



# **CITY OF SOUTH ST. PAUL MEETING AGENDA**

## **WORK SESSION**

Training Room  
125 3rd Avenue North  
South St. Paul, MN 55075

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Monday, February 10, 2025  
7:00 PM

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### **1. CALL TO ORDER**

### **2. DISCUSSION ITEMS**

- A. Library Reuse Study Update
- B. Pool Feasibility Study Update
- C. Closed session pursuant to Minnesota Statutes § 13D.05, Subd. 3(a), for the annual performance evaluation of City Administrator Ryan Garcia (*No Attachment*)

### **3. COUNCIL COMMENTS & QUESTIONS**

### **4. ADJOURNMENT**



## WORK SESSION AGENDA REPORT

**DATE:** February 10, 2025  
**DEPARTMENT:** Economic Development  
**PREPARED BY:** Monika Miller  
**AGENDA ITEM NUMBER:** 2.A.

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### MEETING TYPE

Regular Meeting

### AGENDA ITEM

Library Reuse Study Update

### ACTION TO BE CONSIDERED OR DESIRED OUTCOME

- City Council will receive a project update from the Consultant on Step 2 (Program Development) and Step 3 (Project Funding).
- City Council will review and provide feedback on potential occupancy types, ownership models, and investment levels/pricing.

### OVERVIEW

#### Background

In 2024, the City received funding through a grant from the Minnesota Department of Employment and Economic Development (DEED) to help study options for repurposing the former South St. Paul Library. At the August 5, 2024 City Council meeting, the City Council awarded the project to New History. New History is a Minneapolis-based firm that specializes in historic building reuse projects.

Since the project kick-off in Fall of 2024, New History and their partners at HKGi have made good progress on the South St. Paul Library Reuse Study, evaluating the context of the building and site through a technical framework analysis and conducting various community engagement activities. The findings from the analysis have been consolidated into the Building Definition (Step 1) Report which can be found as Attachment 1. The Building Definition Report offers a solid foundation that the Program Development (Step 2) and Project Funding (Step 3) phases are built upon.

#### Purpose of Work Session Discussion

The purpose of this discussion is to provide a project update on Program Development (Step 2) and Project Funding (Step 3) and to offer the opportunity to provide feedback on potential reuse options. Step 2 focuses on community, stakeholder, and private developer feedback, which is then utilized to help identify and analyze potential options for reuse. The project update will consist of sharing feedback from the extensive community engagement; which has included

multiple community events (in-person and online), a stakeholder meeting, and private developer outreach (in progress) which has led to defining potential reuse options. Potential reuse options, including Occupancy Types, Ownership Models, and Investment Level/Pricing (rather than specific end users) will be shared to gauge the level of support. Step 3 (Project Funding) looks to determine the estimated costs of reuse, including the minimum baseline cost of any reuse and pricing of renovation for specific program options, as well as identifying available funding sources. Basic information about the pricing strategy will be provided.

### **February 27th Public Open House**

City Staff and the project team will be hosting a public open house on February 27th from 5:30 PM to 7:30 PM at the former South St. Paul Library Building. The open house is intended to provide the community the opportunity to learn about project updates and share their input while revisiting the library.

### **SOURCE OF FUNDS**

N/A

### **ATTACHMENTS**

1. Building Definition Report (Step 1) - Final
2. Community Engagement Summary (Public + Stakeholders)



## NEW HISTORY

# AMERICAN LEGION MEMORIAL LIBRARY ADAPTIVE REUSE FEASIBILITY STUDY

106 Third Avenue North  
South St. Paul, MN 55075

November 22, 2024



## AMERICAN LEGION MEMORIAL LIBRARY ADAPTIVE REUSE FEASIBILITY STUDY

**106 Third Avenue North  
South St. Paul, Minnesota**

November 22, 2024

**Prepared for:**  
City of South St. Paul

**Prepared By:**  
New History  
575 Southeast 9<sup>th</sup> Street, Suite 215  
Minneapolis, Minnesota 55414  
(612) 843-4140  
[www.newhistory.com](http://www.newhistory.com)

**Report Authors:**  
Katie Kuisle, [kuisle@newhistory.com](mailto:kuisle@newhistory.com); 612.843.4145  
Lauren Anderson, [anderson@newhistory.com](mailto:anderson@newhistory.com); 612.843.4146  
Kirk Davis, [davis@newhistory.com](mailto:davis@newhistory.com); 612.843.4142

