

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, November 20, 2023, 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, Dean Cummings, David Guetschow, Jim Marti, Mark Morrow, Sean Ryan, Daniel Taylor, Paul Toman, Kelly Vinson-Taylor, Austin Wu

Staff present: Leah Timberlake

Guests: Dawn Einwalter (Hamline-Midway Coalition), Justin Lewandowski (Hamline-Midway Coalition), Mike Hahm (United Village)

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 community and encouraged active respectful participation in the meeting.

The November 20, 2023 meeting agenda and the October 16, 2023 meeting minutes were approved.

2. United Village Update by Mike Hahm

Mr. Hahm informed the committee that the environmental remediation is underway for the sculpture park, playground, hotel, and office building. Though the fencing will remain around the playground area, the fencing on Snelling and University will come down this winter.

Mr. Hahm stated that the McGuire Family Foundation is providing the funding for the construction of the sculpture garden and the playground. Mr. Hahm stated that sculpture artist is not yet prepared to share a rendering of the sculpture.

Mr. Hahm stated that investors will provide the funding for the hotel, office, and restaurants. He stated that it is too early in the process to provide a firm timeline for these projects, but hoped that construction will begin in 2024. Mr. Hahm added that housing remains a critical part of the United Village Master Plan. However, the Rent Stabilization Ordinance has made it difficult to find investors for housing projects across St. Paul, including United Village.

Mr. Hahm stated that a request has been submitted to the City to renew the temporary parking permit for an area north and east of Allianz Field. Mr. Hahm stated that the parking will be used for events at Allianz Field and, when constructed, the restaurants in United Village. Mr. Hahm will provide additional details to the Committee in the future about the exact location of the requested temporary parking and whether additional construction will be required for the requested temporary parking.

Mr. Hahm was asked to provide a future update to the Committee for plans for the areas that are not under active construction or temporarily approved for parking.

Mr. Hahm stated that a request will be submitted to the City for the final platting of the superblock. He confirmed that a request has been submitted to the City for \$22 million to subsidize the construction of infrastructure on the superblock.

A comment was made that most urban areas do better when occupied than when empty, and that Allianz Field has had very little use other than soccer matches. Mr. Hahm was asked to provide ongoing updates to the Committee on the use of Allianz Field in addition to soccer matches.

3. **Staff Update by Leah Timberlake**

Ms. Timberlake provided a summary of the recent UPDC Board meeting, which included the election of new members and a presentation by St. Paul City Councilmember Mitra Jalali.

Ms. Timberlake informed the Committee that the UPDC survey of local businesses has been launched.

Ms. Timberlake informed the Committee of the City's new Business Newsletter, which was launched in October.

Ms. Timberlake reminded the Committee that we will need to assess our progress in meeting our goals for 2023, and establish our goals for 2024.

4. **Discussion with Dawn Einwalter and Justin Lewandowski from Hamline-Midway Coalition**

A conversation was held with Dawn Einwalter and Justin Lewandowski from Hamline-Midway Coalition, including the potential benefits of UPDC and Hamline-Midway Coalition working together on development along the University Avenue corridor.

5. **Announcements**



Next CLUED meeting: **Monday, December 18, 2023, 6:30 p.m.**, Zoom meeting
o Next UPDC Board meeting: **Wednesday, December 6, 2023, 7:00 p.m.**, Zoom meeting
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