

ST. ANTHONY PARK COMMUNITY COUNCIL
 BOARD OF DIRECTORS MEETING
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, SEPTEMBER 14, 2017 7PM -9PM

Chair: Michael Russelle

In attendance: Scott Simmons, Charlie Christopherson, Betsy Hjelseth, Michael Russelle, Suyapa Miranda, Melissa William, Ray Bryan, Emilee Roschen, Sarah Goodspeed

7:10	Introductions	
7:10	<p>Consent agenda:</p> <ol style="list-style-type: none"> 1. Approve agenda 2. Approve minutes <p>Executive Committee: Max stepping down from Board and Executive Committee, will continue to serve on Equity Committee and 10-year planning steering committee. Environment Committee: 8/23 Equity Committee: 9/1 Land Use Committee: 9/6</p> <ul style="list-style-type: none"> • Recommended support for variance at 2001 Brewster. <p>Transportation Committee: (N/A - meeting rescheduled to 9/18)</p>	Approved Unanimously
7:15	<p>Chair updates from committees</p> <p>Equity – in process of becoming sponsor for Brightside produce, began on North Mpls by youth from PSP, on heels of Sunday Table food program in conjunction with community garden and Lydia Place distributing fresh organic vegetables to Seal Hi-Rise. Sarah working on USDA grant with Melissa, following up with many moving pieces, RFP sent out early and preparation underway for planning grant due Dec 4. Targeting some sort of food resource center, can include formalized survey and professional estimates, critical to demonstrate in-kind contributions including staff and volunteer time, powerful to establish relationships and show commitments from partners. Working on 10-year planning with commitment to equity, Melissa drafting committee strategies, others on committee will be working with other committees to look at Equitable Development Scorecard from community partners to “score” where they are regarding equity, and share updated draft by end of Sept for their 10-year plans to provide perspective and “score” to recommend equity additions as well. Sections are easy to match to committee and document structure. Committee did a lot of canvassing and wrapping up survey to raise representation targets.</p> <p>Transportation – meeting on Monday, postponed from Labor Day. First chance to test equity framework, focus on early 10-year plan drafting and survey results. Held Walk Summit yesterday, great crowd from across country impressed with projects in neighborhood, participant in wheelchair reinforced need for handicap accessibility.</p> <p>Environment – Request for maps was too many, new GIS staff Ana will support our needs. Transition Town National Gathering met at Macalester in July, over 200 participants. Xcel tree trimming near railroad tracks, would be routine but did excessive cut backs had poor communication. Samantha on leave but still following up with City. On organized hauling considered special community meeting to discuss city plans, will be following up after City Council vote as is rolled out, committee excited to support transition to organized hauling as one of last cities to organize.</p>	Update

	<p>Interest in discount rate for full block if they are able to share bins/other ideas send to Michael and Brandon (Zero Waste TTASAP) to collect and recommend. Curious about 10-year plan focus areas, like community solar, committee hasn't listed skeleton yet but discussing a lot of infrastructure resilience and climate change in addition to green spaces and typical water/air quality planning issues.</p> <p>Land Use – homeowner presented zoning issue, wanted to change single family home to duplex, Land Use committee recommended support for side yard setback variance, seemed simple, but was denied by BZA. City determined was illegally used as duplex for 15 years, was asking for official change but denied due to illegal use. Suyapa tried to educate appeal, followed up with City felt their hands were tied despite letter of support, unless made compliant as single family home will be evicted, condemned. Challenging case, seem to recall issue with it 10 years earlier. Tom Fisher shared insight for 10-year planning, 1000-foot view helped to think outside of the box, not necessarily indicating specific strategies, but thinking creatively about mixed zoning and global/futurist perspective. Committee is drafting plan through working sessions, starting to build skeleton of draft. Weyerhaeuser relationship with Dominion has been slowly improving, designs starting to be more reflective of community input. Suyapa followed up with Sunrise Banks, who we'd been told were in discussion with Dominion about district stormwater, and in fact had not, so she filled him in and will be moving forward. Cailin still connected with Towerside and Dominion but not communicating with us. Have less leverage after Park sold to City, but still a lot of work to do to get project to be positive part of community.</p> <p>Executive Committee – no notes. Max Herzberg is leaving Board, staying on Equity and 10-year planning committees, Ian stepping in as South SAP representative for a couple months until Melissa is available beginning in Dec.</p>	
7:45	<p>10-year planning update</p> <p>Specific questions as Sarah goes through survey overview:</p> <ul style="list-style-type: none"> - Majority of respondents live here, many live and work, etc. How many respondents ONLY work here? What are differences in responses from nonresidents? - Note a significant number of people who work here are working from home, confirms land use discussion around supporting live-work. - Repeated emphasis on sidewalks, traffic biggest safety concern. - Improve walkability – can we use bike rack money for benches? - Green space - teenagers and those who work with youth really requesting more community programming, nothing to do here, nowhere to go, also year-round options not just outdoor dependent. Food resource center can be hangout also employment opportunity for youth. - Profound disparity in responses, few responses from POC, outreach got a lot of feedback, but still especially looking for more income representation reflective of demographics to reach more fully the range of interests we represent. - What are some characteristics for those with challenging food access? - Historic character valuable for mixed use neighborhood, value preservation but not at expense of sustainability - Curious why so many more female respondents? Anecdotally may be more women filling out on behalf of household ie. emotional labor investing in our communities, part of raising kids is building community, many young families here interested in next 10 years. - Cross tab analysis with small POC respondents, what are trends esp. with segregation, usage of parks/amenities, employment, and food access? Co-op has more POC 	<p>Vote to close survey, keep SurveyMonkey paid through analysis. Passed 4-2.</p>