**With subconsultants:**  
HKG I  
Jeff Miller, AICP  
[jmiller@hkgi.com](mailto:jmiller@hkgi.com)  
612.720.8311

Windsor  
Josh Netterlund  
[jnetterlund@windsorengineers.com](mailto:jnetterlund@windsorengineers.com)  
612.389.1658

MBJ  
Marah Sobczak  
[msobczak@mbjeng.com](mailto:msobczak@mbjeng.com)  
612.604.3653

Braun Intertec  
Justin Michael  
[jmichael@braunintertec.com](mailto:jmichael@braunintertec.com)  
612.214.1638

TABLE OF CONTENTS

Executive Summary i

Project Overview ii

Project Deliverables

    Step 1: Building Definition 1.0

        Key Findings 1.1

        Previous Reports and Drawings 1.2

        Assessment Summaries 1.3

            Historical Significance 1.3

            Neighborhood Context 1.4

            Physical Conditions 1.5

    Step 2: Program Development (In progress through April 2025)

    Step 3: Project Funding (anticipated January 2025 – March 2025)

    Step 4: Conclusions (anticipated April 2025 – May 2025)

Appendices

Appendix A: Historical Analysis of the American Legion Memorial Library, New History, November 22, 2024.

Appendix B: Neighborhood Context Report, HKGi, November 22, 2024

Appendix C: City of South St. Paul Memorial Library Reuse Feasibility Study – Condition Assessments, Windsor Engineers, November 22, 2024

Appendix D: Architectural Building Assessment, New History, November 22, 2024

Appendix E: Report of Initial Structural Assessment, MBJ, October 8, 2024

Appendix F: Non-Destructive Hazardous Building Materials Inspection Report Braun Intertec, October 22, 2024

Appendix G: Fire Life Safety Plans – Existing, Unknown Author and Date

## PROJECT OVERVIEW

The City of South Saint Paul has owned and maintained the American Legion Memorial Library building located at 106 Third Avenue North since its construction in 1927. After studying the feasibility of modernizing the building to facilitate its continued use as a library, the city decommissioned the building and constructed a new library in 2023. Following a 2023 citywide space needs study that revealed no clear governmental reuse of the building, the city requested proposals for redevelopment along with an incentive of a Minnesota Department of Employment and Economic Development (DEED) grant to be applied to the building's reuse. After that request received no responses, the grant was redirected to evaluate the feasibility of adaptive reuse options. In August 2024, a team of consultants led by New History was selected to complete this Adaptive Re-use Feasibility Study.

## PROJECT GOAL

Through meetings with the City of South St. Paul staff, we understand that the goal is to arrive at a scenario in which the historic library is maintained as a community asset, through increased use and vitality, for generations to come. This Adaptive Reuse Feasibility Study assesses options for meeting this goal. The desired approach and requested scope of services, as stated in the Request for Proposals (RFP), included:

**STUDY TEAM:** assemble a reuse Study Team capable of providing public engagement, structural and building systems analysis, constructability, and potential business, retail, and housing development, and other specialties to support the analysis of the financial and practical/market feasibility of reuse options.

**EXPLORATION, OUTREACH AND ENGAGEMENT:** coordinate the work of the Study Team to become familiar with the community and site, articulate (early on) a proposed community, stakeholder, and "prospect" engagement strategy to the City, and identify and engage individuals and groups that will help inform the Study and its recommendations.

**PHYSICAL CONDITION ASSESSMENT:** synthesize and (if necessary) update the various building and systems condition assessments that have been conducted for the library to use as a "baseline" for understanding the building's fundamental opportunities and limitations. Please note that the referenced assessments are included as an attachment to this RFP and demonstrate that intensive physical assessment of the building and building systems is likely not necessary as a component of the Adaptive Reuse Study, although there may be gaps (Asbestos/Lead Paint survey, for example) in knowledge base that the consultant may identify as necessary to fill in order to support the study.

**OPPORTUNITIES AND LIMITATIONS FOR REUSE:** expand upon the physical condition assessments by evaluating the physical structure and site to identify opportunities and limitations of reuse of the building and property, including but not limited to historic standards and guidelines, occupancy, accessibility, capacity, construction type, etc. To the

extent applicable, undertake a thorough analysis of local and regional market conditions, trends, and service/amenity/experience gaps with the intention of framing the identification of viable reuse alternatives.

**REUSE ALTERNATIVES IDENTIFICATION AND ASSESSMENT:** build upon the findings from the physical assessment, stakeholder desires and expectations, and the opportunities and limitations for reuse to inform the identification of 3 or more distinct alternative end-uses for the Library.

