

From: csigielski@everyactioncustom.com on behalf of [Christine Igielski](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Monday, December 2, 2024 9:34:08 PM

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

Dear City Council Public Comment Email,

I am a member of St Pascal Baylon church and am 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. Our Parish will be involved with the housing at the Aragon site and I feel it to be a good fit for the area. Even though I do not live in St. Paul I do shop there and use services in the city as well as worship in the district.

Some people in the neighborhood appear to have taken the negative activities at the troubled Beacon housing in St. Paul to launch an anti -Aragon attack, but is the comparison fair? Aragon is planned as housing for low income working families with just a few apartments geared for homeless people, and/or those needing supportive services. Comments on worry over drug or amphetamine usage increasing in the area doesn't address what might be happening already among existing neighbors neighbors-how would anyone know? It is Not fair to paint all newcomers with one negative brush with no real information to counter the accusations. Real estate issues are always in flux so who can know what might happen with house values or pricing.

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,
Mrs. Christine Igielski
7194 Waterstone Ln Woodbury, MN 55125-3847
csigielski@gmail.com

From: [Agata Miszczyk](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: The Aragon Approval Comment
Date: Monday, December 2, 2024 6:18:57 PM

You don't often get email from miszczyk.agata@gmail.com. [Learn why this is important](#)

Hello City Council,

I urge the Council to **vote no to the rezoning of the lot at 470 White Bear Avenue North** for Beacon Interfaith's Aragon project, because Beacon Interfaith has shown a blatant disregard for its residents and the surrounding area when it comes to properties it manages. I live near another Beacon Interfaith managed property in St. Paul - Kimball Court. Beacon Interfaith and its partners who operate the facility have not been able to show that they can properly and safely run this facility. There have been issues for years with trash, open drug sales and use, drug paraphernalia, human waste, property crime, and more. In [2022](#) there were 400 hundred police calls to the property and Beacon Interfaith went through four different security firms that year. After the slightest improvement due to public pressure, this year it is back to being a [dire situation](#) with 200+ police calls already.

Beacon Interfaith has consistently been unable and unwilling to successfully address their issues. Their half measures include installing '[No Trespassing' signs and new lights](#), which are band-aids at best. I cannot support giving more opportunities for this entity to negatively impact the people they are trying to serve as well as the residents of this city.

I strongly urge the Council to vote no or delay this vote until a time when Beacon Interfaith can prove to the City, its residents, and the residents of Beacon Interfaith properties - especially Kimball Court - that it can successfully and safely manage and operate such properties, or until a different developer for the project can be found. Until that time, I believe it is in the City's and residents' best interest to deny this project for Beacon Interfaith, specifically.

Agata
Ward 4 Resident

From: [Jonathan Frisch](#)
To: [*CI-StPaul_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: Zoning Case #24-078-931 (470 White Bear Avenue)
Date: Tuesday, December 3, 2024 1:15:21 AM
Attachments: [Petition 2024December2.pdf](#)
[Spam letters.pdf](#)

Some people who received this message don't often get email from jonathanrfrisch@gmail.com. [Learn why this is important](#)

Dear Council Members,

This message is an update on the community feedback you requested at the last meeting regarding the proposed rezoning of 470 White Bear Avenue. Please see the attached petition in opposition to the rezoning. I have also attached a file ("Spam letters") with an updated list of rezoning supporters and their distances from 470 White Bear Avenue. The list includes only people who sent emails after the last update.

As shown in a previous communication, the "community support" touted by Beacon for rezoning 470 White Bear Avenue and granting them a CUP is non-existent. When the SECO Land Use Committee expressed concern that 2/3 of the supporting letters were from outside of Saint Paul, Beacon felt compelled to show they have local support. This new batch of letters managed to get their outside support down to about 36% of their total support, so it appears they are making some progress. To accomplish this, they employed a spam service (everyactioncustom.com) to send prewritten messages to the City Council. The "senders" (many listed in the attached file "Spam letters") chose from templates, and in most cases, did not even modify the opening, let alone the content of the message. If you take the time to read the messages, you will find nonsense salutations like, "*Dear City Council Public Comment Email 2*". I don't know who should be more insulted by this drivel, the people who live in the neighborhood of 470 White Bear Avenue, or the Council Members who are expected to believe these communications represent a groundswell of support for Beacon's proposed facility.

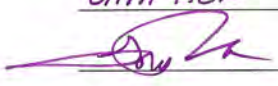
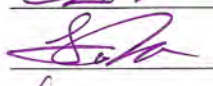
Additionally, when examining the addresses of those who had the courage to list them, you will find that their average driving distance from 470 White Bear Avenue is 7.0 miles, so once again, we see that Beacon has no local support, despite their best efforts to make it appear that they do. On the other hand, the large-scale opposition is purely local, with the average walking distance to the homes of the 128 people who signed the petition opposing the facility being less than a quarter mile. In fact, the immediate neighborhood is so concerned with the effects of rezoning and granting Beacon a CUP, that on the advice of legal counsel, they have incorporated a non-profit organization (The Saint Pascal Neighborhood Association) with standing to file suit if necessitated by the City Council voting to approve spot zoning.

