

NOVEMBER 13, 2020 CAAPB MEETING MINUTES

All Board Members, Advisors and Staff present except for Rep. Jerry Hertaus and Lisa Ochs.

Others Present: Emmet Hedin, Dr. Meg Cavalier, Karl Jentoft, Jean Krueger, Ryan O'Connor, Trui Trula, Laur Reed, Max Holdhuson, Keith Latimore, Johnny Rios, Caty Royce, Chris Anning, Pastor Joy McDonald Colvet, Michael Menege, Chris Gueving, Capt. Eric Roeske, Commander Juemy, Keith Ellison

Lt. Gov. convened the Nov. 13, 2020 Board meeting at 1:05. She called role to establish quorum, reading the qualifying language due to COVID for a virtual Board meeting, with invites to those who needed to be in the meeting and live streamed for the general public.

First, was a proposed new charter school for the western portion of the League of MN Cities block. There were to be no votes today on either the School or County proposals. The July 23, 2020 Board meeting minutes and Chapters 1-3 of the Comprehensive Plan, however, was approved.

Motioned by Lentz, seconded by Fink, APPROVED one change to correct Anton Treuer's misspelled name.

Next, was the informational presentation on Saint Paul City School for a Conditional Use Permit (CUP).

Dr. Meg Cavalier, Exec. Director and Superintendent, introduced the new school by reading its charter as a public charter school. It was founded in 1998 and Rivers Edge in 2008, and merged in 2019, with three locations for two elementary schools and a middle school west of the Capitol Area in Frogtown and a high school in Saint Paul's West Side. The new site is a 1.79-acre tax-exempt property owned by the League.

The consolidation will continue to serve, with expenditures like current, due to efficiencies achieved with the consolidation. Current enrollment is 520 students with classes capped at 25 for Primary and Middle school and 20 for high school. The student demographic breakdown is 44% Latinx, 25% Black or African American, 25% Hmong, 5% Caucasian and 1% Native American, with more than 90% qualifying for free/reduced lunch. There will be two sections per grade with one teacher and one paraprofessional per classroom. She reported that their academic achievement is on par with similar populations in both Saint Paul and the State and meeting or outperforming in several areas of achievement and growth. It is a full-service Community school.

Family Team consists of social workers, health providers, school leaders and community partners to see to the needs of the community at large. *MN Core Partners* is a federally qualified provider including health clinics in several locations. There will be a storefront clinic in the new school building that's open to the public.

Vision 8/16 represents the commitment to the highest quality education, starting with well-trained, dedicated staff and services beyond school hours.

Saint Paul City School will be the first Minnesota charter school with full-service, community-based school with a health clinic for students, parents and the public, which currently provides mobile flu shots and vaccines. *MN Care Partners* provides mental health counseling, *Frogtown Neighborhood Association* provides the school food distribution, serving two hundred families a week. The school also partners with *St. Paul Promise Neighborhood*, which provides after school activities and summer employment programs. Housing services and legal services will also be available. Saint Paul City School is prepared, committed and excited to participate in CAAPB's vision for an urban village.

School Project Summary

The site bordered by University Avenue, Marion and Sherburne Avenue, was assembled by MN League of Cities as an approximately 1 ¾ acre developable site. Dr Cavalier, Executive Director and Superintendent, introduced *TenSquare*'s Karl Jentoft, developer and owner's representative, and reported that her team has been working since early summer with the CAAPB to develop plans that fit both the school's budget and needs.

The preliminary design calls for 70,000 square feet, with the owner being *Charter School Property Inc.*, on behalf of Saint Paul City School, with 28 classrooms, 3 flex spaces, 13 breakout spaces for small group meetings, media center, kitchen offices and gymnasium. One parcel is owned by *Saint Paul HRA*; and total estimated cost for the project is roughly \$16.3 million. Construction is slated to start by April of 2021, with occupancy by end of 2021. There will be 47 off-street parking spaces and 20 on-street dedicated spaces, a community health center on the site, as well as community space for common use during off hours within the school building.

Mr. Jentoft spoke of the team consisting of *Ten Square* as development manager and owner's representative, which has 60 charter schools nationwide at over \$300 million and *Rivera Architects* (a local firm with 29 years of experience) who has completed three education projects, two in Saint Paul involving this same team.