**FUNCTIONAL AND FINANCIAL FEASIBILITY:** assess the economic and functional merits of all reuse alternatives and how each will meet the community's fundamental goal of facilitating or establishing a use that will create synergy with surrounding development, exude vibrancy and re-establish the building's preeminence in community life.

**STUDY RECOMMENDATIONS:** deliver findings and recommendations that clearly articulate and justify the most viable and attainable adaptive re-use option(s) for the building/site, and the implementation strategies, financing strategies, and partnerships required to pursue those recommendations.

## PROJECT TEAM

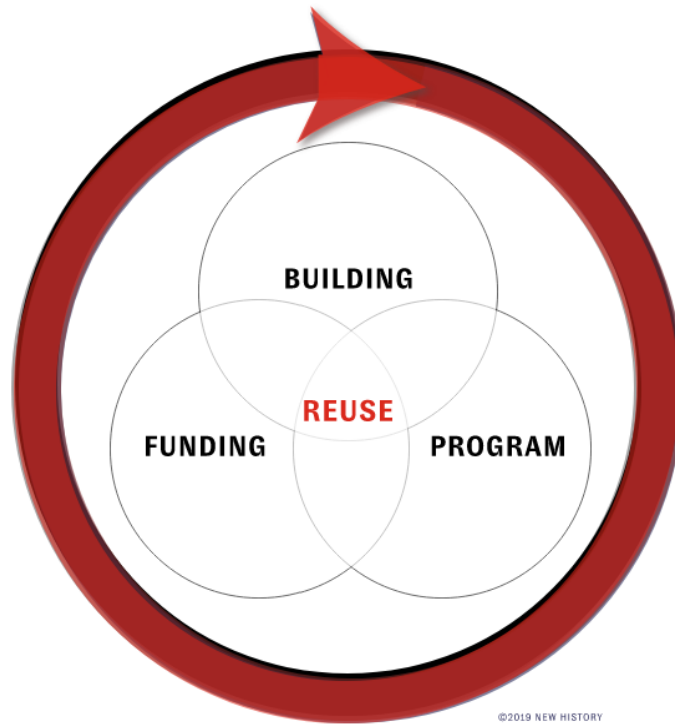
The consulting team was assembled and managed by New History. Subconsultant team members and their project contributions included:

- **HKGi:** Community engagement, publicly-led redevelopment analysis, urban planning, site planning
- **Windsor Engineers (Windsor):** Building systems analysis: mechanical, electrical, plumbing, fire suppression, and civil engineering
- **Meyer Borgman Johnson (MBJ):** Analysis of existing structural systems and capacity
- **Rockwise Strategies:** Constructability, cost estimating
- **Braun Intertec:** Hazardous materials assessment, environmental clean-up strategies and funding, tax increment financing analysis. For the Hazardous Materials Survey, Braun Intertec was retained directly by the City of South St. Paul. The report is included as an Appendix.

## PROJECT PROCESS

New History has worked on nearly 350 historic building redevelopment and historic preservation projects in over 50 communities. Our company mission is to increase the use and viability of exiting and historic buildings and sites, and our typical approach includes the following steps: 1) understand the building, 2) establish a use that fits within the physical, economic, and social context of the building, and 3) create funding pathways for reuse. Our process for achieving reuse feasibility is often circular and iterative, depending on the rapidly changing context of the market or

funding availability. For this project our approach was more linear, in order to achieve the city's prescribed outcome of three or more distinct alternative end-uses before the study completion date of May 31, 2025.



### **FEASIBILITY & REUSE STUDY PROCESS**

The project process included four steps, occurring over the timeframe of approximately October 2024 to May 2025. The steps were:

**STEP 1)** Building Definition: Define the asset

**STEP 2)** Program Development (includes community engagement): Find opportunities for reuse

**STEP 3)** Project Funding: Test the opportunities within the market

**STEP 4)** Conclusions – Present the findings to City Council to inform decision making

# STEP 1: BUILDING DEFINITION

## INTRODUCTION

The following report section includes the results of “Step 1: Building Definition.” The purpose of this step was to develop a clear understanding and common definition of the building and site as a redevelopment opportunity, including both its assets as well as challenges for a reuse project. For readability, summaries of the historical analysis and existing condition assessments are included in the body of this report section, with additional information and complete consultant reports included in the “Appendices.”