Best regards,

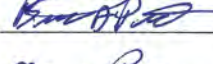
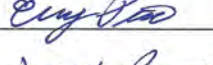
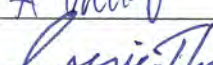
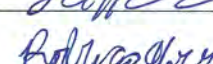
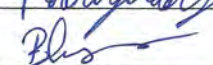
Jonathan Frisch
1816 Conway Street

Petition Opposing Rezoning and CUP

We, the undersigned, live in the neighborhood of the parcel at 470 White Bear Avenue in Saint Paul, Minnesota. We oppose any attempts to subdivide and/or rezone the parcel on the basis that doing so would be spot zoning, because it would reclassify the parcel to something totally different than the surrounding area and benefit only the owner of the parcel, while negatively impacting our property values and quality of life. Furthermore, we oppose granting Beacon a CUP for a supportive housing facility, because they have shown they are incapable of safely managing the facilities they already own.

Name	Address	Signature	Date
David Sepeda	1361 Barclay St	David Sepeda	10-19-2024
Ann Selbitschka	2005 3rd St	AS	10-19-2024
CHIA HER	1794 Fremont Ave E	Chia Her	10-19-24
	1794 Fremont Ave. E		10-19-24
Austin	1794 Fremont Ave. E		10-19-24
Ed Thorson	544 White Br. Ave	Ed Thorson	10-19-24
Ted Thorson	1794 Fremont Ave. E	Ted Thorson	10-19-24
David Zimmer	560 WHITE BEAR AVE.	David Zimmer	10-19-24
Ken Orloske	564 " " "	Ken Orloske	10-19-24
Lafaurus Bowen	588 White Bear Ave	Lafaurus Bowen	10-19-24
Chiyethi Sio	567 White Bear Ave	Chiyethi Sio	10/19/24
Noel Adjoko	561 White Bear Ave	Noel Adjoko	10/19/24
Linda Adjoko	561 White Bear Ave	Linda Adjoko	10/19/24
Wanwan Ma	548 White Bear	Wanwan Ma	10/19/24
Poua Khang	548 White Bear	Poua Khang	10/19/24
Billy Chang	1759 Fremont Ave	Billy Chang	10/19/24
Tou Chang	1759 Fremont Ave	Tou Chang	10/19/24
Mai Ger Xiong	1733 Fremont Ave	Mai Ger Xiong	10/19/24

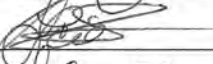
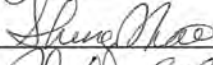
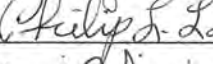
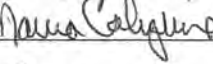
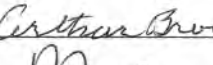
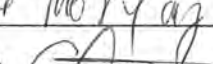
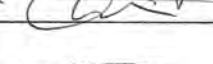
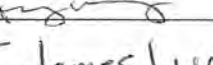
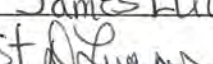
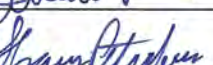
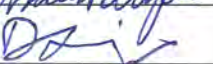
We, the undersigned, live in the neighborhood of the parcel at 470 White Bear Avenue in Saint Paul, Minnesota. We oppose any attempts to subdivide and/or rezone the parcel on the basis that doing so would be spot zoning, because it would reclassify the parcel to something totally different than the surrounding area and benefit only the owner of the parcel, while negatively impacting our property values and quality of life. Furthermore, we oppose granting Beacon a CUP for a supportive housing facility, because they have shown they are incapable of safely managing the facilities they already own.

Name	Address	Signature	Date
Latic Kantrod	1722 4 th St. E		10/19/24
Noel Cohen	1705 Fremont Ave		10/19/24
Zar Vang	1695 Fremont Ave		10/19/2024
Vana Vang	1675 Fremont Ave		10/19/2024
Bruce Pettis	1668 Fremont Ave		10/19/2024
Cindy Pettig	1668 Fremont Ave		10/19/2024
Josh Pettis	1668 Fremont Ave		10/19/2024
Vue Lee	1674 Fremont Ave		10/19/2024
A Vang	1666 Fremont		10/19-24
Jessica Thao	1690 Fremont		10/19/24
Tony Her	1696 Fremont Ave		10/19/24
Rodrigo Abrego	1700 Fremont Ave		10/19/24
Bia Chang	1705 3 rd St Ave		10/19/24
Jeffrie Gallyly	1701 3 rd St E, Saint Paul		10/19/24
Mary Heatherton	1676 3 rd St E.		10-19-24
Abby Carter	1677 Conway St		10/19/24
Ian Myles	1677 Conway St		10/19/24
Phil Hoffman	1660 Conway St		10/19/24

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Name	Address	Signature	Date
H9F50 HIRSI	467 Van Dyke St	[Signature]	10/3/2024
omar ALI	467 Van Dyke St	[Signature]	10/3/2024
nam Chavang	427 Van Dyke St	[Signature]	10-3-24
Watt [Signature]	441 Van Dyke	[Signature]	10-3-24
Andrea Sakny	463 Van Dyke	[Signature]	10-4-24
Kung Lee	1821 Wilson Ave	[Signature]	10/4/24
Mary Moma	1821 Wilson Ave	[Signature]	10-04-24
Nao Xiang	1815 Wilson Ave	[Signature]	10-5-24
Nou Vang	1797 Wilson Ave	[Signature]	10-5-2024
JOSE Jirangs	430 White Bear Ave	JOSE Jirangs	10/5/2024
Tom Wondra	461 White Bear Ave	Thomas Wondra	10/5/2024
Francisco Vega	461 White Bear Ave	[Signature]	10-5-2024
ZELDA COLLINS	465 White Bear Ave N	Zelda Collins	10-5-2024
ERIC COLLINS	465 White Bear Ave N	Eric Collins	10-5-2024
Anny Tran	477 White Bear Ave N	[Signature]	10-5-2024
Thao Nguyen		Thao Nguyen	
Bao Tran		Bao Tran	
Amie Tran		Amie Tran	

