



## HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, June 22<sup>nd</sup>, 2022 | 6:30pm

**Committee:** Alexa Golemo (Staff), Mike Moore (Chair), Meg Arnosti (Secretary), Jack Fei, Dave Pasiuk, Colin Fesser, Catherine Plessner, Art Punyko, Zak Yudhishtu, Tom Dietsche, Ross Gregerson, Patty Hartmann, Regina Purins, Kensey Lipstreuer, Kathryn McGuire, Nora Ptacek, Wendy Merrell, Heather Huffman

**Guests:** Amy Gage (Director of Neighborhood and Community Relations), Mark Vangsgard (St. Thomas CFO), Jim Brummer (VP Facilities Mgmt St. Thomas), Jane McClure, Deb Burns

### MINUTES

- I. Welcome & Introductions
- II. Addition/Deletion of agenda items
- III. Approval of minutes for April 2022 HLU Meeting

Art moves to approve minutes from April 2022. Dave seconds. Motion passes 14-0.

#### IV. **Updates on Schoenecker Center Construction (STEAM Complex)**

Architecture is kasota stone consistent with other gothic buildings on campus. Building will house sciences (chemistry, biology, physics), music, gathering spaces, newsroom and media, e-gaming and podcast studios, engineering including robotics, mechanical, electrical and software engineering. There is additional space for future use. There are 36 single-user restrooms. Seeking LEED gold certification. Two Electrical vehicle charging stations, techniques to reduce light pollution, reduced indoor water use, cistern to save runoff water, using low-emitting materials. Seeking to include social equity in the supply chain. Regarding landscaping, the goal is to replace trees one for one. There will be pollinator gardens, storm water and groundwater capture, two terraces, bike parking. Excavation has begun. Schedule: Grand Ave is closed but

will be open before September. Walls will start soon. Structural steel will start in early September. Concrete floor slabs October – December. Exterior shell will start in November 2024. Move in January 2024. See web site for ongoing information.

#### Schoenecker Center | Site & Landscape



##### Exterior Landscape Highlights:

- Saving several significant trees
- Pollinator gardens
- Storm water system & irrigation
- Two outdoor terraces
- Improved quad
- Outdoor bicycle storage



Q. Have you found anything interesting during excavation? A: Nothing super-exciting. Some old construction debris. Clean, non-contaminated soils.

Q. Any elements of Loris Hall to be used? A. Saved brick, columns, other components will be used in recognition of Loris Hall.

Regina: How much effort has been made to save existing trees? A. Worked with Landscape Architect and Arborist. Modified design to save some large trees along Summit. Trees are being protected during construction. Will spade in larger trees.

Art: How will ventilation systems and sound be mitigated? Are there solar panels? A. A fume hood, exhaust fans will conceal HVAC sounds. No solar panels yet, but roofs are solar-ready. Amy Gage: reached out to neighbors on Summit west of Cretin. Alexa thought of sending them a recording of tonight's meeting. They have heard no complaints so far.

Cathy: Attended the Mapping Prejudice Program through St. Kate's. Ramsey county does not have good documentation of restrictive covenants. Restrictive covenants against students existed as well. Restrictive covenants against students that were part of the permits in the early 2000s should be included in the Mapping Prejudice Program. If you can share those covenants we can include in the program. A: Mark agrees to give the committee what they have.

#### V. **Updates on Highland Bridge potential for UST D1 Sports Facilities**

St. Thomas is transitioning to D1. School was removed from D3 and has now completed 1 year as D1. Requires better facilities for Hockey than the St. Thomas Academy site. Currently the soccer and softball fields overlap, but in D1 you practice year-round. They want to put softball and baseball fields together.

Heather: What was the reason for the transition? A. St. Thomas invested more in their sports programs than other D3 schools and achieved excellence. (Meg note: St. Thomas was winning most games, leading other D3 schools to feel they were at an unfair disadvantage.)

Art: What percent of the Highland Bridge proposed site is taxed? A. Of the 21.62 acres 12.2 acres are rail. 5.36 acres are owned by Ryan. 1.5 acres are also owned by Ryan for affordable housing. Ryan is looking for alternative locations for affordable housing. Jim explained the proposed uses of the parcel.

Jack: part of the land is tax-exempt, other areas are not. Worries that tax revenues will be lost forever. What are you offering back to the community? A. city is also concerned about that. Hired an outside firm to help us figure that out.