### Key activities

This Step of the project included the project kick-off, on-site observations, review of past reports about the building, historical research, as well as analysis by New History and subconsultants. Key meetings and dates are:

|                                  |                                                                                                                                             |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| September 6 <sup>th</sup> , 2024 | Project Kickoff meeting at City Hall with initial site visit.                                                                               |
| September 25, 2024               | Additional analysis by consultant team on site.                                                                                             |
| October 2, 2024                  | Full Team Meeting – Round Table Update.                                                                                                     |
| October 16, 2025                 | Full Team Meeting – Preliminary Deliverable Review                                                                                          |
| October 21, 2024                 | Matterport scan completed.<br>( <a href="https://my.matterport.com/show/?m=CA8WHQ8iXGY">https://my.matterport.com/show/?m=CA8WHQ8iXGY</a> ) |
| October 21, 2024                 | New History and HKGi presentation at City Council Meeting.                                                                                  |
| October 25, 2024                 | Draft Step 1 Report was issued.                                                                                                             |
| November 8, 2024                 | City Staff review of Step 1 Report.                                                                                                         |
| November 12, 2024                | Meeting with city staff to outline engagement plan and schedule for Step 2.                                                                 |
| November 22, 2024                | Final Step 1 Report published.                                                                                                              |

## STEP 1: BUILDING DEFINITION SUMMARY

The first step of this study focused on reviewing, augmenting and interpreting information about the building and site in order to develop a technical baseline for evaluating reuse options. Broadly, this building definition is an assessment by the multi-disciplinary team identifying the historical significance, physical and neighborhood context, and condition of the building.

### Key Findings

1. Due to the library's significant role as a community asset during the twentieth century, there is a high likelihood that the building is eligible for the National Register of Historic Places (NRHP), which can promote its preservation and unlock access to public and private funding.
2. The building site, at the top of the bluff, presents challenges to reuse. The Mississippi River Corridor Critical Area-regulated setbacks will limit additions, and may affect retention of the northeast parking lot. The bluff may also require a macro remediation strategy beyond the extents of the library site, and a partnership with the adjacent property owners may be needed.
3. The site's C-1 zoning designation allows for a wide range of uses, offering flexibility for both public and private reuse options.
4. The surrounding area includes a mix of residential, commercial, and public uses. This clustering of public destinations may open opportunities for complementary reuse options and partnerships with entities such as the City of South St. Paul, Dakota County, and the SSP School District.
5. The site has limited on-site parking with a total of six spaces, relying primarily on street parking and nearby public parking lot options.
6. The building is relatively small (11,840 SF) and, as a purpose-built library building, the configuration of spaces is specific to its former use.
7. The building's physical conditions are generally good, but suggest remedial work for reuse:
  - Brick masonry and steel lintel deterioration on the 1927 building is in need of repair.
  - Mechanical systems are aged and in need of updating units as well as some distribution systems, with options to retain some ductwork and piping.
  - Plumbing, electrical, and sanitary/sewer systems require upgrades for code compliance.
  - There is not a fire suppression system in place and most future uses will require this.
  - The cupola on the 1927 roof, constructed mostly of wood, is weathered and in need of maintenance, with replacement of some wood necessary.
  - The structural systems are in fair to good condition, with the exception of water-related damage noted.
8. The hazardous material survey and sampling identified asbestos-containing materials (ACM's) and lead-based paint in the building. While these do not appear prohibitive to reuse, they will require appropriate budgeting and careful planning for their treatment.

## PREVIOUS REPORTS AND DRAWINGS

The City of South Saint Paul and Dakota County have commissioned studies and assessments of the American Legion Memorial Library and the surrounding area for nearly a decade. The purpose of this report is to synthesize all of this previous work and define the future use of the building through program development and evaluation involving the private market.

The following studies informed this project:

- Library Assessment and Planning Study (LSE Architects, 2016)
- Library-Historic Society Shared Use Study (2018)
- Library Programming Study (2021 – appendices include assessments of existing facility infrastructures)
- 2040 Comprehensive Plan
- Southview Hill Plan
- Concord/Grand Avenue Gateway Streetscape and Redevelopment Plan
- Hardman Triangle Redevelopment Strategy
- Economic Development Strategy
- Master Housing Assessment and Strategy
- SSP Municipal Facilities Master Plan & Needs Analysis

In addition, the following drawing sets were used as references:

- Original Library Building (Ellerbe and Company Architects, dated 10/06/1926)
- South St. Paul Library – Additions and Alterations (Ellerbe and Company Architects, dated 03/02/1964)
- Remodeling Plans for South St. Paul Public Library (Unknown, dated 09/18/1979)
- South St. Paul Library – Elevator Addition (Krech, O'Brien, Mueller & Wass, Inc, dated 12/18/1995)
- South St. Paul Library – Library Garage Remodel (Krech, O'Brien, Mueller & Wass, Inc, 11/02/1998)

## ASSESSMENT SUMMARIES

### BUILDING HISTORY AND HISTORICAL SIGNIFICANCE

For a property to be listed in the National Register of Historic Places (NRHP), it must 1) demonstrate **historical significance** by meeting at least one of the National Park Service's (NPS) Criteria for Evaluation *and* 2) retain **historic integrity**.

