

# 27



## Mn Adult & Teen Challenge

October 16, 2012

We, the undersigned, understand that the Talitha Cumi Women's Home requires a strong network of caring individuals and service providers if it is to help create systemic change, improve the community, and serve as a model of effective practices for reducing homelessness to those coming out of treatment. There is a great need for women's transitional housing.

We commit ourselves to building and strengthening that network.

Sincerely,

**Michele Schwandt**

**Michele Schwandt**

Aftercare Resource Coordinator

Mn Adult & Teen Challenge

Ph: 612.238.6537 | Fax: 612.823.4913



Mn Adult & Teen Challenge

NAME:	Address:	YES
Joel Dahlm	1097 Edgerton St	✓
Heather Dalcken	1107 Edgerton St	✓
Dorinda Tuobras	1108 Edgerton St	✓
Aaron Smith	1074 Jessie St	✓
Michelle	1088 Edgerton St	✓
Michelle Bucher		

#27



**MERRICK  
COMMUNITY  
SERVICES**

*Where People Count*

## Serving the East Side of Saint Paul since 1908

October 17, 2012

Kate Reilly  
Project Manager  
Economic Development  
City of Saint Paul, MN

Daniel A. Rodriguez  
Executive Director

Board of Directors  
2012-2013

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Imation

Frank Gurney  
Community Volunteer

Briau Kuhl  
Merrill Communications

Kathryn Sibbel  
Ecolab

Henry Wang  
Gray Plant Mooty Law Firm

For over 104 years, Merrick Community Services (MCS) mission has focused on improving the lives of East Side residents by empowering individuals and strengthening families, and promoting their independence. Throughout this time, Merrick has worked in partnership with residents, area agencies and community organizations to provide vital, core services aimed at assisting individuals and families in transition from poverty to self-sufficiency.

This letter is to inform you that Merrick Community Services will be accepting social service referrals from *Talitha Cumi Women's Home* of Saint Paul, Minnesota.

A list of community programs and services provided by Merrick Community Services includes:

- Employment Training and Counseling, Resume Development;
- GED Classes, Job Bank;
- Emergency Assistance, Resource Referral (Bridges to Benefits);
- Family Support Services; Parenting Education;
- and, Youth and Family Engagement Programs.

We look forward to working with Talitha Cumi Women's Home and assisting their clients as part of Merrick's Community Referral Services. If you have any additional questions, please do not hesitate to contact me at 651-771-9339, ext. 1014.

Sincerely,

Mary C. Vidas, Associate Director  
Acting Director of Programs and Services  
Merrick Community Services  
Phone: 651-771-9339  
[mvidas@merrickcs.org](mailto:mvidas@merrickcs.org)

cc: Daniel A. Rodriguez, Executive Director, MCS  
Linda Coleman, Manager, Youth and Family Services MCS

Merrick Community Center  
715 Edgerton Street  
Saint Paul MN 55130  
(651) 771-9339

Hudson Road Food Shelf  
1075 Hudson Road  
Saint Paul MN 55106  
Phone (651) 772-2313

Roosevelt Homes Food Shelf  
1575 Ames Avenue  
Saint Paul MN 55106  
Phone (651) 774-9647

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Minnesota Business Name

**Delivered Heart Ministries**

Business Type

**Nonprofit Corporation (Domestic)**

MN Statute

**317A**

File Number

**1549138-2**

Home Jurisdiction

**Minnesota**

Filing Date

**12/01/2005**

Status

**Active / In Good Standing**

Renewal Due Date:

**12/31/2012**

Registered Office Address

**3375 Lexington Ave S #324  
Eagan MN 55123  
USA**

Registered Agent(s)

**(Optional) None provided**

President

**Irene Stockett  
3575 Lexington Ave South # 337  
Eagan MN 55123  
USA**

[Filing History](#)

[Renewal History](#)

