

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Kimball court and Beacon Interfaith
Date: Wednesday, December 4, 2024 9:01:55 AM

For Ord 24-33

From: Joseph Gerteis <gerte004@umn.edu>
Sent: Tuesday, December 3, 2024 07:12 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Kimball court and Beacon Interfaith

[Some people who received this message don't often get email from gerte004@umn.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Dear Councilperson Jalali,

My understanding is that Beacon Interfaith is coming before the City Council tomorrow to seek funding and approval for expansion on the city's east side. As a Midway resident, I cannot accept the level of mismanagement and lack of communication or action on the part of Beacon regarding Kimball Court. My understanding is that Beacon is also out of ordinance with Kimball Court.

I am therefore writing you to say that there should be no further funding or approval for Beacon unless and until the organization has taken care of the issues existing at and around Kimball Court.

With best wishes,

Joseph Gerteis
1668 Minnehaha Ave W
Saint Paul

From: connieford651@everyactioncustom.com on behalf of [Connie Ford](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Wednesday, December 4, 2024 8:23:56 AM

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Dear City Council Public Comment Email,

I am a community member writing with my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Thank you for your support!

Sincerely,
Connie Ford
312 Spring St Saint Paul, MN 55102-4474
connieford651@gmail.com

From: [Ann O'Keefe](#)
To: [Ann O'Keefe](#); [CouncilHearing \(CI-StPaul\)](#); [*CI-StPaul Contact-Council](#)
Subject: Zoning Case #24-078-931; December 4th, 2024; UPDATED letter
Date: Wednesday, December 4, 2024 5:58:05 AM

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Thank you, Saint Paul City Councilmembers, for the opportunity to speak today.

Over the last several months, an undeniable truth has taken shape for me and many of my neighbors living near 470 White Bear Avenue. It's a truth evidenced by an unsolicited comprehensive letter from our District Councilmember Tom Dimond. In short, ***Leaders at Beacon Interfaith Collaborative Housing and Saint Pascal Baylon Catholic Church have colluded to hide their intent to illegally spot-zone property at 470 White Bear Avenue as RM-2 medium density housing by boldly misrepresenting our support to District 1-SECO and beyond.***

Resultant traffic and parking issues, alone, would make this 53-unit, 26 parking spaced facility dangerous and unworkable. Beacon's plans, furthermore, define illegal spot-zoning, their suggested 4-story building a giant, barely fitting onto the property and squeezed amongst small single-family homes. Beacon and Saint Pascal have placed in front of city planners, a sweet, but unlawful deal. Together, they've worked to overwhelm average citizens' reliance on honesty and Minnesota State law that makes "spot-zoning" of their neighborhood illegal. It also begs the question of where spot-zoning begins and ends in the ultimate destruction of our neighborhood.

All this has been done for the Beacon conglomerate and Saint Pascal-Baylon to gain financial advantages and to make pieces of Saint Paul's 2040 Comprehensive Plan fit. It would come at the expense of a large, viable neighborhood. It has placed neighbors of very modest means in an untenable situation to form a non-profit organization to have a chance against those in power.

But, we don't believe it has to be this way. This is our plea to the members of Saint Paul's City Council: please listen to neighbor's well-thought out alternative solutions that would benefit ALL: our city, it's healthy citizens, AND those in desperate need of well-planned and adequately-funded supportive housing. Please consider the signed petition and letters, written and sent to you by more than 100 ***immediate neighbors*** of 470 White Bear Avenue for more details.

Thank you, Councilmember Sheniqua Johnson and each of you, for the work you do for our city!

Ann O'Keefe
Saint Paul

From: mdlauriers@everyactioncustom.com on behalf of [Michele Deslauriers](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Tuesday, December 3, 2024 7:21:41 PM

[You don't often get email from mdlauriers@everyactioncustom.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Public Comment Email 2,

I am a community member writing with my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Thank you for your support!

Sincerely,
Ms. Michele Deslauriers
900 Old Lexington Ave Saint Paul, MN 55116-2845
mdlauriers@gmail.com

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: 470 White Bear Ave
Date: Wednesday, December 4, 2024 3:16:34 PM
Attachments: [image001.png](#)

We received a call from Cyathea Morrison, a resident of 178 Maple Street, 55016. She expressed the importance of affordable housing and highlighted how desperately Ward 7 needs it. She called to share her support for the Beacon project. Please add this to the public record.