	<p>shoppers but not necessarily income diverse.</p> <ul style="list-style-type: none"> - What information can we extract for grant proposals to grow funding? - Surprising to see more single family homes requested by small number, according to Met Council we'll have oversupply of single family homes, is it aspirational, are lower income hoping for affordable single family homes? Medium density can "feel" like single family with duplex/triplex/townhomes more affordable and sustainable. - Survey is no longer being promoted, link currently live, additional feedback may still be considered at future times in addition to focus groups and other input, but survey data is being compiled into report now. Should it be officially closed? May be able to capture additional feedback for any future use. SurveyMonkey is \$20 monthly, not large but note considering, staff time larger limitation. Melissa move to "soft close" which means not publicizing but keeping link live, Ray second. Discussion – leaving it open may reduce effectiveness of future surveys if public doesn't think it's being used. Can adjust introduction to keep open feedback, not necessarily worth it if not expecting large response rate. Three years ago surveyed about 100 people with consultant Barbara Ray and that link is still live. 2 in support, 4 opposed. Motion failed. Scott moves to hard close the survey, keep the account level through analysis period, second by Bettsy. Discussion – close account as soon as possible and not be paying for another year. If we close the pro account, we still have the data at free level, we can pay for access later to use survey monkey analysis on same data. Concerned about indefinite collection, can design separate survey for generic ongoing feedback. People will still hear about it as we do more community feedback, want to offer opportunity to provide some feedback. Not enough bang for the buck to keep survey open for a few trickling responses. Can keep open for analysis, then offer other opportunities for feedback after closing or reopen survey later. 4 in favor, 2 opposed. Motion passes. - Equitable Development Scorecard will be used by other committees with support from Equity. 10-year planning as focus of annual meeting. 	
8:45	<p>Financial Update Board agree to stay after 9:00 pm to discuss financial report.</p> <p>Suyapa went over budget with Jennie, identified lines over budget, accounting was large item over cost. On recommendation from Jon Schumacher will be moving to his accountant Fariba at lower rate. Sarah will be trained on Quickbooks to maintain bookkeeping as backup. CLA will continue to do I-990 and quarterly report to government. CLA was a large cost, beyond audit and other needs. Pursuing multiple grants still pending. Consider reducing staff hours if necessary, although staff is already below budget including notetaker, which was already eliminated. At current rate and expenditures, still looking at overall deficit, but payable with cash on hand. Also waiting for grants and other moneys coming in. CD reserves cover fiscal agencies: TTASAP, Wildflower Project, Smallest Museum, incoming Brightside. City of St. Paul reimbursements dedicated to staff and expenses on hand, more coming in December payment. Requesting donation from Sunrise Bank, also available to take a loan or line of credit which previously have had. Planning another donation letter at end of year. Request cash-flow projection through end of year, practice for Sarah learning Quickbooks. Coming into organization there was existing deficit, no programming, no grant opportunities. Previous director was only part time, with separation and transfer of assets to CEZ lost grant opportunities. With 3 years under full time director have developed strong programs are in a great position to apply for grants that weren't previously available to us. Could we look for donated office space for future cost reductions, perhaps have lease covered in 2 years when renewed, already negotiated to low rent. Plan in place, know where to cut. Other opportunities to request donations from neighborhood businesses? Especially large groups, part of our commercial tax</p>	Request cash-flow projection through end of year at next Executive Committee meeting.

	base that can reinvest in community. Building relationship with CEZ as well. Strong position for request, we have created so many programs out of nothing, imagine what we could accomplish with more! Good neighbor relationships with businesses, board members connect with other foundations. Board members set meetings, phone calls, make the ask, Melissa earned \$1000 for Council in last round with a few calls. Share letter draft that board members can use to send out themselves, target donors, share NationBuilder database. Same timeline with Give to the Max in November, followed by personal letters.	
9:15	<p>Staff updates</p> <p>Welcome Emilee! Urban Studies major at Augsburg University, experienced with Friendly Streets, environmental committees, interested in supporting multiple committees.</p> <p>Ana focused on GIS, completing our mapping.</p> <p>CURA diversity program encouraging for board members to participate.</p> <p>Metro Food Access Network asked SAPCC to be at front of Nov 15 event.</p> <p>Melissa attending Food Access Summit in Duluth mid October, open to recommendations for workshop track.</p> <p>Collaboration with 5 other District Councils for engagement work, paid for coordinating role.</p>	
9:30	Adjourn	Unanimous.

