

WHITE - CITY CLERK  
PINK - FINANCE  
CANARY - DEPARTMENT  
BLUE - MAYOR

(Community  
Development)

CITY OF SAINT PAUL

Council  
File NO.

269880

~~Council~~ Resolution

Presented By

Referred To

Committee:

Date

Out of Committee By

Date

WHEREAS, the City Council, by Resolution No. 266179, approved on October 9, 1975, approved guidelines and steps for the establishment of the citizen participation process to aid the City in the development of programs for the City and its neighborhoods; and

WHEREAS, the Downtown Community Development Committee has applied for recognition as the General District Planning Council for District 17; and

WHEREAS, the Mayor's Office has advised the Council that the Downtown Community Development Committee has complied with the City Council's guidelines and steps and recommends that the City Council recognize their organization; and

WHEREAS, the City Council held a public hearing on Thursday, September 29, 1977, for the purpose of considering the request of the organization, the Mayor's recommendation, and to hear from all interested persons; now, therefore, be it

RESOLVED, that the Council of the City of Saint Paul does hereby approve and recognize the Downtown Community Development Committee as the General District Planning Council for District 17.

COUNCILMEN

Yeas Nays

Butler

~~Hozza~~

Hunt

Levine

Roedler

Sylvester

Tedesco

6

In Favor

0

Against

OCT 6 1977

Adopted by Council: Date

Certified Passed by Council Secretary

By

Approved by Mayor: Date

10/6/77

OCT 11 1977

By

Requested by Department of:

Community Development

By

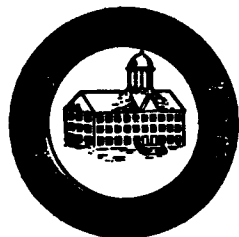
Form Approved by City Attorney

By

Approved by Mayor for Submission to Council

By

PUBLISHED OCT 15 1977



269880

# CITY OF SAINT PAUL

OFFICE OF THE MAYOR

317 CITY HALL

SAINT PAUL, MINNESOTA 55102

(612) 298-4323

GEORGE LATIMER  
MAYOR

## MEMORANDUM

To: Council President Robert Sylvester  
Members of the City Council

From: Mayor George Latimer *gyl*

Date: September 20, 1977

Re: Recognition of the Downtown Community Development Committee  
as the General District Planning Council for District 17

Attached is a report and recommendation of the Community Development Division regarding recognition of the residents, workers, organizations and persons interested in the Downtown community as the District 17 Planning Council.

This report should prove useful in the Council hearing on Thursday, September 29. If you have any questions, please contact Mr. William Q. Patton at 298-5586.

GL/kk  
Attachment

cc: Mr. Richard Broeker  
Ms. Rose Mix



George Latimer  
Mayor

CITY OF SAINT PAUL  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DIVISION OF COMMUNITY DEVELOPMENT  
25 West Fourth Street, Saint Paul, Minnesota, 55102  
612-298-5586

MEMORANDUM

To: Mayor George Latimer

From: Mr. William Q. Patton *W. Q. P.*  
Administrator of Community Development

Date: September 20, 1977

Re: Recognition of Downtown Community Development Committee as the  
General District Planning Council for the District 17 Neighborhood

Background

The Downtown Community Development Committee is representative of existing community organizations and area residents and workers in the Downtown neighborhood. The Downtown Community Development Committee began meeting in September, 1975 for purposes of implementing the 10-step Council recognition process.

A public meeting was held on May 25, 1977 where by-laws and an organizational structure were adopted. Membership is open to all persons and organizations who show an interest in the Downtown community.

Work Program

The Downtown Community Development Committee, as indicated on the attached Work Program, will pursue short-term planning activities (i.e., Community Development Block Grant program) and long-term planning activities (i.e., General District Planning). District 17 will also work toward communications that will increase citizen participation, improve development of community leadership, pursue development and implementation of new programs designed to serve the District 17 community and the City as a whole.

By-Laws

A public meeting to approve by-laws was held on May 25, 1977. The public meeting was publicized through the Downtowner, a newspaper widely distributed in the Downtown community. Notification was also sent to all persons on the DCDC mailing list. By-laws were amended to reflect recommended changes and finally adopted at a regular DCDC meeting on July 20, 1977.

Budget

The DCDC requests no operating budget from CDBG funds, but instead intends to rely on resources available from agencies, institutions, and businesses in the Downtown community.

Recommendation

The Division of Community Development is satisfied that the DCDC, as proposed in the attached documents, meets the intent and purposes of Council File No. 266179, establishing a process for citizen participation by designated districts in the City of Saint Paul.

Therefore, we recommend that the DCDC, as proposed, be recognized as the General District Planning Council for District 17.

