

**From:** [Kristin Koziol](#)  
**To:** [Greg Weiner](#)  
**Subject:** Fw: UST Arena - File no. 24-029-110  
**Date:** Monday, June 10, 2024 8:49:43 AM

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**From:** Terrance Brueck <terry.brueck@gmail.com>  
**Sent:** Sunday, June 9, 2024 11:00 PM  
**To:** #CI-StPaul\_Ward4 <Ward4@ci.stpaul.mn.us>  
**Subject:** UST Arena - File no. 24-029-110

**Think Before You Click:** This email originated **outside** our organization.

Hi President Mitra,

I've been a St.Paul homeowner for 45 years and have lived on Summit Ave for over 20 years. When St.Thomas has football games in the fall on 6 or 7 Saturday afternoons, the neighborhood streets are filled with cars. It's dangerous for cyclists on MRB with parked cars filling the bike lanes, not to mention the pedestrians at many intersections. The UST football stadium seats about 5000, very similar to the capacity of the planned UST Arena.

With basketball and hockey events several times a week, on weekdays when many UST commuters already fill the streets, plus in winter with snow removal requirements .. what would a reasonable person expect? The UST Arena site has already removed almost 300 parking spaces and has added none! The added traffic issues and arena pollution with the hockey ice production are contrary to the city goals for GHG reduction and climate change. There is no mass transit option except the Grand Ave bus, which could only transport a few hundred attendees before the games, if people actually use it?

I'm attaching some of the photos I took in February that show the UST Arena underground utility construction. It shows UST was doing actual development before the city initially approved a site plan. I think this is also a violation of the setback requirements from the river bluff line.

We pay property taxes of almost \$18,000 per year (that's \$2/hour) and UST pays nothing! Why should UST continue to damage the neighborhood and not be required to mitigate their infringements, which have continued for many years?

Thanks for hearing my concerns and acting in the best interests of city residents ... not just UST!

Terry Brueck  
2279 Summit Avenue







**From:** [Kristin Koziol](#)  
**To:** [Greg Weiner](#)  
**Subject:** Fw: proposed UST sports arena  
**Date:** Monday, June 10, 2024 8:49:15 AM

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**From:** S Willis <sfwillis143@gmail.com>  
**Sent:** Sunday, June 9, 2024 09:27 AM  
**To:** #CI-StPaul\_Ward4 <Ward4@ci.stpaul.mn.us>  
**Subject:** proposed UST sports arena

**Think Before You Click:** This email originated **outside** our organization.

Council Member Jalai,

I am writing to express my opposition to the proposed UST sports complex. I am not averse to sporting events, it's the placement of this large events venue that concerns me.

Natural resources are often overlooked in the name of "advancement" and "progress". The Mississippi River corridor, and its beauty and importance should not be one of these. Its nearby underground springs and drainage routes (most of which we are largely ignorant of), its importance to migratory birds, its benefits as a corridor for other wildlife....can't we consider all of these 'lesser' but much more important factors.

Habitat loss has already occurred in the demolition of the large chimney belonging to the classical brick building in the proposed building area. Migrating Chimney Swifts, a threatened species, used that chimney as a nesting and roosting spot. Nobody seems to care about this, but with the growing crisis of climate change, shouldn't we be protecting our wildlife and natural resources more than ever? (Birds can't control climate change but humans can.)

Secondarily, neighbors who live very close to the proposed building site have pointed out that many spectators will be coming to watch these events and parking and air pollution will become an issue. Why try to pack in so much in such a small and beautifully natural space that is surrounded by residential tranquility? You have an amazing urban neighborhood just north of you that has even better transportation access for visiting fans and competitors, and is zoned light industrial. The Creative Enterprise Zone would be very convenient to students on the UST campus (just take the Metro 87 bus), bike, or walk. (Most UST students seem to own a car anyways.) There is plenty of space that has already been cleared and paved. What about the old train depot?

I have been a supporter of yours since you first ran for office. I door knocked for you to help

advance your ideas and career. Please help me to advance my ideas in this cause.

Respectfully,

Susan Willis  
2115 Roblyn Ave  
St Paul, MN 55104

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“We can't save the world by playing by the rules, because the rules have to be changed.  
**Everything needs to change** - and it has to start today.” Greta Thunberg

**From:** [Kristin Koziol](#)  
**To:** [Greg Weiner](#)  
**Subject:** Fw: St. Thomas Arena  
**Date:** Monday, June 10, 2024 8:48:44 AM

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**From:** kt.catalog <kt.catalog@edwardian.me>  
**Sent:** Saturday, June 8, 2024 09:39 AM  
**To:** #CI-StPaul\_Ward4 <Ward4@ci.stpaul.mn.us>  
**Subject:** St. Thomas Arena

Think Before You Click: This email originated outside our organization.

