

**Union Park District Council**  
**MINUTES / Committee on Land Use and Economic Development**  
**Monday, August 15, 2022, 6:30–8:30 p.m.**  
*Zoom Meeting*

*Co-chairs: Bruce Corrie and Dean Cummings*  
*Guest Co-Chair: Sarah Dvorak, Union Park District Council Board President*

**Committee meeting minutes submitted by:** Mark Morrow

**Committee members present:** Paul Bakke, Scott Berger, Dean Cummings, Sarah Dvorak, Kathy Johnson, Joe Hughes, April King, Mark Morrow, Ben Quam, Sean Ryan, Kelly Vinson-Taylor

**Staff present:** Abdulrahman Wako, Leah Timberlake

**1. Welcome and Introductions; Consent Agenda**

The August 15, 2022 meeting agenda and the July 18, 2022 meeting minutes were approved.

**2. Rent Stabilization Amendments**

<https://stpaul.legistar.com/LegislationDetail.aspx?ID=5741696&GUID=6AF3506E-0278-4800-9DA3-53D150769610&FullText=1>

On November 2, 2021, St. Paul voters passed the Rent Stabilization Ordinance.

The Rent Stabilization Stakeholder Group met from February through March, 2022 and held a public hearing in April, 2022. The Group submitted a report to the St. Paul City Council in July, 2022. There were public hearings on the report in July, 2022.

On August 3, 2022 Council Members Chris Tolbert and Amy Brendmoen proposed amendments to the Rent Stabilization Ordinance.

CLUED members discussed the proposed amendments. Concern was expressed that requests for new construction permits in St. Paul have plummeted since the Ordinance was passed. Support was expressed for the need for more housing, the need for more affordable housing, and the need for the additional tax revenue generated by more housing. Support was expressed for the need to amend the Rent Stabilization Ordinance.

Though there was support for some period of exemption for new construction and conversion from non-residential to residential projects, concerns were raised regarding the lack of transparency of the rationale for the duration of the exemption. Similarities to, and differences from, Oregon's statewide rent stabilization law were mentioned. From a revenue perspective, it is likely that building occupancy and rent rates stabilize within the first 3 to 5 years. A concern was raised that if St. Paul approves a 20 year exemption period, it will be difficult to shorten the exemption in the future. From a dwelling supply perspective, though requests for new construction permits in St. Paul have plummeted since the Ordinance was passed, metro area architecture firms and construction firms appear to continue to operate at or near capacity. From an investor standpoint, St. Paul is the only city in the region with a rent control ordinance and, as long as investors have other development options, it is unclear what incentives that St. Paul could offer to attract an adequate supply of new development here. A concern was raised that the exemption addresses the concerns of big developers and not the concerns of small landlords.

A motion was made and seconded to express CLUED's support for the proposed amendments with the exception of the exemption for new construction and conversion from non-residential to residential due to the lack of transparency of the rationale for the duration of the exemption. The motion was approved 5-3.

3. **Vision for the Midway Center Superblock**

CLUED members continued our discussion of a vision for the Midway Center superblock. There was mention of the negative impact of vacant properties on the quality of livability as well as the loss of tax revenue. There was support for development of the superblock. There was a strong preference for development that enhances our community rather than replaces it. The committee anticipates that the development will include large / national retailers, but encourages development such as a strong towns model that supports a wide variety of business including small local entrepreneurs (<https://www.strongtowns.org>). There was recognition of the need to work with the Midway Chamber of Commerce to engage the developers so that changes happen with our community rather than to our community.

4. **Co-operative Plating Company – Possible Plant Expansion**

**Headquarters: 271 Snelling Avenue North, Plant: 1605 Iglehart Avenue**

Co-operative Plating Company is considering an expansion of their plant at 1605 Iglehart Avenue. There was mention of the recent granting of a street vacation easement by the City. Co-operative Plating's air quality permit is currently under routine review by the Minnesota Pollution Control Agency (MPCA), and Co-operative Plating presented to the Environment and Parks Committee earlier this year. There was mention of recent emissions from the plant which were reported by neighbors to the MPCA, including October, 2021 and July, 2022. The period of public comment ends August 25. Union Park District Council staff and volunteers will flyer properties within ¼ mile of the plant to inform them that the air quality permit period of public comment ends August 25. In light of the possible plant expansion, it was suggested that it might be helpful if the MPCA could present to CLUED.

5. **Announcements**

none



Next CLUED meeting: **Monday, September 19, 2022, 6:30 p.m.**, Zoom meeting  
o Next UPDC Board meeting: **Wednesday, October 5, 2022, 7:00 p.m.**, Zoom meeting  
**UNION PARK DISTRICT COUNCIL**  
1821 University Avenue, Suite 308, Saint Paul, MN 55104  
651.645.6887 | [info@unionparkdc.org](mailto:info@unionparkdc.org) | [www.unionparkdc.org](http://www.unionparkdc.org)  
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