The building design fronts all three streets, with an open internal courtyard, flanked to the east by the off-street parking. Heights will on average be two stories (the Sherburne frontage), with the main entry lobby (at University and Marion), a three-story academic wing facing Marion, and a slightly lower gym fronting on University Avenue. The main entry has a passage through to the internal courtyard and parking, as well as the gym. These spaces, exclusive of the academic wing, will be able to be open for community use after hours. The courtyard will feature both play areas and a court.

He reported that the University Avenue façade is still undergoing design in order to accomplish the animation advised by the CAAPB. One common concern are access and mobility which are still in planning. Currently, there are three separate sites, with 80% of students arriving by van or yellow bus. At the new consolidated site, they anticipate between 9-12 buses, noting that by law, the school must include buses with vans for homeless students and/or those with special needs. School hours will be 8:30-3:00, with afternoon dismissals staggered for buses loading and unloading on Marion or Sherburne and the vans in the internal drives between Sherburne and University Avenue. It is anticipated with the new consolidated site at University, more students may take LRT or public transit. There will be 600 students, 67 teachers and

administrators and they are already working with *MOVE MN* on best practices regarding mobility. Some engagement has already started with community members, City departments, elected leaders and neighborhood organizations.

The school is working toward CAAPB Board approving a conditional use permit and any necessary variances for January or early February 2021 approval. Their listed contacts are Dr. Meg Cavalier, Executive Director and Superintendent for Saint Paul City School and Karl Jentoft with TenSquare LLC. Planner and Zoning Administrator Musty noted that the team has been working with CAAPB staff on design, CUP and Variance zoning issues while also coordinating with City staff.

Senator Nelson asked about the reason for CUP and about the authorizer for the school, as well as educational results. Schools are listed as a Conditional Use Permit (CUP-that is, permitted but with conditions as ruled by the full Board). Dr. Cavalier responded that authorizer is *Innovative Quality Schools*, as the entity responsible for accountability, noting that the school has just entered a five-year contract (the maximum allowed by law). While acknowledging the current deficiencies in certain areas, they work with numerous populations and subgroups, and constantly monitor both growth, individual performance and on-grade proficiency. They offered to send their annual report to the Senator, being that she's the Chair of Senate Education.

Rep. Dehn spoke to the design, encouraging stronger presence for the University Avenue façade, as well as raising concerns on the adequacy of the limited budget, considering the size of the project. The developer noted the amount of work still to come for the façade, windows and more details, along with different textures and materials, as well the entry plaza using pre-cast panels, where they are looking to add character and break up the massing of the University Avenue façade. The budget from contractor (*RJM Construction*) follows their goal of \$175 per sq. ft., based on their experience. Representative Dehn encouraged consideration of varied depths to the façade in question.

Other questions focused on the parking supply, given the constant concern for visitor parking close to the Capitol. It was then announced that more details will be developed and available when the school returns for permitting in January or February of 2021.

Lt. Governor Flanagan then turned to Peter and Linda for presentation of the final three chapters (1-3) for review and approval. Principal Planner Musty noted that these are the final three chapters, the result of several months of work by staff, Architectural Advisors and the Board's Comprehensive Plan Committee. Intermediate Planner Linda Spohr referenced chapter 1-3, noting that the Introduction, approved by the Board early in 2018, precedes these chapters, and advised the Board to review these three chapters

in depth that the Board and countless other stakeholder groups participated starting back in fall of 2019.

Linda also noted that the Board should be comfortable with approving content today, reminding them that final formatting and graphics still needs to be applied, after which the completed document will be released for the required three-month review by all prior to final adoption.

Linda then reviewed the latest set of 'Guiding Principles', serving as chapter headings, along with minor changes, reflecting a new Chapter 3 (originally planned as Chapter 5), noting that these principles are not in any ranked order, simply serving to locate chapters in logical order. She said that the first two chapters focused generally on the Capitol in relation to first the State and second, to the Capital City, while the four latter chapters were focused on theme or topic relevant to the community, with the new chapter/principle 3 serving as the transition between the first two grouped chapters and as an introduction to the latter four chapters.

Chapter 1 focuses on the Capitol as seat of Government and its civic role, the workplace, along with some history; recognizing the Mall that serves as the State's "Front Yard", and lastly, seeing the Capitol as the symbol for both the State and the City. Much of the language results from surveys of the public, users and the Board. Objectives focused on seven areas: art, open space, educational value, signage, personal comfort, accessibility and lastly safety.