WQP/k1k  
Attachment



George Latimer  
Mayor

CITY OF SAINT PAUL  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DIVISION OF COMMUNITY DEVELOPMENT  
25 West Fourth Street, Saint Paul, Minnesota, 55102  
612-298-5586

RECEIVED

AUG 16 1977

COMMUNITY DEVELOPMENT SECTION

MEMORANDUM

To: Rick Wiederhorn

From: Karen Christofferson *KC*

Date: August 10, 1977

Re: Recognition of the Downtown Community Development Council  
to Serve District 17 (Downtown)

I have reviewed your by-laws and find them in compliance with the guidelines established by the Saint Paul City Council. I was also pleased to note your reference to District Council representation on the DCDC.

The procedure to complete the recognition process for District 17 is as follows:

1. Submit a recognition package to my office with a cover letter requesting a public hearing for recognition of the DCDC as the recognized organization for District 17. Also include:
  - a. A brief narrative statement of history regarding the DCDC, how and when by-laws were approved and adopted, and methods used for advertisement of that public meeting.
  - b. A copy of your by-laws.
  - c. A brief work program (one page) describing what you hope to accomplish in the community.
2. Based on your request, I will ask the City Council to establish a public hearing date for the DCDC. I assume you will want the public hearing scheduled as a regular agenda item for the City Council on a Tuesday or Thursday morning, as we have previously discussed.
3. I will notify you of this date enough in advance to allow time for the DCDC to advertise the public hearing. Advertisement is a primary responsibility of the DCDC, although the City Clerk's office will place a notice in the Legal Ledger.
4. At the public hearing, three or four speakers should be prepared to address the recognition issue.

# DCDC

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## DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE

### RESOLUTION

Moved by Buth/Driscoll

WHEREAS, the Downtown Community Development Committee (DCDC) representing District 17 has been acting as the downtown citizen participation committee since July, 1975, and,

WHEREAS, the DCDC desires to become recognized by the City Council of the City of Saint Paul as the official citizen participation committee of District 17 and,

WHEREAS, bylaws of the DCDC have been prepared, public hearing held on Wednesday, May 25, and revised by the DCDC,

THEREFORE, may it be resolved that the DCDC formally requests a public meeting held by the City Council of the city of Saint Paul to approve the aforementioned bylaws and officially recognize the DCDC as the District 17 Planning and Citizen Participation Committee consistent with City policies and resolutions.

Unanimously approved  
7/20/77

## DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE

August 15, 1977

The Downtown Community Development of District 17 (DCDC) has been meeting regularly since September 1975. The expressed purpose of the first meeting, and subsequent meetings to date was to establish an organization representing all downtown interests under the aegis of a formal citizen's committee recognized by the City Council according to the Council's Citizen Participation requirements.

Working with staff of the Housing and Redevelopment Authority, City Planning Department and Operation '85, DCDC has met continually since then, primarily to develop a "sounding board" for business and residential interests downtown and to recommend funding proposals identified by those interests as being important to downtown Saint Paul. Accomplishments to date include:

- a) establishment of a downtown area mailing list that includes representatives of major business, resident and government organizations;
- b) recommendation and follow-up of CD Year II funding proposals totaling \$1,810,000;
- c) recommendation and follow-up of CD Year III funding proposals totaling \$2,325,000;
- d) recommendation and follow-up of CD Year IV and CIB funding proposals (total amount to be determined);
- e) review and comment on numerous plans and projects effecting downtown planning and development activities;
- f) sponsorship of public meetings and presentations to insure public knowledge and understanding of downtown planning and development activities;
- g) maintenance of a continued personal liaison with the Mayor's Office, City Council and other public decision making bodies.

In an effort to become formally recognized by the City Council, DCDC has adopted formal bylaws of it's organization and operations. DCDC believes that downtown Saint Paul is unique among the City's seventeen Districts because of it's activities, land uses and economic interdependence with the entire city. Because downtown is "everyone's second neighborhood", DCDC's bylaws have been uniquely organized to allow and encourage input from the entire city, whether or not one lives or works in District 17.

A copy of DCDC's bylaws is attached. DCDC was operating under ad hoc bylaws established in 1975 until Spring 1977, when a special subcommittee was established to recommend an organizational structure and permanent bylaws that would reflect DCDC's concern that all interests within District 17 as well as the city at large be represented at DCDC. The subcommittee's recommendations and draft bylaws were adopted at the DCDC regular meeting of April 20, 1977.

DCDC held a public meeting on May 25, 1977 for purposes of soliciting public input to the draft organizational structure and bylaws. Notice of this public hearing was printed in the Downtowner Newspaper and sent out on the DCDC mailing list. Copies of these notices and an agenda and minutes of the public meetings are attached. As a result of the public meetings, portions of the draft bylaws were edited to reflect recommended changes from those commenting on them. Final bylaws were adopted as presented to the Community Development Division at the regular meeting of July 20, 1977.