BOARD OF DIRECTORS MEETING
JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, AUGUST 10, 2017 7PM -9PM

In attendance: Max Herzberg (chair), Michael Russelle, Melissa Williams, John Mark Lucas, Ian Luby, Ray Bryan, Scott Simmons, Sarah Goodspeed, Jennie

7:07	Call to order, Introductions	
7:05	<p>Consent agenda: Move financial report to 7:50 slot before 10-year planning after Samantha's presentation. No discussion, questions.</p> <p>3. Approve agenda</p> <p>4. Approve minutes</p> <p>Executive Committee: Environment Committee: Cancelled Land Use Committee: Cancelled Equity Committee: 8/4/17 Transportation Committee: 8/7/17</p> <ul style="list-style-type: none"> • ADA letter 	<p>Consent vote</p> <p>All in support, no opposed, no abstentions</p>
7:15	<p>Chair updates from committees</p> <p>Equity</p> <ul style="list-style-type: none"> • Wanted to pursue relationship with Brightside Produce, they respond they're looking for fiscal sponsor as they outgrow St. Thomas, benefits for relationship with food justice program. What is concern with STU? Up to \$35000 annual revenue, want to expand reach. Need to show full financial statements for EBT. On path to become their 	Update

	<p>own 501c3, to fiscal agent under SAPCC as transition. Multiply impact on Seal delivery, can be drop-off point, would like to launch in October after Sunday Table ends, and improve employment opportunities for younger students restricted by STU. Would this fit in our financial overview? Funds would not be commingled in statement of activities, they have separate balance sheet. Would be better to have separate cash account but is more to manage. We also get a percentage of revenue, as compensation for staff time. Comparative: Transition Town pays 7%, Smallest Museum? Dissociated from CEZ. 20% would be considered a lot, but likely 10-15% range depending how agreements are written compared with existing agreements. STU is reviewing paperwork, anticipate approval, review with Executive Committee, board in September. CLA is onsite every other week between Jennie and John can handle monthly payment schedule.</p> <ul style="list-style-type: none"> • Update on community survey, about halfway point, 300 responses, interesting trends. Reach out to underrepresented groups. • Max stepping down from cochair of equity, moving out of neighborhood, but will serve on 10-year planning steering committee. <p>Transportation</p> <ul style="list-style-type: none"> • Transportation had no quorum, discussed plans for walk summit, still looking for volunteers, committee's work schedules make commitments challenging. ADA letter ready to submit. Bike Racks getting new quotes for grant from U. <p>Executive Committee, nothing of note, no copy of minutes in packet Land Use and Environment committees cancelled this month. Weyerhaeuser letter to discuss after guests.</p>	
7:30	<p>Samantha Hodges – Graduate student Food Access Report</p> <ul style="list-style-type: none"> • Humphrey student focused on food access, met with professor and Suyapa to discuss background and goals for research. Interviewed number of community partners and residents at Seal. • Holiday party at Seal revealed a lot of issues of food access and security, highlighted need to research problems and solutions. Assessed preexisting Council work – equity committee, food access survey by Bettsy, GIS mapping last summer, neighborhood revitalization project earlier. • Framing food equity, means many different things, in this case involves universal access to affordable healthy food with no population at disadvantage to accessing that food. • Process proposal, spatial data analysis, literature review, stakeholder interviews, vision. Overview of neighborhood demographics, spatial distribution of income, race, homeownership, land use. • Demographics: 36%+ of PHA residents are disabled, 33% elderly, \$14,5 avg income, \$350 average monthly rent (misperception - it's not free! On top of medications, etc.) • Food security survey 58% over 55, 51% POC, fair representation. • Major takeaways, many disabled and/or elderly, have unique food access needs, limited incomes, 63% cannot afford food, visit shelf. • Survey design recommendations – additional data needed, may relate more closely to grantmaking needs. • Key partners – Hampden Park Co-op attempts to make more affordable, Mobile Market began coming to Seal, highlighted using MM for food stamp outreach, will help people access food at Hampden as well. Only 7% of households are using food stamps, but 21% below poverty line, more can utilize. Community Garden and Lydia Place Sunday Table distribution. • Interviews – many people not just thinking but acting on issues, desire to 	Presentation