Kate Beane raised a point, related to the Introduction (with a question on language referencing history, from the website archive, which will need to be reviewed and corrected). On the first page, board member Lentz, referenced 'Minnesotans', which Exec. Sec. Mandell noted was a qualifying factor CAAPB-approved projects but not applied to prior installations like that of Columbus and Leif Erickson. Another question focused on the history pre-settlement, which Spohr noted had yet to be inserted and encouraged Kate Beane's help, most likely, for the Introduction section.

Chapter 2 is more about urban design and the Capitol in relation to the Capital City; looking at views, design, the campus plan (all quite historically rooted), symbolism of the larger plan, as well as the practical demands of a workplace. Lastly, we examined the fundamentals, per statutes and objectives, areas including connections, heights, viewsheds, building design, landscaping and lastly, the Mall Framework. Board Member Lentz had high praise for both chapters 1 and 2 as excellent material and wishes more of the public, since it's a very great read, would have access to this.

Chapter 3, a shorter document, serving as the transition from chapters 1 and 2 and those that followed, explaining the flower (a holistic lens) used throughout the Comprehensive Plan, detailing health, communities and family, placemaking and identity, economic vitality, and lastly, energy and the environment (the last dependent on the respective bodies charged with environmental code, the science, etc.) with the only objective being that all projects apply these five lenses.

The three Comprehensive Plan chapters were then MOVED by Belton, SECONDED BY Dehn. Motion PASSED unanimously 11-0.

The last item was the question for re-use of the Bethesda Hospital by Ramsey County as a temporary, time-limited emergency homeless shelter for the next eighteen months.

Musty reviewed the list of those addressing the Board of about ten speakers, to follow the introduction, presentation by co-applicants Ramsey County and Fairview, prepared stakeholder/community comments, review of upcoming zoning decisions and lastly, direction to CAAPB staff for moving forward. First up were presentations by co-applicants.

Jean Kruger, (County Property Manager) addressing the lease, safety and security; speaking to the Variance and Conditional Use Permit (CUP). Next was Trudi Trysla and Laura Reed (Fairview and Bethesda), County Manager Ryan O'Connor, Max Holdhusen (County Coordinator for Response to COVID), Keith Lattimore (County Services); with Max speaking to community engagement.

Ms. Trysla spoke to the closing of Bethesda Hospital (which had dated back to 1853), serving as a community hospital, then long-term rehab for the elderly, in the last year an emergency COVID center, and now, this County effort, viewed as consistent with the non-profit's mission to serve the community for health and emergencies. She said that in this case, she sees this as meeting a community need currently unmet, and as a logical evolution for the facility on an emergency basis.

In addition, she noted that, with the changing situation due to COVID, the services previously provided at Bethesda have already been shifted to other facilities in the system. In addition, M Health Fairview has not yet made any determinations as to the long-term future of the Bethesda facility, and understands the CAAPB Board's interest in those plans. Laura Reed cited Saint Joe's as the new location for the system's COVID services.

Ryan O-Connor, County Manager, spoke of the housing crisis details, one that started before COVID, but a situation aggravated by it, especially in the two core cities. He spoke to the speed for this emergency response, September 14th being his first notification of the availability of a facility to address 100 beds, citing also Luther College in the Como neighborhood, Mary Hall downtown and other sites already being explored, acknowledging that even with Bethesda added, there will still be 200 plus people still without shelter. He said all of this is merely a temporary band-aid, expressing appreciation to both CAAPB staff for their rapid response to this proposal and the Lt. Governor and other State and City leaders on their work overall on behalf of those suffering from lack of shelter or other basic human needs.

Max Holdhusen, the County's Interim Planning Manager for COVID and Housing, ran through a brief chronology of the Pandemic, starting with the Governor's declaration of a peacetime emergency March 13, 2020 and ensuing plans from different Governmental bodies regarding homelessness, allowing a kick start to emergency COVID response; addressing shelters, encampment managements, and health and safety measures by local governments.

He showed a map of encampments or tent sites throughout the City, much brought on by not just COVID and increasing disparities, but also a deepening of the effects of the on-going recession, increased evictions due to job losses and closure of many businesses, as well as changes such as closure of overnight train service, depopulating of existing shelters for health reasons and other factors, decreasing capacity dramatically at places like Higher Ground, in part offset in part by addition of numerous hotel operations run by the county, including a women's shelter, an elder's shelter and respite – all leaving over 300 people still living outside.