A work program for 1977-78 was approved and adopted at the DCDC meeting of April 13, 1977. It is as follows:

1. Provide recommendations to the City of Saint Paul from District 17, for the expenditure of Community Development funds within the District.
2. Develop a membership from District 17 that represents downtown interests including individuals, corporation, associations and governmental and social service agencies.
3. Collect and disseminate, on a regular basis, planning information, as well as development information, about projects affecting the downtown community.
4. Establish priorities of projects and issues to be addressed through planning and funding proposals.

Current officers of DCDC are:

Ron Maddox (Downtown Council) - Chairman  
Chuck Ewert (Ellerbe Architects) - Vice Chairman  
Todd Driscoll (Children's Museum) - Secretary/Treasurer



## DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE

### BYLAWS OF DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE

#### ARTICLE I

##### NAME

Section 1.1 NAME. This corporation shall be known as the Downtown Community Development Committee (DCDC).

#### ARTICLE II

##### PURPOSE

Section 2.1 PURPOSE. The purpose of this corporation shall be non-profit, and the specific purpose of the Downtown Community Development Committee (DCDC) shall be to provide an effective forum for citizen initiation, review and recommendation to the City Council on all matters relating to Saint Paul's Community Development Block Grant Program (or other funding sources) as it relates to downtown Saint Paul, described herein as District 17. (See Exhibit A.) The DCDC shall prepare a District 17 General District Plan. In the exercise of its responsibility for citizen involvement in the Community Development Program process and in the General District Planning process, the DCDC will consult and meet with other citizen organizations, groups, agencies, public bodies and public officials as may be deemed necessary to fulfill its duties.

#### ARTICLE III

##### MEMBERSHIP

Section 3.1 MEMBERSHIP. Membership shall include any person interested in the aims and purposes of this corporation. Such membership shall become effective when such person registers with the Secretary/Treasurer the day before a regularly scheduled meeting. DCDC staff shall not be officers, Board of Directors, or voting members of this corporation.

**Section 3.2 TERM OF MEMBERSHIP.** The term of membership shall continue so long as said member is interested in the aims and purposes of the corporation and registers annually with the Secretary/Treasurer of the corporation. An annual check will be made by the Secretary/Treasurer to reaffirm membership interest.

**Section 3.3 VOTING RIGHTS.** All members shall have the right to vote.

**Section 3.4 MEETING OF MEMBERS.** The meetings of the corporation shall be held and conducted in accordance with the following provisions:

01. **Location.** Meetings of the members may be held at any place as determined by the Board of Directors.
02. **Annual Meetings.** Members shall hold an annual meeting for the election of officers and at-large members of the Board of Directors, all of whom shall constitute the Board of Directors of the corporation; and for the transaction of other business. The date and the time of the meeting shall be determined by the Board of Directors.
03. **Monthly Meetings.** Monthly meetings shall be held at times and places established by the Board of Directors. A quorum for the transaction of business at monthly meetings shall be at least a majority of the Board of Directors.
04. **Special Meetings.** Special meetings may be called at any time by the Chair, and in his absence, by the Vice-Chair. It shall be the duty of the Chair, or the Vice-Chair to call such meeting whenever so requested by five (5) or more members.
05. **Notice.** Notice of the time and place of all annual and special meetings shall be mailed by the Secretary to each of the members at the last known address that appears on the books of the corporation at least seven (7) days before the date of all special meetings, ten (10) days before the date of the annual meeting and shall be sent to the downtown newspapers.
06. **Quorum.** A quorum for the transaction of business at any special or annual meeting of the members shall consist of at least twenty percent (20%) of current members.

#### **ARTICLE IV**

##### **BOARD OF DIRECTORS**

**Section 4.1** The Board of Directors shall consist of fifteen (15) members. A maximum of four (4) shall be representatives of recognized district councils as established by the standards of the Saint Paul City Council. The remainder of the Board of Directors shall live or work in District 17.

**Section 4.2 TERM.** The term of all members of the Board of Directors shall be from the time of their election until the next annual meeting at which their replacement is elected.

**Section 4.3 VACANCIES.** Vacancies on the Board of Directors shall be filled by election by the Board of Directors at any regular or special meeting, unless; if requested by any member of the Board of Directors or any five (5) members of the corporation the vacancy shall be filled by election by the members at any regular or special meeting.

**Section 4.4 BOARD OF DIRECTORS MEETINGS.** Meetings shall be held and conducted in accordance with the following provisions.