The NPS Criteria for Evaluation define historically significant properties as properties:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in history or prehistory.<sup>1</sup>

Generally, only buildings fifty years of age or older are eligible for the NRHP.<sup>2</sup>

Historic integrity is a property's ability to convey its historic significance through its physical materials and features. NPS defines seven aspects, or qualities, of historic integrity: location, design, setting, materials, workmanship, feeling, and association. According to NPS, "to retain historic integrity a property will always possess several, and usually most, of the aspects."<sup>3</sup>

Based on our research, the American Legion Memorial Library appears to be **historically significant under NPS Criterion A** for its role in community education and civic life. As the city's only public library from 1927 until 2023, and a public event space until at least 1952, the building appears to have played an important role in community education and recreation. Because the library continued in this location through 2023, the **property's historic period ("period of significance") would be 1927 until 1975**, fifty years from the year in which a NRHP nomination could be submitted (2025), to account for the "50 year" rule. The building appears to **retain historic integrity** to convey its historic significance from this time period, including integrity of location, setting, design, materials, workmanship, feeling, and association.

#### Character-Defining Features

Because the property's potential period of significance is 1927 – 1975, **all features present by 1975 should be considered "historic," including the 1965 addition**. "Character-defining" elements are those historic features and materials that express the historic significance of a resource

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<sup>1</sup> National Park Service, *How to Complete the National Register Registration Form*, 1997, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, p. 37.

<sup>2</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, rev. 1997, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), p. 42.

<sup>3</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, rev. 1995, p. 44, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

and contribute to its historic character. While all elements installed by 1975 are historic, not all historic elements rise to the level of “character-defining”. The following is a list of **character-defining** elements present at the library. These elements should be considered and prioritized for retention, to the extent feasible, in a reuse – if retention of the historic character is desired or required by specific funding sources.

## Exterior

- Existing massing and footprint of 2-story, gable-roofed 1927 building with 1-story, flat-roofed 1965 addition
- Brick façades with stone detailing
- Projecting entrance vestibules and primary entrance locations at the west façade
- Colonial Revival design, including:
  - Symmetrical design of primary (street-facing) west and south elevations
  - Arched window and door openings<sup>4</sup>
  - Classical detailing at primary entrances, including presence of columns, pilasters, fanlights, and sidelights<sup>5</sup>
  - Presence of multi-light windows with hung appearance<sup>6</sup>
  - Dentiled wood cornice at 1927 building and presence of cornice at 1965 addition<sup>7</sup>
  - Cupola at 1927 building

## Interior

- **Spaces and Sequence of Spaces.** Primary spaces are those that are most important to the building’s historic character and are usually associated with a building’s primary purpose. Sometimes, these are the most public spaces, and may be the spaces with the highest level of architectural detailing in a building.<sup>8</sup> At this building, primary spaces include:
  - Primary entrance vestibules at the 1927 building and 1965 addition
  - First level reading room (originally the juvenile, delivery, and reading areas) at the 1927 building
  - First level children’s room (originally the reference room) at the 1927 building
  - First level reading room at the 1965 addition

The open plan and volume of the reading rooms are character-defining features of this building. The sequence from entry vestibules to reading rooms at both the 1927 building and the 1965 addition is also a character-defining feature.

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<sup>4</sup> Note: arched window openings at the former garage at the 1965 addition were installed in 1999 and are not historic; therefore, these are not character-defining features.

<sup>5</sup> Metal cladding at columns and pilasters and existing fanlights and sidelights are not historic.

<sup>6</sup> Existing windows are not historic and function as sliding rather than hung windows.

<sup>7</sup> Existing metal cornice at the 1965 addition is not historic.

