

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE AGENDA

Monday, Monday, June 9, 2025, 5:00 – 7:00 pm | Rondo Community Library

- I. **Call to Order and Roll Call** **Chair Dees-Erickson** **2 min**
- II. **Approval of Meeting Agenda** **Chair Dees-Erickson** **2 min**
- III. **Approval of Meeting Minutes:** [April 21](#), [May 12](#), [May 19](#)
- IV. **Public Hearing: 2026 – 2027 Budget** **(Until Last Speaker)**
Speakers will be limited to two minutes each, larger groups are encouraged to nominate one or two representatives to speak on behalf of their community or organization to minimize repetition. The Speaker Sign Up Sheet will be located at the front of the room prior to the meeting.
 - a. [Tentative, Initial Funding Recommendations](#)
 - b. [Submitted Written Testimony](#)
- V. **Community Poll** **Nichelle Bottko Woods**
 - a. [Community Poll Results](#)
- VI. **Announcements**
 - a. **Upcoming Meetings at Rondo Community Library**
 - i. June 16: Additional Process Meeting
 - ii. June 23: Tentative Additional Process Meeting
 - iii. July 14: Regular CIB Meeting
 - iv. Monday, August 11: Regular CIB Meeting
- VII. **Adjournment**

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MINUTES

Monday, Monday, April 21, 2025, 5:00 – 7:00 pm | Rondo Community Library

I. Call to Order at 5:08 pm by Chair Dees Erickson

Roll Call

- a. Members in attendance: Makayla Cox, Lauren Dees Erickson, Raymond Hess, Demetrius Shaw, Liam O' Brien, Jes Braun, Tim Marino, Pang Yang
- b. Members absent: Nardos Ashenafi, Darren Tobolt, Carl Johnson, April Eh, Brian Jackson, Pat McQuillan
- c. City Staff and Community Members in Attendance: Nichelle Bottko Woods, Shannon Forney - Office of Financial Services; David Hoban- Dept of Safety and Inspection; Jules Atangana- Planning & Economic Development Department; Kerry Antrim – District 6 Planning Council; Jim Erchul – Dayton's Bluff Neighborhood Housing Services; Darlene Labelle, Ky'Mari Love – East Side Neighborhood Development Company; Kerry Antrim, Jubilee Dee – District 6 Planning Council

II. CDBG Presentations

5:15pm Dept. Safety and Inspections - Vacant and Hazardous Building Demolition presented by David Hoban. Requested Amount \$350k for 2026 / 2027

Q: What are your various funding sources for the Vacant Building Program, and are any funds in jeopardy, given the current federal climate?

A: There is a \$1.3M fund balance currently committed to 35 existing projects. Funding sources are currently not federal, and therefore not under threat. Dept. average is 10 demolitions annually, so funds committed now would be used estimated 3 years from now. Average of 400 vacant buildings registered each year in Saint Paul.

5:25pm PED - Housing Real Estate Multi-Unit Development Fund presented by Jules Atangana. Requested Amount \$1M for 2026 / 2027

Q: With 473 total housing units under production, how have you leveraged funds so far?

A: We have leveraged state and county dollars for units at Kimball Court (\$19M) and Dorothy Day (\$35M)

Q: So PED pools past funding to use all funds at one time in order to complete larger projects?

A: That's right. It depends very much on whether a project has other secured funding. It takes time and partnerships to put together these multi-million-dollar projects.

Q: So how far does \$1M dollars go? Does that translate to funding 100 units, for example?

A: Not necessarily, it all depends on the project. We make the funding go as far as possible, but obviously \$1M of a \$35M project is a small portion.

5:35pm PED - 30% AMI presented by Jules Atangana. Requested Amount \$600k for 2026 / 2027

Q: What are your various funding sources for the Vacant Building Program, and are any funds in jeopardy, given the current federal climate?

A: There is a \$1.3M fund balance currently committed to 35 existing projects. Funding sources are currently not federal, and therefore not under threat. Dept. average is 10

demolitions annually, so funds committed now would be used estimated 3 years from now.
Average of 400 vacant buildings registered each year in Saint Paul.

5:45pm PED - Acquisition Fund for Community Investment presented by Jules Atangana. Requested Amount \$600k for 2026 / 2027

Q: Who owns the buildings after they are acquired? Where does the revenue go when the asset is sold?

A: We release an RFP for developers, we contract with them to build and then they sell the development. It depends on the development what percentage of funds the developer keeps, but it may not exceed 50%.

5:55pm District 6 Planning Council - Business Investment Fund presented by Kerry Antrim. Requested amount of \$200k for 2026/2027

Q: What kinds of business investments are made with this funding?

A: Helping to establish new businesses, retro-fitting buildings, replacing equipment, etc. The fund is both for new and established businesses.

6:05pm Dayton's Bluff Neighborhood Housing Services - East Side Home Improvement Revolving Loan Fund presented by Jim Erchul Requested amount of \$1M for 2026/2027

Q: What is the average loan size?

A: Average is \$40k. We don't look at credit score as a qualifier for applicant eligibility.

6:15pm Dayton's Bluff Neighborhood Housing Services - East Side Home Ownership Initiative presented by Jim Erchul Requested amount of \$960k for 2026/2027

Exceeded time for questions

6:25pm Easy Side NDC – Business Investment Fund presented by Ky'Mari Love Requested amount of \$500,000

Q: What is the administrative fee you charge?

A: 18%. It pays for administration, completing contracts and compliance documents, etc. We meet our clients where they are and provide administrative support.

III. Announcements

a. Scoring Deadline May 2

i. CDBG– Shannon.Forney@ci.stpaul.mn.us

ii. CIB Department-Nichelle.Bottko.Woods@ci.stpaul.mn.us

b. Upcoming Meetings at Rondo Community Library

i. April 21 and 28: CDBG Project Presentations

ii. May 12th: CPT Presentation and CDBG deliberation

iii. May 19th: Tentative Additional Process Meeting

iv. June 9: Public Hearing

IV. Adjourned at 7:02pm

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MINUTES

Monday, Monday, May 12, 2025, 5:00 – 7:00 pm | Rondo Community Library

- I.** Call to Order and Roll Call: Meeting was called to order by Chair Dees-Erickson at 5:08
 - a. Members
 - i. In Attendance: Chair Lauren Dees-Erickson, Vice Chair Demetrius Shaw, Nardos Ashenafi, Makayla Cox, April Eh, Raymond Hess, Robert (Brian) Jackson, Carl Johnson, Timothy (Tim) Marino, William (Liam) O'Brien, Darren Tobolt, and Pang Yang
 - ii. Excused: Jessica (Jes) Braun
 - iii. Absent, unexcused: Pat McQuillan
 - b. City Staff and Community Members in attendance: Nichelle Bottko Woods, Anne Weber, Alice Messer, Joshua Schaeffer,
- II.** Approval of Meeting Agenda: Hess moved to approve the agenda, Cox seconded, motion passed.
- III.** Budget Amendments: Parks: PH 25-90 Victoria Park: Alice Messer presented on the resolution to accept funding. Tobolt moved to recommend approval, Cox seconded. Motion passed unanimously.
- IV.** CDBG Project Presentations for the Parks Department by Alice Messer, committee members asked questions about the specific proposals as well as Parks department decision making processes for identifying playgrounds to submit. Proposal presentations included: Baker Park Play Area, Ryan Park Play Area, West Minnehaha Play Area, and Conway Park Play Area.
- V.** CIB District Council and Community Outreach: Nichelle Bottko Woods explained the community poll and shared materials for committee members to reach out to discuss the community poll and membership applications with district council and other community organizations. Committee members will reach out to community groups and district council to promote and then report back at the June and July meetings as time allows for reporting back.
- VI.** Capital Planning Team Report: Members of the Capital Planning Team: Nichelle Bottko Woods, Alice Messer, Anne Weber, and Joshua Schaffer explained the process that the Capital Planning team took to create recommendations for the CIB Committee, shared the results of discussion, as well as the results of the CIB Committee scoring, each annual program and one-time project recommended for funding were presented in detail.
- VII.** Committee Discussion- Tentative CIB Recommendations
 - a. Wide range of answers and level of commitment to projects, in particular community engagement questions and equity and inclusion prompts in particular, it is important for these answers to include how many people were engaged, how were they engaged, how were they found, departments who provided more information
 - b. Lack of information was reflected in the scores of committee members
 - c. Departments should commit to responding to the community engagement and equity and inclusion in particular
 - d. Why the specific amount for Riverview- possible to break up projects

- e. Yang moved, and Shaw seconded to tentatively approve the tentative recommendations, motion passed.

VIII. Announcements

- a. Upcoming Meetings at Rondo Community Library
 - i. May 19: Additional Process Meeting
 - ii. June 9: Public Hearing
 - iii. June 16: Additional Process Meeting
 - iv. June 23: Tentative Additional Process Meeting

Adjournment at 7:19 pm by chair Dees- Erickson

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MINUTES

Monday, Monday, May 19, 2025, 5:00 – 7:00 pm | Rondo Community Library

I. Call to Order at 5:08 pm by Chair Dees Erickson

Roll Call

- a. Members in attendance: Makayla Cox, Lauren Dees Erickson
- b. Members Excused: Carl Johnson, Demetrius Shaw, Tim Marino, Pang Yang
- c. Members Absent: Nardos Ashenafi, Darren Tobolt, Brian Jackson, Pat McQuillan April Eh, Raymond Hess, Liam O' Brien, Jes Braun
- d. City Staff and Community Members in Attendance: Bryan George, Shannon Forney - Office of Financial Services; Anne Weber- Dept of Public Works; Alice Messer- Parks and Rec; Jessica Deegan – Planning and Economic Development; Jane McClure – The Village Voice; Jason Peterson – NeighborWorks; Trey Wodele– Hearts and Hammers; Maria Steffel– Neighborhood Development Alliance; Dr. Darling Yaj – Hmong 18 Council; Kat Fuentes – Upwards Care.

II. Approval of Meeting Agenda - Dees-Erickson deferred vote due to lack of quorum.

III. Approval of April 14th Meeting Minutes: Dees-Erickson deferred vote due to lack of quorum.

IV. CDBG Project Presentations

5:15pm NeighborWorks - Saint Paul Home Repair Loan Fund presented by Jason Peterson
Requested Amount \$1.2M for 2026 / 2027

Q: Do you serve 30 families or 80 annually? – I was confused by the application.

A: We serve 30 families with CDBG funds over a two year period.

5:25pm Hearts and Hammers – 10 Home Restorations presented by Jason Peterson Requested Amount \$20k for 2026 / 2027

Q: On the risk assessment, it indicated that the org had not spent down all past funds.

A: The table in the application mis-listed our remaining dollars. We have in fact expended all funds. (A revised funding table was later resubmitted to committee).

5:35pm Neighborhood Development Alliance – Accessibility and Safety Upgrades for NeDA Facilities presented by Maria Steffel Requested Amount \$1.5M for 2026 / 2027

Q: How does your funding request compare to your overall organizational budget.

A: Our annual organizational budget is \$1.3M and we are requesting \$750k each year of CDBG funds.

5:45pm Hmong 18 Council – Hmong Community Center presented by Dr. Darling Yaj Requested Amount \$175k for 2026 / 2027

Q: How has most of the project been funded to date.

A: We have already secured bonding for most of the project.

6:00pm Upwards Care – Boost presented by Kat Fuentes Requested Amount \$800k for 2026 / 2027

Q: I see there is a score that indicates a moderate risk for the project, can you speak to that?

A: We are a first-time applicant to Saint Paul, but we have successfully run this exact program with CDBG funds in other communities including Palo Alto -California, Clearwater- Florida, Bellevue – Washington, and many others. We are well respected, and our programs are well established with partners in these communities. We have a proven track records of offering this program with CDBG funds.