01. **Annual Meeting.** The Board of Directors shall meet annually within thirty (30) days following the annual meeting of members, at a time and place to be established by the Board of Directors.
02. **Special Meetings.** The Board of Directors shall have special meetings upon the call of the President or upon petition to the President by any five (5) members of the corporation.
03. **Notice.** Notice of the time, place and purpose of all meetings of the Board of Directors, except as otherwise herein provided, shall be telephoned or mailed to each director at least three (3) days prior to the time set for the meeting.
04. **Quorum.** A quorum for the transaction of business at any meeting of the Board of Directors shall consist of a majority of the Board of Directors.

**Section 4.5 RESIGNATION AND REMOVAL.** Any director may resign at any time by delivering a written resignation to the Chair or the Secretary/Treasurer of the corporation. The resignation shall be effective as of the date of receipt by such officer and shall not constitute a resignation as a member of the corporation.

**Section 4.6 COMMITTEES.** The Board of Directors may appoint or authorize the appointment of such committees as it may from time to time deem necessary, including a Nominations Committee and a Credentials Committee. Such committees shall have the powers, duties and responsibilities and shall be organized and function as specified in its appointment.

## ARTICLE V

### OFFICERS

**Section 5.1 OFFICERS AND ELIGIBILITY.** During the annual meeting of members, said members shall elect the following officers for a term of one (1) year. All officers shall be elected from among the members of the corporation.

**Section 5.2 CHAIR.** The Chair shall be the chief executive officer of the corporation. The Chair shall preside over the regular monthly meetings of the

**Board of Directors.**

**Section 5.3 VICE-CHAIR.** There shall be a Vice-Chair who shall function as chief executive officer in the absence of the Chair.

**Section 5.4 SECRETARY/TREASURER.** The Secretary/Treasurer shall be responsible for the taking of minutes of all meetings of the Board of Directors and members and for sending out all notices required herein or by the laws of the State of Minnesota. In addition, the Secretary/Treasurer shall have the custody of the corporate funds and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all monies and other valuable effects, in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. The Secretary/Treasurer shall disburse the funds of the corporation as ordered by the President of the Board of Directors, taking proper vouchers for such disbursements, and shall render to the Board of Directors, whenever they may require it, an account of all transactions as Treasurer of the financial condition of the corporation. In addition, the Secretary/Treasurer shall make an annual report at the annual meeting of members. Copies of the Secretary/Treasurer's annual report shall be available to members upon request.

**Section 5.5 TERM.** No officer shall succeed himself or herself in the same office for more than two terms nor hold any office for an aggregate of more than five terms without being out of office for at least one year.

**Section 5.6 OTHER AUTHORITY.** The Board of Directors, may in its direction, direct any officer of the corporation to perform such actions and to have such authority as the Board of Directors shall deem necessary, including the authority to perform actions delegated to another officer by the above sections of this Article V.

**ARTICLE VI**

**AMENDMENTS**

**Section 6.1** These Bylaws may be amended by a majority vote of the members present at any annual meeting, or at any special meeting called for that purpose. Amendments must be proposed at previous regular meetings.

**ARTICLE VII**

**DUES**

**Section 7.1** At its discretion, dues for membership in this corporation may be established by the Board of Directors.

ARTICLE VIII

CORPORATE SEAL

Section 8.1 A corporate seal shall not be adopted by this corporation.

ARTICLE IX

FISCAL YEAR

Section 9.1 Fiscal year of this corporation shall be a calendar year unless otherwise determined by the Board of Directors.

ARTICLE X

AFFIRMATIVE ACTION

Section 10.1 The DCDC affirmative action shall be that which is authorized in the Human Rights Act, Chapter 729, Laws of Minnesota, 1973 (as amended) and mandated in the current City of Saint Paul Affirmative Action Policy.

ARTICLE XI

RULES AND PROCEDURES

Section 11.1 Roberts Rules of Order Revised shall be utilized to decide all questions of order not otherwise provided for by these Bylaws or the Articles of Incorporation.

Adopted by the Board of Directors and its Membership on the 20th day of July, 1977.

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C. P. Driscoll  
Secretary/Treasurer