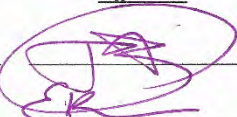
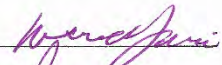
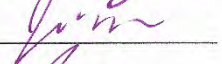
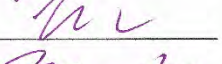
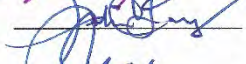
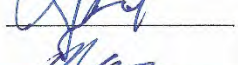
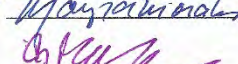
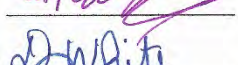
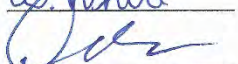
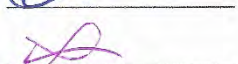
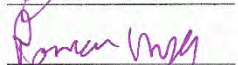
We, the undersigned, live in the neighborhood of the parcel at 470 White Bear Avenue in Saint Paul, Minnesota. We oppose any attempts to subdivide and/or rezone the parcel on the basis that doing so would be spot zoning, because it would reclassify the parcel to something totally different than the surrounding area and benefit only the owner of the parcel, while negatively impacting our property values and quality of life.

Name	Address	Signature	Date
Hana Lora	1856 Conway St.		10/3/2024
Carlos Sanchez	477 White Bear Ave		10/5/2024
LEIE STEVENSON	1754 CONWAY ST.		10/5/2024
Sheng Thao	1748 Conway St		10/5/2024
Philip Lay	1736 Conway		10-5-2024
Marcia Caliguire	1742 Conway St		10-5-2024
Arthur Brown	1730 Conway St		10/5-2024
Pajee Larson	1880 Old Hudson Rd		10/05/24
Karlo Lucsm	520 White Bear Ave		10/05/24
Mor Yang	520 White Bear Ave		10/5/24
Chee MONG	520 White Bear Ave		10/05/24
Englarz	1814 Margaret St		10.5.24
James Lucas	520 Van Dyke St		10-5-24
Diane Lucas	520 Van Dyke St		10-5-24
Victoria Peterfesso	458 White Bear Ave		10/11/24
Shawn Peterfesso	458 White Bear Ave		10/14/24
Dang Xiong	1824 3rd st		10/19/2024
Sarah Lee	1824 3rd St. E.		10/19/24

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Name	Address	Signature	Date
Jennifer Harrington	1816 Conway St. ^{SP 5519}		10-1-24
Sheila Bell	475 Van Dyke St.		10-1-24
T Campbell	449 van dyke ^{SP 5519}		10/2/24
B Campbell	449 Van Dyke St ⁵⁵¹⁹		10/2/24
Anna Tarsky Grogan	462 Van Dyke St		10/2/24
Michael Czaplewski	466 Van Dyke St ⁵⁵¹⁹		10/2/24
Shellie Czaplewski	466 Van Dyke St		10-2-24
Jonathan Fried	1816 Conway St		10/2/24
Nate Reiter	1818 E. 3rd St		10/2/24
Xee Reiter	1818 E. 3rd St.		10/02/24
Thomas O'Keefe	1808 E 3rd St		10/02/24
Ann E. O'Keefe	1808 E 3rd St		10/2/24
(Ann E. O'Keefe)			
Zeliffinger	466 White Bear Ave N		10/2/24
Mah Xiong	1809 3rd St E ⁵⁵¹⁹ St Paul		10/2/24
Michael L Masters	1800 2nd St E ⁵⁵¹⁹		10/2/24
Meghan Masters	1800 3rd St E ⁵⁵¹⁹		10/2/24
Michael Kiteck	1825 3rd St E ⁵⁵¹⁹		10/2/24
Pat Sofie	441 Van Dyke St		10/2/24

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Name	Address	Signature	Date
Damon Briley	1166 Conway St		10/19/24
ERICA ROMO	1166 Conway St		10/19/24
Marcia Jaine	1682 Conway		10/19/24
Spencer	1708 Conway		10/19/24
JM	1708 Conway		10/19/24
Mark	1728 Conway		10/19/24
Gracie	1728 Conway		10/19/24
Julie Lay	1736 Conway St.		10/19/24
Jason A	1373 Wilson		10/19/24
Elfego Morales	1861 Conway St		10-26-24
Marya Morales	1861 Conway St		10-26-24
Charmel	1605 Conway St		10-26-24
Dominique White	1891 Conway St		10/20/24
David	1895 Conway		10/26/24
Robert M. Vandy	1878 3rd St.		10/26/24
Roman	1898 3rd St E		10-26-24
Robin Matyja	1882 3rd St. E		10/26/24
Lucas	1886 Conway St		11/2/24

