

**Voicemail Comments Received:**

Bill Majerus,

Re: 520 Payne. Concerned about the safety of children in the area of East 7<sup>th</sup> and Payne. Safety must be Paramount.

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Stephen Milan,

Re: 520 Payne. We don't want housing there with children. It is a bad intersection for children. Swede Hollow does not want subsidized housing there.

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Gregg Rosenberger,

Re: 520 Payne. Objects to the housing development on Payne Ave and East 7<sup>th</sup> St. Folks in the Brownstone area are totally against it. Basically, pushing businesses out of the area.

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Karen Palm,

Re: 520 Payne. Discussion at Neighborhood meetings; Traffic goes by here so fast – it's not feasible to have housing there. Not a good residential spot. Housing across the street from bar and restaurant doesn't make sense, the bar has been in the area since 1921. There are so many better spaces in St. Paul!

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Helene Benitez

Re: 520 Payne. Expressing her concerns for 60 units; that is a large complex to put on that size lot. It is an industrial location that is not safe for children. Very, Very busy intersection. Better suited for commercial building. Please do not approve this project as planned.

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Julio Benitez

Re: 520 Payne. This project is too large for the neighborhood infrastructure and location. Negative impact on the neighborhood.

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Michael McDonald

Re: 520 Payne. Attended other meeting that discussed flight path in the area. We are in the B section of the flight path; discussion was on height restrictions. The other portion that needs to be discussed is the FAA requirements is density. They only want 3 people in a building, per acre in the flight path. Totally disagree low housing in this area. There is enough people with not a lot of money running around this area. There are enough people begging for money in this area already. Requesting you wait until people can comment on this item.

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Timothy Boudreaux

Re: 520 Payne. Opposing development of low-income housing in our neighborhood. Neighborhood is already saturated; already has highest percentage of affordable housing in the entire Twin Cities. Puts a lot of pressure on resources, lack of resources, on low income individuals. He is a big supporter of low-income housing and suggests the Highland area for future low-income development as there is a large

stretch of land there in Ford Parkway. Gentrification would do it some good; spreading things out seems like the best idea. JO seems like a competent and awesome developer. Location is just a bad idea.

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Sam Tulien

Re: 520 Payne. Not for it. Would like meeting in person; should suspend decision until its physically possible to meet in person. To make sure it's the right fit for everyone.

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**Email Comment Received:**

June 8, 2020

To: The HRA Board and the Commissioners

I am writing to the Commissioners regarding the proposed designation of JO Companies, LLC as tentative Developer for the property at 520 Payne Avenue. My name is John Belpedio, resident at 536 Payne Avenue. There are multiple reasons not to move ahead with a residential high-density housing complex at this location.

I can list the reasons, why this project should not move ahead - including the safety of Seventh and Payne; The intrusion of the Fire Station across the street; the lack of adequate playground and access to educational facilities; consideration of the flightpath of aircraft from Holman Field; the proximity of a multi-family housing apartment complex to a nightclub; inadequate parking for the number of units being proposed; and the dangerous entrance and egress off of Payne avenue for motorists.

I could go on. However, I would like to request that the HRA Board of Commissioners strongly consider postponing this decision until a public hearing is held where the neighborhood and interested community members can voice their concerns. A decision of this magnitude without a public hearing gives the appearance of impropriety and serves to anger the Railroad island community. Please do the right thing at this time and table this request until such time as a public hearing can be scheduled to allow for community feedback and airing of substantive concerns regarding this proposed development.

Thank you for your honest consideration of this request.

John Belpedio