<sup>8</sup> “Identifying Primary and Secondary Interior Spaces in Historic Buildings,” National Park Service, last updated June 6, 2024, <https://www.nps.gov/subjects/taxincentives/interiors-identifying-primary-secondary.htm#office-buildings>

- **Level of Finish.** With the exception of a few back-of-house mechanical rooms, and the exposed brick walls at the 1965 addition reading room, the historically finished character of the building is a character-defining feature of the library.
- **Finishes and Features.** Those finishes and features considered character-defining include:
  - Ornamental plaster elements such as the plaster niche, pilasters, and crown molding in 1927 reading room
  - Fireplace in 1927 building first level reading room
  - Decorative wood trim, such as baseboard, picture rail, and window and door frames/casings
  - Decorative wood built-ins, including paneled wood window stools/radiator covers and wood bookshelves<sup>9</sup>
  - Wood entrance systems at the 1927 building and 1965 addition
  - Paneled wood doors at the 1927 building and multi-light double wood doors at 1927 interior entrance<sup>10</sup>
  - Slate baseboard (1927 building and 1965 addition) and window stools (1965 addition)<sup>11</sup>
  - Terrazzo floor and stairs in the 1927 entrance vestibule
  - Quarry tile in the 1965 entrance vestibule

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<sup>9</sup> Bookshelves at the 1927 reading room are historic, though some have been modified. It is unknown if the remainder of the shelving in the building and addition is historic.

<sup>10</sup> Flat slab wood doors in hollow metal frames appear likely to date to the period of significance; however, these are not character-defining features.

<sup>11</sup> The extent of slate baseboard remaining in the building is unknown at this time.

## NEIGHBORHOOD CONTEXT

Analyzing the site and neighborhood context of the former South St. Paul Library building is a crucial step in evaluating the building's reuse options. This analysis involves examining the current conditions of the site, adjacent streets, and the surrounding neighborhood, including the existing and future land use patterns, zoning, current occupancy, parking, and the neighborhood's public institutions and property ownership. By analyzing the neighborhood context, the City can develop an understanding of the building's reuse potential, ensuring that the reuse options align with the site and zoning requirements. This approach can also foster a sense of place and continuity within the neighborhood. The following are key points and takeaways from this step.

### Key Findings

#### Site Conditions

The former library building is owned by the City of South St. Paul, located on a corner lot at the intersection of Third Avenue North and Marie Avenue. The lot is 20,477 square feet with a building footprint of 11,840 sq ft. There is a driveway and parking lot to the rear of the building. The site and building are a prominent historic marker of South St. Paul's Concord/Grand Avenue Gateway area and the Marie Avenue corridor.

#### Neighborhood Public Institutions and Property Ownership

The surrounding area includes a mix of residential, commercial, and public uses, such as city facilities and offices, school facilities and offices, library, museum, community center, parks, and senior housing. This clustering of public destinations may open opportunities for complementary reuse options and partnerships with entities such as the City of South St. Paul, Dakota County, and the South St. Paul Public (SSP) School District.

#### Building Occupancy Along the Third Avenue and Marie Avenue Corridors

Since the former library building sits at the corner of two key corridors for the neighborhood and community – Third Avenue/Grand Avenue and Marie Avenue – it is helpful to understand the current occupancy of buildings along these two corridors. While both corridors are home to a majority of the community's public institutions, Marie Avenue is also a commercial corridor. The mix of building occupancies along Marie Avenue in terms of square footage is dominated by offices, funeral services, and healthcare/social services (70%), rather than restaurants and retail businesses. In recent years, the Marie Avenue corridor has a history of frequent turnover of businesses. The types of commercial uses along these two corridors serves as an indicator of the types of potentially successful reuses for the former library building.

#### Zoning and Land Uses

The property is designated for Mixed-Use in the Comprehensive Plan's future land use and is currently zoned as C-1 Retail Business District. The zoning designations align well with the zoning code, reducing potential procedural barriers and allowing for a wide range of uses, offering flexibility

for both public and private reuse options. However, several uses in the C-1 district require a conditional use permit (CUP), which can introduce time and financial challenges. Since it is a city-owned building, there may be more opportunities for open discussions if there is a reuse proposal that requires a CUP.

### **Mississippi River Corridor Critical Area (MRCCA)**

The former library site is located within the Mississippi River Critical Corridor Area (MRCCA), specifically the Critical Area – Separated from River (CA-SR) District. MRCCA imposes additional development regulations to protect the bluff and surrounding environment. These regulations include building height, setbacks, and structure placement, which must be carefully considered in any future redevelopment plans.

Two key standards that will impact potential redevelopment of the site are: no structure or impervious surface is allowed within the bluff impact zone, and a minimum 40-foot setback from the top of the bluff is required for all structures. This setback prevents any expansion of the building closer to the top of the bluff. Although a survey is needed to delineate the top of the bluff, aerial images and the physical orientation of the building and parking area suggest they may be encroaching into the minimum setback area, making the existing building legally non-conforming. Since the existing building and parking area also encroach into the bluff impact zone, any building expansion is prohibited. Consequently, these regulations will significantly limit potential site modifications or expansions of the building. Therefore, any potential reuse proposals should primarily focus on interior improvements and modifications.