	<p>change participation paradigm, many neighbors not in the room we want to engage with creatively.</p> <ul style="list-style-type: none"> • Key recommendations: what is vision? Lead partner SAPCC equity committee, strong network, opportunity to strengthen with Hampden and Fresh Thyme, restaurants under Good Samaritan protection. Opportunity for food resource center, year-round greenhouse. Community engagement strategies to flesh out depending on use for resource center/greenhouse. • Next steps tbd – community meals, communal cooking, listening and storytelling circles. • Love the juxtaposition of community building with food access, food brings people together, is immediate need. Use of food stamps is clear educational opportunity, EBT-SNAP engagement needed. USDA supported community food project grants fits right into this report. What resources does Sam know of for advocacy around food stamps? Experience with CalFresh different, but nutrition education grants, extension resources, social worker at Seal, help folks sign up and navigate paperwork at Hampden Square and other locations. • Seal has high number of immigrants as new residents, hard to enroll through existing networks, mobility and cultural gaps. Wilder usually has translator with mobile market. Developmental disabilities also challenging to work with. Affordable is one thing, also limitations to preparing foods. • Urban Roots starting Blue Apron for low-income families, set up proportions and recipes with target for a 10-year old make it, accessible to more cognitive abilities as well if we were to glean boxes from neighborhood resources. • How to foster agency (self-help empowerment), provide opportunity for more initiative from diverse communities to come to garden, etc. Comfortable space to voice opinion, and go get what you need. Not one-directional through donations and programming, get infrastructure and leadership from those affected. Not in our surveys, need to ask and engage. • Reason to recommend food resource center is to utilize food as way to connect, important question to ask but not without the people in the room to speak for themselves. • Planning grant possibility to explore more. Free to communicate with Samantha for more info, finalize report. 	
7:50	<p>Financial Report</p> <ul style="list-style-type: none"> • Review 990 from Jennie • Community Garden is rented out, revenue doesn't come to SAPCC is dedicated to garden but shows up on balance as fiscal agent. Pays water, maintenance. Other tenant Etter & Franz covers property taxes. • Majority of revenue for this quarter is reimbursement from City of St. Paul, ended positive due to that, expenses consistent but still over budget. Cash is limited, fluctuates, plus more in receivables. CD could be liquidated. Highly limited for infrastructure without grants, needs to stabilize on both sides, still have to operate. • Number of grants in the works – GNF dedicated, COPP contract arrived portion will go to staff, missed CURA, a few more pending applied for. Keep in mind for federal grants recordkeeping has to be impeccable. We are in good place for transparency, still learning building relationship with CLA. Firm uses grant tracker, what could be coming, what chance do we have, timeline when to expect money, to incorporate with existing grant spreadsheet. • Implement cash-flow forecast - what expenses and revenues anticipated throughout the year. Focus on just checking account, include CD below the line. 	<p>Update</p> <p>Motion to request analysis of financial shortfall by ED, and realistic budget revision through year end for discussion at September meeting. All in</p>

	<ul style="list-style-type: none"> • Draft of 990-EZ was provided in board materials, all board members are named, needs to be updated for anyone serving between Jan-Dec 2016. First time Board has seen it, quick overview: all form 990s are public except list of donors (only \$ amounts) on guidestar.org, EZ version for smaller organizations. • Statement of activities is quick summary of balance sheet, program accomplishments, mission statement. Schedule O (open) is space for extra description. List of board members, estimate of hours and list any potential compensation. Estimate is very low, most board members spend much more time involved, doesn't impact form, just informational statistics. Generic questions follow with more organization information. By end of year should expect numbers to align. Can review more, compare with 2015 online, can share financial info that was used to create form from prior year filing. • Fiduciary responsibility of board, may have to make hard decisions to better balance. Boots on ground to court funders, volunteers are tired and overworked, but absolutely critical role in talking with people, building relationships, bringing more on board. Need stronger relationships to serve in this role, large industrial and business base investments compared to residential. When we make connection, what is follow through, how to ask? • Staff expenses are low, operating is higher, increased rent than park, want more detail on expenses. Accountants trying to watch time as well. Task ED with prioritizing financial balance and action steps. • Monthly forecasts via email would be helpful. • Low-hanging fruit, getting support from local businesses, round-ups, etc. make connections. • Motion to request analysis of financial shortfall by ED, and provide realistic budget revision through year end for discussion at September meeting. John Mark move, Ian second. Should be realistic, not expected to fully balance by this point in year but point to way out for board discussion. Anticipate best we can do and accept hole at year-end, including call-to-action moving forward and realistic next-steps. 	favor.
8:30	<p>10-year planning update</p> <ul style="list-style-type: none"> • Community survey feedback presented to multiple committees earlier this week , Timeline plan to present draft in November and revise Jan-Feb, review in March and submit in April. • Every committee should be working on vision and goal statements, use current plan and Mac-Groveland as guide. Fill in priorities based on surveys, what elements are relevant. More concerted effort to include business perspectives. • Melissa going to movie nights Friday (Langford) and Saturday (Hampden). Looking for more volunteers to start conversations with attendees, stand with poster or iPad to complete survey. Scott can help under Lydia tent, announce over sound system. John Mark will bring iPad. Email equity. 	
8:40	<p>Policies and Procedures</p> <ul style="list-style-type: none"> • Board decision sent to P&P working group, Arleigh compiled comparison, gives working group more to work on. In early June Michael spoke with Bob about lawyer feedback, clarity on decision from board: refer changes to working group to revise request based on discrepancies. P&P cannot be approved in contradiction with bylaws, stop request from lingering must be clarified with rationale. Working group was not previously aware of discrepancies, this is way forward. Any requests should be presented in publicly accessible format. 	Update
8:45	<p>Staff updates</p> <ul style="list-style-type: none"> • Grant opportunities, Brightside sponsorship discussed earlier. • Melissa attended USDA grant workshop, likes to geographically distribute 	Move that Board reiterate

