

Board of Directors Meeting Minutes  
Thursday, June 11, 2020 – 6:30 pm  
**This meeting was held remotely online via Zoom**

- I. Call to Order, *Mike Sonn, President*
- II. Zoom Recording Announcement – Alexa announced the meeting is being recorded
- III. Roll Call, *Joyce Krech, Secretary*

**Members Present:** *Athena Adkins, Brian Baird, Kate Baxter-Kauf, Tom Dietsche, Colin Fesser, Gene Johnson, Saura Jost, Joyce Krech, Kensey Lipstreuer, Marc Manderscheid, Brian Martinson, Dave Pasiuk, Cathy Plessner, Art Punyko, Cindy Radtke, Mike Sonn, Brian Wagner*

**Members Absent:** *Nathan Zacharias*

- IV. Approval of the May 2020 Minutes

Art Punyko moved the motion, Kate Baxter-Kauf seconded. Minutes were approved unanimously.

- V. Additions or Deletions to the Agenda - None

- VI. Special Elections: At-Large Student & At-Large Business Reps

No one present for Special Elections

- VII. Committee Updates & Recommendations

**Transportation Committee, Update**

*Please refer to the Committee meeting minutes that were distributed earlier. MGCC has received 200 signs "20 is safer" for distribution.*

**Community Building Committee, Update**

*Mac Grove Fest has been postponed until spring 2021. The Garage Sale, usually held in late August, has been cancelled. The Committee is actively planning Community Meetings via ZOOM.*

**Grand Avenue Business Association (GABA), Update**

*There have been some leadership changes. Plans are to host Paws on Grand, Saturday 9/12. Planning is underway for Grand Old Day on 6/6/2021. GABA would like to make it a more family friendly event, we are looking for corporate sponsors so GABA could invite non-profits to participate without any cost to the non-profit. GABA also wants to bring back Battle of the Band on the West end, likely the Patagonia Parking Lot.*

*Thank you to Alexa and others who helped support the Avenue and Community.*

**West Summit Neighborhood Advisory Committee (WSNAC), Update**

*The June meeting was cancelled, no update.*

**Southwest Business Coalition (SWBC), Update**

*Upcoming meeting later in June, no update.*

**Inclusivity Task Force**

**Online Annual Meeting & Remote Elections, *Potential Action***

Kate Baxter-Kauf reviewed the Election Procedures and answered questions. Tom Dietsche suggested we also need to approve the introduction of the bylaw changes to the Annual Meeting.

Brian Wagner moved the motion and Cindy Radtke seconded. Move approval of Online Board Elections Rules and Procedures 2020 Draft 2.

Motion to approve the date and time of the Annual Meeting as July 23rd, to be posted online as a webinar recording, and including the proposed bylaws as previously approved by the board, for vote by the Macalester-Groveland membership. Motion moved by Tom Dietsche and seconded by Brian Martinson. This motion was approved.

We reviewed the Paper Ballot. Discussed options for residents to contact MGCC for candidate profiles. Also, if residents need additional ballots, we would be able to distribute them.

**July Board Retreat, *Discussion***

The past few retreats have focused on Inclusivity and Equity Plan. Suggestions for what we might do at our next retreat.

- Saura – brainstorm ideas what sort of events, forums, discussions that we could host.
- Art – how to incorporate non-profits.
- Cindy – how to open up the spaces of live, work, learn, play and worship in Mac-Groveland.

## **Housing and Land Use Committee, Update**

### **Tenant Protections Ordinance, Recommendation**

*"The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends passage of ORD 20-14, Creating Chapter 193 of the Legislative Code (Title XIX) pertaining to Tenant Protections."*

(City Council Schedule: Add. Reading 06/17/2020 & Tentative Public Hearing 06/24/2020)

Kate Baxter-Kauf moved to accept the following motion, Brian Martinson seconded.

**Motion:** The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends passage of ORD 20-14, Creating Chapter 193 of the Legislative Code (Title XIX) pertaining to Tenant Protection.

Tom would like to propose amended language, a condition to the Security Deposit requirement section.

*Board Discussion – there was a significant amount of board discussion.*

Art P. supports the Tenants Protection. Feels the unintended consequences is not nearly as much of a concern as not supporting the passage. Does not feel we are qualified to offer legal language.

Cindy R., could we send a letter that would express our concern about certain sections?

Brian Baird is in favor of expanding tenant protection. Concern about sending a message of "we like it, but...". Could board members send their own individual letters to the City?

Colin Fesser – supports, we are not the first to do this, in addition to large cities, and other smaller cities have passed.

Brian Wagner – supports Tom's suggested amendment. Tenant screening and security deposit.

Brian Martinson – will this stand up to legal challenge and unintended consequences. Minneapolis passed a similar tenants protection in September 2019. Could there be legal challenges? Yes, but this is not our business. There is a power differential always in favor of the landlord. Let the city sort out.

### **Tom Dietsche introduced an amendment, Cathy Plessner seconded.**

Tom D: "I move an amendment to HLU's recommendation for approval of the Tenant Protections Ordinance by adding the following language":

"This recommendation is conditional on the city amending Sec. 193.03 (a) and (b) to read as follows:  
Sec. 193.03. Security deposits.

(a) Limit on security deposit amount. No landlord shall demand from a tenant more than two months' rent as a security deposit.

(b) Pre-paid rent limitation. No landlord shall demand from a tenant pre-paid rent in an amount that exceeds the equivalent of two months' rent. Tenants may voluntarily offer and pay any number of months' pre-paid rent at any time. This provision should not be read to prohibit a landlord from demanding, charging, accepting, or retaining a security deposit, pet deposit, or application fees, pursuant to Sec. 54.03 of the Saint Paul Legislative Code."

Discussion about Tom's amendment. Suggestion made to amend item B as noted in red below.

This recommendation is conditional on the city amending Sec. 193.03 (a) and (b) to read as follows:  
Sec. 193.03. Security deposits.

(a) Limit on security deposit amount. No landlord shall demand from a tenant more than two months' rent as a security deposit.

(b) Pre-paid rent limitation. No landlord shall demand from a tenant pre-paid rent in an amount that exceeds the equivalent of **one** months' rent. Tenants may voluntarily offer and pay any number of months' pre-paid rent at any time. This provision should not be read to prohibit a landlord from demanding, charging, accepting, or retaining a security deposit, pet deposit, or application fees, pursuant to Sec. 54.03 of the Saint Paul Legislative Code."

**Call to take a vote on the amendment:** 3 Yes, 11 No and 2 Abstain. The amendment does not pass.

Motion: The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends passage of ORD 20-14, Creating Chapter 193 of the Legislative Code (Title XIX) pertaining to Tenant Protections. Kate moved and Brian M. seconded.

**Call to take a vote on the motion:** 13 Yes, 2 No and 1 Abstain. The motion passes.

### **1276 Goodrich Avenue Variance Application, Recommendation**

*"The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends approval of the rear yard setback variance request of 9' for the property at 1276 Goodrich Avenue, Reference No. 20-038477."*

Cindy Radtke moved to accept this motion, Art Punyko seconded. Tom Dietsche spoke in support of this motion.

Final Vote: 12 Yes, 0 No and 2 Abstain. The motion passes.

### VIII. Staff Report/Updates

MGCC along with the Highland District Council is sponsoring a neighborhood fundraiser. Please consider donating and encourage your neighbors to do so, also.

MGCC will continue to host ZOOM meetings for our Committee and Board Meetings.

IX. Adjourned at 8:29