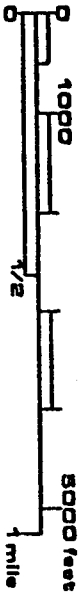
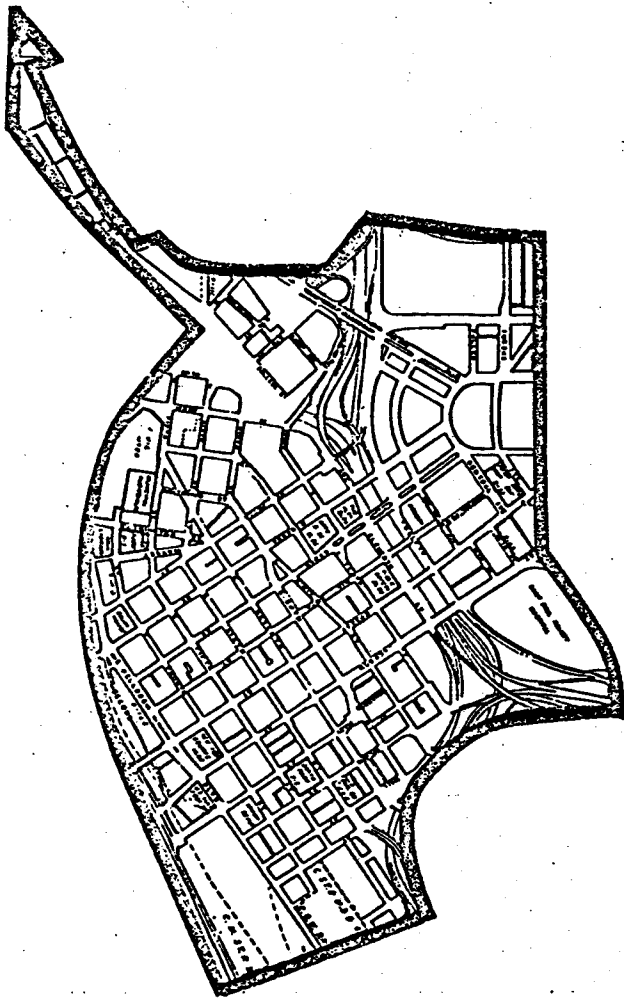


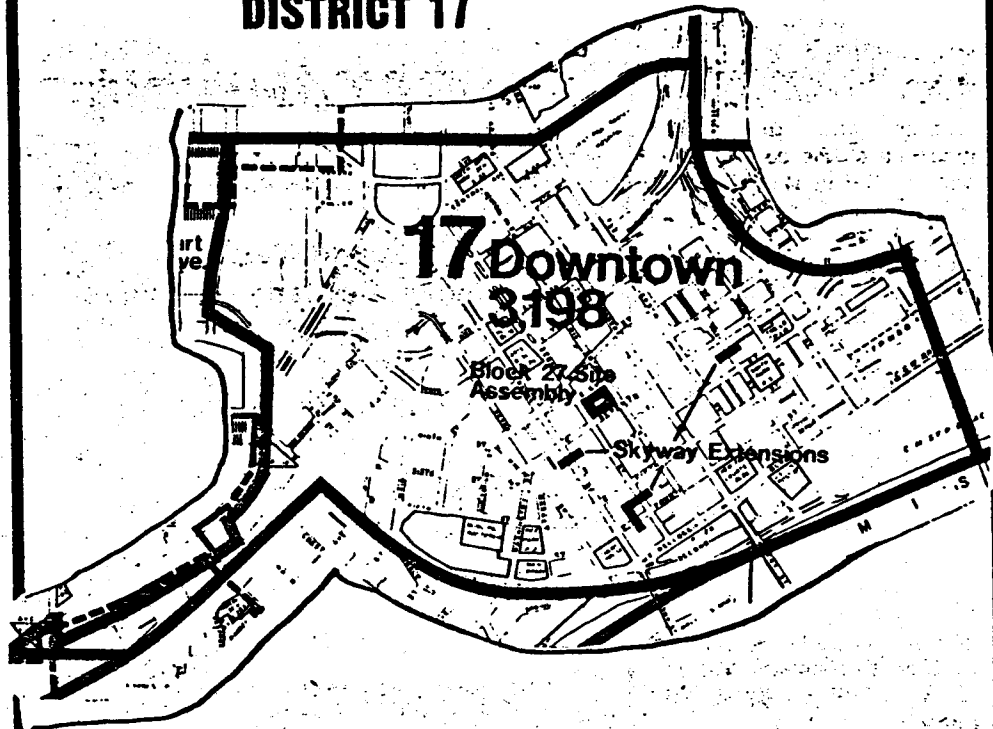
EXHIBIT "A"

Planning Area 17  
Downtown

# PUBLIC HEARING

**DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE  
(DCDC)**

## DISTRICT 17



DCDC is the community council for downtown, representing the interests of businesses and residents in the formulation of plans and funding proposals to take place downtown. It will function as a forum for all downtown groups to present information and be informed. In addition, it will undertake other responsibilities because of its broad-based representation and formal recognition by the City Council.

The Downtown Community Development Committee (DCDC) will hold a public hearing on its bylaws and organizational structure on May 25 at 8:00 a.m. at the Conference Room in the American National Bank.