V. Department 5 Year Plans and Other Funding Sources

- a. Public Works -Anne Weber completed this presentation from the 5.12 meeting
- b. Parks - Alice Messer completed this presentation from the 5.12 meeting

VI. CDBG Tentative Funding Recommendation Discussion - Chair Dees-Erickson opted to defer the discussion until more members would be present to discuss tentative CDBG funding recommendations. She reminded the committee that scores were due May 23.

VII. Capital Improvement Plan Project Ranking Discussion - Chair Dees-Erickson opted to defer the discussion until more members would be present to discuss the Capital Improvement Plan Project Ranking.

VIII. Announcements

- a. Upcoming Meetings at Rondo Community Library
 - i. June 9: Public Hearing
 - ii. June 16: Additional Process Meeting
 - iii. June 23: Tentative Additional Process Meeting
 - iv. July 14: Regular CIB Meeting

IX. Adjourned at 6:53pm

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE COMMUNITY POLL VOTE TOTALS- CIB PROPOSALS

Page Views: 1258 | **Submissions:** 367 | **Submission Rate:** 29%

Unweighted Votes: Sum of all votes, ignoring ranks.

Weighted: weighted by rank using the formula $0.5 + 1/\text{rank}$. So, each user's first choice counts as $0.5 + 1/1 = 1.5$, their second choice counts as $0.5 + 1/2 = 1$, and so on.

Project	Amount	Weighted Vote Total	Unweighted Vote Total	% of submitters
Transforming Libraries - Riverview Library Renovation	\$10,000,000	323.17	280	76.29%
Transforming Libraries - Hayden Heights Library Renovation	\$3,550,000	285.51	292	79.56%
Como Lakeside Pavilion Upgrades	\$3,000,000	133.39	169	46.05%
Sidewalk Grinding Project	\$800,000	122.01	158	43.05%
Highland Park Aquatic Center - Children's Activity Pool Improvements	\$800,000	114.94	141	38.42%
Replace Fire Station 20	\$18,000,000	112.3	127	34.60%
Mears Park Renovation	\$2,500,000	110.48	150	40.87%
Battle Creek Park Play Area Renovation	\$650,000	100.55	143	38.96%
Edgcumbe Play Area Renovation	\$675,000	96.68	136	37.06%
Margaret Splash Pad	\$1,000,000	92.93	139	37.87%
Phalen Recreation Center Play Area Renovation	\$675,000	91.9	141	38.42%
Randolph Avenue Bridge Reconstruction	\$3,000,000	91.61	126	34.33%
Dousman Play Area Renovation	\$400,000	83.94	132	35.97%
North Dale Play Area Renovation	\$675,000	83.78	128	34.88%
Gold Line Pedestrian Improvements	\$1,500,000	80.78	111	30.25%
Replacement of Fire Training Burn Building	\$1,300,000	80.34	111	30.25%
Highland Picnic Shelter Play Area Renovation	\$675,000	76.95	121	32.97%
Hamline Park Improvements	\$1,000,000	76.45	116	31.61%
Aldine Park Play Area Renovation	\$675,000	75.82	121	32.97%
Mounds Park Improvements	\$1,500,000	74.98	117	31.88%
Orchard Park Play Area Renovation	\$675,000	66.77	106	28.88%
Kellogg Park Mall Improvements	\$4,000,000	63.29	97	26.43%
Mount Airy Building Improvements	\$1,000,000	61.73	97	26.43%
McMurry Field Renovation	\$2,000,000	60.63	89	24.25%
Como Ski Hill Improvements	\$2,000,000	58.56	88	23.98%

Project	Amount	Weighted Vote Total	Unweighted Vote Total	% of submitters
River Balcony Overlook by Science Museum	\$6,500,000	51.95	76	20.71%
Highland National Golf Course Structural Building Replacement	\$2,000,000	47.04	65	17.71%
Sackett Park Field Restoration	\$1,500,000	36.66	58	15.80%
Saint Paul Police Impound Lot Relocation	\$7,450,000	27.94	41	11.17%
New Central District Police Building	\$28,900,000	17.52	16	4.36%

Instant Run Off: How instant run-off works: In the first round of vote counting, only each voter's top ranked choice is counted. Then, the option with the fewest votes is removed and results are re-calculated. People who had chosen an eliminated option now have their next highest ranked vote counted. This process is repeated until the remaining options' amounts sum up to less than the amount available: (\$50,000,000).

Project	Votes	% of total
Transforming Libraries - Riverview Library Renovation	143	39.07%
Transforming Libraries - Hayden Heights Library Renovation	59	16.12%
Replace Fire Station 20	36	9.84%
Como Lakeside Pavilion Upgrades	30	8.20%
Highland Park Aquatic Center - Children's Activity Pool Improvements	25	6.83%
Sidewalk Grinding Project	23	6.28%
Edgumbe Play Area Renovation	15	4.10%
Mears Park Renovation	14	3.83%
Battle Creek Park Play Area Renovation	11	3.01%
Gold Line Pedestrian Improvements	10	2.73%

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE WRITTEN TESTIMONY

Written testimony is displayed below in the order it was received and linked to the location in this document. Attachments, if included are listed below and included following the main submitted comments.

1. [María Steffel, Neighborhood Development Alliance](#)
2. [Beth Burns, The Friends of the Saint Paul Public Library](#)
3. [Mario G. Paez, St. Paul Library Support](#)
4. [Erin Bailey, The Friends of the Saint Paul Public Library](#)
5. [Ty Silberhorn, Library Funding Support](#)
6. [Tanya L. Bell, CIB](#)
7. [Catherine Reid Day, support for our libraries](#)
8. [Kristin Beckmann, Grateful for investment in our libraries](#)
9. [Gary R. Todd, 2026 CIB Committee Tentative Budget Recommendations](#)
 - a. 2025 Public Hearing Notice and Recommendations 7
 - b. MRB to Fairview
 - c. 2026 - 2027 Capital Improvement Funding Recommendations 20
10. [Carl Michaud, In\\$ight's Cap Impr Budg Work Plan_3-25-25 draft to City Staff](#)
11. [Carol Bagnoli, Hayden Heights Library renovation](#)
12. [Kim O'Brien, Funding for Libraries](#)
13. [Carl Michaud, Michaud Ltr. to Mayor Final 5-6-25 \(002\)](#)
14. [Tom Darling Summit Avenue Residential Preservation Association \(SARPA\)](#)
15. [JP Bond, Recommending to fund the Hayden Heights Library renovation with a \\$3.55 Million investment](#)
16. [Carl Michaud, 6-4-25 Comments to CIB Committee](#)
17. [Robert Cattanaach CIB submission on Summit Avenue acceleration.6.4.25final](#)
 - a. 17.1 2025 Public Hearing Notice and Recommendations 7[3]
 - b. Tampering
 - c. FW: Notice of ongoing willful violation of MGDPA and request for immediate conference

From: [Maria Steffel](#)
To: [Shannon Forney](#); [*CI-StPaul_CIB-Proposals](#); [Nichelle Bottko Woods](#)
Subject: RE: 2025 Public Hearing Notice: Capital Improvement Budget Committee
Date: Friday, May 30, 2025 6:20:20 AM
Attachments: [image001.png](#)
[image002.png](#)

Dear City Members,

I hope this message finds you well.

On behalf of the Neighborhood Development Alliance (NeDA), I want to thank you for the opportunity to submit a proposal for this year's Community Development Block Grant (CDBG) funding. We approached the application and presentation process with care, professionalism, and transparency, and we were hopeful that our commitment to equitable homeownership and community development would be reflected in the outcome.

It was deeply disappointing to learn that our application received the lowest score among all applicants and was not recommended for funding. This outcome has been disheartening for our staff, who work tirelessly to close the racial homeownership gap and provide critical financial coaching and housing services to historically overlooked families.

Given the competitive nature of the process, we fully understand that not every proposal can be funded. However, we are reaching out with a sincere request for clarity and constructive feedback. Specifically, we would like to better understand the scoring rationale and decision-making criteria used, particularly as we work to strengthen future applications and ensure alignment with the City's community development priorities.

Additionally, we respectfully ask for confirmation that the review process was fair, consistent, and equitable—particularly for small, culturally specific agencies like ours. Over the past five months, NeDA has faced a series of funding denials, and while we continue to lead with resilience, it is becoming increasingly difficult to sustain operations and meet community needs when opportunities feel out of reach. These outcomes raise difficult questions—not just about program fit, but also about perceptions of who we are and who we serve.

NeDA has a long-standing track record of impact in Saint Paul's most underserved neighborhoods. We believe in accountability, continuous improvement, and partnership.

Your feedback will not only help us grow but also ensure that diverse, community-rooted organizations like ours are not inadvertently excluded from critical public funding opportunities.

Thank you for your time and consideration. We would welcome the opportunity to meet, review feedback, and remain a committed partner in building a more equitable and inclusive Saint Paul.

Warm regards,

María Steffel

Executive Director/Chief Manager
Neighborhood Development Alliance

From: [Beth Burns](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: Support for Libraries
Date: Monday, June 2, 2025 5:30:10 PM

Dear CIB Committee members:

On behalf of the 8,000+ donors and advocates, 42 board members, 16 staff, and 1.5 million library users, THANK YOU for recognizing the critical role our public libraries play as essential public infrastructure – worthy of investment. Thank you for prioritizing funding to renovate the Hayden Heights Library and to begin investing toward renovation in the Riverview Library.

I serve as the Executive Director / President of The Friends of the Saint Paul Public Library. We are proud partners of the City and are immersed in a campaign to raise \$10 million from the private sector toward this vision of Transforming Libraries. We are well on our way.

I regret that I will not be able to attend Monday's public hearing. I will be presenting about our work at a library leadership conference in San Diego, otherwise I would definitely be there! You will hear from Friends at the hearing, but I do want you to know that your work is appreciated, your recognition of this critical need is essential, and your investment recommendation for libraries will support generations of Saint Paul residents for years to come.

Thank you,

Beth Burns

Beth Burns

she | her | hers

President

651-288-0411



You believe in your community. You invest in your library.

[Become a Friend today.](#)

*Read why pronouns matter [here](#).

From: [Paez, Mario \(MMA\)](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: St. Paul Library Support
Date: Monday, June 2, 2025 5:37:09 PM

Dear CIB Committee Members:

Thank you for your work on behalf of the City of Saint Paul's infrastructure investment program. I just wanted to let you all know that I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library.

Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. It's been a "second home" to our 3 kids throughout their upbringing and is the same for so many other St. Paul residents. Thank you for recognizing the importance of this investment.

I am a member of The Friends Board of Directors and a participant in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities. Thank you!

Best Regards,
Mario G. Paez
M: 651-900-3771

From: [Erin Bailey](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: CIB priorities
Date: Tuesday, June 3, 2025 3:06:34 AM

Dear CIB Committee Members:

I write to you today as a proud Saint Paul resident, parent, and member of The Friends of the Saint Paul Public Library Board of Directors.

Thank you for your work on behalf of the City of Saint Paul's infrastructure investment program.

As a resident whose life and community is enriched by Saint Paul's libraries and as a participant in the private fundraising campaign that will further transform our libraries so that more of our neighbors can all discover our possibilities, I support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library. Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime - or in my case, chase my children around play spaces and carry their 1k book requests - we depend on our libraries to meet our needs and inspire our future.

Thank you for recognizing the importance of this investment.

I hope to join you Monday but wanted to send a note in case that isn't possible. Appreciate your service.

Erin Bailey

From: [Ty Silberhorn](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: Library Funding Support
Date: Tuesday, June 3, 2025 7:22:11 AM

Dear CIB Committee Members:

Thank you for your work on behalf of the City of Saint Paul's infrastructure investment program. I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library. Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. Thank you for recognizing the importance of this investment.

I am a member of The Friends Board of Directors and a participant in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities.

Thank you.

Ty

From: [Tanya Bell](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: CIB
Date: Tuesday, June 3, 2025 7:56:39 AM

Dear CIB Committee Members:

First of all, thank you for your work on behalf of the City of Saint Paul's infrastructure investment program. I am a long time resident and appreciate your work guiding these valuable investments. I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library. Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. Thank you for recognizing the importance of this investment.