Hello,

I am writing to voice my concern over the proposed arena at UST. We already avoid driving on Cretin Avenue as it is congested. It will be far worse if this sports complex goes through and will likely spill over onto our current Cleveland Avenue route.

There are already problems finding parking when visiting local residents. This will only be increased. Plus, there will be further air and noise pollution by all the additional traffic.

Please reconsider this proposal.

Thank you,

M. Dawson

**From:** [Jimmy Sioris](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985  
**Date:** Sunday, June 9, 2024 8:26:39 PM  
**Attachments:** [image785497.png](#)

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Dear City Council,

I'm writing regarding the appeal of file 24-039-050. I ask that you allow St. Thomas to proceed with the approved building of the athletic complex on their property. Here are several reasons why:

- St. Thomas brings life and vitality and economic activity to the City of St. Paul. The arena will energize our city and bring opportunities for youth sports and gatherings.
- St. Thomas is not asking for a variance from the city for this project – they are building within the rules, within its campus boundaries. They are abiding by our conditional use permits and working closely with the city on all approvals and requirements.
- The arena will benefit St. Paul and the neighborhood. St. Thomas will be paying for traffic improvements and will carefully plan parking options for visitors – this work is now underway.
- St. Thomas has been very inclusive involving neighbors in solutions – and several neighbors are supportive. St. Thomas has been willing to work with those who seek solutions and will continue to do so. There have been lots of meetings, and St. Thomas is the only college with a full time director of neighborhood relations!
- St. Thomas cares deeply about the environment and about its responsibility to care for the river. The review of the impact on the environment by the city was thorough. The arena is taking down three very inefficient buildings, and a series of surface lots to create the site. The project will actually improve water drainage significantly through investments in drainage infrastructure. In addition, they are adding a green quad to the south campus and building a LEED certified building. Sustainability is a priority for St. Thomas. We have recently earned the recognition as a [Top 50 Green College Ranking according to Princeton Review](#).

I ask that you allow St. Thomas to move forward with the building on their own land within the confines of the rules set forth.

Kind regards,  
Jimmy Sioris





**Jimmy Sioris, MBA | Managing Director, Wealth Advisor**

o: 952.838.3565 | c: 651.338.9519

701 Carlson Pkwy, Suite 1400 | Minnetonka, MN 55305

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**From:** [DougL](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** University of St.Thomas appeal 24-039-050 and site plan 23-079-985  
**Date:** Sunday, June 9, 2024 11:52:31 AM

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Think Before You Click: This email originated outside our organization.

Esteemed Council Members:

I am a proud 1974 UST graduate and wish to address these appeals: 24-039-050 and site plan file 23-079-985.

Over the years I've experienced and seen how much UST has done for its graduates, the city of St Paul and the state of Minnesota. Many prominent civic and business leaders have roots from UST. I feel the continued growth of St Thomas adds to the these communities financially and culturally. Additionally, over the years, I have observed many developments and redevelopments where the concerns of possible negative impacts never reaching the levels the opponents believe will occur.

I respectfully ask your support for UST.

Thank you for your time and consideration.

Sincerely,  
Doug Lilyquist

**From:** [Melissa Lynn Potts](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Ice Rink  
**Date:** Saturday, June 8, 2024 5:53:45 PM

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**Think Before You Click:** This email originated **outside** our organization.

Council Members:

I am a 2001 Tommie and wish to address these appeals: 24-039-050 and site plan file 23-079-985.

Over the years I've seen how much UST has done for its graduates, the city of St Paul and the state of Minnesota.

Being a figure skater, I would often wish that we had a rink on campus for 5 am open ice time. My dad was a Tommie hockey player in the 1970s and it would have been amazing to see his alumni games on campus. Having to go so far for supporting the team made it challenging for me to go often and definitely did not allow for open ice time. Football and basketball aren't the only home sports for Tommies and it would be wonderful to see them all on campus.

Having lived in St Paul for a few years after graduation and then moved to the surrounding community, when I go to campus to visit my significant other who works for St Paul Fire, I would love to be going to watch hockey and show my children the campus not just football, basketball but an ice arenas.

I feel the continued growth of the University St Thomas adds to the communities financially and culturally. And hope my daughters will get to see my dreams come true by visiting a campus they can call home including an ice arena.

Thank you for your time and consideration.