	<p>grantmaking, very competitive in Twin Cities. One grant for implementation, second for planning. Suggested planning is just as much work for less money, 15 page application, but seems more appropriate for our position and may be less competitive, worth pursuing. \$35k total for up to 3 years, can be in single year. Key target issues: food access, cross sector collaboration, multiple parts of food system, community building, and self-sustaining. SAPCC lead applicant in partnership with subaward organization (Hampden, Wilder) and subcontractors (canvasser, researcher). Very relevant examples by The Food Group last year, implemented bringing gleaned produce into community at low-cost, crop mobs, community food leaders, Urban Roots developing East Side Table (like Blue Apron) facing similar engagement problems as ours, issues all very much up our alley. Intention to do something big, this will help us get there, through current financial struggles which also supports. In-kind match includes volunteer time, use of facilities, should be doable, and 10-year plan should emphasize our intent to move forward in this kind of work. RFP open in October, very similar to last year's, due end of November, start in January.</p> <ul style="list-style-type: none"> Weyerhaeuser working group record from July meeting raises concerns and recommendations. If Dominion is not responsive to our aspirations for this neighborhood (mixed use, traditional neighborhood) how to give more teeth for City zoning to require retail, other uses on property when supposedly Dominion says they only do "affordable" housing not commercial. Help City acknowledge community priorities and enforce, give credit where credit is due aka park is city's not Dominion's credit. How to keep record of this concern. Move that Board reiterate request to Dominion to provide retail space in this and other future projects that supports infrastructure for communities utilizing affordable housing. Michael move, Scott second. Implications for Towerside as well, who does development serve, where do retail and services. Communicate in meeting following morning. 	<p>request to Dominion to provide retail space in this and other future projects that supports infrastructure for communities utilizing affordable housing.</p>
9:00	Adjourn	Adjourn

St. Anthony Park Community Council
Environment Committee
Wednesday August 23, 2017 Agenda
Stephen Mastey, co chair

In attendance: Stephen Mastey, Tim Wulling, Steve Yetter, Sarah Goodspeed

7:00	<p>Introductions, approve agenda and previous minutes</p>	<p>Tentative approval pending quorum</p>
7:10	<p>10-year planning</p> <p>Map requests bumped to multiple staff, still pending. Hope that an intern will be able to help acquire district maps through other sources while waiting. TTASAP has solar initiative, has had a hard time convincing landowners to commit to solar installations. Almost need existing entity with insurance and other challenges. Rise of community solar offers more opportunities, still pending responses that fell through. Trying to recruit State Fair as host location over parking lot, again proposal not responded to. Speaking with Cooperative Energy Futures, coop keen on serving everyone not just high credit etc. Community solar goal to have local array for local owners and subscribers, CEF is growing and more stable, TTASAP would help enroll for local project. Committee members should review previous 10-year plan and be prepared to incorporate community</p>	

	feedback in next month into drafting next 10-year priorities.	
7:20	<p>Transition Town Update</p> <p>Local Transition group meeting tomorrow evening 7/9, usually a dozen folks turnout. Transition US National gathering at Macalester last month brought a couple hundred people. Many workshops, intensive workshops Th-Fri for more active members, keynote speaker Friday evening Richard Heinberg from Post Carbon Institute well attended, follow up meetings and workshops all weekend. Michael was leader for finding location, bringing to Twin Cities and to Macalester, with carbon neutral programs on campus. Ways to counterbalance carbon use with raised awareness of other ways to work through. Energy Fair coming up Sept 9/10 on Harriet Island. Midwest Renewable Energy Association based in Wisconsin has had energy fair there in June for years, starting second fair in Twin Cities for first time this year. Green Expo lost funding, will have many of same speakers, again many workshops and demonstrations. Volunteers get in free.</p>	
7:30	<p>Tree Trimming/preservation</p> <p>Between Xcel and City did a poor job communicating with us despite our efforts. Potentially not the worst outcome, oaks were not completely removed from railroad tracks, but without more mitigation options what can we do now to rebuild some sort of vegetative barrier? City ROW or BNSF property, limited options. Residents concerned with greatly changed landscape. Continue to follow up with City.</p>	
7:45	<p>Organized Hauling</p> <p>Organized hauling underway, spoke after last Kasota Ponds cleanup that so much dumping is byproduct of lack of organized collection, can't afford or bother to dispose properly. Under organized collection will be picked up in alley, Samantha asked Steve to speak on issue. Some surprising push back from waste advocates, some folks who produce so little waste are not able to opt out. Bulk items often taken by scrappers, they also dump the useless items, not accountable. Most people on average will be saving, with added benefit of one truck in alley instead of many. Many older families getting rid of stuff in old homes will be saving a lot. Overall a good plan, still an uphill battle. Most waste goes to Newport Waste-to-Energy plant. Heavily sifted, recyclable and compostable items supposedly taken out. Many NSAP residents use Garbage Man, others WM, depends on price where waste is taken. Plan divides city to maintain existing hauler balance, not optimal but fair to businesses. Now entering crunch time with implementation on horizon, Ward 4 asking for letters to the editor in support of hauling, letters tracked considered barometer on local issues. Interested in sharing program between neighbors. Expect some resistance, freedom of choice perspective, but organizing is valuable for shared benefits. Can committee sponsor an event to talk about hauling? Community Council statement of support of organized hauling. What is timeline, when is next opportunity to rally neighbors around hauling? Concurrent timing with County Waste Management Plan. If we wanted event, have technical expert, city county educators, not rely on Russ to champion, relatively neutral.</p>	
8:15	<p>Other</p> <ul style="list-style-type: none"> -Master Water Stewards meeting 9/14: volunteer program to improve water quality through CRWD and other watershed districts. -Grant opportunities: ask committees to keep eyes and ears out for new ideas and opportunities. CAM WestRock pollution reduction idea. District stormwater with Weyerhaeuser limited to use funding on public land have to find opportunity (Medina requirement for all development to add stormwater) Speak with Ellen at City, must be more creative to work with park opportunity. Trust for Public Land support design cost. 	