I am a former member of The Friends Board of Directors, former Board Chair and a participant in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities.

Thank you again.

Tanya L. Bell
She/Hers
Consultant, NTH, Inc.

tbell@nth-inc.com | [C 651-253-5435](tel:651-253-5435) | nth-inc.com
[81 South 9th Street, Suite 330, Minneapolis, MN 55402](#)

From: [Catherine Day](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: support for our libraries
Date: Tuesday, June 3, 2025 9:39:16 AM

Dear CIB Committee Members:

I am grateful for your work on behalf of the City of Saint Paul's infrastructure investment program.

I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 million investment and to begin investing in a future renovation for the Riverview Library. Libraries are for everyone. Everyone is equally important in our libraries and their services support us across our lifetime--from early learning to school, to work, to our elder status. Our libraries provide the crucial infrastructure for Saint Paul residents to DO LIFE.

Libraries are here for each one of us-- if we want to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. Thank you for recognizing the importance of this investment.

I am a long-time resident of St Paul, and I own a business in the city. I have served on Mayor Carter's Business Review Council. I am a member of the Friends Board of Directors and a participant and donor in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities. Thank you.

Catherine Reid Day

—

Catherine Reid Day
Founder
651-354-5901

<https://storyslices.com/>

Working at the Intersection of Story and Purpose

From: [Kristin Beckmann](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: Grateful for investment in our libraries
Date: Tuesday, June 3, 2025 11:53:57 AM

CIB Committee Members, I cannot attend the meeting on Monday, June 9 so I am writing to share my gratitude with the members of the CIB committee that reviewed requests and prioritized investments in our city's libraries. I am very excited by their recommendations of \$3.55M for Hayden Heights and \$784,000 for Riverview. I hope that the full committee will approve those recommendations and take this important step in transforming two important community resources.

As the former Deputy Mayor for Chris Coleman, I am very aware of the backlog of deferred maintenance in city buildings. I also know you all have very tough jobs in prioritizing resources that will never be enough to both take care of our city assets and build the new and shiny things that our residents deserve. I'm grateful for the time that you spend making these hard decisions and giving back to your community in such a valuable way.

It is exciting to see the investments in the city enabled by the new sales tax revenue. Since that revenue stream is dedicated to streets and parks, I really appreciate seeing the CIB resources this round proposed to target library renovations. I don't need to tell you how much our residents rely on the resources they provide, or how the communities around Hayden Heights and Riverview need and deserve this improved asset. I do hope you will approve the committee recommendations of capital investment, and that you know the Friends of the Saint Paul Library will be right there with you.

I am on the Advocacy Committee of the Friends, and am thrilled to be a part of the organization that creates a remarkable public private partnership for Saint Paul. Our city is fortunate to have so many individuals willing to give time and money - beyond their property taxes - to make sure the libraries remain vibrant, relevant, and accessible to today's residents. I am confident that the CIB investment in the renovation of these two libraries will be amplified by the Friends. Together we are going to make great progress and I am grateful for the partnership.

I encourage you to support the recommended investment in the library's transformation. Thank you for your dedication and your time. Kristin

Kristin Beckmann
867 Fairmount Avenue
Saint Paul, MN 55105

From: grtodd@comcast.net
To: [*CI-StPaul_CIB-Proposals](#)
Cc: [#CI-StPaul_Ward2](#)
Subject: 2026 CIB Committee Tentative Budget Recommendations
Date: Tuesday, June 3, 2025 3:38:09 PM
Attachments: [2025 Public Hearing Notice and Recommendations 7.pdf](#)
[MRB to Fairview.pdf](#)
[2026 - 2027 Capital Improvement Funding Recommendations 20.pdf](#)

CIB Committee members,

On Page 7 of the 2026 – 2027 Public Hearing Notice and Recommendations (see attached), under the City 1% Sales Tax Projects, there is a line item:

- Summit – MRB to Fairview CIB Committee 2026 Tentative
Recommendation \$3,570,000

Apparently, Public Works is requesting \$3,570,000 in 2026 and the CIB Committee is tentatively recommending this funding request.

I want to strongly advocate for no funding of this project for the following reasons:

1. There is not any information supporting the prioritization of a full reconstruction of this section of Summit Avenue over other St. Paul streets in need of repair.
 - a. Per the CAD drawings prepared by Public Works in 2022 (see first two panels of attached), most of the sections of Summit Avenue between MRB and Fairview, except for one small section directly in front of St. Thomas University, have a Last Reconstructed (LR) date of 1979 or later. This is well within the 60 years life expectancy of a roadway.
 - b. The 2022 Pavement Condition Index (PCI) values do show a need to address the surface condition, but Public Works did a skim coat to address these on the drive lanes of this section of Summit Avenue in the Fall of 2024.
 - c. If anything, a mill & overlay would address any surface needs but would mean removing the work done in 2024.

- d. This project was previously scheduled on the 2025 Five Year Plan for 2028. Why is it being expedited?
2. This project includes the building of a new, separated bike trail to replace the existing on-street bike lanes. The City has refused to complete an environmental assessment of the impact of the plan to reconstruct and to build the bike trail.
 - a. Please do not approve this project until the City completes this assessment to determine the impact to the tree canopy and to the historic character of our City's signature street.
 - b. We must ask the question about why the City has refused to complete this assessment. There is no UNDO. Once they cut the trees down and change the historic character of Summit Avenue, there isn't a way to restore it back to its current state.
 - c. We should make sure that we have fully reviewed all of the factors about the impact of this project before proceeding.
 - d. A full reconstruction is required to build the new bike trail, as the bike trail plan makes it necessary for all curbs to be moved and forces the storm sewers to be moved to the new curb locations. Thus, a full reconstruction is needed in order to build the new bike trail.
3. Does the current and future financial status of the City of St. Paul warrant spending between \$2 - \$3M+ per mile for this bike trail to replace existing on-street bike lanes?
 - a. If the street repair is justified and is a greater need than other arterial streets, fine, but don't spend millions of tax dollars to prioritize reconstructing a street only to replace existing bike facilities that are used by less than 2% of the community.
 - b. Is this the highest and best use of limited tax funds?
 - c. There is a need to factor in the current fiscal environment (federal, state and local) and how it may have changed, since this project was proposed, as a criteria to evaluate these projects.
4. Do not approve a project that is supposed to be promoting climate goals but threatens up to 950 trees on Summit, which will take 40 – 50 years to regrow.
 - a. The community will lose all of the benefits of these mature trees for decades. Creating deficits, by destroying the trees who are our allies in this battle, will prohibit the City from reaching any of the climate goals it has set.
5. Just because the City can find a way to fund construction of this project doesn't automatically make it a good idea for the City or the

best use of our tax dollars. The City has many pressing needs.

6. Building the trail will add to the Parks Department facilities for maintenance and add to the need for future property tax increases for staff and maintenance. Currently, Parks cannot keep up with maintaining existing facilities. Why should we even consider building more new ones until Parks has demonstrated that they can maintain the existing?
 - a. Page 20 of the Capital Improvement Budget Committee Tentative Recommendations 2026 – 2027 Department Process (see attached) shows that the maintenance backlog has more than doubled from the \$100M, when the 1% sales tax was passed, to the current deficit of \$235M.

Thank you for your consideration.
GRT

Gary R. Todd
682 Summit Ave.
St. Paul, MN 55105
651-470-4720
grtodd@comcast.net

“I think that men and women, shoulder to shoulder, will work together to make this a better world. Just as I don’t think that men are the superior sex, neither do I think women are. I think that it is great that we are beginning to use the talents of all of the people, in all walks of life ...” Ruth Bader Ginsburg