Sincerely,  
Melissa Potts  
Class of 2001  
BBA - Accounting

"A smile happens in a flash, but its memory lasts a lifetime"

**From:** [Bill Kennedy](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Appeal 24-039-050 and site plan file 23-079-985  
**Date:** Saturday, June 8, 2024 2:13:50 PM

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Think Before You Click: This email originated outside our organization.

Esteemed City Council Members:

As a proud UST graduate and Father of a former UST athlete I can attest to the impact the University has had on my family and the community at large. UST graduates have had a profound impact on the history and vibrancy of the City of St.Paul and the entire metro area. The plan being reviewed does not require any changes to the existing conditional use permit nor does it require any variances.

I strongly encourage you to support the UST plan as presented.

Bill Kennedy  
1975 UST graduate  
Sent from my iPhone

**From:** [john tauer](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Anderson Arena - University of St. Thomas - File #s 24-029-019 and 024-029-110)  
**Date:** Saturday, June 8, 2024 1:34:28 PM

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Dear City Council of St. Paul:

I am writing to express my support for the St. Thomas Multipurpose Arena at 2260 Summit Ave (File #s 24-029-019 and 024-029-110). I have lived in St. Paul for 46 of my 51 years, love this city, and appreciate all the ways it serves our citizens. I attended St. Thomas, work at UST, and live 5 minutes from campus. Over the years, I have seen the ways the school has grown, changed, and adapted over the past 50 years. During that time, it's my belief UST has added a tremendous amount of value to our community. Over time, I believe the net effect of Anderson Arena will be strongly positive for UST and our community.

I believe Anderson Arena will do more good for our community and citizens. Certainly, change is difficult. I recall 20 years ago when our School of Law was opening, there was great trepidation. Now, I don't hear people lament the fact that we have a law school. Similarly, I believe this multipurpose facility will serve the community, enhance the university, and add a vitality, both socially and economically, to St. Paul. Most importantly, St. Thomas is committed to making this work because we are both in the city and of the city.

UST is an anchor of our community, bringing nearly \$500 million to the city annually. This project is one where UST is working closely with the city and not asking for any variance. An on-campus arena will allow students to walk to games, fans to use the existing ramps, and St. Thomas to find ways to mitigate parking problems on game days. I do think the nature of basketball and hockey games are such that people don't tailgate, most games are during the cold of winter, and people drive to the games, walk back to their cars and drive home. St. Thomas cares deeply about working to make the city and our community stronger while being environmentally friendly and sustainable.

In sum, I believe Anderson Arena works within the city's guidelines, is a project that will create a community space for exciting events, provide an exciting venue for young hockey and basketball players to watch and learn about their sports, and help St. Thomas to continue to grow and thrive as a hub of our community during challenging times for all of higher ed.

St. Thomas values being a strong partner with the city, and this project is one that will further strengthen that bond and commitment.

Sincerely,

Johnny Tauer  
1762 Pinehurst Avenue  
Saint Paul, MN

**From:** [JAMES OTTO](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** University of St. Thomas new hockey arena  
**Date:** Saturday, June 8, 2024 11:57:49 AM

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Think Before You Click: This email originated outside our organization.

Dear esteemed St. Paul City council members.

First of all, thank you for all you do to make the city of St. Paul one of the best in the country. As a life long Minnesota resident your efforts are greatly appreciated.

I am writing to you to In reference of the H24-039-050 appeal file and the 23-079-985 site plan. As a 1975 St. Thomas graduate and hockey alumni I ask you to approve the new arena. Playing hockey at the college not only was a terrific experience, but it paid for my education which allowed me to work for 35 years in the restaurant business. At Arby's and the Olive Garden I hired thousands of employees over my 35 years. All of which paid taxes and the restaurants also paid thousands in property taxes. This arena will not only be an economic plus to the city, but will allow the college to be competitive in Division one athletics. You need to have top notch facilities to be competitive in college sports. The college and the graduates they have produced have done many wonderful things for Minnesota. I need only to point out 3 graduates from a list of many who have done wonderful things for Minnesota. Representatives Jim Oberstar, Bruce Vento and Will Steiger. Please allow the college to build this hockey arena. You will not be sorry with the positive results it will bring to St. Paul. Just look at what the Excel does for the city.

Respectfully yours,  
James A. Otto

Sent from my iPad

**From:** [Pat Ryan](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Appeals 24-039-050 and 23-079-985  
**Date:** Saturday, June 8, 2024 11:33:05 AM

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**Think Before You Click:** This email originated **outside** our organization.

