



**City of Saint Paul**  
Mayor Christopher B. Coleman

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**SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET  
COMMITTEE MEETING**

**Monday, November 13, 2017 at 3:30 p.m.**

**Central Library – 4<sup>th</sup> Floor Conference Room**

**MEETING MINUTES**

Members Present:	Rebecca, Airmet , Larvel Bunker, Joel Clemmer, Raymond Hess, Amy Huerta, Samakab Hussein, Chai Lee, Elizabeth Matakis, Noel Nix, Paul Raymond, Darren Tobolt, Kurt Zilley
Members Excused:	Mohamed Barre, Kellie Connor Charles, Mary Morse Marti, Corina Serrano
Members Absent:	
Visitors and City Staff Present:	Abdiwahab Ali Todd Hurley – OFS Director Jonathan Sage-Martinson – PED Director John McCarthy – Budget Director Alice Messer – Parks Holly Huston - Council

1. Convene
2. Approval of Agenda

Mr. Tobolt motioned to approve agenda, Mr. Raymond seconded. All approved.

### 3. Approval of October 09, 2017 Meeting Minutes

Ms. Airmet mentioned corrections on October minutes regarding attendance section.

Mr. Raymond motioned to approve October minutes and Ms. Bunker seconded. All approved.

### 4. Action Items

#### OFS/PED/PW

**RES PH 17-323:** Amending the City's Capital budget and approving a First Amendment to the Funding Agreement with the Housing and Redevelopment Authority of the City of Saint Paul for the Snelling Midway Redevelopment Site; approving the terms of a Memorandum of Agreement with MUSC Holdings, LLC; accepting a grant from the Capitol Region Watershed District; and granting preliminary approval for City financing.

PED director and OFS director both presented to this resolution to the CIB Committee.

PED director noted that this resolution is for four separate projects using both CIB, TIF and HRA funds.

Mr. Tobolt asked if it will be optional or mandatory for business to buy into the district storm water.

PED director stated that the city can amend the ordinance and require future businesses to connect to district storm water system.

Mr. Clemmer stated that he was struggling on meaning of casting today's vote and stated that he doesn't believe in voting for this project since the train has already went down the tracks and the city already approved it.

CIB chair responded to Mr. Clemmer that he is well within his prerogative to express his opinions on today's vote but that today's resolution isn't about the stadium project but about the 4 projects in front of the committee.

Mr. Raymond asked if the city will require development around the site to pay back the debt.

OFS director responded that the current performa shows that we will pay back the debt in about 7 years and stated that interest in the site is high. OFS director also stated that there is minimal risk involved in issuing this debt and that the RD-MLS team has already released a national press release to investors about the site.

Ms. Huerta asked how many developers have shown interest and also stated that perfoma's sometimes down work out!

PED director responded to Ms. Huerta's inquiry by stating that there are 6 lots for development around the stadium and the strip mall will be left in place. These 6 lots will have mix use development and hotel/retail but there hasn't been a site plan submitted yet but the stadium will open in March 2019.

PED director stated that this site development will allow the city to be innovative in its storm water development while leveraging private/public partnerships and also look forward to future developments in the north of the stadium

Mr. Samakab asked if the development north of stadium is located in the Rainbow.  
PED director responded that the development will be located in the Rainbow Parking lot.

Mr. Zilley asked if the developers will pay before after developments are complete.

PED director stated that the stadium will take 2 years to build and that normal developer's constructions take about 12 months.

OFS director stated that storm water is complex but can't happen unless it's built first, then development will take place.

CIB Chair asked what are some advantages of District Storm Water.

PED chair stated that using rain water to better harness sustainability, 1 large tank instead of 10 small tanks and that 1 tank will be built into 1 public location. This means that developer has more freedom on the site than they would if we used the current storm water system.

Mr. Zilley asked when the financing begins and when does the payback begin?

OFS director stated that the debt must be paid back within 10 years and that long-term debt accrues more interest.

Mr. Tobolt motioned for discussion and Mr. Lee seconded.

PED director gave an overview of the master plan.

Mr. Tobolt asked if half of the great lawn is development property.

PED director stated yes.

Ms. Airmet asked if MN DOT is participating.

PED director stated that the city will pay for the cost.

Ms. Airmet stated shouldn't it be a shared cost?

PED director stated usually but this is a city project.

Mr. Tobolt motioned for approval and Mr. Lee seconded. All in favor (11), 2 opposed (Mr. Clemmer and Ms. Huerta)

## Parks

**RES PH 17-315:** Accepting a donation from the Minnesota China Garden Friendship Society and to amend the financing and spending plan in the Department of Parks and Recreation in the amount of \$50,000, to reflect the Minnesota China Garden Friendship Society's gift for the St. Paul-Changsha China Friendship Garden project in Phalen Regional Park.

Ms. Messer gave an overview of the Parks resolution about the 50 thousand donation from the MN China Garden friendship Society.

Mr. Raymond motioned for approval and Mr. Lee seconded. All approved.

**5. Adjourn**

Staff:

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