Colin: In the presentation to Highland District Council in May, noted F6 zoning. This part of Highland Bridge is supposed to be an office and employment location. You are proposing taking this parcel off the tax rolls. A. This is a question for Ryan Construction. It is hard to build and sell

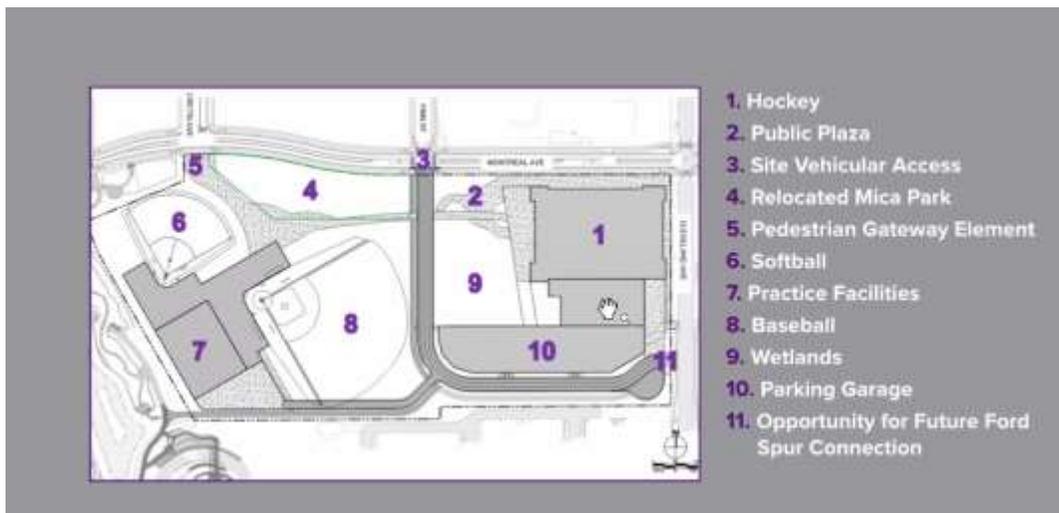
office space right now so the vision has changed significantly. Highland Bridge will be all about families. Amy Gage: We will see a lot more customer traffic to Ford Parkway and Cleveland. Tom. What will the number of hockey games be each season? Projections for attendance? A. 25 men's and 25 women's home games per season. Building will support 4000 but would expect arena to be 60-70% full. Multi modal transportation would be encouraged. Amy Gage: wants a line along Cleveland. Currently last bus is at 8:30 p.m.

Mike: Are bus lines going to go through this area? A. Not known yet.

Regina: 1. Don't like hard spaces. Apartments are a hard space. Appreciates semi-soft spaces like sports facilities. 2. Tell us more about the wetlands. A. Design is progressing.

Q. Will there be native plants? A. Would like to incorporate natives wherever possible.

Kathy McGuire: Tax implement financing was \$275million. Are you benefitting from that financing? A. We are studying impacts on the taxes.



#### VI. **Class N License Process Changes, Preliminary Review of Proposed Changes**

Alexa: Asked for 30 to 45 days to review ordinance changes before they go to City Council. New rules require businesses to reach out to their District Council to get a license, which is not currently required. Other proposed changes are meant to reduce burden on businesses.

Regina: 2<sup>nd</sup> bullet point. Pool Halls, Recycling Centers and Bowling Centers are exempt?

Alexa: That type of establishment is being moved to a different process because it doesn't fit into Class N.

Wendy: It does not say they have to give us 15 days' notice. Alexa: It is provided in the draft form.



Art: Would like the rationale behind the first 2 bullet points.

Tom: Suggests adding that many small businesses are immigrants. There are language difficulties, difficulties filling out complex forms, contacting neighbors. This may be another reason to make these changes.

Colin: It is confusing trying to figure out what this process is talking about. It appears that on-site catering liquor is all that's left of Class N after all the removals.

## VII. Updates & Announcements

### Rent Stabilization Work Group Update, *Jack Fei*

Jack Fei's rent stabilization notes were shared by Alexa. This was a group that met three times, through June. They have finished meeting. There is no final report yet. 60% supported the policy recommendations:

#### Background

The 41 person St Paul Rent Stabilization Stakeholder Group is done meeting. The release of the Final Report is planned June 24th. 60% of stakeholder group members supported these policy recommendations:

1. keep current 3% cap
- \*2. add 15 year new construction exemption
- \*3. establish partial vacancy decontrol and preferential rent banking
4. keep existing language and policy for reasonable rate of return
- \*5. add just cause eviction protections.

The working group will be drafting proposed ordinance language changes "" consistent with the policy recommendations..

It is hard to understand the basics. The actual ordinance is 2 pages.

Zak: what is partial vacancy decontrol? What is rent banking? Jack will send a document explaining.

Colin: #5. Currently there is no protection to keep tenants from getting kicked out. Jack: Our group noted that there must be a legitimate reason to kick people out.

Wendy: Please send the page from the UMN that explain everything.

Heather: What is the legal authority for the City to do something so complicated?

Intention is one thing but outcome is another. Let the market set the prices, rather than having a lot of rules. Jack: the rent control stabilization ordinance was passed. We are talking about changes to the 2-page ordinance to clarify the details. Regina: The working group has an opportunity to submit changes to the ordinance.

Alexa: The working group meets every 2 weeks. Email Alexa if you want to be involved.

### Adjourn