	Developer holding on to money for infrastructure, not allowed for staff, etc.	
8:41	Adjourn	Motion to adjourn.

Equity Committee
September 1, 2017
8:00-9:30 am
SAPCC

In attendance: Scott Simmons, Melissa Williams, Sarah Goodspeed

8:00	Introduction, develop agenda, approve minutes	Approve minutes
8:10 In	<p>Food Justice updates</p> <ul style="list-style-type: none"> ● Brightside Produce has received contract and is reviewing. Pending response regarding sponsorship. ● Sarah attended second USDA grant info session of which Melissa had attended first session. Great opportunity to build partnerships and seek funding, likely target smaller but less competitive \$35k planning grant to generate more research and planning for potential food resource center in SSAP, what do various partners want, what does community want, best way to close disparities, provide amenities, distribution and kitchen, gathering/workshop/market space. Mobile kitchen would serve more areas. What does central location between Mpls-St. Paul offer for other urban farms and orgs. ● Frame budget ideas, in-kind donations for matching requirement, partnerships critical. ● Existing partners to follow up with: Brightside, Hampden Park Co-op, Lydia Place and church network, Seal Hi-Rise, SAP Community Garden, TTASAP, SAPAS, UMN students and extension, Project Sweetie Pie, Frogtown Farm, Hope Community/LSP, MN Food Charter network. ● New partners to reach: UMN Food Justice students, MFA food gleaning, health/hospital orgs, WSCO, Wilder Foundation, Midway Food Hub (live?) Courtney Tchida. ● Need for translation services for food distribution, ask Maryan how Hope communicates self-policing at distribution 	Reach out to partners
8:45	<p>10-year Planning updates</p> <p>Did not receive CURA research support because Mac Groveland already did their 10-year planning through same program, but was given Equitable Development Scorecard. Suyapa involved in drafting years earlier. Share electronically for more to review, relevant for all committees to consider as they draft next goals and strategies.</p> <p>Melissa will draft equity framework language to 10-year plan, describe how equity is reflected in process utilizing community input, equity goals and community engagement strategies for longterm planning.</p> <p>Council has committed to Equity Framework as central to our values and our work, was reviewed in LU working session last night, plan to guide equity embedding throughout planning. Overview how to use Equity development guide in next board 10-year update. Ask committees for draft 10-year goals, strategies, or at least some skeleton of plans by end of September for Equity committee to “score” and recommend to align with equity framework. Scorecard offers space to add more specific topics as committees see fit. Equity committee will meet early October to</p>	Canvass, draft committee framework

	<p>review and make equity recommendations. Equity committee members lead equity review for other committees in Sept and October standing committee meetings.</p> <p>SAP is rapidly changing, important to anticipate trends, increased gentrification, need for housing, more diversity and disparities, aging community. Specific strategies may be met or lose relevance in 10 years, committees will decide how much flexibility to write in, having strong equity language and vision underlying goals will keep compass pointing toward equitable development through changes.</p> <p>Close survey in two weeks, last push to increase community feedback targets before first round of drafting.</p> <p>Geographic distribution improved, steering committee looking for more business feedback with CEZ, may complete after first round of drafting. Land Use reaching out for affordable housing and biz/job creation insight from local experts.</p> <p>Low-income residents: Scott will have additional conversation with Seal Hi-Rise at Wednesday meeting. Melissa will meet with Universal Life Ministries after Sunday service. Organize presence at Wilder mobile market (Wed. 3:00), Hampden Square after school (Th?). Have increased responses from neighbors at CTC and Catholic Charities Residence.</p> <p>Workforce feedback: Canvass at LRT station after work.</p> <p>Students: last push through JOTP, schools, Seminary partners.</p> <p>Surveys and other input will be compiled for report to board Sept 14, refined and shared in report/presentation at public feedback sessions.</p>	
9:30	Adjourn	

ST. ANTHONY PARK COMMUNITY COUNCIL
LAND USE COMMITTEE MEETING
JENNINGS COMMUNITY LEARNING CENTER (JCLC)
2455 University Ave W | ST. PAUL, MINNESOTA
THURSDAY, SEPTEMBER 7, 2017 7PM -9PM

