



**City of Saint Paul**  
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## SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MEETING

**Monday, February 8, 2016 at 3:30 p.m.**

**Central Library, Forth Floor Conference Room**

### MEETING MINUTES

Members Present:	Tia Anderson, Kellie Charles Connor, Jacob Dorer, Diane Gerth, Mary Morse Marti, Noel Nix, Paul Raymond, Paul Sawyer, Michael Steward, Darren Tobolt, Gary Unger
Members Excused:	My Lee
Members Absent:	
Visitors and City Staff Present:	Daley Lehmann, Marissa Peterson, John McCarthy, Mike Solomon – OFS Holly Huston – City Council Paul Kurtz – Public Works Nora Riemenschneider, Jonathan Sage-Martinson - PED

1. The CIB Committee convened at 3:40 pm.

2. Approval of the Agenda

Ms. Gerth moved for approval, Ms. Morse Marti seconded. All approved.

3. Approval of January 11<sup>th</sup>, 2016 Meeting Minutes

Mr. Sawyer made a small revision to the minutes removing a sentence about Art-Us.

Mr. Unger moved for approval of the revised minutes, Ms. Anderson seconded. All Approved.

4. Chair's Comments

Mr. Sawyer did not have any comments

5. Action Items.

Fire:

**RES PH 16-33:** Amending the financing and spending plans in the Fire Department in the amount of \$65,284.70 in the capital project fund.

Mr. McCarthy spoke on the resolution. He summarized the resolution by saying that old Fire Station 24 was in poor condition and was not being used. The site and building were sold by the city for about \$65k which will be added to the budget for the new Fire Station 19. Mr. McCarthy went on to say that the Fire Department has a philosophy of “Brick for Brick” in which if an old fire station is sold, the dollars will be used to build or improve other fire stations. He added that the Fire Station 19 project will begin work in mid-April and be completed within 8 months.

Mr. Dorer stated that he read an article about the fire station being sold and said the purchaser is turning the building into a house.

Ms. Anderson asked if the \$65k was filling any gaps. Mr. McCarthy responded by saying that the work has not begun yet but the contractor is working with the city to remain within budget.

Ms. Anderson moved for approval, Mr. Tobolt seconded. All Approve.

## 6. PED 8-80 Discussion

Mr. Sage-Martinson stated the conversation by stating that he had come to talk with the CIB Committee as one of his first items of business after becoming the PED Director. He said that he was glad to come back to have a discussion about the 8-80 funding.

Mr. Sage-Martinson went on the talk about the 8-80 theory of welcoming all different types of people into a community and about building vibrant places.

Mr. Sage-Martinson then went on to talk about the bond funding and the repayment of debt service with the ½ cent sales tax. He spoke about the types of projects that are eligible for the bonding dollars. Mr. Sage-Martinson talked about projects that needed to have an economic development impact and be projects that are shovel ready. He spoke about the city having the grapple with arterial roads and the terrible 20 streets. Mr. Sage-Martinson went on to speak about several projects such as Grand Rounds, the downtown bikeway, and the Palace Theatre and pointed them each out on a map provided in a powerpoint presentation.

Mr. Sawyer thanked Mr. Sage-Martinson for coming to speak to the CIB Committee and for filling in some of the information gaps. Mr. Sawyer asked how the projects were selected, i.e. by internal committee or a formal selection process.

Mr. Sage-Martinson responded by saying that the departments proposed the projects, which were then vetted by PED staff on the bonding eligibility, then passed along to the Mayor and City Council for addition selection. He went on to say that the Mayor put forth a list of projects to the City Council and made sure that the projects were geographically diverse and included a project in each Council Ward.

Mr. Sawyer followed up by inquiring if there was a list of projects that were not selected. Mr. Sage-Martinson responded by saying there was not, but the projects that were looked at were different road projects, and stated that it was a priority to have projects across the entire city.

