

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, May 18, 2026 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Jerome Benner, Scott Berger, Dean Cummings, Dan Elenbaas, Tim Flanigan, Jim Marti, Mark Morrow, Bill Richtman, Paul Toman

Committee member excused absence: Ian Greasley

Staff present: Leah Timberlake Sullivan

Guests: Mike Hahm (United Village);
Nadine Schaefer, Saujanya Shreshtha;
Steve Anderson, Carolyn Enestvedt, Jamil Jabr, Thomas Mollner,
Colleen Striegel, Jerry Striegel

Media: Jane McClure

1. Welcome and Introductions; Consent Agenda

Dean Cummings, co-chair of the Union Park District Council (UPDC) Committee on Land Use and Economic Development (CLUED), welcomed members of the committee and members of the community.

The April 20, 2026 meeting minutes were approved.

The May 18, 2026 meeting agenda was approved.

**2. Update Regarding United Village
presented by Mike Hahm**

Mr. Hahm provided an update on United Village:

○ Phase 1 – Construction Update:

Restaurant Pavilions – Construction is expected to be completed in June, followed by a soft opening of the restaurants as soon as July. The liquor license applications have been submitted.

(Note: UPDC sent a letter of support for the liquor licenses – see the 03/16/2026 minutes for details.)

Office – The structural work on all 4 floors is completed. Construction is expected to be completed in late 2026, followed by occupancy in early 2027.

Hotel – The structural work on 4 of the 8 floors is completed. Construction is expected to be completed in late 2027, followed by opening toward the end of 2027.

○ Phase 2 – Planning Update:

Bailey Park – Permit applications have been submitted.

Entertainment Venue – Due to the State of Minnesota’s recently approved funding for the Saint Paul RiverCentre, the United Village development team has decided not to pursue an entertainment venue on the superblock.

○ Request to designate United Village as an Entertainment District

○ Request to designate United Village as a Commercial District

The United Village development team has submitted a request to the City to have the United Village superblock designated as an Entertainment District.

The development team has also submitted a request to the City to have the United Village superblock designated as a Commercial District.

3. **Non-Conforming Use Permit request for 1759 Selby Avenue presented by Nadine Schaefer and Saujanya Shreshtha.**

ACTION: SUPPORT the requested Non-Conforming Use Permit

Nadine Schaefer and Saujanya Shreshtha presented their plans to redevelop 1759 Selby Avenue. They own and operate Namaste Café in the Uptown neighborhood of Minneapolis. In addition, they rent space in a commercial kitchen for a small chai production and bottling operation.

Nadine Schaefer and Saujanya Shreshtha recently purchased 1759 Selby Avenue.



The lot is zoned B2 on the front (south) side and H2 on the rear (north) side (see the zoning map below).



The previous use of 1759 Selby Avenue was a furniture finishing shop.

The new owners propose to divide the building into 3 sections:

- south section (facing Selby Avenue): retail (permitted in B2)
- mid section: limited production and processing (chai tea bottling facility)
- north section: limited production and processing (maker's / artist's space, such as a coffee roaster, potter, or musician)

Comments included:

- Enthusiastic support for the remodeling plans, which include large windows for the public-facing / retail space.
- Enthusiastic support for the retail space, the chai production and bottling space, and the maker's / artist's space.

A motion to SUPPORT the requested Non-Conforming Use Permit was made, seconded, and approved (unanimously).

4. **Variance request for 79 Cretin Avenue North**

(Note: The request will be reviewed by the Board of Zoning Appeals on Monday, June 8, 2026)

Mr. Cummings contacted the City to obtain the applicant's name and contact information. Shortly before this meeting, Mr. Cummings obtained this information and sent an invitation to the applicant, but has not yet received a response from the applicant.

Due to the lack of information regarding this request, and because the variance request will not be heard by the Board of Zoning Appeals until June 8, and because the UPDC Board's next meeting is June 3, no action was taken regarding this application and Mr. Cummings will continue to reach out to the applicant.