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Name	Address	Signature	Date
Jesus Flores	1841 Conway St	[Signature]	11-2-24
Ruth Flores	1841 Conway St	[Signature]	11-02-24
Jessica Ramirez	478 Van Dyke St	[Signature]	11-02-24
Ervin Ramirez	478 Van Dyke St	[Signature]	11-02-24
Damon Vee	456 Van Dyke St	[Signature]	11-02-24
Sammy [unclear]	532 White Bear Ave N	[Signature]	11-12-24
Ronken [unclear]	379 Campus	[Signature]	11-12-24
Jennie Brinson	1757 Euclid St	[Signature]	11-15-24
Steve [unclear]	1757 Euclid St	[Signature]	11-13-24
Dominik London	1757 Euclid St	[Signature]	11-13-24
Darryl Stinson	1757 Euclid St	[Signature]	11/15/24
Phillip Manglar	453 Van Dyke St	[Signature]	11/17/24
Carol [unclear]	587 Hazel St	[Signature]	11-28-24
Jim [unclear]	597 White Bear Ave	[Signature]	11-28-24
Michelle [unclear]	1800 31 st St E	[Signature]	11-28-24
Jill Crisler	1533 Conway St	[Signature]	11/29/24
Faith Lowell	1813 E. 3 rd St	[Signature]	11/29/24
Lauren O'Keefe	424 Quintan Ave S	[Signature]	11/30/24

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Name	Address	Signature	Date
Matthews Bauer	230 Bates Ave		11/30/24
Campes Valentine	1816 Conway Street		12/02/24

This is a list of people who sent letters supporting rezoning 470 White Bear Avenue and granting Beacon Interfaith a CUP for a supportive housing facility serving more than sixteen facility residents. The distances shown are shortest driving routes from their addresses to 470 White Bear Avenue. With few exceptions, everyone on this list sent prewritten emails through everyactioncustom.com, a spam service utilized by Beacon to generate an illusion of community support.

Tim Wulling	1495 Raymond Ave	12.2 miles
Leon and Elaine Oman	1865 Laurel Ave	8.6 miles
Bruce Eldevik	1473 Hamline Ave N	7.6 miles
Christine Kwong	2265 Luther Pl	11.1 miles
Barb Anderson	8960 Xylite St NE (Blaine)	19.5 miles
Mary Huettl	6849 Thames Rd (Woodbury)	6.5 miles
Kathryn Lamp	1544 Fairmount Ave	8.2 miles
Elizabeth Burr	2025 Fairmount Ave	9.3 miles
Mary Jean Mulherin	1840 University Ave W	8.5 miles
Dutton Foster	1882 Goodrich Ave	9.1 miles
Kristen Lund	1700 Portland Ave	8.4 miles
Dayna Kennedy	1606 Minnehaha Ave W	8.5 miles
Jeanne and Terry Bailey	22 Miller Crest Lane	1.2 miles
Inna Collier Paske	3701 Ashbury Rd (Eagan)	15.6 miles
Gayl Gustafson	229 Earl St	2.1 miles
John Slade	3 Linder Court	0.7 miles
Phillip Romine	797 Summit Ave	6.6 miles
Trina Uttley	2139 Lower Saint Dennis Rd	9.5 miles
Louis Offstein	1355 Phalen Blvd	2.5 miles
Heidi Goldman-Gray	1889 Rome Ave	9.8 miles
Julianne Ludden	1607 Burns Ave	0.9 miles
Fritz Bimberg	1912 Roblyn Ave	8.7 miles
Kathryn Strom	1326 Lincoln Ave	7.8 miles
Lynnette Black	1887 Arona St (Falcon Heights)	11.1 miles
Mary Trcka	2181 Ross Ave E	1.6 miles

Leo and Kristine Stadler	2663 Margaret Ave E	2.4 miles
Mary Hageman	2444 McMenemy St (Little Canada)	7.3 miles
Carla Hibbison	2605 Belmont Ln E (North Saint Paul)	5.1 miles
Anna McCallum	1544 Upper Afton Rd	1.4 miles
John Cook	514 Humboldt Ave	5.5 miles
Jacquelyn Bush	489 Sterling St S (Maplewood)	3.6 miles
Terry Hawkins	603 Burlington Rd	3.1 miles
Karen Shanley	10379 Lancaster Cove (Woodbury)	9.0 miles
Sue Singer	1480 Randolph Ave	8.1 miles
Jim Reisdorf	1649 Euclid St	0.4 miles
Gunnar Aas	14** Edmund Ave W	7.7 miles
Maureen Smith	1145 Ryan Ave W (Roseville)	9.9 miles
Michele Fisch	1490 Sargent Ave	7.9 miles

From: [Thomas O'Keefe](#)
To: [*CI-StPaul](#), [Contact-Council](#), [CouncilHearing \(CI-StPaul\)](#)
Subject: 740 White Bear Ave.
Date: Tuesday, December 3, 2024 11:25:23 AM

Some people who received this message don't often get email from irishblueeyes7@hotmail.com. [Learn why this is important](#)

Case 3 24-078-931

Dear St. Paul City Council

My name is Thomas O'Keefe and I oppose any zoning changes to the property at 740 White Bear Ave. My address is 1808 E. 3rd St., and I have lived on 3rd Street for 69 years. Thank you for taking the time to consider the concerns of the community members.

The proposed variance change should be considered spot zoning, which is illegal under Minnesota law.

When the zoning committee approved the change, they improperly discounted the spot zoning law, stating that White Bear Avenue and 3rd Street have many apartments and duplexes on them. Between McKnight Road and downtown, 3rd St has only 3 apartment complexes [1376 3rd St. (1 mile away, 12 units), 1060 3rd St. (1.5 miles away, 12 units), and 940 3rd St. (1.7 miles away, 8 units)]. On that stretch of 3rd St, there is only one duplex [(1182 East Third St. (1.2 miles away))]. On White Bear Ave from Lower Afton to Maplewood Mall, there are 3 apartment complexes [910 White Bear Ave (1.1 miles away, 6 units), Ahern Place (1.4 miles away, 6 units), and 1335 White Bear Ave. (3 miles away, 12 units)]. There are just 3 duplexes on White Bear Avenue near Maplewood Mall.