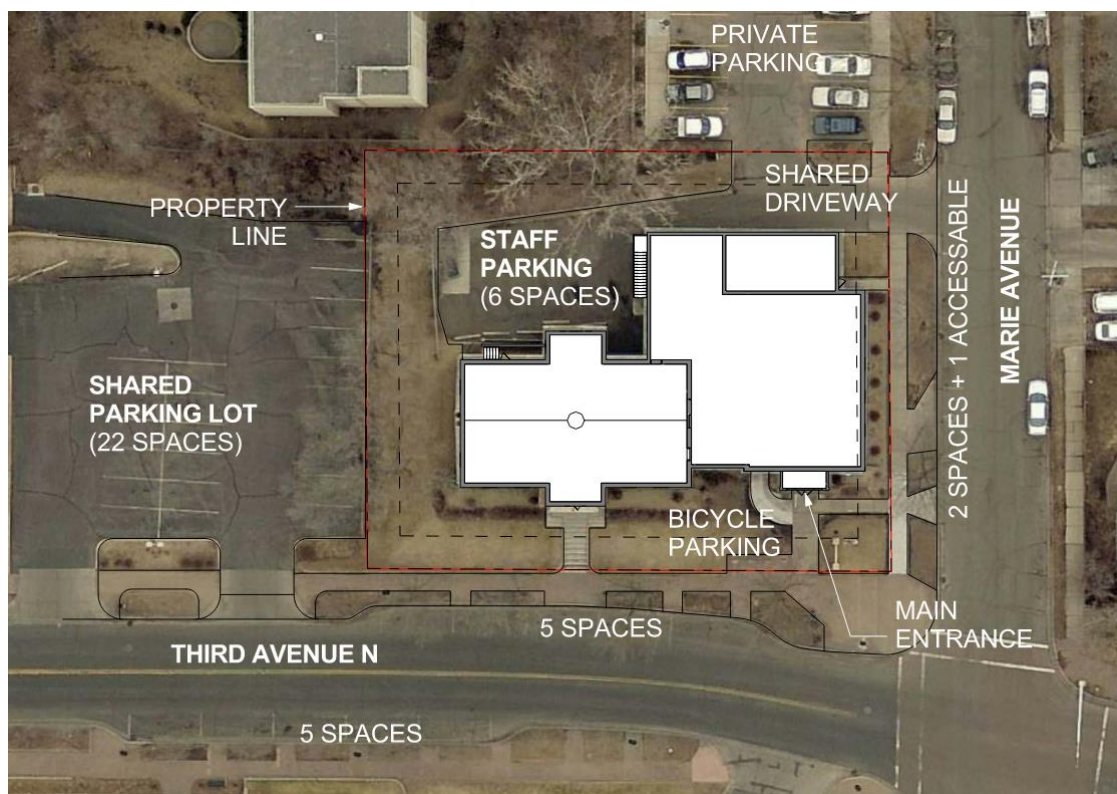
### **Pedestrian and Parking Conditions**

The site sits on the corner of Third Avenue North and Marie Avenue. Third Avenue is designated as a Major Collector Road, which emphasizes mobility over land access – resulting in Third Avenue being a through-street at Marie Avenue. Pedestrian safety could be improved by changing the Third Avenue North and Marie Avenue intersection to a controlled intersection, more visible pavement markings, pedestrian-activated flashing lights at crosswalks, and raised crosswalks. In terms of parking, the site has limited on-site parking with a total of only six spaces, relying primarily on street parking and nearby public parking lot options. Since the reuse of the former library may rely heavily on off-site parking, it could be beneficial to clearly mark on-street parking spaces with pavement marking and signage.

### **Relevant Plans and Studies**

Insights from the 2040 Comprehensive Plan, Southview Hill Area Study, and Concord/Grand Gateway Streetscape and Redevelopment Plan emphasize the importance of pedestrian safety, connectivity, and the potential for creating a desirable neighborhood commercial and civic district. These plans inform and highlight the implications for the library's reuse including nearby community amenities, limitations to traffic volumes in the area, and importance of retaining the character of the neighborhood.

## PHYSICAL CONDITIONS



*Site plan of existing conditions by LSE from the 2016 Library Assessment and Planning Study*

This section provides summaries of consultant observations and analyses. For additional information and complete consultant reports, see Appendices.