5. **University of St. Thomas Conditional Use Permit Proposed Changes presented by Jerome Benner**

Jerome Benner briefly reviewed the University of St. Thomas' (UST's) goals and UST's request to replace UST's existing Conditional Use Permits (3) with a single Conditional Use Permit.

Mr. Benner informed the committee that UST had planned to host an open house on June 9 to further discuss their request – however, due to issues regarding UST student behaviors on May 2 (Derby Day), UST has decided to pause the Conditional Use Permit (CUP) replacement process.

Mr. Morrow showed the committee the 1990 UST Conditional Use Permit. He noted that the Conditional Use Permit is not a statement of the University's goals for the University, but a statement of the community's requirements for the University. Though it is entirely appropriate for UST to initiate the process of CUP revision, that is only one of the discussions that need to take place before the Conditional Use Permit should be supported or opposed. Mr. Morrow stated that the community needs to discuss its goals for the University in order to determine whether the requested changes to the CUP align with the community's goals.

Mr. Morrow offered the following ideas as possible community goals for the University:

- Off-campus living:
 - UST will approach off-campus living as an intercultural learning experience.
 - UST's undergraduate students living off-campus will "experience a world beyond the arches gaining intercultural understanding as well as academic and personal growth that prepares them to thoughtfully engage and positively influence a diverse and increasingly connected world."¹

¹University of St. Thomas Study Abroad website

- Multigenerational neighborhood
UST will be a leader in understanding, valuing, embracing, restoring, preserving, and protecting their adjacent multi-generational neighborhood.
- UST-associated vehicle use AND on-campus parking
UST's undergraduates will not be allowed to have or use any vehicle other than a bicycle or scooter, AND
UST will reduce UST-associated vehicle use to the absolute minimum AND
UST will provide adequate on-campus parking to meet UST-related parking demand

Mr. Morrow emphasized that these examples are offered only for the purpose of illustrating the value of a community discussion of its goals for the University.

Daniel Kennedy, President of Summit Avenue Residential Preservation Association (SARPA), informed the committee that SARPA filed a lawsuit on May 8, 2026 "to achieve the removal of the driveway from Goodrich Avenue onto UST's South Campus." On May 18, 2026, Mr. Kennedy sent a letter to the Macalester-Groveland Community Council and to UPDC to explain their rationale for pursuing this matter:

"But this lawsuit is about much more than the driveway. SARPA is asking the court to enforce the 2004 agreement that the university now disclaims. The ramifications of the lawsuit affect the university's current quest to gut the 2004 agreement by convincing the city to remove the following restrictions from 2004 CUP:

- Building height restrictions
- Building setback restrictions
- Building size restrictions
- The limitation of two new academic buildings
- The limitation of academic buildings on the east block only
- The requirement to retain houses on Summit Avenue
- The requirement to build any new housing on Summit in a mansion style
- The limitation that underclassmen may not reside on the east and west blocks
- The requirement to not petition for any closure to Finn Street until 2034
- The requirement to provide underground parking in new construction
- The limit of any place of assembly to a capacity of 250
- Limits on student enrollment
- Remove the requirement that the university pay MGCC \$10,000 per year
- Remove the requirement that the university pay UPDC \$10,000 per year
- Remove the requirement that the university pay WSNAC \$10,000 per year
- Disband WSNAC
- The prohibition on acquiring additional properties within one mile of campus"

Comments included:

- Support for broad community engagement to discern the community's goals for
 - its relationship with UST, and
 - the community's goals for UST's impact on the neighborhood
 (whether or not the CUP is revised).

6. **Marshall Avenue Traffic Concerns**

Steve Anderson (owner of Marshall Cretin Auto Care)

Mr. Anderson stated that changes on Marshall Avenue, including the traffic-calming center islands, the bike lanes, and the dedicated bus lane, which have reduced vehicle traffic lanes from 4 (2 in each direction) down to 2 (1 in each direction), have resulted in significant traffic congestion.