Dear council members,

I am a graduate of the University of St. Thomas (UST)'75. Over the many years I have been able to observe the impact UST has had on students, faculty, staff, St. Paul and the broader state of Minnesota. It has become a bastion of sensibility and learning in a current environment of confusion and discord.

UST was forced into a decision to become a Division 1 athletic program after it was kicked out of the MAIC because it was winning too much. Do to that decision the NCAA made an extraordinary decision to allow UST to transition directly to D1 from D3; the first in the history of the NCAA.

St. Thomas has selected a site on campus to benefit the students, faculty and staff who want to watch its basketball and hockey games without driving or driving very far. UST designed the building to conform with the long standing Conditional Use Permit (CUP) with the City of St. Paul. In addition it did so without seeking a variance. All permits were issued.

You are faced with a decision which will have significant impacts if you rule against UST. That impact will put every building permit issued in the future at risk from any requested appeal and thereby destroying the credibility of those permits issued.

St. Thomas is trying to evolve and advance for the "Common Good". Please support UST and thereby support the City of St. Paul, but for the 15 or so households which want to stop this project and contribution to the city.

Thank you .

Patrick G. Ryan

Get [Outlook for iOS](#)

**From:** [Rich Kelley](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** UST arena support!  
**Date:** Saturday, June 8, 2024 9:22:17 AM

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**Think Before You Click:** This email originated **outside** our organization.

St Paul Council Members:

I am a 1976 UST graduate and wish to address these appeals: 24-039-050 and site plan file 23-079-985.

I lived for Many years on Fairmount Ave near St Thomas and I've watched how much UST has done for its graduates, the city of St Paul and the state of Minnesota.

People make choices to live near a large University and with that comes the good and the bad!

Jobs & neighborhood vibrancy and the occasional parking and traffic issues on one hand, and on the other, My favorite, was St. Thomas students waving and saying good morning on their way to class or an on campus basketball game!

Thank you for your time and consideration.

Sincerely,  
Rich Kelley  
St. Paul

RICH KELLEY  
612 867-7540



**From:** [Hilger, Rick J](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** University of St Thomas appeal  
**Date:** Saturday, June 8, 2024 9:04:47 AM

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University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985

To Whom it Concerns,

I am writing to express my support for the new multipurpose arena on the UST campus. In brief, it will bring much needed economic activity to the city of St Paul during these uncertain financial times. The arena will expand court and ice time for youth within the city. Adding Division 1 basketball and hockey (with additional seating) will add to the entertainment options in St. Paul, which is a draw when young adults and families make decisions on where they work/live.

I strongly recommend that UST be allowed to build the arena. Progress is always met with some resistance. I respectfully ask you to look at the overwhelming positives to the project and allow it to proceed.

Thank you for your time. I'm happy to discuss further if warranted.

Rick Hilger  
1441 Edgcumbe Road  
St Paul MN 55116

Rick Hilger MD SFHM  
Utilization Management/Care Management Medical Director, HealthPartners  
Hospitalist, HealthPartners Medical Group  
Adjunct Professor of Medicine, University of Minnesota Medical School

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**From:** [John Reed](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** UST arena  
**Date:** Saturday, June 8, 2024 9:00:02 AM

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**Think Before You Click:** This email originated **outside** our organization.

Esteemed Council Members:

I am a UST graduate and wish to address these appeals: [24-039-050](#) and site plan file [23-079-985](#).

Over the years I've seen how much UST has done for its graduates, the city of St Paul and the state of Minnesota. I feel the continued growth of St Thomas adds to the these communities financially and culturally.

Thank you for your time and consideration.

Sincerely,  
John Reed

June 4, 2024

see 6/10

Council President Mitra Jalali  
310-D City Hall  
15 Kellogg Blvd. W.  
Saint Paul, MN 55102

Dear Council President Jalali,

The Council is being asked to make a very important decision at the June 12 meeting that will have long term impacts on the immediate neighborhood, the broader city and potentially people in other communities. The issue is the University of St Thomas proposed arena and its siting on UST's South Campus. The neighborhoods are not saying "no" to an arena, they are saying "no" to it at that location.