Between the six multi-unit structures on 3rd Street and White Bear Avenue, there is a grand total of 56 units. The proposed new complex will have 53 units. This is not in character of the two cross streets and shows clear evidence that this variance should be considered spot zoning.

I have offered a solution that Beacon could consider the property at 2113 Wilson Ave. It is open land and has all the desirable criteria for the Aragon Complex and more, including:

- parking in front of the complex on Wilson
- the Sun Ray shopping center with Cub Foods and other shops and amenities less than 1 block away
- a newly constructed MTC bus terminal for all regional buses
- the Gold Line 1 block away
- a community garden on the property
- Conway playground on site

- Conway soccer fields and Dome adjacent to property
- Sun Ray Library next to building site

Most importantly, the property is in a mixed-use area of the St Paul 2040 Land Use Zoning. It could be built with a lease from St Paul on non-taxable land. The millions that were going to be used to purchase the land from St. Pascals could instead be used to build underground parking and solar panels to take the complex off the grid. There would be no zone changes required by the City Council. Beacon has the option to back out of the purchase agreement of 470 White Bear Ave with no repercussions.

In this scenario, St. Pascals could still sell the land at 470 White Bear Ave to a developer such as Habitat for Humanity for the creation of 5+ single starter family homes. These would be homes that could build generational wealth in our wonderful East Side neighborhood. It would also put the land back onto St. Paul's tax base.

One last thing. Steps of Strategy is another workforce supportive housing complex located at 1905 Wilson Ave that rents apartments to persons with chemical dependency and mental health issues. Minnesota Law states that two complexes cannot be within 1320 feet of each other. Aragon and Steps of Strategy are within 1040 feet.

Therefore, by approving the proposed complex at 470 White Bear Ave, the City Council will be breaking the Minnesota laws of

1. spot zoning
2. two facilities renting apartments to persons with chemical dependency or mental health issues operating within 1320 feet of each other, and
3. operating this type of complex within 300 feet of a school drug free zone.

Our next step if these State of Minnesota Laws are broken will be legal action with the Minnesota Attorney General.

Thank you for care and consideration.

Kindly.

Thomas O'Keefe
1808 East Third Street
Saint Paul, Minnesota
55119

From: [Victoria Grove](#)
To: [#CI-StPaul_Ward7](#); [Hello@southeastside.org](#); [*CI-StPaul_Contact-Council](#)
Subject: Zoning Case #24-078-931
Date: Tuesday, December 3, 2024 11:59:50 AM

Zoning Case #24-078-931

Hello,

My name is Victoria Peterfesso and I am at 458 White Bear Ave N in St Paul. The property address for the zoning case is: 470 White Bear Ave N St Paul Zoning case # 24-078-931

This is regarding the proposed Argon apartments at 470 White Bear Ave N

My husband and I are next to the ball field on White Bear ave where the Argon apartments are potentially going up and we strongly oppose the plans for rezoning the property to a multi-family dwelling.

This is an example of the illegal practice of spot zoning. Proposed rezoning from H2 (6 units, max 39 ft) to RM2 for building up to 4 stories

With 53 units and 26 parking spaces, I cannot fathom how that will be allowed and pushed through. It is absurd to assume that the majority of the residents will never have vehicles. My neighbors and I share the opinion that it is irresponsible to push any plan through that does not include at least 1-2 spots per unit. Residents will end up parking in the neighborhoods which is a safety risk and an inconvenience to the neighborhood. And these vehicles will have no place to go during snow emergencies.

We are also extremely concerned about the safety of the neighborhood as well as the value of our homes going down. The potential crime that comes with housing like this is not going to make our property attractive to a buyer if we do choose to try to sell because of this project.

The children that go to St Pascals use the intersection at White Bear Av & 3rd st everyday. They are out there with their crosswalk flags before and after school. I cannot fathom how the Pastor at St Pascals is in support of putting them or the church goers safety at risk by approving these plans to specifically house the recently homeless as he puts it.

We would also be essentially sharing a backyard area with the apartments as our yard is currently connected through the wooded area behind the ball field. Unless there is a proposed fence or wall going around the apartment? If not then we fear people walking through our yard/taking shortcuts through it and we do not want to have any run-ins with people on our property.

Not feeling safe in your own yard or home is a horrible feeling that I do not wish to experience. We were hoping to raise our family in this home, which we bought from my grandparents and have lifelong memories in, but if this plan goes through we will seriously be considering moving.

Beacon misled SECO and the St. Paul zoning committee regarding community outreach of the project - this came as a huge surprise to our neighbors and I.

If they were hoping for community support they do not have it. These plans absolutely do not have our, or our neighbors' support. If this rezoning does pass we will be campaigning against existing committee members before the next election.