Thank you Greg

Sumeya Said
Executive Assistant | She/her
Councilmember Cheniqua Johnson | Ward 7
15 W Kellogg Blvd., City Hall 320-C
Saint Paul, MN 55102
P: 651.266.8673 sumeya.said@ci.stpaul.mn.us



SAINT PAUL
MINNESOTA

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Vote No on Beacon Housing Aragon Proposal
Date: Wednesday, December 4, 2024 3:07:16 PM

For Ord 24-33

From: phil manz <philmanz07@msn.com>
Sent: Wednesday, December 4, 2024 02:13 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Vote No on Beacon Housing Aragon Proposal

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Dear Council President Mitra,

Please vote no on the Beacon Housing Aragon proposal being proposed this afternoon. I think Beacon and our city would be better served if Beacon would fulfill the commitment they made in their blog post of December 7, 2002

<https://www.beaconinterfaith.org/blog/uncategorized/beacon-response-to-concerns-at-kimball-court/> that references the following statement from an October 7, 2002 blog that no longer appears separately on their website – We acknowledge and regret that our operations of Kimball Court have not been up to our own high standards, and that we did not correct these issues as quickly as we should have. As an organization, we have attempted past investments and mitigation tactics to address immediate and underlying concerns. Unfortunately, these tactics have not sustained successful outcomes. **We are committed to taking all the actions necessary to achieve successful outcomes.”** |

In the absence of a definition of successful outcomes, let me suggest that the Beacon's belief of "secure, affordable housing provides the key to safer communities, stronger families and a healthier economy" from their who we statement, <https://www.beaconinterfaith.org/> is not being achieved at and near their Kimball Court establishment at 545 Snelling Avenue North. Instead, an officer in the St. Paul Police Department made the following incident report, Case Number 24-176837 dated September 19, 2024: "I have spent the previous two months conducting concentrated patrol in area surrounding Kimball Court. The location is the hub for most of the narcotic traffic in the Western (1 of 3) Districts in St. Paul. With intensified patrol in the area the activity has spread to 1625 Sherburne, 517 Asbury, 1600 Spruce Tree, 1610 Charles, 550 N Snelling, 1562 Edmund and numerous properties in the neighborhood. All have become problem properties due to the narcotic traffic occurring at Kimball Court. Kimball Court has security, but it has done nothing to slow the traffic occurring at Kimball Court. As many of the properties owners that I listed previously have struggled to remove

problems from their properties by posting department trespassing signs, and evicting problem tenants, Kimball Court has not. As soon as squads leave the area dozens of unsheltered persons line up waiting outside the building to buy and sell narcotics... I believe that until something is done about the narcotic distribution surrounding Kimball Court the problems will only intensify...I continue to try to work with the business owners, property owners, and residents in the area to help them feel safe, and protect their properties and employees, but it is clear it has limited success under the current conditions at Kimball Court."

Sincerely,

Phil Manz
1619 Taylor Avenue West
St. Paul, Mn. 55104

612 443 7276

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: East Side HOUSING FIRST Project by Beacon Interfaith
Date: Wednesday, December 4, 2024 3:04:12 PM

For Ord 24-33

From: Joette Hamann <jojohamann62@gmail.com>
Sent: Wednesday, December 4, 2024 02:06 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: East Side HOUSING FIRST Project by Beacon Interfaith

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Council President Ms Jalali,

I urge you to oppose the Housing First project by Beacon Interfaith on the East Side of St Paul. I'm a resident of the Hamline Midway Neighborhood and have witnessed first hand Beacon's lack of accountability to their residents at Kimball Court and the Hamline Midway Neighborhood.

Given the lack of accountability and proper management of Kimball Court it is unconscionable that 16 families with children, would be housed in the same building as individuals who are struggling with addiction and other mental health issues.

I strongly urge to to oppose the advancement of this Beacon property on the East Side of St Paul, and as Council President you encourage the other Council members to do the same.

Thank you from a deeply concerned constituent!

Joette Hamann