Please consider:

- 1- Is the proposed location for the athletic and entertainment arena appropriate? It is parallel in capacity to downtown's CHS Field and 40% of the size of the Excel Center, BUT with no immediate access to freeways; adequate car, team or junket bus parking; light rail mass transit or restaurants. Although it is on UST's property, the high intensity access will mainly impact the surrounding low intensity neighborhoods. The area is not an entertainment or commercial district.
- 2- How will the proposed arena impact the Sustainability Goals of the City of St Paul and UST? A parking study and travel demand study cannot adequately address or solve the increased intensity of use (more popular games); increased frequency of use (added concerts, conventions, etc); increased facility & traffic greenhouse gas emissions.
- 3- The arena is poised on the Mississippi River Critical Corridor bluff approximately 150 feet from the river; the Mississippi River Gorge which is unique to St Paul; and a national waterway. There are multiple natural, underground streams flowing into the Mississippi River under the proposed arena. UST's storm water plan uses the Grotto ravine at the edge of the arena for run off. The proposed hockey arena will use highly toxic glycol/ammonia to freeze the 2 sheets of ice. Glycol/ammonia silent leaks and breaches are more frequent than commonly known. (Read appeal data) This potential threat of toxic chemicals leaching into the River can be prevented. Resighting the arena is a more responsible decision for the City of St Paul and more in sync with one of UST's mantras of "for the Common Good."
- 4- UST is tax exempt. Yet they are counting on using 800-1700 in-neighborhood parking spaces depending on the event. The property owners bear the expense of street improvements, annual street maintenance fees, core service taxes, etc. Tax exempt entities already benefit & shouldn't intentionally add more burden to a neighborhood.
- 5- Consider the big picture: UST evolved from D3 to D1 athletic status and needs upgraded athletic facilities. The proposed arena is just the tip of the iceberg for what upgrades they will need. The campus has limited space. Why not find a more accessible location and create an athletic campus for all D1 sports? The former Sears site would have been ideal. It met UST's 12-15 acre need. Other sites have been proposed and should be considered.
- 6- UST is a valuable, historic, academic asset to St Paul and the surrounding neighborhoods, but the new athletic demands are outgrowing the neighborhood. What is St Paul's priority? Retention of stable, tax paying neighborhoods with long term residents or acceding to the will of a tax exempt institution with a 4 year revolving population? (Whose student body president, at a public hearing, told us to move if we didn't like it. ie: the arena)

I am urging you study the submitted data; the ARD appeal; the lawsuit; chemical leak data (in appeal); and letters and comments from the immediate and broader area. These are valid concerns about a large facility that would be impactful in any area but especially in a primarily residential neighborhood along the River. There is substantial data that bears your full review prior to voting. Please do not base your decision solely on the Zoning or PC vote. At minimum, support an independent EIS vs the existing EAW. I ask that you let me know that you have read this letter.

Please be brave and thoughtful about your vote. UST seems to have more influence than residents have voice.

Thank you,  
Marian Biehn - 83 Otis Ave - St Paul, MN 55104 - humanbiehn@msn.com



Gayle Breutzman  
151 Woodlawn Avenue  
St. Paul, MN 55105

rec 6/10

June 3, 2024

Mitra Jalali, Council President, Ward 4  
310-D City Hall  
15 Kellogg Boulevard West  
St. Paul, MN 55102

Dear Council President Jilali,

I am writing to you regarding the inappropriate plan to site a multipurpose arena on the south campus of the Saint Thomas University in Saint Paul, Minnesota.

Specifically, the Traffic Impact Analysis provided in the June 2023 Environmental Assessment Worksheet is inadequate and in no way predicts the consequences of the thousands of pre and post-event trips. Even this flawed study (with consultants hired by UST) graded the Cretin/Grand Avenue intersection as a "F" with no mitigation, which means demand will exceed capacity. As of yet there are no mitigation plans in place to alleviate the congestion, and the pedestrian/bicycle/vehicle accidents that will occur. There will be injuries and deaths, especially when roads are narrowed with snow and become icy. Who is legally liable for the injuries, deaths and damages? As a council member, you can do something! **MANDATE A TRAFFIC IMPACT STUDY!!!** And then, **MADNDATE THAT THERE ARE MITIGATION SOLUTIONS IN PLACE BEFORE UST CAN PROCEED WITH CONSTRUCTION.**

There have been many comments about the neighborhoods surrounding UST as white and upscale. In the case of the multipurpose arena, residents are at risk of having our neighborhoods invaded by traffic, pollution and chaos by a wealthy nonprofit (UST) that has endless funds, and connections that help them achieve their goals. City council members have been elected to support their respective wards, not big money. The council has not provided any direction on how to make the development work safely for the entire community, despite letters and testimony at the Planning Commission Hearing. Currently we, as taxpayers in the neighborhoods surrounding UST, are getting screwed by entities that would not exist without our tax dollars.

In closing, I would request that you please closely study the issues surrounding the UST arena, and come up with specific solutions that might unite, instead of divide, the community.