Max cited other communities in their response to growing homelessness. Hennepin County has over 1,000 shelter beds, looking to add another 180 winter beds, including their new "indoor villages." Dakota County has added 94 beds, predominantly in hotels, Carver - 24, Scott – 17 added shelter bed; all following "Housing First" policies, that shelter is recognized as the first step toward self-sufficiency. He also spoke to the service plan for Bethesda, and then introduced Keith Latimore, County Operations Chief.

Keith addressed the learning curve involved in COVID response, looking to stability, safe distancing, best practices including 24/7 staffing on-site, reflective of the residents in composition and experience, capable of building relationships and trained in CPR and Narcan administration, wrap-around services with meals, on-site mental health services, transportation and nursing/health services; pathways to stability with housing navigation and reduced barriers to housing readiness and also trauma-informed security, rooted in de-escalating, mental health crisis (24/7 coverage both inside and outside the facility).

Bethesda facility

There are 100 beds at Bethesda, referrals only via community partners and law enforcement, varied length-of-stays for up to a month with individual rooms; along with various wrap-around services for those residing in the facility. Also looking to a separate respite site for COVID patients, for stays of 10-14 days, up to 68 for capacity (currently much lower head count). Plan for HUD system Performance Measures, focused on reduced time as homeless, increased income for more independence and less recidivism upon exiting program.

Jean Krueger, Director of Property Management spoke to the lease of less than half of the building, along with the grounds and the surface parking lot behind Education MN. Lease for 110,000 sq. ft., short-term Dec. 1, 2020-May 31, 2022; with no construction or lease improvements to the building, M Health Fairview continuing to operate the building, grounds, surface lot and parking ramp (with on-going leases in the ramp for surrounding property uses.)

The County will be responsible for janitorial services and security both within the building and on the property, as well as the operations of the shelter itself. She noted that this particular site fulfilled a need for the area, was close to transit, and close to ready for move-in as a facility, with individual rooms, restrooms, elevators, office space for services and even a full-size kitchen and congregate dining. She noted that the County will publish and post a contact number on the grounds for reporting concerns, and their contracted security will patrol the properties, and will be trained as noted earlier for all responses in the building or on the grounds, handling chain of command for other emergency responses, meaning coordinating with Saint Paul Police as necessary. County will meet with neighborhood groups through the CAAPB scheduled community meetings to be accountable for operations through the time of the lease and will fully participate and coordinate with all respective safety and security patrols from their contractor to Saint Paul Police and others official parties.

Max then briefly detailed the three town hall meetings, gathering questions and putting out information while listening to the public. He also noted outreach to people of color and those in the shelter community. Town meetings were two in October and one in November, and the website hosted a weekly newsletter as well as an updated FAQ. Surveys were conducted with clients at both shelters and encampments.

He noted many of the questions and letters from representative bodies focused on security, services, and Fairview operations, and he acknowledged that County Board members have also held private meetings and responded to individual calls and/or letters.

Senator Nelson acknowledged that for the County, the availability of Bethesda had not been included, due to the late announcement by Fairview. Also, the COVID part of the shelter was not to exceed 68, recognizing that numbers are already growing. Another question regarded safety and security for the neighborhood residents as well as those who work in the area, including state workers and visitors to the Capitol. O'Connor spoke to lack of news over the summer about other County shelters being possibly a sign of minimal problems, acknowledging that services being proposed might help alleviate some of the problems currently occurring in the area.

Next were stakeholders; which Peter Musty introduced, with written statements from seven area groups or stakeholders including the block club, City Homes Association, Christ on Capitol Hill Lutheran Church, City of Saint Paul, Education MN, Frogtown Neighborhood Association and Kraus Anderson, owner of one of five building across from the hospital and of the new apartment building at 590 Park, all letters which were forwarded to the Board. Those speaking would include Johnny Rios for the Block Club, Katy Royce (Frogtown Association), Chris Anning (City Homes), Pastor Joy McDonald Colvet (Christ Lutheran Church) and Michael Menege (Capitol Heights Concerned Citizens).

Johnny Rios who lives across the street, read a prepared statement with Don Grundhauser, addressed the chronology of the project, noting that the lease was approved by County Board without public comments, the on-going lack of a plan by the County to-date for operations, extensive work of the CAAPB in partnership with the Block Club over the decades, concerns for the County response or lack thereof to the Comprehensive Plan of the CAAPB or the neighborhood's small plan or, even sensitivity to the safety and other concerns of the neighborhood residents. He said that there is a strong belief that this rushed project will harm the neighborhood and complained that the County over the past month has shown disrespect for and even bullied the neighborhood.