-Victoria P

White Bear Av Neighbor

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931
Date: Tuesday, December 3, 2024 4:23:17 PM

From: Victoria Grove <victoriagrove22@gmail.com>
Sent: Tuesday, December 3, 2024 12:00 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Hello@southeastside.org; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>
Subject: Zoning Case #24-078-931

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

Zoning Case #24-078-931

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-Victoria P
White Bear Av Neighbor

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning
Date: Tuesday, December 3, 2024 4:22:53 PM

-----Original Message-----

From: Carren LaBrasseur <bossiec11@gmail.com>
Sent: Monday, November 25, 2024 11:11 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Zoning

[Some people who received this message don't often get email from bossiec11@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello there,

My name is Carren B. LaBrasseur. I live in St. Paul and I am a community member.

I am giving my thoughts and views as a community member. I wanted to express my support for the RM2 zoning for St.Pascals.

As a long time St Paulite and East side resident, I am in favor of removing the H2 zoning restrictions to allow for more units to be built on 470 white bear avenue.

Our community is in need of more affordable housing. The neighborhood is growing and the area is close to public transit which is a great thing. We have a diverse population and young families that live in St Paul and this will be beneficial to the community as a whole.

I hope this will be affordable units as indicated.

Incase of any questions feel free to call me at (651) 214-4809.

Sincerely,

Carren

Sent from my iPhone

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931
Date: Tuesday, December 3, 2024 4:20:21 PM

From: Matheus Bauer <mthsbauer243@gmail.com>
Sent: Tuesday, December 3, 2024 11:40 AM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Zoning Case #24-078-931

Some people who received this message don't often get email from mthsbauer243@gmail.com. [Learn why this is important](#)

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

Hello,

I am reaching out again to express my concern about the building that Beacon wants to build on White Bear Ave. Under current zoning laws, the lot of land that Beacon wants to build on should only be permitted for H2 zoning with a maximum of 6 single family units. The plans that Beacon has in place are only permitted under RM2 zoning. I believe that the plan that Beacon has proposed constitutes as spot zoning which is an illegal practice in Minnesota.

I also believe that Beacon has misled the city and SECO on the public support for this project. They claimed that they had 75 neighbors supporting this project which they have provided no support for when asked. They have not done an adequate job notifying members of the community and have used unethical practices to try to ram this project through. I also think that Beacon's prior track record should be considered with the way that they manage other properties such as the Kimball Court disaster in Midway.

I would also ask council member Johnson to consider her priorities for the community when voting for this legislation. I was under the impression that she was against large corporate landlords acting as tyrants in the community. I believe that Beacon fits this description. I think that allowing Beacon to proceed with this project would be detrimental to the community.

--

Matheus

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: 470 White Bear Ave
Date: Tuesday, December 3, 2024 4:19:46 PM

From: Sean Westenhofer <sean.westenhofer@ci.stpaul.mn.us>
Sent: Tuesday, December 3, 2024 6:18 AM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: 470 White Bear Ave

Morning, I am the Vice President of the Men's Club out of St. Pascal Baylon's Catholic Church as well as a city employee for DSI. Many of the members of our Men's Club are angry that the church didn't do their homework before selling to Beacon. One of the major concerns is a low income building that will bring homelessness, drugs, theft, and other problems across from a church that runs a school with Pre-K kids. The owners are not willing to stick around in that area if this building gets built and it seems like the company who is building this on this property still can't control the other property, they own Kimball Court off Snelling Ave. I personally have inspected the exterior of the property with SPPD, and the owners can't keep it clean, nor do they control the homeless, drugs or theft from the occupants. Thought you should know.

Sean

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931
Date: Tuesday, December 3, 2024 4:19:10 PM

From: Nate Reiter <reiter.way@gmail.com>
Sent: Sunday, December 1, 2024 7:43 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Hello@southeastside.org; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>
Cc: Melanie Johnson <Melanie.Johnson@ci.stpaul.mn.us>
Subject: Zoning Case #24-078-931

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

Re:
Zoning Case #24-078-931

Hello,

My name is Nate Reiter, and I live adjacent to the proposed development at 470 White Bear Ave. My address is 1818 E. 3rd St and have lived here for 18 years, and on the East Side all of my life.

First, I want to thank the City Council for laying over the rezoning vote so community members can provide feedback properly. I specifically want to thank council member Cheniqua Johnson for sending out the recent news letter further educating those affected with what the rezoning entails.

The newsletter also calls out that the Planning Commission supports the rezoning due to fitting into the city's long term plan. This unfortunately seems to be based on less than honest communications from Beacon regarding community outreach that simply did not happen.

There is a newsletter being circulated to church members only, that there was a meeting with over 75 attendees who learned about this proposal. After asking Beacon and church staff directly, no one at this meeting were actual neighbors of this property.

This proposed development is the perfect example of what "SPOT ZONING" looks like. The size of the existing lot has already been predetermined to support 6 units as "H2", and truly is not intended to be zoned as "RM2" to support 53 units as proposed.

As I have stated before in archived correspondences regarding this, our neighborhood has more than enough multi-family buildings, which contributes to a wonderfully diverse community, but adding a building on a lot that was never intended to be used in such a way should not be allowed.

I am hopeful, based on what I understand my council members vision is, that this lot will instead be used as intended as "H2" and a developer can be brought in to build housing that people can OWN, therefore contributing to the generational wealth that needs to be built upon in the East Side.

We don't need another conglomerate of investors acting as potentially absent landlords, with no equity being built besides with the shareholders.

I feel that since this is "SPOT ZONING", the city council should deny the zoning request. As stated above and in prior feedback, it is clear that Beacon has not put forth honest effort if any to notify direct neighbors of their intentions.