2026 - 2027 Capital Improvement Committee Tentative Recommendations

All Projects List

Sorted by Funding Source

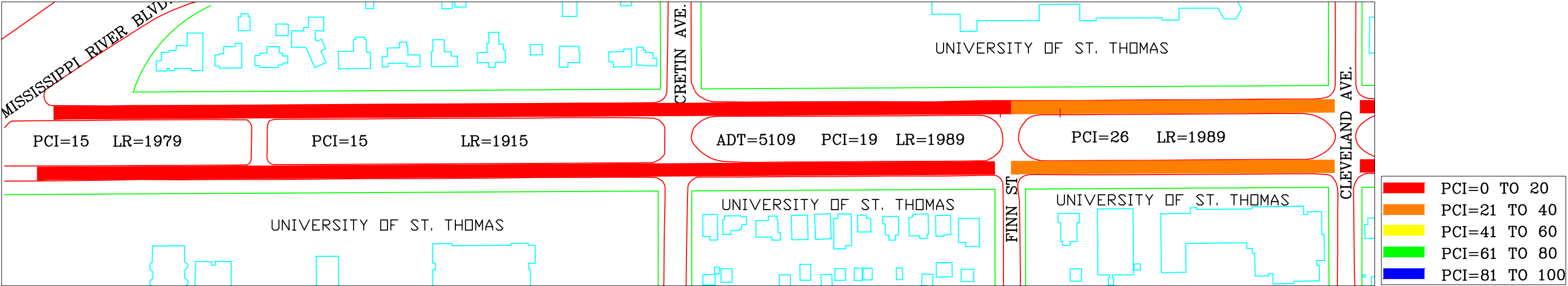
CIB Committee Tentative

Row Labels	2025 Adopted	Department Requests		Recommendations	
		2026 Requested	2027 Requested	2026 Tentative Recommendation	2027 Tentative Recommendation
Local: Other Financing Sources	\$ 93,700,420	\$131,903,875	\$ 75,258,000	\$ 131,903,875	\$ 75,258,000
Assessments	\$ 200,000	\$ 3,700,000	\$ 3,970,000	\$ 3,700,000	\$ 3,970,000
Arlington - Wheelock to Jackson	\$ -	\$ -	\$ -	\$ -	\$ -
Arlington-Jackson to Payne	\$ -	\$ -	\$ 1,890,000	\$ -	\$ 1,890,000
Earl - Minnehaha to Burns	\$ -	\$ -	\$ 1,880,000	\$ -	\$ 1,880,000
Earl- Maryland to Minnehaha	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -
Local Street, Alley, Sewer and Lighting Program*	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Maryland - Como to Dale	\$ -	\$ -	\$ -	\$ -	\$ -
Pelham - Franklin to MRB	\$ -	\$ 1,900,000	\$ -	\$ 1,900,000	\$ -
Sidewalk Reconstruction Program*	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Summit- MRB to Fairview	\$ -	\$ -	\$ -	\$ -	\$ -
City 1% Sales Tax Projects**	\$ 42,863,420	\$ 72,566,875	\$ 25,260,000	\$ 72,566,875	\$ 25,260,000
Arlington - Wheelock to Jackson	\$ -	\$ 2,820,000	\$ -	\$ 2,820,000	\$ -
Arlington-Jackson to Payne	\$ -	\$ 2,720,000	\$ 12,770,000	\$ 2,720,000	\$ 12,770,000
Athletic Complex Design	\$ 100,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Como Geothermal - Trio (Phase I)	\$ 6,077,795	\$ 500,000	\$ -	\$ 500,000	\$ -
Downtown Park Improvements	\$ 2,330,000	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -
Earl - Minnehaha to Burns	\$ -	\$ 2,640,000	\$ 12,490,000	\$ 2,640,000	\$ 12,490,000
Earl- Maryland to Minnehaha	\$ -	\$ 11,740,000	\$ -	\$ 11,740,000	\$ -
Eastside Community Center Design	\$ 2,500,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Hillcrest Design	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
Maryland - Como to Dale	\$ -	\$ 1,240,000	\$ -	\$ 1,240,000	\$ -
Pelham - Franklin to MRB	\$ -	\$ 14,350,000	\$ -	\$ 14,350,000	\$ -
Revitalize Asphalt	\$ 1,925,000	\$ 5,425,000	\$ -	\$ 5,425,000	\$ -
Revitalize Buildings & Parks	\$ 9,600,000	\$ 9,600,000	\$ -	\$ 9,600,000	\$ -
Revitalize Courts	\$ 3,263,750	\$ 1,080,000	\$ -	\$ 1,080,000	\$ -
Revitalize Fields	\$ 7,145,000	\$ 9,110,000	\$ -	\$ 9,110,000	\$ -
Revitalize Play Areas	\$ 4,591,875	\$ 2,221,875	\$ -	\$ 2,221,875	\$ -
Revitalize Water Features	\$ 2,700,000	\$ 3,050,000	\$ -	\$ 3,050,000	\$ -
River Balcony Design	\$ 30,000	\$ 200,000	\$ -	\$ 200,000	\$ -
River Learning Center Design	\$ 2,500,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Summit- MRB to Fairview	\$ -	\$ 3,570,000	\$ -	\$ 3,570,000	\$ -
City 1% Sales Tax Revenue**	\$ 46,000,000	\$ 46,000,000	\$ 41,791,000	\$ 46,000,000	\$ 41,791,000
City 1% Sales Tax Parks**	\$ 11,500,000	\$ 11,500,000	\$ 10,455,000	\$ 11,500,000	\$ 10,455,000
City 1% Sales Tax Public Works**	\$ 34,500,000	\$ 34,500,000	\$ 31,336,000	\$ 34,500,000	\$ 31,336,000
Neighborhood Sales Tax Revitalization (STAR)	\$ -	\$ -	\$ -	\$ -	\$ -
Pedestrian and Traffic Safety Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Fund Transfers	\$ -	\$ -	\$ -	\$ -	\$ -
Citywide Long-Term Capital Maintenance Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Private Utility Financing	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Saint Paul Streets Paving Program*	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Public Improvement Aid	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Parks Grant Prep/Preliminary Design Program*	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Pedestrian and Traffic Safety Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Division Design Services*	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Ramsey County	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Randolph and Lexington Sidewalk Repair	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Sidewalk Reconstruction Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Saint Paul Water Utility	\$ 1,400,000	\$ 3,400,000	\$ 1,400,000	\$ 3,400,000	\$ 1,400,000
Earl- Maryland to Minnehaha	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -
Pelham - Franklin to MRB	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
Saint Paul Streets Paving Program*	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000
Sales Tax Bonds	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Vehicles*	\$ -	\$ -	\$ -	\$ -	\$ -
Police Vehicles*	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Utility Fund	\$ 1,100,000	\$ 3,100,000	\$ 1,100,000	\$ 3,100,000	\$ 1,100,000
Earl- Maryland to Minnehaha	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -
Pelham - Franklin to MRB	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
Saint Paul Streets Paving Program*	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
Street Maintenance Program	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000
Sidewalk Reconstruction Program*	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000
Transfer from General Fund	\$ 572,000	\$ 572,000	\$ 172,000	\$ 572,000	\$ 172,000
Bike Improvement Program	\$ 172,000	\$ 172,000	\$ 172,000	\$ 172,000	\$ 172,000
Local Street, Alley, Sewer and Lighting Program*	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ -

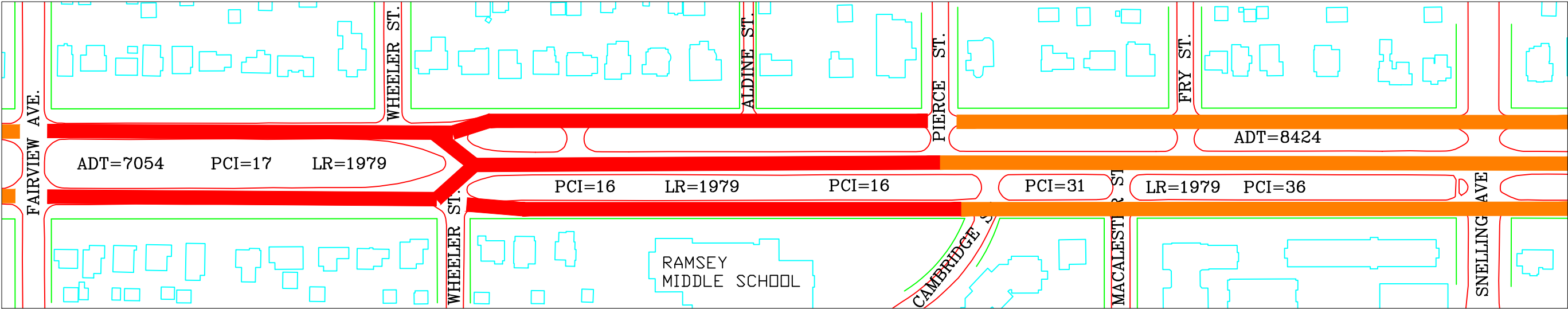
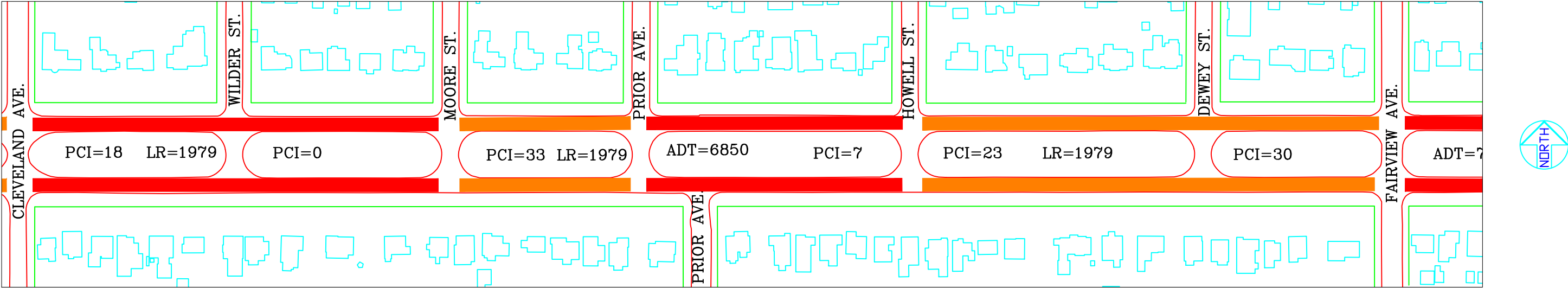
*Annual Program

Shading reflects change from requested to tentatively recommended budgets

c:\Users\mcathe\appdata\local\temp\AcPublish_22708\Summit Full Map (003).dwg Aug 16, 2022 - 1:07pm



LR=LAST RECONSTRUCTED ADT=ANNUAL DAILY TRAFFIC PCI=PAVEMENT CONDITION INDEX



SUMMIT AVENUE



DESIGNED	ERM
DRAWN	ERM
APPROVED	BRM

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

Signature: _____ Date: _____
BARBARA R. MUNDAHL Lic. No. _____

SUMMIT AVENUE

PROJECT:
DRAWER:
DWG. NO.

STATE PROJECT NUMBER:
CAD NAME: PROJECTS/CURRENT/SUMMIT FULL MAP/DWG
DATE: 8/16/2022 SHEET NO. 1 OF 3 SHEETS



Annual Program - Critical Deferred Maintenance

Annual Program Proposal

Department: Parks and Recreation

Department Priority: 1 of 6

Project Location: Citywide

Affected Ward(s): Citywide

Affected Neighborhood District Council(s): Citywide

Brief (1-2 sentence) Summary of Project

Address critical emergency maintenance issues that arise within Parks and Recreation due to deferred maintenance.

Brief (1-2 sentence) Project Justification

This proposal represents a continuation of the additional funding allocated to addressing the deferred maintenance backlog throughout the Parks and Recreation system. **The deferred maintenance backlog continues to grow, and is now at more than \$235M**, but the additional funding has helped address the most critical and urgent needs that fall into the high and urgent priority categories. Full project list is dictated by known system failures first, and then “next” projects identified according to department priority. Typically, projects are finalized in winter for the following year.

Funding Details

Anticipated Funding Sources

Source	2022 -2026 CIB Funding	2027	2028	2029	2030	2031	5-Year Total
Capital Improvement Bonds	\$640,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,500,000
TOTAL	\$640,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,500,000

Anticipated Expenses

Source	2022 -2026 CIB Funding	2027	2028	2029	2030	2031	5-Year Total
Construction		\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,500,000
TOTAL		\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,500,000

CIB Tentatively Recommended For Funding: Administrative and CIB Committee Annual Programs | 20

[Return to Table of Contents](#)

CAPITAL IMPROVEMENT BUDGET WORK PLAN, draft at 3-25-25

IN\$IGHT ST. PAUL

INTRODUCTION

In\$ight St. Paul's CIB Study Committee has prepared this draft Work Program so that specific recommendations can be made to the St. Paul Mayor and City Council on how to enhance St. Paul's Capital Improvement Budget Process. We will be advocating for improved budget format and available project information, clear policy direction from the City Council, and increased citizen participation opportunities.

In\$ight St. Paul's CIB Study Committee desires to work collaboratively with budget staff in the Financial Services Department and will seek staff's input before we make any recommendations to the elected officials on how to improve the capital budgets for both the City and the Housing and Redevelopment Authority (HRA). We intend to share our suggestions with the Wilder Foundation Consultant hired by the City Council to recommend budget preparation process improvements.

In\$ight St. Paul will continue to identify to the Mayor and City Council previously approved 2025 Capital Projects that we believe the City should not construct at this time along with our rationale. Because we anticipate declining federal and state revenues, residents believe there must be more constraints on building new facilities.

IMPROVE BUDGET FORMAT and AVAILABLE PROJECT INFORMATION

- 1) Display Spending Appropriations for a project in a multi-year format that identifies:
 - A) Preliminary Design (for projects with multiple design options).
 - B) Detailed Design and Engineering.
 - C) Land Acquisition.
 - D) Construction.
 - E) Property Landscaping.
- 2) Provide specific names for all revenue sources:
 - A) Provide year for bonding sources for general obligation bonds, dedicated revenue bonds and tax increment financing bonds.
 - B) Minimize use of "Other Source".
 - C) Be more specific with sales tax revenues including 1/2% STAR of which 50% is for Neighborhood Development, 40% for Downtown Development and 10% for Cultural. Specify use of 1% of which 67% is for Public Works Streets and 33%

Parks & Recreation. Specify names for bond issues and for pay-as-you-go.

- D) Identify Tax Increment Financing District names.
- E) Provide name of any grant source and ongoing revenue.
- 3) Provide a comprehensive multi-year capital project information sheet for each capital improvement underway which would include the following information:
 - A) The City Council approved budget appropriations for the past years, the current year and the next tentative 4 years.
 - B) The City Council approved financing sources for past years, the current year and the following 4 years.
 - C) Estimated cost to operate and maintain any new facility and the source of funding.
 - D) Annual property tax loss if the project requires the acquisition of taxable land.
 - E) Project description and its location including ward and district council.
 - F) Identify any local and regional plans that justify implementing the project.
 - G) Identify other units of governments that have a role in planning, financing or operating the project.
 - H) Identify any needs and unique issues that could impact the project.
 - I) Provide the name and address of the architect or engineer responsible for designing the project and the name and email address of the city staff person charged with overseeing the implementation of the project.
 - J) Summarize processes used to obtain citizen participation and support and opposition for each project
- 4) In\$ight St. Paul's CIB Study Committee will provide city staff with examples of capital improvement budget documents that other local governments provide their residents.

OBTAIN CLEAR POLICY DIRECTION from the CITY COUNCIL for the PREPARATION of ST. PAUL'S CAPITAL IMPROVEMENT BUDGET and FIVE-YEAR PROGRAM

- 1)** Adopt a Comprehensive Debt Policy that provides responsible limitations on using:
 - A) General Obligation bonds (property tax levies).
 - B) Sales Tax (1/2% & 1%) bonds.
 - C) Tax Increment Financing bonds and notes.

D) Parking Facility bonds.

E) Storm Sewer and Sanitary Sewer Bill bonds.