Sincerely,

  
Gayle Breutzman

June 4, 2024

Ms. Mitra Jalali, President  
Saint Paul City Council  
310 D City Hall  
15 Kellogg Blvd.  
Saint Paul, MN 55102

rec 6/10

Dear Ms. Jalali:

The City Council will consider the St Thomas (UST) arena Site Plan on June 12 and I would like you to be aware of its citywide impacts. This is beyond a typical case of a neighborhood being overwhelmed by traffic and parking problems.

When this project was reviewed by City Planning last summer the arena was planned to seat a maximum of 5,500 people for sports and 6,000 people for events. However, UST asserted, and the Planning Department credulously accepted, that the arena would “typically” seat only 2,100 people for sports. UST said it would also host events, but their estimate of attendance was accepted as zero people. The project Environmental Assessment Worksheet (EAW) included a Transportation Study (Study) which relied upon these grossly underestimated attendance figures. Within two weeks of the EAW’s approval UST said that most sporting events would have thousands more fans than stated in the EAW. In May UST joined a more competitive hockey conference and again stated more fans will attend. The result is that traffic and parking will be at least twice what the Study predicted from sports alone with still no estimate of events. In less than one year since the Study UST’s attendance changes have made it worthless.

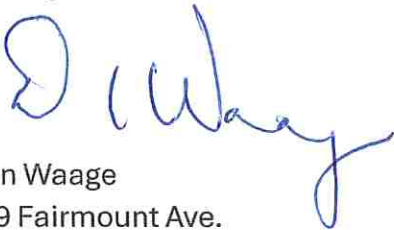
The increased attendance will have major impacts on traffic, parking and greenhouse gases. Each of these impacts is contrary to current City policies. The amount of traffic the Arena will bring into the neighborhoods is at significant variance with the Comprehensive Plan LU-54 which provides the City must “ensure institutional campuses are compatible with their surrounding neighborhoods by managing traffic demand and supply, maintaining institution-owned housing stock, minimizing traffic congestion, and providing for safe pedestrian and bicycle access.”

Also dramatic increases in car trips is contrary to the 2019 Climate Action and Resilience Plan. Neither UST nor the City has made an assessment of the Arena’s full greenhouse gases. UST made a half-hearted attempt of looking at the building itself, while omitting several key factors. However, academic studies show that fan transportation to sports arenas accounts for more than half of emissions from athletics competitions. There is still no complete greenhouse gas study of the impact of the Arena. For sports events alone the

Arena will bring more than 100,000 car trips to St Paul, and this number is using USTs' numbers. Of course, UST still assumes zero car trips for events such as concerts, conventions and even commencement. It is likely that, adding new estimates for fans and events with the arena St Thomas will be the largest generator of auto emissions in the city outside of downtown. In its report to the Planning Commission, city planners stated the arena was "generally consistent" with the Climate Plan. This is despite the fact that the Transportation Study showed 77% of fans would travel by car and, of course, using the old minimal numbers. We repeat, it is highly likely there will be more than 100,000 new car trips in the city per year due to the arena.

Why are these violations of policy significant for the City of Saint Paul? Because if the City ignores its own policies they become worthless. There is no process to follow and decisions become arbitrary. If the City decides it must approve the UST arena it should articulate the reasons it is ignoring its adopted policies. Otherwise, City policy is worthless.

Best Regards,



Donn Waage  
2229 Fairmount Ave.  
Saint Paul, MN 55105

June 4, 2024  
City Hall  
15 W. Kellogg Blvd.  
St. Paul, MN 55102

see 6/10

**Attention Mitra Jalali**

We are writing to express our **strong support** for the neighborhood (ARD) appeal and denial of the approval of the of the St Thomas' proposed 6000 seat arena site plan. The arena project address is 2260 Summit Avenue and the file number is File 24-029-110.

Advocates for Responsible Development (ARD) is appealing the administrative approval of a site plan submitted by the University of St. Thomas ("UST") to construct an arena seating as many as 6,000 on the part of its St. Paul campus that is south of Summit Avenue and between Cretin Avenue and the Mississippi River (UST's "South Campus"). **ARD urges the City Council to uphold this appeal and to deny approval of this site plan.**

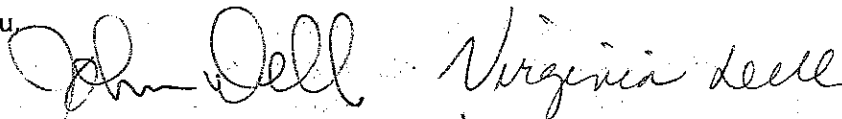
We urge you to read the ARD memo that was submitted with the appeal that details the reasons for relocating the arena.

