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|  | DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT*Nicolle Goodman, Director* | EqualHousingLogo |
| CityLogo | CITY OF SAINT PAUL *25 West Fourth Street, Ste. 1400* *Melvin Carter, Mayor Saint Paul, MN 55102* |

HILLCREST REDEVELOPMENT MASTER PLAN

COMMUNITY ADVISORY COMMITTEE (CAC)

Co-chairs Anne DeJoy and Linda Martinez-Higgins

# Meeting #13 Summary

April 20, 2021, 5:30-7:00pm

via Skype

CAC members in attendance: Anne DeJoy, Linda Martinez-Higgins, Osman Egal, Rachel Finazzo Doll, Que Vang, James Westin.

Others: Bill Dermody, Mike Richardson (City of Saint Paul staff); Andrew Dresdner (City’s consultant); Kathryn Sarnecki, George Hoene, Monte Hilleman, Andrea Novak (Port Authority staff) James Soltis, Tom Goodrum, Tiffani Navratil, Asa Posner, Bruce Cornwall, Rick Carter (Port Authority’s consultants)

## Welcome/Roll Call/Meeting Protocol

Co-Chair Anne DeJoy called the meeting to order and laid out protocol for speaking during the meeting. Bill Dermody took attendance.

## St. Paul Port Authority Intro/Recap

Kathryn Sarnecki of the St. Paul Port Authority previewed the agenda items and noted that they want to hear the CAC’s feedback. Kathryn noted that the Design Aesthetics and Workforce Agreements are either new concepts or need a lot of feedback yet.

## Design Aesthetic Ideas

Bruce Cornwall of LHB [presented](https://www.stpaul.gov/sites/default/files/2021-04/190781_Light%20Industrial%20Building-Site%20Design%20Concept_Reduced.pdf) Design Aesthetic Ideas (Community-oriented Design Solutions for the Hillcrest Employment District). Bruce noted that architectural details on the building, like windows and shifted walls and rooflines, are often expensive and stress financial viability. So they have an approach that starts with the street – from where most people experience the site. He noted that murals are a time-honored feature that can be a point of community pride. Kathryn noted that zoning changes would be necessary to employ these ideas.

Several CAC members expressed support for the proposal.

A CAC member asked if these ideas come with expectations for extra maintenance. Kathryn said they expect a “common area maintenance” organization for the businesses to pay for that.

## LEED for Communities Update

Asa Posner of SGI [presented](https://www.stpaul.gov/sites/default/files/2021-04/Hillcrest%20LEED%20for%20Communities%20CAC%20Presentation%20-%20SIG%20%284.19.21%29.pdf) the LEED for Communities Update. A CAC member asked if LEED for Communities certification makes the site more marketable. Asa said yes, extremely. He noted that the federal government and large companies often require LEED-certified buildings. They believe there will be a premium for LEED-certified buildings on this LEED-certified site.

## Carbon-Free/Net Zero Update

Rick Carter of LHB [presented](https://www.stpaul.gov/sites/default/files/2021-04/2021-04-20_Hillcrest%20Carbon%20Free%20Community%20.pdf) a Carbon-Free/Net Zero Update (Carbon-Free Cost Analysis).

## SPPA Workforce Agreements and Equity Strategies

Monte Hilleman [presented](https://www.stpaul.gov/sites/default/files/2021-04/CAC%20April%202021%20Workforce-Equity%20Presentation.pdf) the SPPA Workforce Agreements and Equity Strategies. He noted that the workforce agreements need updating based on what they have learned from previous developments.

A CAC member asked how the these goals can be dictated, unlike say requiring assisted living on a certain housing parcel through zoning. Monte said that the Port Authority is the landowner and they can control who they sell to.

A CAC member asked if they are looking at affordable ownership models for residences other than Habitat for Humanity. Monte said they are looking at community land trusts and other similar models.

Co-chair DeJoy asked if everyone got the letter from the Payne-Phalen Community Council. Bill said he would send it along with the meeting summary. Rachel Finazzo-Doll clarified that District 2 was not actually a party of that letter.

ADJOURNED at 7:05pm