F) Water Utility Bonding.

G) Revenue bonds.

2) Adopt a Capital Allocations Policy document at the beginning of each year's CIB process to provide policy directions regarding specific financing and spending limitations and project expectations to:

A) Departments and Organizations requesting project funding.

B) Budget & Accounting Staff preparing reports.

C) CIB Committee, District Councils and other organizations and task forces reviewing and prioritizing funding requests.

D) The Mayor for knowing the limitations on funding by the City Council.

3) Adopt a Tax Increment Financing Policy document that would:

A) Provide staff with requirements for considering a new TIF District.

B) Identify all decertified (closed) TIF Districts, and if they met the development objectives in the time schedule that was originally planned.

C) Identify all active TIF Districts, and if they are on schedule to meet the development objectives in the time schedule that was originally planned.

D) Identify all possible future TIF Districts that staff are working on that could be brought before the HRA Board for future consideration.

INCREASE CITIZEN PARTICIPATION in the PREPARATION of the CAPITAL IMPROVEMENT BUDGET and FIVE-YEAR PROGRAM FOR ST. PAUL

1) Ensure a full 18 member CIB Committee as required by state law. Analyze membership participation by legislative districts, district council boundaries and city wards. Identify St. Paul residents interested in CIB Committee appointment consideration by the Mayor and City Council.

2) Expand the citizen participation process by establishing four CIB Task Forces that can make more focused recommendations to the main CIB Committee. Each Task Force could have 20 members, one from each of the seventeen District Councils along with 3 CIB committee members.

State law requires the CIB Committee to prepare a bi-annual recommended budget and to also review proposed amendments to the originally approved budget. The proposed

Task Forces could do their budget review and provide their recommendations to the main CIB Committee, in the off year for the main CIB Committee.

The proposed Task Forces could be organized in a couple of different ways:

- A) Streets & Utilities, Parks & Recreation, Taxbase Development, and Public Buildings (Police, Fire, Libraries, Public Works, Vehicle Maintenance & Major Civic Facilities).
 - B) Streets & Utilities, Parks & Recreation, Taxbase Development & Major Civic Facilities, and Public Buildings (Police, Fire, Libraries, Public Works and Vehicle Maintenance.)
- 3) Provide more training for CIB Committee and Task Force members at the beginning of the budget preparation cycle. Provide the citizen volunteers with objective criteria to use when evaluating funding requests, so that their recommended priorities are based on the City's highest needs, rather than on a neighborhood's desire.
- 4) Provide a process where District Councils can formally communicate priorities for their neighborhoods.
- 5) Provide a Capital Projects Public Website for broader public understanding of:
- A) Meeting Agendas, with contact email address for each requesting entity.
 - B) Committee members email addresses so concerns can be communicated.
 - C) Adopted City and Regional plans that relate to specific agenda topics.
- 6) Provide a limited time at each CIB Committee and Task Force meeting for attending residents.

IN\$IGHT ST. PAUL WILL CONTINUE to IDENTIFY APPROVED CAPITAL PROJECTS WHICH WE ST. PAUL RESIDENTS and TAXPAYERS BELIEVE SHOULD NOT BE IMPLEMENTED at THIS TIME

1) We know that the City of St. Paul has not been providing enough spending authority in past operating budgets to fully operate and maintain numerous city-owned facilities, even though our property taxes and sales taxes are the highest in Minnesota. Federal and state revenue support to St. Paul is projected to decline significantly in the next few years, making it more difficult fully fund our local facilities.

We also know that deterioration of the city's downtown business tax base and an anticipated reduction in Metropolitan Fiscal Disparities Taxbase Sharing will shift more property tax burden away from commercial industrial properties to residential properties.

When we combine all the above negative factors, residents and taxpayers know it just does not make sense to build more capital projects that increase future costs that we cannot now afford. We taxpayers are already stressed.

2) **In\$ight St. Paul** has taken public positions to oppose these approved projects for 2025: the River Balcony, Osborn Plaza, Mississippi River, Learning Center, Como Pavilion, and the Regional Athletic Center. And we have serious concerns about spending \$769 Million to upgrade the RiverCenter Complex. We are studying this proposal and will identify a position after we get more accurate information.

3) **In\$ight St. Paul's CIB Study Committee** will continue to analyze approved 2025 capital projects to make sure they do not contribute to a future financial burden which the St. Paul property taxpayer cannot afford. We will have an **In\$ight Public Buildings Sub-Committee** that will be looking at all Parks & Recreation facilities and other City public buildings. We will be doing this because we care about the long-term financial health of the St. Paul tax base and the ability of most residents to pay such high property taxes and sales taxes.

This **CAPITAL IMPROVEMENT BUDGET WORK PLAN** is a working document and was prepared by **IN\$IGHT ST. PAUL'S CIB STUDY COMMITTEE**, whose members are:

Carl Michaud, Chairperson, cjcmichaud@gmail.com

Julie Bass, juliedbass@gmail.com

Jason George, geor0113@live.com

Gerry McInerney, gpmac6559@gmail.com

John Sjaastad, jesjaastad@gmail.com

Gary Todd, grtodd@comcast.net

Allan Torstenson, allan.torstenson@gmail.com

Ann Utoft, annutoft@gmail.com

Greg Blees, gnb1948cell@gmail.com

Prepared: 3/25/25, **In\$ight St. Paul**

From: [Carol Bagnoli](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: Hayden Heights Library renovation
Date: Tuesday, June 3, 2025 6:53:26 PM

Dear CIB Committee Members:

Thank you for your work on behalf of the City of Saint Paul's infrastructure investment program. I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library. Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. Thank you for recognizing the importance of this investment.

I am a member of The Friends Board of Directors and a participant in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities. I live in St. Paul. Thank you.

Best,

Carol Bagnoli

Carol Bagnoli cbagnoli@yahoo.com 651-428-8940

From: [Kimberly O'Brien](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: Funding for Libraries
Date: Wednesday, June 4, 2025 8:36:10 AM

Dear CIB Committee Members:

Thank you for your work on behalf of the City of Saint Paul's infrastructure investment program. I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library. Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. Thank you for recognizing the importance of this investment.

I am a member of The Friends Board of Directors and a participant in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities. Thank you!

Sincerely,
Kim O'Brien
11 E Sandra Lee Dr.
Saint Paul, MN 55119

Honorable Mayor Melvin Carter,

Mayor of St. Paul, Minnesota

May 6, 2025

Dear Mayor Carter,

We at In\$ight St. Paul write today in response to your State of the City Address, which lays out your vision and goals to accomplish this year. All of us share your pride in the city's success in reducing gun violence as part of making Public Safety your number one priority. No one can doubt your commitments to housing for all and an improved and modern infrastructure.

Thank you in advance for your consideration of In\$ight St. Paul's findings and our primary recommendation to you. By way of this letter, we urge you to consider deferring certain new and non-essential Parks CIB projects, to save significant financial resources to support the achievement of Saint Paul's highest priorities.

In response to your address, we reach out to you today to share our data and analysis and the work of our study groups to support the goals you have laid out in your address for a solid fiscal future for our city.

- 1) *"...we face a perfect storm of financial pressures on the horizon. From volatile tariffs and economic uncertainty, to declining downtown property values and unconstitutional threats to our federal funding from the current presidential administration—these headwinds put real pressure on every city service. We'll need to meet them head-on, together."*

Indeed, the challenges from tariffs will increase inflation, threaten jobs and wages, and disrupt the nation's economy. Our state budget is projected to be in a deficit in the next biennium, leading to likely reductions in LGA and the Municipal State Aid.

At the same time, the Metropolitan Fiscal Disparities Pool is decreasing, reducing property tax aid to the city. And as you have so eloquently pointed out, residential property taxes will continue to soar and decreasing values of commercial properties will shift the tax burden to residents least able to afford them.

With all of these previously unforeseen challenges, In\$ight St. Paul understands, as you do, that not all existing city services will be able to be funded as all of these financing sources are reduced and become more unpredictable.

- 2) *"We believe in the power of home...Home is a foundation—for stability, for safety, and for opportunity... That's what our all-in housing approach is all about: the belief that we all deserve a safe, stable, affordable place to live—and that housing justice demands housing inventory"*

In\$ight St. Paul shares your belief that decent and stable housing for all is a top priority. Like you, we also know that affordable housing is not just based on the initial cost of purchase or rental of a home. It also hinges on the increasing property tax burdens, including the ongoing shift from commercial to residential.

In\$ight St. Paul shares your concern that 17% of Saint Paul households who spend more than 5% of their household income on property taxes are considered “tax stressed” by the MN Department of Revenue. Along with the highest property tax rate, we have the highest percentage of tax stressed households in Minnesota.

- 3) *“Infrastructure connects our homes to neighbors and relatives, schools and employers, power and clean water, and—most importantly—to each other...it’s a key contributor to how we all feel connected in our community.”*

We share your view that a well-maintained modern infrastructure makes Saint Paul a better city. And we also know that constructing new, non-essential parks facilities will add more financial strain on current and future city budgets. The operation and maintenance of these facilities will require year after year of increased tax levies.

In\$ight St. Paul came into being last summer, when residents and several community leaders came together to help Saint Paul build a stronger financial outlook.

In October 2024, In\$ight St. Paul released our citizens report highlighting the fiscal challenges facing Saint Paul residents and businesses. Our first report looked at actual property tax data from 2016 to proposed 2025 for all nine units of government that collect tax levies in Saint Paul. **Our report documented that St. Paul had the highest sales tax rate in the state and its median value homestead had the highest property tax rate in Minnesota. This is not good news for attracting community and economic growth.**

The COVID pandemic changed everything in 2020. Beginning in 2021, the City of St. Paul was awarded almost \$167 million in grants to fight COVID through 2025. Many residents hoped that this major influx of federal dollars would reduce the City’s reliance on residential property taxation certified by the City Council.

Last December at the Truth in Taxation hearing for the City’s 2025 Budget, In\$ight St. Paul heard a multitude of St. Paul homeowners express their frustration over tax increases greater than 15%, including young families afraid that moving to Saint Paul would be financially unsustainable. In\$ight St. Paul decided to take a closer look at City spending and property taxation trends between 2020 and 2025, taking into account federal COVID relief.

We looked at four budget perspectives and compared them to the Twin Cities Consumer Price Index-W. The Twin Cities’ CPI-W inflation rate between 2020 and 2025 is estimated to be 23.5%. [See attached appendix for details of each budget perspective]

1. **Approved Spending by Fund Type.** Total Approved Net Spending for all City budgets between 2020 and 2025 is up 41.5%, which is **1.8** times greater than the CPI inflation rate of **23.5%**.
2. **Net Spending by Department and Office.** Approved Net Spending between 2020 and 2025 is up 36.4% for the total of all City and HRA operating and maintenance budgets and for all debt service budgets. That **36.4%** increase is **1.5** times greater than the CPI inflation rate of **23.5%**.
3. **Full-Time-Equivalent Staffing Levels.** Total staffing increased **205** positions from 3,013 FTEs in 2020 to 3,218 FTEs in 2025. That is a **6.8%** increase in staffing in just five years.

4. **Property Tax Levies Certified by the Saint Paul City Council.** The total of all property tax levies certified by the City Council have increased **34%** since 2020. They have increased \$57,706,727 from \$169,728,970 in 2020 to \$227,435,697 in 2025. The **34%** increase is equal to **1.45** times the CPI-W Inflation Rate for the Twin Cities.

This brings us to ask your consideration of our recommendation that you defer spending on four major new, non-essential and very expensive Parks projects that do not exist today. These projects are the River Balcony with a total cost of \$114.3M, Mississippi River Learning Center with a total cost of \$65M, Regional Sports Facility with a total cost of \$30M, and New Water Features with a total cost of \$6.8M. The 2025 Capital Improvement Budget authorized the contracts for preliminary design work on these new parks at a cost of \$10.9M.

Mayor Carter, please use your executive power under the City Charter to cancel design contracts for these four projects until we can be assured the city can afford them.