Of specific interest to us as immediate neighbors are the following:

1. The D1 sports arena will have 66 events/year, but with rental usage for concerts will be a major commercial venue such as Roy Wilkins Auditorium or Minneapolis Armory (similarly sized) — without LRT, bus, major roads, or available parking.
2. An arena in an area without infrastructure will require expanded use of the city's infrastructure. UST pays no property taxes, so the taxpayers will bear that burden. An arena in a 100% residential neighborhood will sink property values, meaning the remainder of the city will be taxed more to shoulder the burden.
3. As a chemist, I'm very concerned about pollution from ethylene glycol and ammonia, both of which would be used in large quantities in the refrigeration systems of the ice arena. See item #6 pages 14-16 of the ARD memo for greater detail of this concern.

**We urge you to vote to uphold the ARD appeal and deny the approval of current site plan.**

Thank you,



John and Virginia Dell

WARD 4 RESIDENTS

2248 Goodrich Avenue, Saint Paul, MN 55105

June 6, 2024

City Council President Mitra Jalali  
310D City Hall  
15 Kellogg Blvd. W.  
Saint Paul Mn 55102

rec 6/10

Dear Council President Jalali,

In the latest edition of MyVillager which I received today I see that St. Thomas is planning an arena that will bring thousands of vehicles to St. Paul. I live in Ward 4 because of its livability, walkability and I can reduce my carbon footprint here. I'm sure you agree that reducing motor vehicle use is not only important but necessary for our future.

If the city council has to decide on an arena here, I hope it will decide in favor of the environment.

Sincerely,

  
William Richtman  
1939 Portland Ave  
St. Paul 55104



**From:** [Lisa Persuitti-Huber](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Regarding University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985  
**Date:** Monday, June 10, 2024 12:14:09 PM

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Hello,

As a resident living at 687 Mount Curve Blvd, St Paul, MN 55116 and often enjoying many of the paths along the river all the way to the University of Minnesota, I am writing in regarding: University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985.

I want to make sure my voice is heard.

I see no issue with the planned construction as proposed by St. Thomas and as a resident am THRILLED to see their investment in the area and themselves. Not only does this bring significant economic activity that will financially benefit the city and the area businesses significantly, but to have an elevated sports opportunity so close to our neighborhood is immeasurable.

I find it unnecessary to halt improvements to such a significant part of our neighborhood. They are a trusted institution with smart leadership that cares deeply about the residents and environment.

In addition to being a neighbor, I would like to offer perspective as a former athletic department employee of another higher education institution. They are doing the right thing by working within their space and providing an elevated opportunity for student athletes within walking distance. This will further enhance our ability as a city to recruit top athletics and improve visibility and pride for our area.

I couldn't be more proud of their plans and thoughtfulness to work within the current footprint. It creates an opportunity that provides residents with the ability to attend another elevated athletic event without getting in a car.

I am happy to speak to this at any time. I hope you are supporting this great work and moving from delay to completion soon.

--

Lisa Persuitti-Huber

**From:** [Patrick Sienko](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** UST Hockey Arena  
**Date:** Monday, June 10, 2024 12:56:39 PM

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**Think Before You Click:** This email originated **outside** our organization.

Esteemed Council Members:

I am a UST graduate and wish to address these appeal files: 24-039-050 and site plan file 23-079-985.

Growing up as a kid, attending UST was truly a dream. The highest education my father ever received was graduating from 8th grade.

UST offered me an opportunity that has proven to be life changing. I was able to get a degree and this enabled me to succeed in the real world in ways I never imagined.

I have lived and worked in Saint Paul for over 30 years. A majority of these years were living around the UST campus. All neighborhoods have pluses and minuses. I would feel that when moving into a neighborhood next to a large university, you should understand those pluses and minuses. The minuses may be parking, the pluses may be opportunities within the university.

I believe this arena will offer men and women a chance to compete at the highest collegiate level in a quaint and lovely arena.

Men and women who play basketball and hockey for UST are not interested in NIL money or more than likely not going to play in the WNBA/NBA/NHL. They are more likely to become productive members of our community. Young boys and girls watching at this arena will have aspirations of their own to go on to possibly attend and play division 1 sports at UST.

Thank you for your time and consideration.

Sincerely,

Patrick Sienko  
612-308-5180

**From:** [Lewer, Nancy](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Letter of Support: Case number: University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #: 23-079-985  
**Date:** Monday, June 10, 2024 1:28:46 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Dear Council President Jalai and City Councilmembers:

I am writing to you today to ask that you support the Lee and Penny Anderson multipurpose arena. As a proud graduate of the class of 2010, I'm excited to see that St. Thomas continues to grow as a university and is committed to expanding their academic excellence on a larger scale. As an alum, I know that my education extended beyond the classroom. The relationships that I created among my peers has lasted well past commencement and has continued through my adult life. I know that attending games and other events are integral to the personal growth of young people and their future should not be compromised by a small group of neighbors who oppose change in their neighborhood.