**WEDNESDAY, MAY 25, 8:00 A.M.**

**AMERICAN NATIONAL BANK CONFERENCE ROOM  
(7th Floor)**

# Public Hearing Set For Downtown CDC May 25

The Downtown Community Development Committee (DCDC) will hold a public hearing on its bylaws and organizational structure on May 25 at 8 a.m. at the American National Bank Conference Room. DCDC is the community council for downtown, representing the interests of businesses and residents in the formulation of plans and funding proposals to take place downtown.

The downtown planning district is one of 17 such districts in the city. Each has

a community council that's recognized by the City Council as the representative body within the district to communicate district concerns to City Hall. In addition to representing community interests to the city agencies, the councils are active in many issues and activities, including district-wide planning, reviewing city-wide plans, and making recommendations for projects to be funded through the Capital Improvement Budget or Community Development Program.

DCDC has been meeting informally for two years undertaking these activities. The City Council has requested that DCDC's temporary bylaws be formally adopted by the district's residents and business interests. The City Council will then review the structure and identify DCDC as the official community council for downtown.

In representing downtown interests, DCDC is essentially a Committee of Committees, consisting of representatives of all in-

dependent interest groups within the downtown district. It will function as a forum for all downtown groups to present information and be informed. In addition, it will undertake other responsibilities because of its broad-based representation by the formal recognition by the City Council. These include:

- Providing recommendations to the City of Saint Paul from District 17, for the expenditure of Community Development funds within the District.
- Developing a complete

membership from District 17 that represents all downtown interests, including individuals, corporations, associations and governmental and social service agencies.

- Collecting and disseminating, on a regular basis, planning information, as well as development information, about projects affecting the downtown community.

- Establishing priorities of projects and issues to be addressed through planning and funding proposals.

- Responding to city-wide proposals or issues affecting downtown.

- Developing a General District Plan for downtown under the guidelines established by the City Planning Commission.

Membership to DCDC is open to anyone with an interest in downtown Saint Paul. Current officers are Chairman Ron Maddox of the Downtown Council, Vice-Chairman Charles Ewert of Ellerbe, Inc., and Secretary/Treasurer Todd Driscoll of the Children's Museum.



# DCDC

## DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE

### PUBLIC MEETING

AMERICAN NATIONAL BANK CONFERENCE ROOM

MAY 25, 1977

8:00 A.M.

### A G E N D A

- I. INTRODUCTION - ROBERT T. SYLVESTER - "PURPOSE OF THIS PUBLIC HEARING"
- II. DCDC BYLAWS - RONALD MADDOX, CHAIRMAN, DCDC
- III. STATUS REPORT OF MAJOR DOWNTOWN PROJECTS
- IV. REVIEW OF COMMUNITY DEVELOPMENT PROGRAMS
- V. FUTURE MEETINGS

# DCDC

## DOWNTOWN COMMUNITY DEVELOPMENT COMMITTEE

Minutes of Special Public Meeting of DCDC  
For Organizational Purposes  
May 25, 1977  
American National Bank Conference Room

Attendance:

A. A. Albert  
Neal Lloyd  
Mike Pilla  
Bill Buth  
Frank Murphy  
Gene Kraut

Ron Maddox  
Bob Sylvester  
John Rutford  
R. Van Hoef  
Einar Ross  
Alton Rysdahl

Bart Baker  
Tim Hilger  
Brian Obermeier  
Robert Hall, HRA  
Barry Engen, HRA  
Rick Wiederhorn, HRA

The meeting opened at 8:08 A.M. Ron Maddox, Chairman of the DCDC, read the Purpose Statement:

"It is the intention of District 17 Planning Council (the DCDC) to encourage representation from all duly recognized and appropriate organizations in St. Paul with an interest in the central business district.

Membership will be open to any individual member of each organization, but it is the DCDC's intent that all organizations having a legitimate interest in downtown select an official representative who will be authorized to speak for his organization's members.

The other basis for membership in the DCDC is that an individual live downtown or be employed downtown, according to all possible definitions of the word "employed". The board of directors of DCDC will apply its judgement to the qualitative and quantitative conditions of what constitutes employment.

Any member may request that the DCDC consider a specific issue, either by raising said issue through his or her official organization representative or directly if he or she qualifies for membership under the conditions of living or working downtown."