Chris Anning, with City Homes Homeowners Association (25 townhomes) spoke of mix of openness of the homeowners, both for and against the proposal. She presented a list of conditions based on experiences with homeless shelters from other communities. These included staffing, security personnel, a 10-7 curfew, no camping, a residential facility but no treatment services, and prohibition on those not referred properly from admittance, a drug and alcohol-free park, and on-going commitments to future meeting schedule, as well as a solid termination date.

Pastor Joy McDonald Collvet spoke of the need for adaption during COVID and deep inequities that exist, which have exasperated the on-going homeless crisis our city,

state and nation are suffering from. She expressed support for providing shelter to the homeless already present on the streets, acknowledging that one of the church members lives in the neighborhood and supports the proposal as a needed response to the current emergency, noting that most see that there is a housing problem, but everyone then says “not in my backyard.” She said that the church looks forward to learning more about the plans to run the shelter, to being a good neighbor to both the current residents as well as the new residents, and to being part of the on-going community conversations already planned for the full eighteen months of the shelter.

Michael Menege (Concerned Citizens), who lives one block from the site. He was critical of community outreach that only started in October, the lack of any operational plans or security plan, the lack of time for comment by neighborhood residents during the town hall meetings, lack of respect for petitions against the proposal, closure of the hospital by Fairview; in summary, opposed to rushing forward with this ill-conceived proposal without proper consideration of neighbors’ concerns.

Lt. Governor Flanagan thanked both those who wrote and who spoke from the community.

Board member McClean asked about providers and the RFP and was then referred by Mr. O’Connor to the County’s website and their FAQ. Board member Belton asked about the experience at the other shelter in the area, where the homeless will come from and how the number was arrived at; with Exec. Sec. Mandell saying that in his thirty plus years, he’d heard of no problems, at least to his knowledge. The County said that those coming would be from encampments bridges, the streets and elsewhere; and that the number 100 was not a mathematically magic arrived at number, but the best estimate at what the community could handle.

Rep. Dehn noted the difficulty in addressing the housing crisis impact on our neighbors, having been involved in the Minneapolis ‘indoor village’ project, 100 individuals for low-entry housing. There will always be those who oppose these kinds of things because none of us like change, which is understandable, especially when sprung on us quickly, which COVID has forced in many instances, adding that all levels of government will have to do more. He was troubled with some comments made that he saw is conflict. He applauded the intent to have services on-site rather than just housing these individuals, urging the county to continue to work with the neighbors as their concerns are valid; but encouraged all to keep the conversations going forward as that would be critical to success in the long run.

Sen. Pappas said she hopes that the real concerns of the neighborhood will be attended to by the County, and asked Fairview about plans for their empty building.

Laura Reed for Fairview said she didn't have an answer, looking to the next few months for work on plans that are needed. Exec. Sec. Mandell added that the plans for the facility continue to be a concern for the CAAPB, as the planning body responsible for the area.

Board member Fink asked and received clarification – 100 homeless beds, up to 68 COVID beds, and services for those in the shelter and possibly a COVID testing site for the general public, semi-permanent, indoors, at the emergency entrance off Park Street.

Lt. Governor Flanagan shared via Peter Musty, plans for a thirty-day public comment period prior to the next CAAPB Board meeting on December 16, 2020. CAAPB staff will be meeting with community stakeholder groups in formulating a set of conditions should the Board chose to vote on the 16th on the needed variance and CUP.

Musty said that, per the request, beyond May of 2022, operations would be discontinued, barring an entirely new application. At the Board meeting on the 16th, Variance criteria would have to be applied for their vote; and, for the CUP, criteria and conditions that will be developed by CAAPB staff in the interim, in coordination with the stakeholder group. At the same time, he said that the CAAPB will continue to solicit public comments and information from the County and their outreach, noting that the full application will be posted on the Board's website.

Lt. Governor Flanagan acknowledged the next discussion and testimony on the 16th of December, at 1:00 p.m.; thanking CAAPB staff for their work, with thanks to Fairview and the County, and cited the need to work with all those who have shared their concerns.

For the last item, she said Advisory that the Commemorative Memorials and Art Task Forces continue their work, having started to meet to advance discussion about the art, monuments and memorials. With thanks again and appreciation to Paul, Peter and Linda; to which Paul added, Nash Pearson of Microsoft, as well as for all from the school, the County, Fairview and the neighborhood who participated today.

And with that, Lt. Governor Flanagan adjourned the Board meeting at 3:50 p.m.