The transition to D-1 will only bring more national recognition to the university and create a broader sense of community across the city. I am excited to see how this arena will shape future enrollment and bring the much-needed economic development to the City of St. Paul. It seems like a practical decision to build the arena on campus instead of on University Avenue or an industrial area, as suggested by the opposers. It will be more accessible and better for the environment for students to walk to the games.

It's also important to recognize that the university is not asking for any special permits or exceptions to the City's regulations. St. Thomas is taking a balanced approach to this development by demolishing three old and inefficient buildings to construct a state-of-the-art multipurpose arena that will be LEED certified, an exceptional standard that demonstrates sustainable building design and construction.

Many graduates call St. Paul home now and we feel that our experiences at St. Thomas contributed to us remaining in the city. We understand that there will be impacts to the surrounding community, but St. Thomas has been engaged with neighbors every step of the way, hosting over 20 community engagement sessions. St. Thomas has always been committed to building exceptional facilities and this arena will be no different. The University of St. Thomas has been in existence for 140 years and will continue to be an anchor institution for the next 140. Council President Jalai, I asked that you and your colleagues deny the appeal and let St. Thomas continue the development of the Lee and Penny Anderson Arena.

Thank you for your time.

Please feel free to contact me with any questions regarding my support.

Best,  
Nancy (Nguyen) Lewer  
University of St. Thomas Alumni Class of 2010  
Current Resident of St. Paul/White Bear Lake

**Nancy Lewer**  
Office Manager  
 (612) 225-2967 (612) 325-3433  
 [nancy.lewer@saul.com](mailto:nancy.lewer@saul.com)

**SAUL EWING**  
LLP

33 South 6th Street Suite 4750  
Minneapolis, MN 55402

"Saul Ewing LLP (saul.com)" has made the following annotations:

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This e-mail may contain privileged, confidential, copyrighted, or other legally protected information. If you are not the intended recipient (even if the e-mail address is yours), you may not use, copy, or retransmit it. If you have received this by mistake please notify us by return e-mail, then delete.

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**From:** [Max Huber](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** UST Arena  
**Date:** Monday, June 10, 2024 3:30:01 PM

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Max Huber, 687 Mount Curve Blvd, St Paul, MN 55116  
University of St. Thomas 2260 Summit Avenue Appeal File #: 24-039-050 Site Plan File #:  
23-079-985

I am in support of the new UST Arena. It is the major University in our area of Highland Park and Mac Groveland. It is a vibrant University that has a huge economic impact on the area and the arena will increase that.

I am a proponent of Universities and college sports. There are so many reasons to build this and they greatly outweigh the small handful of negatives that the opposition brings up.

Please let this move forward. Enough is enough.

Max Huber  
612.396.3828

**From:** [\\*CI-StPaul\\_CC-Ward5](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Oppose St. Thomas 5,500 Sports and Entertainment Center over Environmental and Sustainability Concerns  
**Date:** Tuesday, June 11, 2024 3:37:23 PM

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**From:** K <kjames725@aol.com>  
**Sent:** Monday, June 10, 2024 8:02 PM  
**To:** #CI-StPaul\_Ward5 <Ward5@ci.stpaul.mn.us>  
**Subject:** Fw: Oppose St. Thomas 5,500 Sports and Entertainment Center over Environmental and Sustainability Concerns

**Think Before You Click:** This email originated **outside** our organization.

Dear Councilmember Kim,

We are writing to ask you to oppose the site plan for the proposed St. Thomas 5,500 Sports and Entertainment Center due to environmental concerns. While the site plan is consistent with current ordinances relating to construction, we believe it is inconsistent with the City of St. Paul's sustainability goals.

Traffic will increase dramatically around residential streets and alleys as visitors search for parking and stalled traffic diverts to less congestive corridors. This will increase greenhouse gases in our residential neighborhoods and poses a significant threat to pedestrian traffic. Traffic will be backed up on Cretin both before and after events. In addition, there is no accessible rapid transit and bus schedules and transfers will be affected. At this point, there is not a reasonable, workable traffic management plan.

This proposal is not "pedestrian friendly" and it is certainly not neighborhood friendly.

Please vote against approval.

Karen James and John Kingrey  
2258 Fairmount Ave.