# PAYNE PHALEN DISTRICT FIVE #27 PLANNING COUNCIL

STRONG  SAFE  WELCOMING  CONNECTED  NEIGHBORHOODS

October 17, 2012

Council President Lantry and Members of the City Council  
Saint Paul City Council - City Council Chambers  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

**RE: #12-109-208 Pastor Irene Stockett - Conditional use permit for transitional housing for up to 6 residents, including the owner, with modification to exceed planning district density standard by 2 residents. 1093 Edgerton Street between Jessamine and Magnolia.**

Dear Council President Lantry and Members of the City Council:

The Payne Phalen District Five Planning Council objects to and appeals to the City Council the matter of the Planning Commission and its Zoning Committee's decision regarding the 1093 application for transitional housing.

The applicant was unable to attend the District Council land use meetings that neighbors attended to discuss the plan. The materials that the applicant provided to CPED raised more questions than were answered about the intent and scope of the planned program. This is an untested venture and a new venture for this applicant.

District Five respects time-tested transitional housing providers such as Union Gospel Mission, and Theresa Living Center which operate in District Five. These facilities perform well and have worked with the District Five Planning Council to address community issues or concerns. District Five recognizes and appreciates the need for transitional housing – as evidenced by the fact that Payne Phalen Planning District is near its lawful cap on transitional housing beds.

The density cap exists as an assurance of balanced housing types in a neighborhood. It offers protection against a chaotic or disorderly mix of housing and the over-concentration of need in any area of Saint Paul.

The District Five Council strenuously objects to the Planning Commission's arbitrary override of the existing code to approve this application. There is nothing extraordinary about this proposal which merits a suspension of the density cap in District Five. In fact, we retain serious concerns about the likelihood of success in this venture and the consequences to the neighborhood if a CUP is granted. The

506 KENNY ROAD, SUITE 130, SAINT PAUL, MINNESOTA 55130-4554

TEL # (651) 774-5234  FAX # (651) 774-9745

E-MAIL: DISTRICT5@PAYNEPHALEN.ORG

WWW.PAYNEPHALEN.ORG

property is a registered Category 2 Vacant house. While we applaud housing investment in our area – other uses are far more suitable for the orderly development of the neighborhood.

We ask that the City Council grant this appeal and not set an extraordinary precedent of ignoring existing code.

Sincerely,

Christian Schweitzer

CPED Committee

On Behalf of the Payne Phalen District Five Planning Council Board of Directors

TALITHA CUMI WOMENS HOME

Also Known As:  
3575 Lexington Ave S Apt 324  
Eagan, MN 55123

*Institutional funders should note that an organization's inclusion on guidestar.org does not satisfy IRS Rev. Proc. 2011-33 for verifying charitable status and identifying supporting organizations.*

Contact Information

TALITHA CUMI WOMENS HOME

Also Known As:

Physical Address: Eagan, MN 55123

[Register for free to see this organization's full address, telephone number, Web site, and more!](#)

At A Glance

Formerly Known As:

Category (NTEE):

I Crime, Legal Related /I31 (Transitional Care, Half-Way House for Offenders/Ex-Offenders)

Mission Statement

Impact Statement

This organization has not provided an impact statement.

Background Statement

Financial Data

[FAQs on Financial Data](#) | [Digitizing IRS Form 990 Data](#)

[Login or register](#) to view this information.

Revenue and Expenses

[Login or register](#) to view this information.

Balance Sheet

Subscribe to [GuideStar Premium](#) to view this information, if available.

Forms 990 Received from the IRS

[Login or register](#) to view this information.

Forms 990 Provided by the Nonprofit

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Financial Statements

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Annual Reports

[Login or register](#) to view this information.