Instead, based on comments from SECO, this was proposed as an urgent need and that they had done plenty of community outreach, this is simply untrue.

Having a meeting to talk about the plans with members of St. Pascals is not a representation of community outreach.

At this point, there has been paperwork filed to create a community non-profit group with the intent to pursue legal action if this SPOT ZONING is approved. I certainly hope it doesn't need to get that far.

There are plenty of lots around town that are already zoned for this type of building. I only hope that if Beacon looks elsewhere, and continues doing business within our great city, that they do it more transparently and honestly.

In the meantime, it is our elected city officials that need to do the right thing by their constituents, and not by a business group pushing misinformation as the truth.

Thank you for all you do for our city and the East Side!

Sincerely,

Nate Reiter
651-357-6424

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: 430 White Bear Avenue, File # 24-056-253
Date: Tuesday, December 3, 2024 4:18:43 PM

From: Pam Baribeau <pambaribeau7@gmail.com>
Sent: Saturday, November 30, 2024 3:44 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: 430 White Bear Avenue, File # 24-056-253

Some people who received this message don't often get email from pambaribeau7@gmail.com. [Learn why this is important](#)

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

11-29-2024

Council Member Johnson,

I am writing regarding the proposed rezoning of the property at 430 White Bear Avenue.

I understand the need for safe, affordable housing for families. I was a single mom with a young son at one time. My son and I lived on the eastside (4th and White Bear); he went to school at Sheridan Elementary. He has raised his family on the eastside not far from the proposed building site and my grandson went to Sheridan. I volunteered there. I know this area.

My concern is the appropriateness of building a 4 story with 53 housing units and 26 parking spaces on this piece of land and I am concerned about the safety of the children and adults who would reside here.

White Bear Avenue and Third Street is a heavy traffic area with the posted speed limits most often exceeded and the No Turn on Red signs ignored. Both streets are snow emergency routes. Where are people going to park? In my opinion White Bear Avenue is a dangerous stretch of road. Recently at White Bear and Minnehaha my grandson and I were in a crosswalk and more than one car failed to yield to us.

Again, I understand the need for affordable housing. I get it. I just don't think this is the place to build a 4 story development. I don't believe we need the increase in population density or the increase traffic and safety concerns that would come with it.

Have there been any thoughts on Habitat for Humanity housing?

I am also cognizant of the concerns of nearby residents of a decrease in property values.

I oppose the rezoning of this property.

And one more thing, my son knew nothing about this proposal. He lives in the neighborhood.

Thank you for your time and consideration.

Sincerely,

Pam Baribeau
1561 Leone Ave
St Paul, MN 55106

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931; Request for public meeting; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul
Date: Tuesday, December 3, 2024 4:17:18 PM

From: Ann O'Keefe <aok1956@gmail.com>
Sent: Monday, November 25, 2024 6:54 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Melanie Johnson <Melanie.Johnson@ci.stpaul.mn.us>; Sumeya Said <Sumeya.Said@ci.stpaul.mn.us>; Nate Reiter <Reiter.Way@gmail.com>; JonathanFrisch@gmail.com; Thomas O'Keefe <irishblueeyes7@hotmail.com>; tdimond@q.com; Lori Jones <lamp.jones60@gmail.com>; Patricia Sofie <pat2691@comcast.net>; Victoria Grove <victoriagrove22@gmail.com>; Aromatic03@aol.com; shellie.czaplewski@gmail.com; mrczapple@yahoo.com
Subject: Zoning Case #24-078-931; Request for public meeting; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul

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

Dear Councilmember Johnson,

The immediate neighbors of 470 White Bear Avenue kindly request a meeting with you as soon as possible prior to the scheduled Saint Paul City Council meeting on December 4, 2024. We propose an evening gathering at SunRay Library or another public venue. We hope to discuss the following issues:

- Why have neighbors, several who are reliant on English as a second language, been denied public discussions to address our serious concerns? Why were most of us completely unaware of Beacon's intentions to rezone and build? Had it not been for a single member of Saint Pascal Baylon Church spreading this news we wouldn't have known. Why did Beacon hold two public meetings, with very little time for neighbors to speak?
- The illegality of spot-zoning in Minnesota. Neighbors believe the rezoning of this property would be inconsistent with Saint Paul's 2040 comprehensive plan (including the White Bear Avenue overlay and 40-acre plan appendices). Is this just the beginning of additional spot-zoning in our neighborhood?
- Inadequate plans for legal parking. What are alternate legal parking plans for residents, support staff, guests?
- DHS minimum required distance between residential facilities that operate under a conditional use permit (CUP). Are there other waivers of responsibilities that occur under this or other designations?
- Legal inconsistencies of State of Minnesota Drug-Free Zones within this facility that mixes families with children with (previous?) known drug users and with two elementary schools, directly across White Bear Avenue.

