

CAAPB Board Meeting June 3, 2021 - DRAFT Minutes

For Board review on Sept. 28, 2021

Lt. Governor Peggy Flanagan, as Chair of the Board, gaveled the meeting to order at 1:00 p.m. on June 3, 2021. She read the statement explaining the need to conduct the CAAPB Board meeting virtually, due to COVID and the declared peacetime emergency, adding that to comply with open meeting law, attendance and all votes would be conducted by roll call. She also noted the expiring term of Ted Lentz, serving since 2013 and the new Board member, James Garrett, Jr.

Roll call determined that there was, in fact a quorum present, there being eight members present at the time. Next was Agenda item #1, approval of the March 2021 CAAP Board meeting minutes. Members Elaine Fink and McClean MOVED and SECONDED. Motion to approve the minutes PASSED.

Next, the Chair introduced Mr. James Garrett Jr., founder of 4-rmula Architects, now in its nineteenth year, and administered the oath of office to Mr. Garrett. Mr. Garrett explained that he was a fifth generation Saint Paulite on his mothers' side, that his great grandmother had lived in Rondo from 1909 and he remembered her house being among those demolished to make room for the Interstate. He is a graduate of Central High School, with an architectural undergrad from University of California and Masters' in Architecture from Parsons School of Design in NYC. He cited his years of service on Met Council's Livable Communities work, after returning home to the Twin Cities prior to being appointed to the CAAPB by Mayor Carter. Other Board members then introduced themselves, as did staff and Architectural Advisors. The Chair then noted the years of service by former Board member Ted Lentz, who served on the Preservation Commission prior to and since joining the Board and has served numerous positions in the Cass Gilbert Society. Ted spoke of his appreciation for his years on the Board, citing his experience of being at two of the various memorials dedications, and of the great work that has now resulted in the 2040 Comprehensive Plan.

The next agenda item was that 2040 Comprehensive Plan, having completed the required ninety-day review by the State Arts Board and the City of Saint Paul, now up for final Board approval. Executive Secretary Paul Mandell noted that in addition, several other bodies had review comments during that time, which will be covered by Linda Spohr. He said that what started out as a minor rewrite of the 2000 Comprehensive Plan and the 2009 Amendment has now, after close to three years, become a completely new 2040 Comprehensive Plan for the Minnesota State Capitol Area, much due to the work of both Peter and Linda. Senior Planner Linda Spohr then shared a screen describing the review, who submitted comments, including not only the City of Saint Paul and the MN State Arts Board, but also the Historical Society and State Historic Preservation Office (SHPO), noting that there were corrections and clarifying changes but no changes to any of the policy approved by the Board in March or prior meetings. She also noted that the Introduction had been expanded to include the final input from Dr. Kate Beane (MNHS) and Dr. Mattie de Carlo (Governor's Office) on pre-settlement and indigenous history of the area, rather than as a separate insert. She added that graphics had also been completed and refined, incl. notations that, for instance, the County had just recently committed to BRT connecting points south via South Robert through the downtown and north on Rice, which will prove very positive.

Principal Planner Musty added a thank you to Board members, as well as the Board's CP committee, all reviewers, and stakeholders, showing the acknowledgements that will be part of the Appendix. Senator Pappas as well as the Chair both expressed their appreciation for all the contributions that have gone into making this new Comprehensive Plan such an excellent new resource for the board as well as the State. Senator Pappas then MOVED the recommended language granting final approval to the new 2040 Comprehensive Plan, and Board member Elaine Fink SECONDED the motion. Senator Nelson then asked what if any accommodations were made regarding the Bethesda shelter, a temporary use through May of '22, with both Mandell and Musty noting that the Comp. Plan make no arrangements to make that a more permanent unit, citing that part of the Board's approval that requires Fairview to report back to the CAAPB by end of this calendar year on their intention regarding the entire property. Peter also acknowledged that next, he needs to work on revisions to the Zoning and Design Rules, to comply with the new Comprehensive Plan. With that, the Board APPROVED the 2040 Comprehensive Plan, 9-0.

Next agenda item was action on selection of the new Executive Secretary. Elaine Fink, one of the three members of the Board's Executive Committee, cited the work of the committee members, including herself, Alicia Belton, the Chair (sitting in on the finalists interviews, and joined by former Board Vice Chair Mary Ann Buck at the recommendation of Exec. Sec. Mandell and the Chair since Buck had led the last two search processes for Exec. Sec.. They were assisted by MMB HR consultant Leslie Waterhouse. Fink explained that MMB had posted and then screened all applications, resulting with 23 applicants that met minimum qualifications; then the committee selected seven for the initial round of interviews, and finally four for in-person interviews as finalists. After that, the committee decided to check references for the final two candidates, and selected Merritt Clapp Smith for recommendation to the Board. Merritt brings three decades of planning with the City of Saint Paul, including lead on the Ford Site planning, also serving as Project manager for the Governor's Task Force on Housing, as well as work organizing, facilitation and service to as Board Chair for the Summit Hill Association, Board member for Fresh Energy and Chair for Oakland Cemetery Association.

Merritt spoke briefly of her honor and excitement for the position, thanking the selection committee and citing the wide variety of the Board's activities as compatible with her passion for planning, history, community engagement and beauty in design. Board member McClean cited his positive experience working with Merritt during his time at the St Paul Area Chamber of Commerce when she was a City of Saint Paul planner, and he MOVED APPROVAL of Merritt as the new Executive Secretary. Board member Garrett SECONDED the motion. Exec. Sec. Mandell cited in addition, Merritt's work as a consultant for TKDA when she helped in assessment of scoping on Capitol Rice and , in particular, the Sears site, including the work guiding who might be responsible for the environmental review of the site, naming the city as the likely RGU and LGUs. With that, the Chair proceeded with the roll call, and the Board APPROVED the motion unanimously, now at 10-0, with Dr. Beane having arrived.