Formation Documents

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Program:

Budget: --

Category:

Population Served:

Program Description:

Program Long-Term Success:

Program Short-Term Success:

Program Success Monitored by:

Program Success Examples:

### Funding Needs

### Volunteer Needs

### Request for In-Kind Contributions <sup>2</sup>

### Organizational Statistics

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### Chief Executive

### Board Chair

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### News <sup>2</sup>



# Appeal on 1093 Edgerton – Payne Phalen District 5 Planning Council

Reference #		
1	<p>The applicant, Pastor Irene Stockett, wishes to establish this property as a transitional housing facility. The facility will house up to five single women that have completed programs at Minnesota Teen Challenge or are referred by South Metro Human Services as well as Pastor Stockett as the owner.</p> <p>The applicant will have a Group Residential Housing agreement with Ramsey County, which will help support the program. A resource center, life coaching, and meals will be provided for the residents. Residents will live in the property until they can find housing of their own</p>	<p>District 5 notes the applicant has two MN registered nonprofits in her name (Eagan, MN). Delivered Heart Ministries and Talitha Cumi Womens Home. Residents retain unanswered questions regarding the business and funding structure of this project.</p> <p>The purpose on file with Guidestar for these nonprofits is listed as: Crime Legal related/131 Transitional Care/Half-way House for Offenders/Ex-Offenders.</p> <p>Of the five letters of support submitted to the Zoning Committee - four out of five letters clearly reference an intent to work with offenders/ex-offenders coming out of incarceration. The applicant has confirmed to District Five that this is her intent.</p> <p>(We note that in Planning Commission minutes – some Commissioners understood this to be a sober house).</p>
2	<p><b>2. §65.159 lists six standards that transitional housing facilities must satisfy. Standards (a), (b), (c), (d), and (e) apply in this case.</b></p>	
2a	<p>(a) In residential, traditional neighborhood and OS-B2 business districts, a conditional use permit is required for facilities serving more than four (4) adults facility residents and minor children in their care. This condition is met. The applicant has applied for a conditional use permit for five (5) residents and states that she will also live on site.</p>	
2b	<p>b) In RL-RT2 residential districts, the facility shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other transitional housing facility with more than four (4) adult facility residents, licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents or overnight shelter.</p> <p>This condition is met. There are no other transitional housing facilities, licensed community</p>	<p>To our knowledge, this condition is met.</p> <p>Note: The Union Gospel Mission with 260 beds is located within one mile of this address.</p>

# Appeal on 1093 Edgerton – Payne Phalen District 5 Planning Council

	residential facilities, emergency housing facilities, shelters for battered persons or overnight shelters within 1,320 feet of the property.	
2c	<p>(c) Except in B4-B5 business districts, the facility shall not be located in a planning district in which one (1) percent or more of the population lives in licensed community residential facilities, emergency housing facilities, shelters for battered persons with more than four (4) adult facility residents, overnight shelters, and/or transitional housing facilities with more than four (4) residents. This condition is not met. According to records from the Department of Safety and Inspections and the Department of Planning and Economic Development there are six community residential facilities in District 5 with a total of 304 residents in those facilities. The 2010 population of District 5 is 30,700, one percent of which is 307, which is the capacity of the district for community residential facilities. This leaves a balance of three residents allowed in the district. The applicant is requesting five residents and one staff, or two more than the maximum. She has requested a modification of this requirement.</p>	<p>District Five findings:</p> <p>The Planning Commission has disregarded the existing City Code which specifies a cap for each planning district in Saint Paul.</p> <p>The cap is 307 and this application would exceed the cap by 2 beds.</p> <p>14 Saint Paul planning districts are not at their cap.</p> <p>Census data remains the legally accepted standard by which many federal, state and local government programs and funding levels are assessed. District Five objects to the Zoning Committee's dismissal of this accepted measure which establishes the cap on TH.</p> <p>The cap exists as a protection for neighborhoods and for the city. There is no rational reason to make an extraordinary exception to the cap in the case of this application.</p>
2d	<p>(d) In RL-RT1 residential districts, the facility shall serve six (6) or fewer adult facility residents and minor children in their care. This condition is met. The facility will serve five residents and be managed by the owner, who will also live in the facility.</p>	<p>This condition appears to be met.</p>
2E	<p>(e) In RL-RT2 residential districts, the facility shall not be located in a two-family or multiple-family dwelling unless it occupies the entire structure. This condition is met. The home is a</p>	