In\$ight St. Paul knows that most St. Paul taxpayers would describe these four proposed new facilities as “Nice To Have,” but not a “Priority Need” like a fire station or the Kellogg Bridge Replacement. Furthermore, the National Park Service has not renewed its commitment to lease office space at the Mississippi River Learning Center meaning the city will now have to cover the operating and maintenance costs of this building. And the city intends to hire a consultant to prepare an economic development strategy for downtown which leads us to think that any spending on the River Balcony should await the findings of this study to learn if the River Balcony would support and complement the economic development effort.

There is no urgency to expand St. Paul’s beloved, high-quality Parks & Recreation system. This fact is verified by the Trust For Public Lands’ Park Score Index which has ranked St. Paul’s parks and recreation system second or third in the nation for nearly every year since 2016.

We believe St. Paul residents desire more programming and better maintenance at existing recreation centers rather than adding four new facilities would make staffing and maintenance more challenging for existing facilities.

In view of the “perfect storm” you described in last week’s address, we believe that deferring these new projects, at least until the city’s future financial condition becomes clearer, will free up millions in tax dollars to support the operation, programming and maintenance of our existing parks. St. Paul property taxpayers would support changing your position to make future city budgets and property taxation more manageable. It is the responsible thing to do!

In\$ight St. Paul is aware that the City is planning on two large “Common Cent” Sales Tax Bond issues in both 2025 and 2026. We think it makes more sense – during this period of economic uncertainty -- to minimize bonding and utilize a more stable pay-as-you-go financing strategy. To do so would focus budget decision making on important needs ahead of wants.

This would also avoid the inevitability of contractors increasing their bids based on plentiful funding available during the construction season. Having more level funding for capital projects over the next couple of decades

will ultimately save the City on construction costs and serve our local contractors with more steady employment.

Mayor, thank you for hearing our request. The financial outlook for the city budget is not positive, so it is time for a strong Mayor to act on items he can control to reduce future costs.

Respectfully requested by

In\$ight St. Paul, Carl Michaud, In\$ight St. Paul's CIB Study Committee Chair

Dave Beal, In\$ight St. Paul Steering Committee

Gregory Blees, In\$ight St. Paul Steering Committee

Joe Errigo, In\$ight St. Paul Steering Committee

Gerry McInerney, In\$ight St. Paul Steering Committee

Jane Prince, In\$ight St. Paul Committee Co-Chair

Donna Swanson, In\$ight St. Paul Steering Committee

Julian Loscalzo, In\$ight St. Paul Steering Committee

John Mannillo, In\$ight St. Paul Steering Committee

Gary Todd, In\$ight St. Paul Committee Co-Chair

CC:

Jaime Tincher, Deputy Mayor

Madeline Mitchell, Budget Manager

Jay Willms, City Council Operations

Rebecca Noecker, City Council President

Hwajeon Kim, City Council Vice-President

Anika Bowie, City Council member

Cheniqua Johnson, City Council member

Sara Jost, City Council member

Matt Privatsky, Interim City Council member

Nelsie Yang, City Council member

APPENDIX

The Twin Cities' CPI-W inflation rate between 2020 and 2025 is estimated to be 23.5%. Here are the key findings for our four attached perspectives:

Approved Spending by Fund Type:

Total Approved Net Spending for all City budgets between 2020 and 2025 is up 41.5%, which is **1.8** times greater than the CPI inflation rate of **23.5%.**

Total Approved Net Spending does not include inter-fund transfers and appropriations for subsequent year's debt service. The five major groupings:

- 1) **General Fund: City & Library** was only **up 21.2%.** Small growth is good.
- 2) **Special Fund: City & Library** was **up 72.5%.** We understand that the large spending increase is related to receiving federal grants for covid.
- 3) We estimate the **City's Debt Service Funds** to be **up** approximately **10.5%.**
- 4) We estimate **Capital Improvements** spending to be **up 94%.** We understand that the large spending increase is because of a voter-approved new 1% Sales Tax for Public Works and Parks & Recreation projects.
- 5) Spending for the **Housing and Redevelopment Authority decreased 10.9%.**

Net Spending by Department and Office:

Approved Net Spending between 2020 and 2025 is up 36.4% for the total of all City and HRA operating and maintenance budgets and for all debt service budgets. That **36.4%** increase is **1.5** times greater than the CPI inflation rate of **23.5%.** (Spending on Capital Improvements are **not** included in this display.)

Four offices had a decrease in spending over the five year period: Ramsey County Health decreased **58%**, the Mayor's Office decreased **24%**, Human Rights decreased **11%**, and the Housing and Redevelopment Authority decreased **10.9%.**

The departments and offices that had five year spending increases significantly greater than the **23.5%** inflation growth were:

- 1) City Attorney at **96.3%**
- 2) Emergency Management at **229.9%**
- 3) Financial Services at **64.7%**
- 4) General Government Accounts at **243.2%**
- 5) Parks & Recreation at **36.9%**
- 6) Planning and Economic Development at **35.1%**
- 7) Public Works at **68.5%**

Full-Time-Equivalent Staffing Levels:

Total staffing increased **205** positions from 3,013 FTEs in 2020 to 3,218 FTEs in 2025. That is a **6.8%** increase in staffing in just five years.

The General Fund staffing increased **106** FTEs from 2,291 to 2,397. This staffing increase results in a higher property tax burden. Special Funds staffing increased **99** FTEs from 722 to 821.

By comparison, there was an increase of 89 FTEs in the five year period from 2016 to 2020, while the five year period from 2020 to 2025 saw an increase of 205 FTEs. The staffing growth in the last five years was 2.3 times greater than the previous five year period.

Property Tax Levies Certified by the St. Paul City Council:

The total of all property tax levies certified by the City Council have increased **34%** since 2020. They have increased \$57,706,727 from \$169,728,970 in 2020 to \$227,435,697 in 2025. The **34%** increase is equal to **1.45** times the CPI-W Inflation Rate for the Twin Cities.

The Housing and Redevelopment Authority and the Port Authority also collect captured tax increments from Tax Increment Financing Districts they manage to finance development activities. It is estimated that approximately \$45 million in captured tax increments will be collected in 2025. This amount is in addition to the \$227,435,697 in taxes certified by the City Council. Thus, the City will collect about \$272.4 million in property taxes in 2025.

Attached to this email you will find four spreadsheets that provide more detail for the five year historical perspectives referred to in this report.



June 4, 2025

CIB-Proposals@ci.stpaul.mn.us

Nichelle Bottko Woods
Office of Financial Services
City of Saint Paul
Nichelle.bottko.woods@ci.stpaul.mn.us

Re: **Concerns regarding the proposed new 2025 St. Paul Capital Improvement Budget (CIB) hearing.**

Dear Ms. Bottko Woods and members of the City Council and CIB Committee:

The Summit Avenue Residential Preservation Association (SARPA) is dedicated to the preservation of the historic, residential, and the urban park character of Saint Paul's historic Summit Avenue. The SARPA board of directors on June 2, 2025 approved the following statement of concern regarding the proposed **Saint Paul 2025 CIB budget**.

Our comments to the St Paul CIB Committee specifically relate to the proposed allocation of 2025 and 2026 funding to begin work on the Summit Avenue section of the regional bike trail between the Mississippi River Boulevard and Fairview Avenue. This location is within the boundaries of [West Summit Avenue Historic District](#). In St Paul, a Heritage Preservation site "shall mean any areas, places, buildings, structures, lands, districts or other objects which have been duly designated heritage preservation sites pursuant to Section 73.04."

The proposed City **1% Sales Tax list of recommended projects includes \$3,570,000 for 2026 for the Summit Avenue Regional Trail section between Mississippi River Blvd (MRB) to Fairview Avenue** as noted on page 7 of the budget documents. Previous city plans stated that the Summit Avenue Regional Trail planning and construction would not begin until 2028. There are many other highly ranked pedestrian, life safety and city improvement projects that should be a City priority for these funds in 2026 and 2027 rather than the use of \$3.5 million for reconstruction of a one-mile bike lane. The CIB budget documents show that the City has postponed a number of projects that would benefit the East side and other areas of Saint Paul in order to accelerate the Summit Avenue Regional Trail by two years. This should not happen. Moreover, if construction on the University of St. Thomas arena continues in this area, there will be additional traffic disruptions and expected traffic changes that make 2026 and 2027 an exceptionally poor choice of timing for the proposed road construction.

The Summit Avenue Residential Preservation Association (SARPA), strongly urges the St. Paul CIB Committee and City Council to select higher priority capital projects for the use of the 1% Sales Tax fund for 2026 and 2027. We also **strongly recommend that there be a more transparent and public process for identifying and selecting the 1% Sales Tax funds as there is for the Community Development Block Grant (CDBG) and CIB funding.**

Thank you in advance for your consideration and re-allocation of recommended City 1% Sales Tax funds for 2026.

Summit Avenue Residential Preservation Association (SARPA)
Thomas Darling, President and its Board Members Katherine Cairns, Francis Luikart, Robert Muschewske, James Goman, Harry Walsh, Bryn Knatterud

www.sarpa.org
board@sarpa.org

From: [Joel Pierre Bond](#)
To: [*CI-StPaul_CIB-Proposals](#)
Subject: Recommending to fund the Hayden Heights Library renovation with a \$3.55 Million investment
Date: Wednesday, June 4, 2025 4:25:09 PM

Dear CIB Committee Members:

Thank you for your work on behalf of the City of Saint Paul's infrastructure investment program. I enthusiastically support your recommendations to fund the Hayden Heights Library renovation with a \$3.55 Million investment and to begin investing in a future renovation for the Riverview Library. Our libraries provide the critical infrastructure for Saint Paul residents to do life. Whether we are there to read, fax, check email, attend a meeting, study, do a telehealth appointment, apply for a job, or attend a storytime with a beloved child, we depend on our libraries to meet our needs and inspire our future. Thank you for recognizing the importance of this investment.

I am a member of The Friends Board of Directors (Ward 1 resident) and a participant in the private fundraising campaign that will transform our libraries so that we can all discover our possibilities.

Thank you.

JP Bond
313.580.7506
Jpierrebond@gmail.com

In\$ight Saint Paul
905 Jefferson Ave., Ste. 305
Saint Paul, MN 55102
June 4, 2025

Lauren Dees-Erickson, Chair
Capital Improvement Budget Committee
Office of Financial Services
15 Kellogg Blvd. West, 700 City Hall
Saint Paul, MN 55102

RE: Comments on Recommendations for 2026 and 2027 Capital Improvement Budget

Dear Chair Dees-Erickson and Members of the Capital Improvement Budget Committee:

Thanks for the opportunity to comment on your preliminary recommendations for capital improvement expenditures.

In\$ight St. Paul agrees with your focus on projects with clear public purpose and justification, significant needs, strategic investments, fiscal responsibility, and prioritizing maintenance of what we have over new construction with negative fiscal impact.

Saint Paul already has the highest effective property tax rate and the highest local sales tax in Minnesota. Standard & Poor's has lowered the City's debt contingency rating from adequate to weak. Saint Paul's property tax levies have more than doubled in the last decade, which is 3 times the rate of inflation. The Metropolitan Fiscal Disparities Pool is decreasing, reducing property tax aid to Saint Paul. The state budget is projected to be in a deficit in the next biennium, leading to likely reductions in LGA and Municipal State Aid. Federal budgetary and funding changes are creating economic uncertainty and disruption that will challenge states, cities, and individuals for some time to come. Decreasing values of commercial property is shifting the tax burden to residential property, making Saint Paul an unaffordable place to live for many. All of this makes it more important than ever to stop spending on non-essential new capital projects and projects that add operation and maintenance costs.

While the Saint Paul park system consistently ranks 5th nationally, the Parks and Recreation Critical Deferred Maintenance Annual Program Proposal notes that "the deferred maintenance backlog continues to grow, and is now at more than \$235M." We don't need expensive new Parks projects. Rather, we first need to take care of what we already have. To eliminate the added cost of bonding for maintenance and to make more efficient use of the "Common Cent" sales tax, it should be used for stable pay-as you-go maintenance funding.