- What studies have been made regarding the effect of this project on the surrounding neighborhood? What tax breaks and public money were offered to Beacon? What will the implications be to neighbors?
- What were the complete results of soil/ground stability testing that was conducted on this property in 2024 and at previous timepoints? Were previous projects abandoned due to instability issues that may negatively impact neighbors' properties now?
- What other locations were/are still being considered for this supportive housing facility? Why place your development in a location where most services are farther than the average person's ability to walk? Why build for families with very limited play/green space on a very busy traffic intersection? Why was a rational alternative site proposed by a neighbor ignored by Beacon?
- With this facility being unsupervised, what plans are in place for residents' or neighbors' urgent or emergent issues? What is the average response time? What systems are in place to help residents and neighbors with mental health or chemical dependency crises?
- How do you mitigate negative resident activities? What plans or policies are in place if this facility becomes "of interest" to police, according to law enforcement metrics? How do you assist in addressing legal/safety concerns?
- Are guns allowed on this property? If so, how do you legitimately market this facility as a safe environment -- with mixed living spaces for families and residents requiring support for drug use or mental illness?
- What impacts can the neighborhood expect during construction? What barriers to noise would be mandated in protecting neighbors during or after construction?
- What are the long-term responsibilities of Beacon, Saint Pascal Baylon Church, and the Arch-diocese of Saint Paul in terms of caring for this facility and it's residents?
- Other neighborhood concerns and questions.
- Bottom line, neighbors see the proposed housing at 470 White Bear Avenue as an *experiment* by Beacon Interfaith Housing Collaborative in mixing families with children and a "supportive housing facility" for residents with addictions and mental health issues. Where is the firewall?

We offer our sincere thanks for your support to allow time to organize and express our concerns.

Thom and Ann O'Keefe
1808 Third Street E. Saint Paul

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning case 24-078-931
Date: Tuesday, December 3, 2024 4:16:52 PM

From: aromatic03@aol.com <aromatic03@aol.com>
Sent: Tuesday, December 3, 2024 12:38 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Zoning case 24-078-931

Some people who received this message don't often get email from aromatic03@aol.com. [Learn why this is important](#)

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

Dear Chiniqua: Glad to have your concern in this matter.

I believe the field proposed to be sold by St Pascals should remain HZ or 6 units at 39ft high max. The proposed glut of apartments for low income strangely including potentially more than 16 for recovering chem dependency grouped in with others possibly children does not fit with the needs of the surrounding neighbors. The city should not force this unit here as it is illegal spot zoning that suits the needs only of the financially strapped seller. All of the children in two schools nearby could also be at risk and the children potentially in the units would also have little play space. Parking proposed is inadequate and other Beacon units are poorly and dangerously managed.

Additionally I as a close resident would not know of this had not one member of St Pascals informed us of what church goers who were NOT living near the proposed new unit all were told.

Beacon was dishonest about having had affected residents informed and about saying they had close resident support.

Please defend us. Thanks sincerely, Faith A Lowell

[Sent from the all new AOL app for iOS](#)

From: Ben Helvick Anderson <BHelvickAnderson@beaconinterfaith.org>

Sent: Tuesday, December 3, 2024 3:22 PM

To: Hwa Jeong Kim <HwaJeong.Kim@ci.stpaul.mn.us>; Abdihamid Badri <Abdihamid.Badri@ci.stpaul.mn.us>

Cc: Kevin Walker <KWalker@beaconinterfaith.org>

Subject: Aragon vote tomorrow follow-up

Hi, Council Member Kim,

I hope you are doing well. Tomorrow, Beacon's affordable housing development, The Aragon, in East St. Paul, is expected to be voted on.

We hope you are excited to support affordable housing in St. Paul and I would be happy to talk more with you if you have questions before the vote tomorrow. My cell is 612-760-3129.

Here are some bullets on the development, and an FAQ is attached.

- Beacon Interfaith Housing Collaborative is a non-profit affordable housing developer and owner/operator. We have worked in the Twin Cities for over twenty years. We currently own and operate 24 buildings for over 1,000 residents in the metro, including in St. Paul, Minneapolis, Edina, Plymouth, and Hopkins. These buildings serve youth and young adults, families with children, and single adults with barriers to housing stability.
- The Aragon is designed to be up to a 53-unit building with a mix of 1-, 2-, 3-, and 4-bedroom units.
 - 40 units will provide homes for families with children earning between 50-60% of the area median income (~\$70,000 for a family of four). This is the median income of the neighborhood.
 - 13 units will serve families or individuals with barriers to housing stability due to a disability or history of homelessness. These units will have services attached.
- Since April, St. Pascal Baylon Church, as a participating congregation in our Collaborative, has mobilized a team of ten parishioners that has been in dialogue with neighbors nonstop since we announced this project in the spring. They have had at least 140 individual discussions with neighbors about The Aragon.
- Beacon has participated in five community conversations with neighbors to answer questions and take input since August 1st.
- The service model for the 13 units will be different from that of our other property, Kimball Court, in Hamline-Midway. As a family-oriented building, Aragon's tenant selection process and lease agreement will reflect the creation of a safe community. Any use of illegal substances will be a lease violation.
- Beacon has a record of success with youth and family-supportive housing. This fiscal year, 87% of youth and family (adult Head of Household) supportive housing residents achieved at least 1 year of housing stability.

- The zoning question before the City Council is whether our proposed development is consistent with the City of Saint Paul's 2040 Comprehensive Plan. The Zoning Committee and Planning Commission unanimously recommended the approval of this development because it is consistent with guidance for the area. In addition, it also advances multiple goals and objectives identified in your Plan, including prioritizing resources to support Saint Paul citizens who face barriers to housing stability, broadening access to housing across income levels,

Again, please reach out to me with any questions,

Thanks

Ben

Beacon Interfaith Housing Collaborative | **Ben Helvick Anderson** (*Pronouns: he/him*) Vice President of Policy and Organizing | Cell: 612.760.3129 | 2610 University Avenue West, Suite 100, St. Paul, MN 55114 | www.beaconinterfaith.org