# Appeal on 1093 Edgerton – Payne Phalen District 5 Planning Council

	duplex and the entire structure will be used for transitional housing.	
3	<b>3. §61.501 lists five standards that all conditional uses <u>must satisfy</u>:</b>	
3a	(a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The property falls within the Established Neighborhood designation on the Generalized Future Land Use Map, which is characterized as predominantly residential areas with single family and duplex homes, as well as some smaller scale multifamily housing.	
3b	(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The property is located in the middle of the block on Edgerton between Magnolia and Jessamine, with alley access to the rear of the property. There is a two-car garage with a parking pad for a total of three spaces behind the house.	<p>(Photos submitted) District Five finds that the existing parking pad appears too small for three cars to be parked behind the house. The house is on a hill and winter parking for residents is already congested.</p> <p>The adjacent property's parking pad would appear to be adversely affected if three cars can fit onto the 1093 Edgerton parking pad. District Five finds that there are problems with adequate ingress and egress.</p>
3c	(c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met, as the property will house up to six residents, and it is surrounded by residential uses similar in terms of scale. In addition, the building was last used as a duplex and as such could have up to eight residents on site.	<p>The Payne Phalen neighborhood envisions this area's improvement to include primarily single family owned homes and owner occupied duplexes.</p> <p>The CUP would stay with the property owner. This applicant has a Contract For Deed on the property. Concerns exist that if this venture fails the CUP will remain with the property owner and the neighborhood will not have input on future uses.</p> <p>The applicant seeks to bring this Vacant 2 property up to code. The Planning Commission has made a C of O to be condition of any CUP granted. District Five finds that the C of O compliance should be in place prior to granting a CUP – since a CUP will stay with the property if this venture fails.</p>

# Appeal on 1093 Edgerton – Payne Phalen District 5 Planning Council

		<p>This address falls in an area that is challenged by Part 1 and Quality of Life Crimes (See police stat maps for 2011). District Five finds it questionable to place vulnerable adults in an area that is struggling with issues of narcotics sales, and quality of life crimes.</p> <p>(Photos taken 10-17-2012 show debris and old tires littering the property).</p>
3d	<p>(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The proposed will put this formerly vacant home into use again.</p>	<p>The City has funded the District Five Planning Council and other development agencies in the area to develop criteria for the redevelopment, rehab, or demolition of registered vacant properties. This use is not consistent with the plans emerging from this Invest Saint Paul community planning process.</p> <p>This use of this Category 2 Vacant house does not conform to the vision and plans of the local neighborhood for its future.</p> <p>District Five finds has high standards and expects that development standards are uniformly applied across Saint Paul.</p>
3e	<p>(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. The applicant has agreed to comply with the Code Compliance Letter from the Department of Safety and Inspections.</p>	<p>No Certificate of Occupancy has been granted as of 10-17-2012 and applicable regulations are not currently being addressed.</p> <p>Photos taken 10-17-2012 show debris and old tires littering the property.</p> <p>District Five finds that an enforceable C of O compliance should be in place prior to granting a CUP –a CUP will stay with the property if this venture fails.</p>
4	<p>The planning commission may approve <b>modifications of special conditions</b> when specific criteria of §61.502 are met: strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community</p>	<p>District Five strenuously objects to a decision to disregard the existing Saint Paul code and the Planning Commissions' decision to make an extraordinary exception to allow this use.</p> <p>A cap on transitional housing exists as a protection for neighborhoods seeking a balance of housing types and uses.</p> <p>Unlike other experienced providers for transitional housing - this applicant has NO track record of managing property and transitional housing.</p>