Ron Maddox introduced Bob Sylvester, Chairman of the Saint Paul City Council. Mr. Sylvester reminded the audience that the DCDC District 17 is unique. It is in essence everyone's second neighborhood. He explained that he had been asked to explain how DCDC fits into the downtown planning process where so many other bodies

are involved in the planning and development effort. He explained that it was important not to thwart the energies, enthusiasms and direction taken by other groups like the Chamber of Commerce and Residents Councils such as the one at 10 West Exchange Street. For the DCDC to be truly effective, it must include all of these special interest groups and reflect their needs and wishes. In the other districts in the city, each neighborhood is expected to solve its own problems and to suggest solutions to those problems in the style that fits their own neighborhood. Because District 17 is everyone's second neighborhood, it has to try doubly hard to utilize the resources that are available here and to pull them together so that there is a sense of cohesiveness to the downtown development process. Mr. Sylvester said that the DCDC must not only relate to other functioning organizations that have an interest in downtown, but must share its power with them and work on a cooperative basis. The City Council will listen to the suggestions of the DCDC and the needs that are expressed by its various members. Mr. Sylvester said that the Council listens to groups that become effective. If the DCDC becomes effective and is in fact the District Council's speaking for the interest groups and residents of the downtown area, then it will be listened to.

Mr. Sylvester mentioned a book that had just been produced called Urban Dynamics in Saint Paul and recommended to everyone in attendance that this book, written by David Lanegran of Macalester College, is one of the most significant documents he has read. It is a study of a viable neighborhood near downtown Saint Paul and its effect on the center city. It also describes the types of interaction that can and should occur between a close-in neighborhood and the central city.

Ron Maddox reminded the audience that one-fourth of the membership of the DCDC will come from the District Councils. This is important because we want the interaction between the neighborhoods and the downtown area. Mr. Maddox stated that a meeting will be held with each organization that has an interest in the downtown area to tell them why they should be members of the DCDC. He said this will be done in the next two weeks to encourage their active participation.

Mr. Maddox then read the bylaws for the DCDC by listing the major sections. He stated that he would not ask the group today to accept these bylaws because most persons in attendance would not have had an opportunity to read them thoroughly. They will be reviewed again at the next meeting which will be 7:30 A.M., Wednesday, June 8, 1977 at the HRA Conference Room on the 6th Floor of the Northwestern Bank Building. Detail corrections should be suggested to the committee at this time so that a final copy of the bylaws can be submitted to the city.

Mr. Maddox then proceeded to ask members of the audience to report on the status of the major downtown projects now underway.

The first to speak was Mr. Robert Van Hoef of Operation '85. Mr. Van Hoef said there are two major projects that effect downtown Saint Paul at the present time. One is the People Mover system and the second is the total Seventh Place

development project. The People Mover system will be under intensive study beginning in June with \$1.5 million dollars in federal, state and local funds. It will be the most thorough and comprehensive analysis ever made of downtown Saint Paul and will have ramifications far beyond the People Mover system in terms of the types of development that can and will occur in the downtown area.

In discussing the Seventh Place project, he wished to remind everyone that it is going ahead. "There are many people, he said, who doubt a project until its completed and people are walking around in the buildings or on the streets."

1. The Oxford Development Corporation is putting together the land and financing for its building and the Galleria. They are finalizing the tenant commitments now.
2. Seventh Street will be closed, probably in mid-1978. All of the signal changes and street changes can be in place by that time. It will be converted from vehicles to a pedestrian place. The target is the spring of 1978 but it could be delayed some months. "The City Council, Mr. Van Hoef stated, must act immediately to approve the signal changes because of the lead time necessary to order equipment and get the work scheduled." Mr. Van Hoef closed his remarks by saying that, "there is more going on in downtown Saint Paul now than at anytime in recent history."

The next to speak was Gene Kraut of the St. Paul Port Authority. Gene Kraut said that the Port Authority, outside of its normal development areas such as the Industrial Park, responds to the request of others. It does not take an aggressive role in development but comes to the aid of others seeking financial and development help. With projects such as the Lowry Hotel, for example, the Port Authority was asked to come in to develop a financing package to assure that the project could go ahead to create more downtown living accommodations.

The assistance of the Port Authority is being asked in several other downtown projects. In fact they are considering \$140 million in projects over the next three years. The reason the Port Authority is so busy at the present time is that the City of Saint Paul does not wish to fund additional projects through tax increment for general obligation bonds. The Port Authority bonds are based on projects ability to produce revenue. Mr. Kraut also stated that each deal that the Port Authority completes does make some money. The money is put into a fund called the net revenue fund. They are able to pledge some of the assets in the net revenue fund to bond holders so that the bond holders are assured that the bond interest will be paid on projects that may have a cash flow problem in their early years.

Mr. Kraut mentioned the Steam Plant as one of the major projects undertaken by the Port Authority. The Port Authority help was requested by the

Building Owners and Managers Association. Not only does the plant itself have to be financed, but the distribution lines have to be financed; perhaps in conjunction with the People Mover system and its right-of-ways. He summarized the projects that the Port Authority is involved in will be the Lowry Hotel, The Capri, Butwinicks, the ramp under the Radisson, and several others that he couldn't announce at the present time.