Chair: Ian Luby and Roger Purdy

In Attendance: Ian Luby, Roger Purdy, Carol Herman, David Fan, Bob Straughn, Karen Nelson, Suyapa Director, Sarah Goodspeed, homeowner Frank Crowley, professor and resident Tom Fisher

7:00	<p>Introductions, approve agenda, minutes</p> <ul style="list-style-type: none"> Recommend moving 10-year planning earlier in agenda ahead of Weyerhaeuser. <p>Agenda and minutes approval - all support.</p>	
7:10	<p>Request for zoning variance 2001 Brewster – Francis Crowley</p> <ul style="list-style-type: none"> Change zoning for single family housing for duplex, variance for 4.75 foot shortage on east side of home for legal duplex - border along empty alleyway, only trees on that edge. How was duplex constructed out of compliance? Original plan was to build 4-plex on lot, built in 1994, originally denied duplex zoning for lack of parking, has been rented as single family house (up-down design), with family member on one floor who doesn't use car, parking no problem. Originally thought they had 9 feet to telephone poles, had stake at 9 feet, last year survey showed border come short on setback. Already used and taxed as duplex, but last year inspector noted use of duplex but zoned as single family. 	Vote – all in favor.

	<ul style="list-style-type: none"> • Any concern from neighbors? Notice was sent to neighbors, no word back. Next door to duplex, across the street from apartments, and behind condominiums, no single family homes next to lot. Original variance in 1994 neighbors used lot for dog walking, nothing lately. • City staff report recommended denial of variance because it should have been done sooner, charged double for variance application, had rental certificate, no issues previously with any permits. May be reading too narrowly, is already in RT zone that allows for duplex, staff is basing report on 2-3 plex conversion guidelines that automatically recommend denial, basically already nonconforming use/structure but is just a paper alley, not an infringement upon neighbors. Inclined to approve the change, although the property was constructed as duplex out of compliance has already been constructed and used without infringing upon neighbors. If ADUs go forward may expect more issues like this for small variances, potentially precedent setting although distinct issue. City inspectors should have “caught” problem earlier, it was allowed to build should be allowed to convert, no use penalizing now, plenty of space after visual inspection. Concern if duplex is sold one day to college kids with 6 cars, Frank designed it himself, no plans to sell, using it for cousin and his own future use. Floorplan and number of rooms do not change with conversion. Already have two garages. • If the city overlooked setback is old problem, if there is a separate variance for conversion that’s a new conversation. Variance is only in question due to conversion, but variance is specifically for the setback. Staff report is also somewhat unclear on fault, not a harm on the community. • Motion to approve by David, second by Karen. Clarification – moving to send letter in support of the variance. All in favor. Frank is meeting with City on Monday. Will expedite through Executive Committee. 	
7:30	<p>10-year planning update</p> <ul style="list-style-type: none"> • Goals and vision coming out of working sessions. • Want to invite Tom in particular for strategies to grow and preserve jobs, how to reorient infrastructure, consider CEZ creative urban village, how can we have more “maker” space that is sized and built appropriately in this neighborhood compared to other uses you’ve seen in St. Paul. What does it mean to have manufacturing within city, is creative urban village a vision or a pipe dream? Dick Gilyard has also participated and proposed mixing residential and light industrial, can complement each other rather than separate uses. • RI residential-industrial zones is happening commonly on the coasts, Philadelphia, NYC, reflects change in industrial economy, more maker culture, less heavy industry. Relatively compatible uses with trend toward living-making in same building, same neighborhood. Cities claim to preserve industrial areas for jobs, but research shows mixed use urban fabric far more productive and more jobs than in industrial only zones. Should seek wider range of mixed use developments. “Maker” culture refers to 3D printing, local fabrication, small scale customized goods, small batch production, not typically noisy, dirty, or unsafe. Both downtowns have somewhat warehouse district, offices and production in same space, need greater flexibility in zoning, moving away from pure residential, pure commercial, pure industrial zoning. Half of small businesses now are out of peoples’ houses, also production going on, 40% of workforce works out of the house at some point. Question zoning purity, move toward mix. • How do you keep the space affordable, production space, artist space, did research a few years ago, small businesses and artists don’t have a lot of money, what are ways to maintain affordability for young, new innovators and makers while still profitable for developers? Recent study shows land price is the issue, not the making of the building. Green Line had huge impact on land value. Challenge 	Update

definition of “residential” unit, live-work spaces can be less finished, more raw and loft-like, also helps control costs. Community Land Trust increasingly popular way to keep land price under control.