In\$ight St. Paul supports the CIB Committee's tentative recommendations not to fund the following projects.

River Balcony Overlook by Science Museum. The little justification for this expensive new project is weak. It doesn't address a significant need or priority. Places for walking, viewing, sitting and relaxing are already very well provided by numerous publicly owned spaces along the downtown St. Paul riverfront. The low department priority ranking (13 of 15) is appropriate. No fiscal analysis is provided, and it would have a negative financial impact. Maintenance of existing facilities is prioritized over building new facilities like this.

Kellogg Park Mall Improvements. The justification for this expensive project is weak and unclear. What is the "failed infrastructure" and what is the minimum needed to correct that? What else does the project include and is it necessary? Beyond fixing whatever is failing, the project does not appear to address a significant need or priority. The relatively low department priority ranking (8 of 15) is appropriate.

Como Lakeside Pavilion Upgrades. The justification for this expensive project is weak and unclear. A failing roof needs to be fixed. Beyond that, completion of schematic design is not justification for a project. There was some community engagement, and the community did not want the changes proposed. It does not address a significant need or priority. The relatively low department priority ranking (11 of 15) is appropriate.

In\$ight St. Paul does not support the CIB Committee's tentative recommendation to fund the following project.

River Learning Center. The partnership agreement with the National Park Service for the River Learning Center has expired and it is very unlikely that it will be renewed by the current administration. Without its primary tenant and purpose as MNRRRA headquarters, the project is not financially viable and would have a negative fiscal impact upon the city's property tax rate. The collaborative partnership is gone, and it is not a strategic investment. A weak public purpose statement in a state bonding proposal for the River Learning Center says it would "bring people and nature together to engage the Mighty Mississippi and experience the land, water, and culture of this region," but there are already many existing opportunities for this. Fort Snelling State Park, right across the river, has facilities for outdoor recreation and learning. Minnesota Historical Society and DNR visitor centers at Fort Snelling provide for learning about the history, culture and environment of the area.

Sincerely,

Carl Michaud
Chair, In\$ight St. Paul CIB Study Committee

Members of the Capital Investment Board:

Introduction.

I respectfully submit these comments to address what appears to be a last-minute addition to the CIB budget for 2026 of \$3.57 million for the Summit Avenue reconstruction and bike trail (SART). I will not address the merits of SART itself, which is highly controversial and continues to be a work in process as the City evaluates various design options, undertakes consultations with impacted residents regarding design, and begins to gather the data necessary to assess the full adverse impacts of SART on Summit Avenue's iconic tree canopy and historic streetscape as required by Minnesota law. Rather, the focus of this submission is on extraordinary irregularities in the process used by the City to accelerate the funding for SART.

Serious Procedural Improprieties Undermine the Legitimacy of the City's Request to CIB.

The City's last-minute effort to fast-track funding for SART into 2026, if successful, would result in numerous and serious misrepresentations that undermine the credibility of the entire CIB process. Assurances to the Minnesota Court of Appeals have inexplicitly been abandoned, and commitments to the residents of St. Paul, especially those most immediately affected by SART's negative impacts, are being breached. Specifically, in response to a request by Save our Streets (SOS) a non-profit grass-roots coalition, that the City conduct an Environmental Assessment Worksheet (EAW) the City asked the Court of Appeals not to evaluate the adverse environmental impacts of SART until the City had more time to:

- refine its design
- assess the full extent of the loss of the adjacent tree canopy caused by the off-road trail
- avoid the adverse impacts to the historic features of Summit Avenue that its own consultant warned would occur if SART departed from existing curb lines
- engage with impacted residents to find a design to accomplish these objectives.

The City represented to the Court that no action would be taken to implement SART until these critical prerequisites had been satisfied.

None of these predicates have been met. No design refinements apparently have even been considered, much less been made available to the public for comment. No further consultations with SHPO or HPC have occurred. No final plan for the curblane at Segments A and C apparently has been selected, much less been made public.

Yet at the last minute of the 11th hour of the process, the City now apparently intends to abandon all of its commitments to procedural safeguards, and fast-track substantial funding for a highly controversial project that it claimed just a few short months ago was years away from serious consideration. Based on the City's history of past practices in similar situations, once

this initial investment is made the City will then to object to any request for an assessment of the potential adverse environmental and historical impacts of the project because ‘we’ve already committed significant funds to the project design, contracts have been let, and it’s too late in the process to make changes’.

Violations of the Minnesota Data Practices Act Further Contaminate the Process.

The contradictions between what the City promised and what the City is proposing to do now do not stop with its earlier commitments to the Court of Appeals. SOS anticipated that the City would be less than forthcoming about its assessments of the adverse impacts of SART when at some point in the future the City finally analyzed the adverse environmental and historical impacts as it had promised. Four months ago, SOS submitted requests under the Minnesota Government Data Practices Act (MGDPA) asking for the data generated by the City regarding SART’s adverse impact on Summit Avenue’s iconic tree canopy as well as the devastating effect on Summit’s historic streetscape. The City claimed that it needed more time to undertake these detailed assessments, but promised to provide this data expeditiously and on a “rolling basis.” In the spirit of collaboration and trust, SOS refrained from insisting on a prompt response to its requests for data as required by the MGDPA, to allow the City more time to assess the full impacts of SART relying on the City’s representations that SART was not scheduled for construction until 2028 at the earliest.

If approved, the City’s last-minute acceleration of SART on the construction calendar to 2026 virtually guarantees that the essential data on the adverse impacts of SART on the tree canopy and historic streetscape will *never even be developed*, much less be made available, until after SART has been constructed, and it’s too late to save the trees that will have been destroyed in the process, and too expensive to move five miles of curblines, and the storm sewers beneath them, back to their original locations.

In the interests of avoiding duplication, attached to this submission is the communication sent on Monday, June 2nd on behalf of SOS to Peter Leggett, the Mayor’s Chief of Staff, strenuously objecting to a flagrant breach of good faith, as well as egregious violations of the MGDPA.

Especially noteworthy, however, is the subverting of the public process by the Department of Public Works Director and his staff. As the documents attached to the Leggett communication (also attached here: PDF “tampering”) reveal, the scoring criteria for prioritizing projects was manipulated to artificially inflate the prioritization of SART so it could be included for consideration in 2029. Apparently not satisfied that even this maneuvering was sufficient to shield SART from any meaningful public participation, the City now wants to accelerate work on SART to start in 2026, subverting the entire CIB process for prioritizing construction projects.

Declining to Accelerate Summit Avenue Construction Is Essential to Preserve The Public Trust.

The City's last-minute gambit to avoid subjecting SART to meaningful public scrutiny calls into serious question the credibility of the entire CIB process, as well as transparency in government generally, not to mention frustrates Minnesota's commitment to environmental review of projects certain to adversely affect natural resources and historic preservation. The CIB is an independent entity entrusted with the responsibility to rank and approve projects. It is not supposed to be a rubber stamp for the Department of Public Works, yet that is how the last-minute inclusion of a highly controversial \$3.57 million investment is being treated. The citizens of St. Paul deserve better. There is no good-faith basis to accelerate funding for Summit Avenue, and exempt SART from the public procedures and input to which the City had previously promised. The City's breach of its representations made to the Minnesota Court of Appeals and its citizens should not be endorsed or enabled by the CIB.

Respectfully submitted,
Robert Cattanach
Robert E. Cattanach

322 Summit Ave, St. Paul, MN 55102

2026 - 2027 Capital Improvement Committee Tentative Recommendations

All Projects List

Sorted by Funding Source

CIB Committee Tentative

Row Labels	2025 Adopted	Department Requests		Recommendations	
		2026 Requested	2027 Requested	2026 Tentative Recommendation	2027 Tentative Recommendation
Local: Other Financing Sources	\$ 93,700,420	\$131,903,875	\$ 75,258,000	\$ 131,903,875	\$ 75,258,000
Assessments	\$ 200,000	\$ 3,700,000	\$ 3,970,000	\$ 3,700,000	\$ 3,970,000
Arlington - Wheelock to Jackson	\$ -	\$ -	\$ -	\$ -	\$ -
Arlington-Jackson to Payne	\$ -	\$ -	\$ 1,890,000	\$ -	\$ 1,890,000
Earl - Minnehaha to Burns	\$ -	\$ -	\$ 1,880,000	\$ -	\$ 1,880,000
Earl- Maryland to Minnehaha	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -
Local Street, Alley, Sewer and Lighting Program*	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Maryland - Como to Dale	\$ -	\$ -	\$ -	\$ -	\$ -
Pelham - Franklin to MRB	\$ -	\$ 1,900,000	\$ -	\$ 1,900,000	\$ -
Sidewalk Reconstruction Program*	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Summit- MRB to Fairview	\$ -	\$ -	\$ -	\$ -	\$ -
City 1% Sales Tax Projects**	\$ 42,863,420	\$ 72,566,875	\$ 25,260,000	\$ 72,566,875	\$ 25,260,000
Arlington - Wheelock to Jackson	\$ -	\$ 2,820,000	\$ -	\$ 2,820,000	\$ -
Arlington-Jackson to Payne	\$ -	\$ 2,720,000	\$ 12,770,000	\$ 2,720,000	\$ 12,770,000
Athletic Complex Design	\$ 100,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Como Geothermal - Trio (Phase I)	\$ 6,077,795	\$ 500,000	\$ -	\$ 500,000	\$ -
Downtown Park Improvements	\$ 2,330,000	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -
Earl - Minnehaha to Burns	\$ -	\$ 2,640,000	\$ 12,490,000	\$ 2,640,000	\$ 12,490,000
Earl- Maryland to Minnehaha	\$ -	\$ 11,740,000	\$ -	\$ 11,740,000	\$ -
Eastside Community Center Design	\$ 2,500,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Hillcrest Design	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
Maryland - Como to Dale	\$ -	\$ 1,240,000	\$ -	\$ 1,240,000	\$ -
Pelham - Franklin to MRB	\$ -	\$ 14,350,000	\$ -	\$ 14,350,000	\$ -
Revitalize Asphalt	\$ 1,925,000	\$ 5,425,000	\$ -	\$ 5,425,000	\$ -
Revitalize Buildings & Parks	\$ 9,600,000	\$ 9,600,000	\$ -	\$ 9,600,000	\$ -
Revitalize Courts	\$ 3,263,750	\$ 1,080,000	\$ -	\$ 1,080,000	\$ -
Revitalize Fields	\$ 7,145,000	\$ 9,110,000	\$ -	\$ 9,110,000	\$ -
Revitalize Play Areas	\$ 4,591,875	\$ 2,221,875	\$ -	\$ 2,221,875	\$ -
Revitalize Water Features	\$ 2,700,000	\$ 3,050,000	\$ -	\$ 3,050,000	\$ -
River Balcony Design	\$ 30,000	\$ 200,000	\$ -	\$ 200,000	\$ -
River Learning Center Design	\$ 2,500,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Summit- MRB to Fairview	\$ -	\$ 3,570,000	\$ -	\$ 3,570,000	\$ -
City 1% Sales Tax Revenue**	\$ 46,000,000	\$ 46,000,000	\$ 41,791,000	\$ 46,000,000	\$ 41,791,000
City 1% Sales Tax Parks**	\$ 11,500,000	\$ 11,500,000	\$ 10,455,000	\$ 11,500,000	\$ 10,455,000
City 1% Sales Tax Public Works**	\$ 34,500,000	\$ 34,500,000	\$ 31,336,000	\$ 34,500,000	\$ 31,336,000
Neighborhood Sales Tax Revitalization (STAR)	\$ -	\$ -	\$ -	\$ -	\$ -
Pedestrian and Traffic Safety Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Fund Transfers	\$ -	\$ -	\$ -	\$ -	\$ -
Citywide Long-Term Capital Maintenance Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Private Utility Financing	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Saint Paul Streets Paving Program*	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Public Improvement Aid	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Parks Grant Prep/Preliminary Design Program*	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Pedestrian and Traffic Safety Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Division Design Services*	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Ramsey County	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Randolph and Lexington Sidewalk Repair	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Sidewalk Reconstruction Program*	\$ -	\$ -	\$ -	\$ -	\$ -
Saint Paul Water Utility	\$ 1,400,000	\$ 3,400,000	\$ 1,400,000	\$ 3,400,000	\$ 1,400,000
Earl- Maryland to Minnehaha	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -
Pelham - Franklin to MRB	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
Saint Paul Streets Paving Program*	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000
Sales Tax Bonds	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Vehicles*	\$ -	\$ -	\$ -	\$ -	\$ -
Police Vehicles*	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Utility Fund	\$ 1,100,000	\$ 3,100,000	\$ 1,100,000	\$ 3,100,000	\$ 1,100,000
Earl- Maryland to Minnehaha	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -
Pelham - Franklin to MRB	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
Saint Paul Streets Paving Program*	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
Street Maintenance Program	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000
Sidewalk Reconstruction Program*	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000	\$ 1,485,000
Transfer from General Fund	\$ 572,000	\$ 572,000	\$ 172,000	\$ 572,000	\$ 172,000
Bike Improvement Program	\$ 172,000	\$ 172,000	\$ 172,000	\$ 172,000	\$ 172,000
Local Street, Alley, Sewer and Lighting Program*	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ -

*Annual Program

Shading reflects change from requested to tentatively recommended budgets

2024 08 14 (Meeting with Sean & Russ)

Wednesday, August 14, 2024 2:07 PM

Russ:

The number of dots in wards 2, 3, & 4 could be concerning if it gives the impression that there are more dots or projects in some wards than others.