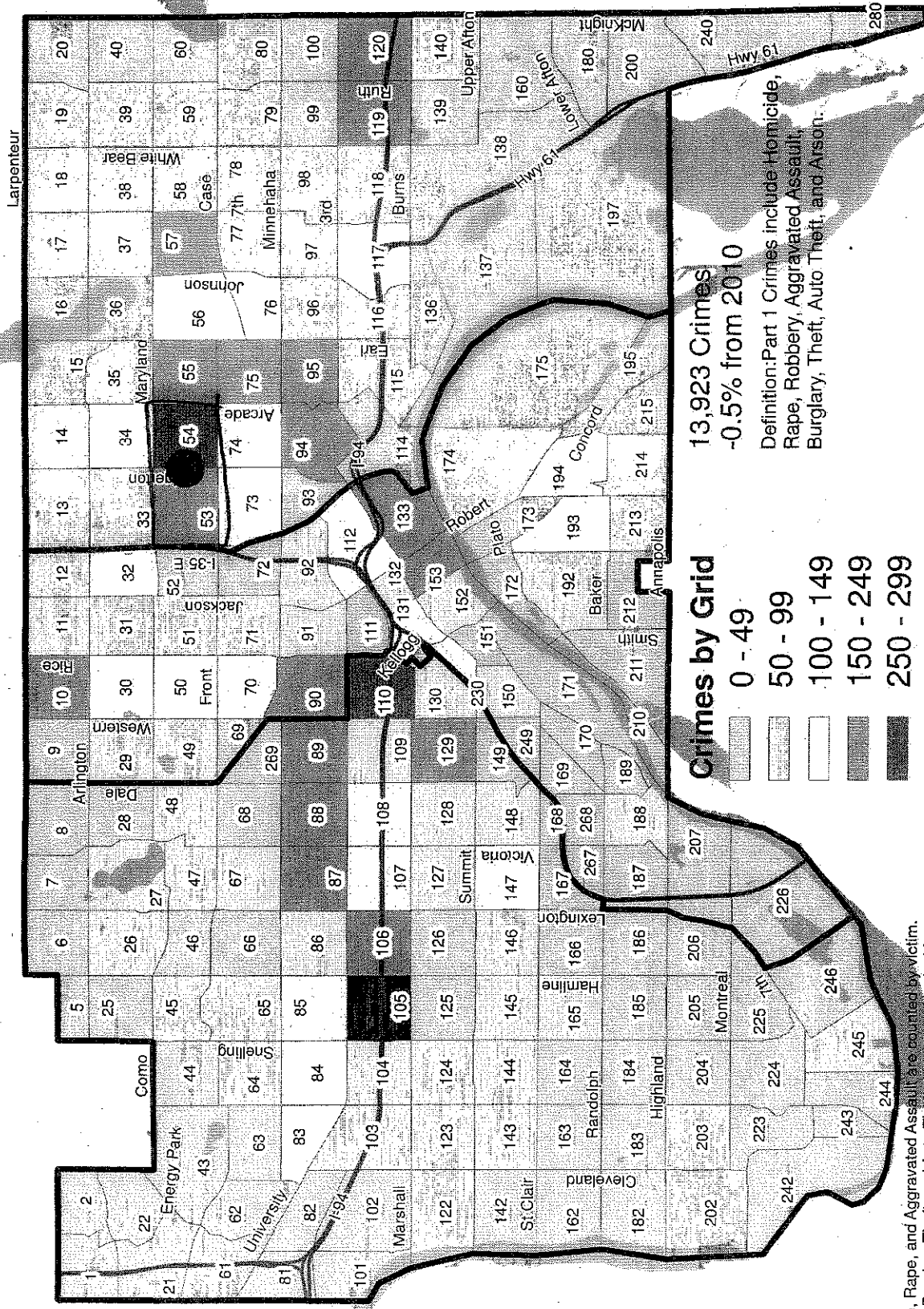
# Appeal on 1093 Edgerton – Payne Phalen District 5 Planning Council