- Market decides what goes inside of building, if economy wants more production vs. residential vs. commercial can be adaptable. Old warehouse buildings converted now are highly adaptable, revisiting as 21st century model.
- Location next to St. Paul campus requires very different use of space, constant temperature, etc. would this use be compatible? Building codes still in effect, high hazard use not permitted, zoning and building regulations are separate. Biological hazards can make people ill, some uses may not be allowed. What would a building need to be adaptable to more uses? Piping in ducts allows for changing needs, close to exterior windows, design space to be adaptable, not predetermine use of space.
- How can zoning best accommodate that? Typical zoning map of MSP vs. Paris, zoning not predetermined, we’ll figure it out, cities are now overprescribed, encourage more radical mixes of uses, let building code determine safety. Lack of zoning in Houston may help it recover. Local districts should have greater role, allows for more negotiation and creativity rather than restrictions. Traditional zoning in the way of innovation. Baltimore developed with almost every use on every block. Great cities have variety, provides jobs, reduces transit, more walkability.
- What kind of implications for street design, parking facilities, etc. Automakers predicting more mobility servicing rather than individual car owners, provide mobility in creative ways not just buying a car. Parking becomes obsolete, more like storage lots when nobody is calling up a ride, more socialized. Communities will reclaim a lot of land from parking. How do we understand, teach, and “sell” this idea? Over timeframe of 10-year plan expect many changes, storeowners will sell parking land, more variances to drop parking requirements. 4th industrial revolution, like transition away from horses, more on-demand economy, don’t need to convince anyone it will happen.
- 10-year plan is opportunity to put forth new vision. Served on ULI advisory for highway lid that Edina is looking at over hwy 100, is this able to pay for itself with value of land created, yes in high value spaces like near downtowns, MnDOT considering to partly fund infrastructure, leasing land they own to cover bridges and other infrastructure. Not equivalent to downtown value but is increasingly valuable here, also lower-cost version of land bridge as glorified overpass lined with housing rather than full cap. How do we fit green spaces into mixed use? Sherm’s notes (goals) didn’t capture better connections between N-S, E-W.
- Does idea of historic preservation fit into this? One of goals is to make SSA more vibrant, empty spaces and turnover, what businesses nowadays make a neighborhood vibrant? Lots of parking kind of kills vitality, talk with bank may have better uses, could develop more intensely. Changing retail also more experiential, want lively places to be, not big box retailers, great potential at this intersection, but retailing needs to catch up to potential. Preserve existing buildings, infill. CEZ terrific idea, hard to fill retail space, double as production space, loading is easier, fewer weight concerns, and serve as coworking spaces. Stratus worlds’ biggest 3D printing business in EP moving toward smaller hubs, like a mill, gathering space for maker culture, signal to creative community, starts to fill up, is convenient. Can encourage recruiting production version of CoCo like 1st and 1st. Can we create zoning now to encourage this appropriately, not watching same apartments gobbling up, propose first RI zone, define what kind of industrial not manufacturing, businesses, jobs, creation, service industry goes together. Caring and creative jobs resist automation.

8:15	<p>Weyerhaeuser</p> <ul style="list-style-type: none"> • Earlier meetings in July were not as positive, concerns not heard or responsive, went a different way than recommended, but later meetings in August improved, Dominion was more responsive to recommendations, now anticipating more landscaping to address community inclusivity for next meeting Sept. 22. • Perhaps they wore us down more than we wore them down. More developers and city partners increased awareness of how to take feedback, how to work with community, donuts example of pressure to play nice and accommodate. • Main concerns around fortress feeling have been chipped at slowly, moving toward feeling of openness to make space to gather with neighborhood and friends. Have come a long way from starting point. • Looking forward to interior spaces, particularly common areas and amenities that neighbors can share in, not traditional seniors playing puzzles expect also active seniors with bike repair space, workshop and book club space. • Workforce housing across the street contrast to traditional brick patterns and cornice lines, more clean lines, modern look to develop further, a little more color to neighborhood, not monotone along whole block facing seniors. Encouraging. • Process is not typical, much more extensive and positive collaborating with City and developers, pushed for open communications, positive support from city, and we got a park! Compared to Ecumen open community meetings, this was smaller and more expert group, expect better product but not inclusive of nearby neighbors where bigger problem in NSAP, people complaining about every single thing. Harder for Council to communicate with either community or developer, felt very forced trying to convince people, city hands off, in the end Ecumen more responsive with larger changes. Coming from committees rather than neighbors, sitting at table to hash things out able to understand compromises better. Have not sufficiently been involving adjacent neighbors, especially to east or west. Not much leverage for concerns of neighbors, would have more concerns that we have less control over. • Considerations for district stormwater plan to follow up. Dominion interested in idea, speak with Sunrise directly, tired of hearing as third party. • RI zoning potentially could require more community involvement, how can we structure that positively so we have resources to keep up with development. Philadelphia asked for more community involvement, local organizations said it was more time than people had to give, compared to loud and resourced NIMBY crowd. Design charrette at IMS about park brought 60 people on shared design. In contrast, Aeon meeting had 15-10 coming out. Transition Town, Weyerhaeuser team, Ecumen development, CEZ, so many active neighbors to partner with, how can we pull strands together in one big public meeting? Feature different stories in newsletter to share more news and opinions. 	Update
8:30	<p>Staff updates</p> <ul style="list-style-type: none"> • Two new team members. GIS specialist Ana to update our GIS plans to reflect MPCA changes and building out our system again. Emilee senior at Augsburg will fit in some committee work through fall semester. 	
8:45	<p>Other items</p> <ul style="list-style-type: none"> • Samantha on leave, Theresa Nix filled in. No transition time, may rely more on City staff. 	
9:00	Adjourn	Adjourn