jen Menk to the CEC as a committee member. Tim moved to approve, Elisabeth seconded. Approved unanimously.
- Several community members attended to express their interest in developing the Community Garden spaces started at Miča Park. Next steps: Kathy was coordinating to connect neighbors to work with Park's Conservancy, Parks, and city attorneys to see if we can divide contractual obligations as required per city contract since HDC staff doesn't have capacity to take on the operational pieces.
- Board Demographic Survey—Please fill it out!
- Upcoming Events: Litter clean up on Saturday—start at 5-Star Café. T-Zoning Study meeting on Monday, Bonfire next Thursday. Upcoming County Commissioner Candidate Forum on 10/12 @ 7pm at the old Keg and Case.

13. **Executive Director's Report** – *Kathy Carruth, ED*
    - 5 applications for the Commercial Corridors funds. Task force will meet and determine whether which we can approve. Will likely implement another rolling deadline for additional applications, ending November 30.
    - Planning to do Home Improvement Workshop Day again—just need to finalize date with Cretin and Mac Groveland.
    - November 10 Transportation meeting: Learn to ride the bus prior to the meeting.
    - Next Development Committee Meeting is October 20: Touring and hosting at Neighborhood House (in-person only.)
    - Another vacation request coming in from some property owners on Lexington—similar to the last one. Will come to an upcoming CDC meeting.
    - Meeting with Ramsey County to discuss a pilot program to collect hazardous waste curbside in Highland Park.
    - Got a call from a frustrated community member whose neighbor was disposing 39 cannisters of used nitrous oxide in his garbage. Address is now flagged by Public Works since that's not allowed.
    - One of the CEC SMART Goals was to send an additional mailing with the survey to specifically target renter feedback. Some additional costs (postage and reimbursement for cinnamon rolls) but should be a good learning opportunity to see if we can up engagement from under-represented groups. Postcards arrived today at 144 units.

14. **New/Other Business**
    - None.

15. **8:18 Adjourn early approved unanimously** – P*resident, John Kennedy*