Mr. Sawyer than asked about the Grand Round and where the funding was for that specific project. Mr. Sage-Martinson replied by saying that the Parks department is the project lead for the Grand Rounds. The Grand Round project would be done as funding becomes available. Mr. Sage-Martinson stated that there was a vision for the project and sections would be completed. The current section to be reconstructed will be determined based upon the bid responses. Mr. Sawyer followed up by asking if future dollars have been identified. Mr. Sage-Martinson responded by saying that as the grand vision is laid out, dollars will have to be found. He added that planning the project takes steps in finding dollars and building out the project. As the plan is determined, the correct dollars will be sought after.

Mr. Tobolt stated that he likes that the 8-80 fund goes towards economic development. He stated that it was a stretch to have optical fibre being an economic development project. He also went on to say that the Palace Theatre was not part of a walking or street project and did not align with the vibrant, open places concept. Mr. Sage-Martinson stated that the city is certainly interested in walking and biking, different gathering places, and outside attractions. He went on to say that the Palace Theatre is designed to bring a different demographic to downtown Saint Paul which does not normally visit the area. He stated that the Palace Theatre will be a hot spot of activity.

Mr. Nix stated that the 8-80 fund was a missed opportunity for the CIB Committee to be co-leaders and co-collaborators in the development of a vibrant Saint Paul. He went on to say that he does feel that there is a great bundle of projects in the list. He stated that moving forward, he would like to see some guidance given to the fund and apply the skills that the CIB Committee members for being community experts.

Mr. Unger stated that he was glad to see the Palace Theatre getting the attention it deserves. He stated that back in his time he used to come downtown where there was always something happening at the several theatres that were housed in downtown Saint Paul. He went on to say it was invigorating and hoped that the new Theatre brings energy back to downtown.

Ms. Anderson wondered what happens after 2017 when the projects from the 8-80 fund are complete. Mr. Sage-Martinson responded by saying that the fund was a truly unique opportunity but going forward the city will be taking on an 8-80 mentality in everything that it does.

## 7. PED Action Item

**RES PH 16-35:** Amending the financing and spending plans for several 8-80 projects to get them fully funded for construction and to replace the Randolph at Lexington Left Turn Lane project with the installation of medians along Snelling Avenue from Randolph to Highland Parkway called South Snelling Median 8 80 Project.

Mr. Kurtz presented the 8-80 resolution. He stated that the resolution moved funding from several different projects to new locations. He went on to say that the Jackson street project was the trickiest project to initially estimate and the estimates were low and the project now needs to find additional dollars.

Mr. Kurtz then went down the list of projects to talk about the funding, including the Payne/Bedford project, the 7<sup>th</sup> street project, the Raymond project, then central station

plaza, and the Grand Rounds, and how they relate to the downtown Jackson street bike loop. The bike loop went from an \$8m dollar project to a \$15m project.

Mr. Kurtz also talked about the elimination of the Lexington and Randolph project and the addition of the Randolph to Highland Medians projects. He stated that this was a high priority project in the Council Ward and the decision was made to move the project. He went on to say that the city is looking to MNDot to contribute cooperative money.

Ms. Gerth stated that Jackson Street is now \$2m a block and wondered if there was something unique about the project that makes the construction costs so much. Mr. Kurtz responded by saying doing any type of road construction in downtown is expensive, adding in the bikes, street lighting, and tree placement adds to the cost.

Mr. Sawyer asked why the city was going out and looking for new projects when there are funding gaps for the projects already underway. Mr. Kurtz stated that the Highland Median project was very important to the Council Member. The project was in the same overall location and cost of the project that was removed, so it made sense to change the project.

Mr. Nix moves for approval, Ms. Anderson seconds. Mr. Sawyer and Mr. Steward vote against. The motion is approved.

#### **8. Discussion on City Debt**

Mr. Solomon presented a presentation to the CIB Committee about the city's debt process.

#### **9. Adjourn**

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