The fourth agenda item was Peter Musty, as Zoning Administrator, with a recommendation to authorize Administrative review by staff of future temporary uses mounting up for the vacant surface parking areas of the Sears and elsewhere, given that it may be some time-even a year or two, before any construction occurs and that numerous applications, some of which like temporary outdoor sales- (craft fairs) or outdoor storage that would require a Conditional Use Permit (CUP), which would regularly

require Board action. With the frequency occurring, staff was requesting authority to handle these without requiring the Board to meet each time a CUP is needed, with a recommendation to limit any such single uses to twelve days, while acknowledging that the Sears (Seritage being the owner) leasing agent requesting allowance of up to thirty days. Senator Nelson asked a question of future redevelopment of the Sears site, to which Mandell cited the March Board review of their design concept now being vetted by various stakeholder groups and the City, eventually requiring environmental review and re-platting by the City, a far more refined and fully developed plan that was seen by the Board back in 2013, but still likely to be developed in phases as the market supports.

Musty noted that nothing in this recommended action would preclude staff seeking Board input in the more questionable applications for CUPs, and Board member Garrett cited the example of where Springboard for the Arts had at one point made temporary use of a vacant building on University Avenue that, in the end, they ended up taking over the building on a permanent basis, adding to the vitality of the immediate area. On that, Senator Nelson MOVED the recommended motion to empower the Zoning Administrator to handle such temporary uses, even if a CUP was needed, and Board member Fink SECONDED the motion. Representative Hertaus raised concerns the Board action still be required for CUPs, and after some further discussion, the original motion PASSED unanimously, 10-0.

Mr. Mandell next addressed agenda item #6, the memorials update. He spoke to the recently Memorials Rehab project, funded with a balance from the Capitol Building fund that was going to tie out and was re-authorized during the 2019 Special Session as well as a Memorials appropriation, citing the Vietnam Veterans, the Woman's Suffrage, the Wilkins and the Peace Officers memorials as the four most thoroughly addressed.. At the Peace Officers, the pool and thin blue line (light) were completely replaced, at the Wilkins, all doors were repaired and entire stainless steel wall re-patinated, at the Woman's Suffrage Garden, the wall was rebuilt the trellis cleaned and re-anchored, and in the garden, three feet of new soils were brought in on top of weed barriers, with all new pollinators planted, while the concrete ribbons all replaced. In addition, new landscape was brought in at Workers, at Humphrey, Lindbergh and at Peace Officers memorials, and Mandell noted that prior to this work, the endangered rusty patch bumble bee had been found at both the Woman's and the Workers' gardens.

Mandell also spoke of the memo he sent out under separate cover after the Board packet mailing addressing the name wall issue at the Vietnam Veterans memorial, with Administration now planning to do a test procedure at the wall using the more subtle, lighter spray process to see if the whole wall should be redone. He also referenced the Medal of Honor Memorial, now fully funded with the latest grant secured, awaiting a notice to proceed, with dedication now probably delayed to spring of '22.... The first to fix and reuse a broken state asset, namely the Promise of Youth statue and water feature. Lastly, Mandell spoke of progress on the life-size Nellie Stone Johnson slated for the first-floor north corridor immediately off the Rotunda, slated for installation probably prior to the next full Legislative Session in January. The Lt. Governor, as Chair, suggested a future field trip for the Board to tour all the memorials once it's nicer weather.

Peter Musty then briefly reviewed his memo on item #7, updating the Board on Sears redevelopment plans vetting process with countless stakeholder groups, with Kimley-Horn now the public face for the project; final check-ups with the City on the Saint Paul City School at University and Marion, or wrap up

of the Commemorative Art Task Forces, with the Decision Process TF done and the Engagement TF still wrapping up, likely to be reporting to the Board by their fall meeting, and lastly, progress amidst some issues unrelated necessarily to the shelter itself, with the Good Neighbor community-based group meeting regularly to address just such things.

Under other business, Executive Secretary Mandel announced that Senior Planner Linda Spohr had accepted a full-time job in the private sector, something the CAAPB couldn't afford to give her. She has found a good match with a planning and design firm that does a lot of community engagement but will be really missed, leaving before the end of the month. Musty echoed the sentiments, shared his on congratulations for Linda and expressed likewise his appreciation for all she'd brought to the office. Lt. Governor Flanagan then expressed her own appreciation, on behalf of the Board and the people of Minnesota, for the excellent work Linda did in helping to bring to fruition such an incredible 2040 Comprehensive Plan, a document she leaves behind for all.

Lastly, Lt. Governor Flanagan spoke to the thirty-four years of service by Executive Secretary Mandell, citing all the changes, planning documents, policies, physical improvements, as well as the numerous building (eight), memorials (twelve), the green line light rail, in summary, "with fingerprints all over the place, as a true servant leader", with care and passion, recalling her memories of his work, first in her years in the House and now, as Chair of the Board. Mr. McClean cited his years getting to know Paul and of the CAAPB as part of the Capitol River Council, Senator Pappas as always respectful and calm, even in the midst of chaos, and as a fellow west-sider, Senator Nelson for his great work in the legacy project of the Capitol Building Restoration, and Dr. Beane for his making her feel so welcomed.

Mandell closed by expressing his honor and pleasure for a job so perfectly matched to his skills and interests, and so gratifying, adding that in the future he's already spoken several times to Brian Pease of his interest in becoming a tour guide at the Capitol.

Meeting then ADJOURNED at 3:00 p.m.