	<p>and is consistent with reasonable enjoyment of adjacent property. This finding is met</p>	<p>District Five strongly objects to throwing away the controls in place to provide an opportunity to an untested, unknown venture.</p> <p>There is NO real hardship or unreasonable limit to this applicant and owner.</p>
<p>4</p>	<p>Strict application of this condition would unreasonably limit or prevent otherwise lawful use of this property. A community residential facility with only three residents is not likely to be sustainable financially, and limiting the applicant to three residents would be unreasonable</p>	<p>The neighborhood is not responsible for making this transitional housing facility financially sustainable at this location.</p> <p>An increase in the property owner's revenue is an inappropriate reason for making the first exception to the City's cap on transitional housing in a planning district.</p>
	<p>In addition, the bulk of the beds in community residential facilities in District 5 are at the Union Gospel Mission. This location has a capacity of 260 beds in its facility, representing 85-percent of the beds available in District 5. This use is located in the far southwest of the district and is not proximate to the proposed use at 1093 Edgerton. The Union Gospel Mission facility is also located in an industrial zoning district and not in a residential zoning district. Having these beds in a corner of the district in an industrial zone does not over-concentrate the residential portion of the district, which is the intent of the condition that only one percent of residents in the district live in these types of facilities. This modification will not impair the intent and purpose of this condition.</p>	<p>The Union Gospel Mission is located nearby and the neighborhood is accessed by residents at this facility. Issues reported included loitering and accessing liquor stores.</p> <p>The Union Gospel Mission is a well-run, experienced provider of housing services with a strong track record. Even so, many residents strongly object to the implicit view that the Union Gospel Mission does not affect residential quality of life in the neighborhood.</p>
	<p><b>NOW, THEREFORE, BE IT RESOLVED</b>, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Irene Stockett for a Conditional Use Permit for transitional housing for five facility residents and a resident owner or resident manager, with modification to exceed the planning district density standard by two (2) residents, at 1093</p>	<p>The Payne Phalen District Five Planning Council and District Five residents voice strong objection to this resolution. The District 5 Planning Council pleads that the City Council approve this appeal and reject the application as it has been submitted.</p> <p>The neighborhood asks that the CUP not be granted and that the existing cap established by code be upheld and respected.</p>