Relatively new Summit Ave plan

Need to be mindful of Grand & Summit proximity.

With so many transit projects in planning, today I lean towards project coordination as first priority.

Safety also a priority.

Ella, could look for interim ways to factor in interim safety if projections continue to look favorable as they do today.

Sean:

I would deprioritize anything on Kellogg and downtown Shepard.

Met Transit might be interested in prioritizing Grand for.... Because we have sales tax.

Russ:

Interplay between Purple Line and Phalen.

Sean:

We will get real pushback if we don't work on Summit soon. Sean thinks we need to prioritize Summit.

Can we go into debt and bond against Common Cent?

2024 08 27

Tuesday, August 27, 2024 10:04 AM

- **Programming methodology:** we're exploring a few different ideas for a systematic way of enhancing the criteria so Summit and Marshall can move up the list. We can walk through the outcomes (i.e. reprogrammed scenarios) of a couple of these tomorrow. We think choosing more than one of these could be practical, but want to talk through any concerns or potential controversy:
 - Bike plan – this essentially takes the scoring you all computed as part of the multimodal evaluation and increases the weight of a project helping to implement the City's bike plan
 - University campuses – there is an argument to be made that university campuses are critical parts of the city's economy and culture and should be part of what determines investment priority, and streets adjacent to them would receive additional scoring benefit. Summit touches two campuses (St Thomas and Macalester), Marshall touches Concordia University, and Minnehaha touches Hamline University.
 - Existing community plans – both Summit and Marshall are tied to current or recent planning efforts that talk a lot about multimodal access and connection. However, there are many other community plans as well. The City has a website resource linking to neighborhood plans and we're a little unsure where to draw a line on which of these would be relevant to influence the scoring (we haven't combed through them). Maybe we can discuss this and determine for what allows one of these plans to count (or if this is worth considering)

2024 09 16 (Russ and Sean Briefing)

Monday, September 16, 2024 3:03 PM

Summit moved up to 2029

Sales tax is projected to generate the full amount permitted via statute. - good news.

Revenue assumptions (collections raise 1.9%, 2% interest on cash on hand, assessment funding)

Cost assumptions (3% annual inflation, staff augmentation, utility costs, engineering (30%), contingency (20%))

Two scenarios - one with utilities, one without. With full utility costs, out of funding in 2032.

Utility cost at \$160/linear foot is the spot where funds can complete all projects.

Sean: I think for next week it's a budget conversation about general and special funds. Next week's presentation will really only be about the programming. Cost info won't be part of next week's presentation.

Russ: What assumptions did we have going into the process?

Nick: We don't know what the scope of all these improvements will be yet, so when we estimated these corridors we assumed we'd put back what is there today. Utilities were less comfortable coming up with a scope. Assumption was that we had plenty of money for inflation. We tried to allow for utilities, and I feel good about our cost assumptions. Utility assumptions probably weren't enough.

Russ: What do we usually do for utilities?

Nick: We don't participate in private utilities. Water pays for their own, though we may participate in excavation. PW tends to pay for inlets and catch basins and leads and subsurface treatment, Sewers pays for mainlines. Sewers would say we pay for none of that today.

Russ: makes sense that Sewers would not be able to keep up with accelerated construction projects. Has OFS worked on what it would take to increase capacity of Sewers and SPRWS?

Sean: This gives us timely information we need to sit down with OFS and SPRWS to go deeper. This will take time to discuss internally. Has bond rating implications.

Sean: Begin conversations with caveats about complications about timing, and coordination. All we're doing is introducing the 5 year plan, and the sequencing. I would like to be able to say "Here are some buckets of time of when projects would occur". May be silly to go out further than 10 years. Most important outcome of the sequencing, here are things that we think are dependent on each other.

Joel: We can develop a story like we saw last time that would be simple explanation of what we'll accomplish in 5 years. Walk through a series of maps. Explain that in further years out, we're looking at inflation.

Sean: There are a ton of variables that will impact delivery and can't predict and address them all. I'd love to develop a list of all projects in an order. Some specific questions: What about the overlap between Grand and Summit? Analysis of which projects happening in which wards, though we may not show it.

From: [Robert Cattnach](#)
To: [Nichelle Bottko Woods](#)
Subject: FW: Notice of ongoing willful violation of MGDPA and request for immediate conference
Date: Wednesday, June 4, 2025 9:28:39 PM
Attachments: [2025 Public Hearing Notice and Recommendations 7\[3\].pdf](#)
[tampering.pdf](#)
Importance: High

From: Robert Cattnach
Date: Monday, June 2, 2025 at 4:42 PM
To: "Peter.Leggett@ci.stpaul.mn.us"
Subject: Notice of ongoing willful violation of MGDPA and request for immediate conference

Peter,

I believe my client SOS has been exceptionally tolerant in trying to work collaboratively with the City to obtain data first requested under the MGDPA approximately three (3) months ago, and which the City is obligated by law to provide promptly. It appears, however, that our patience has been rewarded by deception and manipulation. I just received word that the City has now requested that the CIB Committee accelerate \$3.57 million for construction of SART to 2026 (attached). Even elevating SART to the 2028/29 schedule occurred only after staff tampered with the scoring criteria at the instruction of Director Kershaw in response to political “pushback” (attached). No notice of these manipulations was given to any of the affected residents, much less have any reasoned explanation for the changes been forthcoming. This pales in comparison to the extraordinary breach of the promises the City made to the Minnesota Court of Appeals about the procedures that would be followed and processes that would be completed before work on SART commenced.

As you are well aware, in addition to the substantive issues for which the City has refused to provide data as reiterated in my previous communication to you approximately two weeks ago (which began by noting that the City had already declined to respond in any way to our request *three weeks before that*), the City’s unexplained last-minute burst of speed to begin funding

for SART next year raises vital and disturbing questions about the City's good faith in our ongoing discussions. I will not reiterate the contents of my last email that focus on obtaining long-overdue data regarding the required environmental and Section 106 review of SART as a connected action; please consider that email incorporated by reference. The purpose of this communication concerns what by any fair reading appear to be outright and continuing misrepresentations by the City, as now revealed by its last-minute, virtually stealth acceleration of its proposed construction of SART.

Specifically, as you will recall, several of the SOS Data Practices Act requests focused on the various representations and commitments made by the City to the Minnesota Court of Appeals that the required environmental review of SART was not ripe at that time. These commitments to the Court of Appeals were plainly designed to reassure that Court that the construction of SART was not imminent, and that several additional procedural steps would have to be accomplished by the City before that review would be appropriate. The requests most pertinent to this process included:

#4. Please provide all data, including analysis, communications ... regarding any evaluation or assessment of determining which portions of SART will be prioritized for construction.

#13. Please provide all data, including analysis, communications ... that relate to the City's assertion in its brief to the Court of Appeals, Appellate Court Case No. A23-1592 on p. 37 that once the project receives funding ... that it will analyze the three proposed options and select a preferred alternative, including when the City intends to commence that analysis, the process by which it will be conducted, the extent to which such review will be made available for public input and comment before becoming final, and how the City will ensure that comments are appropriately considered.

#14. Please provide all data, including analysis, communications that relate to the City's assertion in its brief to the Court of Appeals, Appellate Court Case No. A23-1592 on p. 37 that once the project receives funding ... that it will conduct a Section 106 Historic Preservation Review and environmental review, including but not limited to when that review will be commenced, by whom it will be conducted, the process by which it will be conducted, the extent to which such review will be made available for public input and comment before becoming final, and how the City will ensure that comments are appropriately considered.

#19. Please provide all data, including analysis, communications ... that identify which

specific additional consultations the City asserts are required prior to the commencement of construction of SART, including all references or discussions demonstrating that the City has any obligation to incorporate the input of the entity being consulted.

#20. Please provide all data, including analysis, communications ... that demonstrate which specific additional approvals the City asserts are required prior to the commencement of construction of SART.

As of this date, the City has not provided any information on how, if at all, it has satisfied the commitments it made to the Court of Appeals that all these steps would occur before work on SART would commence. Based on SOS's reasonable familiarity with communications to potentially affected citizens, not only do we do not believe that any of the City's commitments to the Court of Appeals have not been fulfilled, but it does also not appear that any of them have even been initiated.

As presumably you are aware, there is a hearing before the CIB Committee to approve this last-minute acceleration of SART one week from today; written comments are due in two days – although to be clear, I only learned of this last evening. Based on our discussions thus far, I would like to believe that you were not part of the process to speed up work on SART in plain contravention of the representations the City made to the Court of Appeals, and did not knowingly deceive SOS about the City's intention to do so. That does not, however, excuse the City's apparently deliberate ongoing deceptions to SOS, its citizens, and perhaps most importantly the Minnesota Court of Appeals.

SOS respectfully requests an immediate meeting to discuss how the City intends to satisfy the commitments it made regarding the procedures it would follow before commencing work on SART, preferably sometime today June 2nd, or at the very latest tomorrow June 3rd in light of the looming deadline for submitting comments. Our preference to work with the City remains, at least until we are forced to conclude that the City has been leading us along while it secretly planned to fast-track SART. If any modicum of trust is to be restored, however, we need to hear immediately from the City whether the acceleration of SART was a flagrant breach of the representations it made to SOS, as well as its commitments to the Court of Appeals, or whether, the optimist in me hopes, that this is a left-hand/right-hand miscommunication within the City which can easily be resolved by removing the request to accelerate SART from the CIB proposal.

Requiring citizens to seek judicial relief to force the City to comply with its legal obligations is frequently a losing proposition for both sides (with Judge Diamond's award of exemplary damages a refreshing exception) because interested parties do not have the means to fund a challenge to the City's violations. Let me reiterate however, that I have been retained independently by SOS and we intend to seek recovery of all of my attorney's fees and costs that SOS has been required to incur in attempting to force the City to comply with the MGDPA. At a time when the credibility of and trust in City Hall appear to be at an all-time low, we urge you to avoid yet another self-inflicted wound, and instead work collaboratively with your citizens toward solutions which may not always be perfect for all, but which are the result of an open and transparent process, and thereby start to restore some faith in the integrity of our elected officials and their senior appointees.

Respectfully submitted,

Robert E. Cattanach

Counsel for SOS