Mr. Kraut said that it is becoming rapidly apparent that it would be helpful to the development effort in downtown Saint Paul if the Port Authority were to name District 17 as an 'Industrial Development District'. If it were declared in 'Industrial Development District', the Port Authority would be more able to spend money in the area on the types of projects which will complement other downtown development. Mr. Kraut said that the Port Authority will need the approval of the City Council, he would like the concurrence of major downtown groups, including the DCDC, that declaring District 17 an Industrial Development District is a appropriate and valuable designation. Mr. Kraut continued by saying that there are safe guards built into the Port Authority process. The Port Authority reacts to projects, it does not initiate projects. Part of this procedure is not to go ahead on any deal without public hearings which are well advertised so that the feelings of the community and its interest groups can be obtained. The Port Authority has a genuine interest in giving people a chance to have a say in this regard. One of the valuable contributions the DCDC could make in working with the Port Authority, is to help sponsor and advertise the types of projects that the Port Authority is being asked to become involved in.

Mr. Robert Hall of the Housing and Redevelopment Authority reported on the status of the skyway development in downtown Saint Paul.

1. Daytons to Young-Quinlan building across Wabasha Street (CD II funds).
2. Bremer building to Donaldsons across Seventh Street and Donaldsons to Metro Square across Robert Street (CD II funds).
3. Park Square Court building to Mears Park apartments (funds from other Housing and Redevelopment sources). Ground breaking expected in the summer of 1977 of 255 units in this area.
4. Athletic Club to Minnesota Mutual to Degree of Honor building with interior connections to Radisson Hotel and Commerce building and possible further extensions across Minnesota Street again to the Minnesota building (CD III funds).

Ron Maddox then reviewed the status of Community Development programs by going through the prepared material, available to all who attended, listing CD Year I, CD Year II and CD Year III projects. (See attached list) After going through this list, Mr. Maddox stated that, "in addition to the retail and office development which is needed for downtown, we must encourage more housing units such as those in the Mears Park apartments, the Lowry Hotel, the Capri Hotel renovation and any others".

The present budget request for all CD Year funds is \$3,525,000 and the projects have been placed in the priority order:

1. Seventh Place Program Right-of-way Site Assembly  
Phase I - \$850,000  
Phase II - 650,000
2. Block 25 Redevelopment Site Assembly - \$750,000
3. Seventh Place Program Permanent Signal Improvements - \$300,000
4. Seventh Place Program Phase I Mall Development - \$400,000
5. YWCA Skyway Extension - \$300,000
6. Core Area Public Improvement Study - \$25,000
7. Acquisition of Shubert (World) Theater - \$250,000

Mr. Maddox explained that we want to ask organizations associated with the DCDC to rank these projects also. This will give us a set of group opinions. While the deadline is Tuesday, June 1, we have an additional 30-days in which the opinions of the various constituents of the DCDC can be requested. The additional evaluations will be sent to the city. During this same time period a parallel process of reviews by the various city planning agencies will be held. In summary, our current recommendation will be submitted to the City by June 1, subject to change if the groups associated with DCDC have strong contrary opinions. There being no further business, the meeting was adjourned at 9:15 A.M.

Todd Driscoll  
Secretary

269880

September 6, 1977

Ms. Karen Christofferson  
Citizen Participation Coordinator  
Room 366, Lowry Annex  
St. Paul, Minnesota

Dear Ms. Christofferson:

The City Council today set a date of hearing for Thursday, September 29, 1977, to consider recognition of the Downtown Community Development Council as the recognized District Council for District 17.

Very truly yours,

City Clerk

ABO:dcx



George Latimer  
Mayor

16  
269889  
CITY OF SAINT PAUL  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DIVISION OF COMMUNITY DEVELOPMENT  
25 West Fourth Street, Saint Paul, Minnesota, 55102  
612-298-5586

RECEIVED

AUG 25 1977

MEMORANDUM

COUNCIL PRESIDENT  
ROBERT SYLVESTER

To: Council President Robert Sylvester  
From: Karen Christofferson, *ll* Citizen Participation Coordinator  
Date: August 25, 1977  
Re: Public Hearing for Recognition of the Downtown Community Development Council as the Recognized District Council for District 17

I am requesting this item be placed on the City Council Agenda for Tuesday, August 30, 1977.

The Downtown Community Development Council has submitted the appropriate materials for City Council approval to the Office of Community Development. They are requesting a public hearing date as a regular part of the Tuesday or Thursday City Council Agenda for the week of September 26.

Your cooperation in this matter is appreciated.

KKC/mh

*al*

*Put on Agenda, under Communication  
for Tuesday Sept 6th*

*Rose*

*H3/  
9/29*