Mr. Anderson was informed that, though the committee understands his concerns, the UPDC committee that addresses traffic issues is the Transportation Committee. Ms. Timberlake Sullivan will help Mr. Anderson connect with that committee.

7. Staff Report & Announcements

presented by Leah Timberlake Sullivan

- On July 10 and 11 there will be a drone show at Allianz Field



**Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, April 20, 2026 6:30–8:30 p.m.
Zoom Meeting**

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Jerome Benner, Scott Berger, K. C. Cox, Dean Cummings, Dan Elenbaas, Tim Flanigan, Mark Morrow, Lisa Nelson, Bill Richtman, Paul Toman

Committee member excused absence: James Marti

Staff present: Leah Timberlake Sullivan

Guests: Kemi Ajayi, Busayo Okusanya (Paradigm Central Housing LLC);
Alex and Larissa Jarvis (1203 Laurel Avenue);
Jim Brummer, Abigail Crouse, Amy McDonough (University of St.
Thomas), Brian Lapham (BWBR);
Joshua Williams (City of St. Paul);
Josh Capistrant, Ian Greasley, Colleen Striegel, Jerry Striegel

**Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, March 16, 2026 6:30–8:30 p.m.
Zoom Meeting**

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Paul Bakke, Scott Berger, Rachel Callanan, K. C. Cox, Dean Cummings, Dan Elenbaas, Tim Flanigan, David Guetschow, Jim Marti, Mark Morrow, Bill Richtman, Paul Toman

Committee member excused absence:

Staff present: Leah Timberlake Sullivan

Guests: Mike Hahm (United Village), Vincent Francoual (Snelling Midway Redevelopment [SMR] Head of Culinary Operations), Bill Dermody (Department of Safety and Inspections [DSI]), Eric Hudak (Department of Safety and Inspections [DSI]), Jarrod Fucci (Breakaway Music Festival President), Justin Borrell (Minnesota United FC General Manager of Allianz Field), Joele Hiers (114 North Saratoga owner), Cameron Fure, Ian Greasley, Julie Hellwich

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, February 23, 2026 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Jerome Benner, Scott Berger, K. C. Cox, Jim Marti, Mark Morrow, Ben Quam, Bill Richtman, Deanna Seppanen, Paul Toman

Committee member excused absence: Dean Cummings, Tim Flanigan

Staff present: Leah Timberlake Sullivan

Guests: Jim Brummer (University of St. Thomas), Amy McDonough (University of St. Thomas), Chuck Evens (Damon Farber Landscape Architects), Ian Greasley

I have to leave but I'm Tom Mollner — owner at 2062 Marshall, longtime in the neighborhood. Sitting in tonight at Steve Anderson's invitation.

I share some other businesses and property owners' concerns — congestion, safety, strain on businesses. What bothers me most is the pattern: policy keeps getting made on Marshall in ways that alienate the property owners and business owners living with it. Metro Transit puts things in expecting they can't be taken back — possession is 9/10ths of the law. Pilots go in and don't come out. People up and down the corridor still think changes are temporary when they aren't.

Environment is where most of my attention has been — air quality and stormwater into the Mississippi. None of it honestly accounted for at the corridor level.

Not asking for anything tonight. Would like to come back. Thanks for letting me sit in.

— Tom

So I would like UST to help us put a stop to that style of tear down and build because our city council is not listening. (e.g., Molly Colman).

I would like to see a restriction of the 4 plexes with 16 students in them from being built in the neighborhood. If UST could put a stop to this by inserting it in the CUP somehow, I would be behind it 100%. Kind of similar to the agreement you made in the past where you bought out rentals and flipped them and sold them as single family in exchange for what you wanted to build.

<https://thedroneartshow.com/twincities/space-chase/>