# Appeal on 1093 Edgerton – Payne Phalen District 5 Planning Council

	<p>Edgerton Street, is hereby approved subject to the conditions that all deficiencies listed in the April 26, 2012, Code Compliance Report issued by the Department of Safety and Inspections are corrected; that a certificate of occupancy be issued for the property; and that the owner or manager of the facility continues to live on the premises.</p>	
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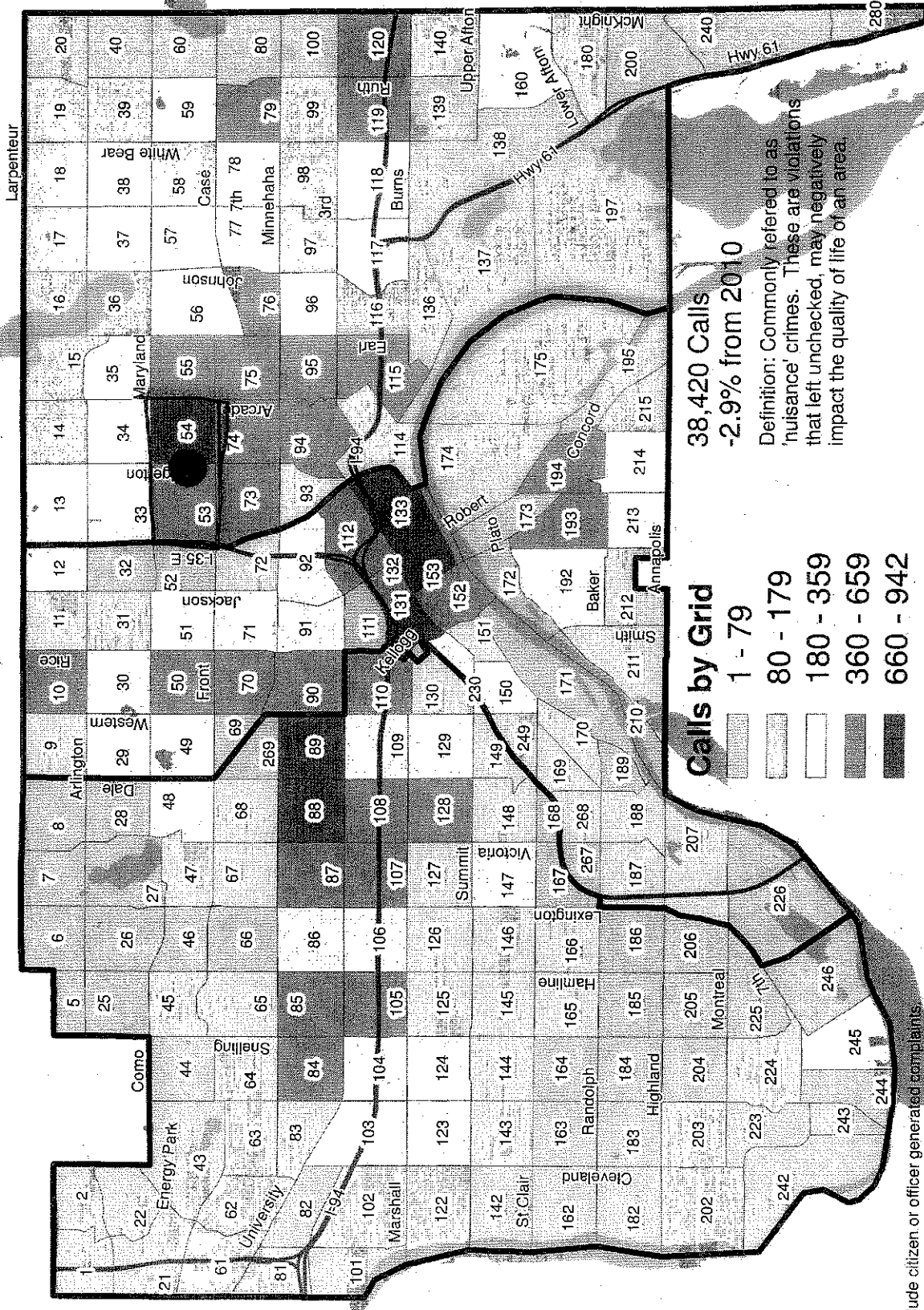
# City of Saint Paul: Part 1 Crimes: 2011



Homicide, Rape, and Aggravated Assault are counted by victim. Robbery, Burglary, Theft, and Auto Theft are counted by incident. Numbers on map refer to Saint Paul grid numbers. A grid is an area of approximately 32-40 sq blocks.

N  
 Saint Paul Police Department  
 367 Grove Street  
 Saint Paul, MN 55101  
 651-291-1117

# City of Saint Paul: Quality of Life Calls: 2011



**38,420 Calls**  
**-2.9% from 2010**

Definition: Commonly referred to as 'nuisance' crimes. These are violations that left unchecked, may negatively impact the quality of life of an area.

**Calls by Grid**

- 1 - 79
- 80 - 179
- 180 - 359
- 360 - 659
- 660 - 942

Calls include citizen or officer generated complaints. Numbers on map refer to Saint Paul grid numbers. A grid is an area of approximately 32-40 square blocks.

**N** Saint Paul Police Department  
 367 Grove Street  
 Saint Paul, MN 55101  
 651-291-1111