### Civil and Site

The majority of the parcel's existing site is in acceptable condition, but there are areas that may warrant improvements at the time of any reuse project. The parcel's Third Avenue North frontage is in acceptable condition, and it does not appear that improvements would be required. The existing sidewalk along the Marie Avenue frontage appears to be in acceptable condition, but the existing curb and gutter and pavement condition along Marie Avenue may require replacement or repair if the city requires half-width right-of-way improvements. The entrance to the library's addition appears to meet accessibility (ADA) requirements, but the entrance to the original library does not currently meet ADA requirements with the absence of a ramp.

The existing pavement in the rear parking area appears to be in acceptable condition, but there appears to be issues with the current stormwater management that may be impacting the adjacent bluff and contributing to some cracking in the existing asphalt near the edge of the paved area. Repair of the existing curbing, and possibly the addition of a stormwater catch basin and piped connection to the lower parking area, may be required to successfully manage stormwater in that area of the parcel.

As noted in the neighborhood context, the parcel extends into the MRCCA's 40-foot

structure setback and bluff impact zone. An expansion of the existing library or other structure into the rear parking area is not feasible given these setbacks. However, repair and improvements to the existing impervious surface throughout that area are allowable.

## **Architectural**

The historic library building maintains its stoic prominence as an institutional building, designed in the Colonial Revival architectural style. Constructed in two phases, the 1927 original structure and the 1964 addition, it is in generally good condition, with the exception of an aging envelope. In total, the building is relatively small (11,840 SF) and, as a purpose-built library building, the configuration of spaces is specific to its former use. As a matter of permitting, alterations to the building will most likely need to comply with the Minnesota Conservation Code for Existing Buildings and other applicable building codes. While some exceptions apply to historic buildings, they must generally comply with basic safety, structural and accessibility requirements.

In the assessment of the library, there are a few primary areas of concern in the condition of the building envelope. First, at the 1927 structure, there is damage to the brick façade below the first level and rust-jacking is evident at the steel lintels due to water infiltration. It is suspected that the non-original aluminum windows were improperly installed and will require replacement. At the 1964 addition, there is evidence of minor leakage through the flat roof. Repair to other exterior finishes and cleaning would improve the longevity of the exterior.

The interior of the building shows signs of wear. Most evident, the finishes are in disrepair at the inside of exterior walls where water infiltration has occurred. Due to their condition and configuration, the restrooms will likely need to be completely redone for a new occupancy. At the mezzanine level within the 1964 addition, the railing balusters are spaced further apart than code minimums and will need to be addressed, but may also have historic considerations depending on the reuse.

## **Structural**

Through visual observation of the building, along with review of limited documents available, there were no signs of distress, and previous structural work was evident. Areas of interest from this assessment and observed conditions are outlined as follows, while further detail including recommendations for remediation are included in the Structural Appendix.

- Given the previous use of the spaces and original load criteria stated in the 1964 drawings, we anticipate that the floor structures used as library spaces were designed for a minimum of 100 pounds per square foot, which will accommodate many potential reuse programs.
- On the north side of the original 1927 building, and extending to the west and east side, there was visible movement of the brick façade. In addition to movement of face brick on the exterior, there were signs of moisture or exposure to moisture at some of the basement walls and windows in the 1927 structure. Aside from the recommendations above for the replacement of lintels, there are structural concerns with this condition.

- In limited areas where existing structural steel was visible, some light surface corrosion was noted.
- The roof is in fair condition, but does not appear to have been designed for snow drift loads that are required by current codes for roof areas adjacent to a higher roof.
- We recommend that the existing steel framing be painted to prevent further corrosion and that the presence of fire resistance inside the structure be confirmed and added where it is not currently provided.
- A full accounting and review of the adequacy of structural configurations would require selective demolition and further investigation.

## **Mechanical**

The building's mechanical systems are generally outdated and in need of replacement. The system includes an aging gas-fired boiler, located in the basement of the 1927 section, which serves hot water distribution to air handling units and radiators across multiple floors. The boiler, approximately 30 years old, is nearing the end of its life and should be replaced if hot water continues to be used. The air handling unit in the 1927 section, which provides heating and cooling, is also outdated and does not meet current energy efficiency standards. A newer rooftop unit installed in 2006 serves the 1964 addition. Ductwork throughout the building is largely inaccessible or damaged, and the control system is antiquated and partially disconnected. It is recommended to replace the boiler, air handling unit, and control system while assessing the condition of piping and ductwork for potential updates or abandonment.

## **Plumbing**

The building's plumbing system includes four single-occupant restrooms, each with a wall-hung toilet and lavatory sink, and two janitor sinks. The building is supplied with domestic cold water via a two-inch main entering from the west side of the 1964 addition, with water hardness averaging 18 grains per gallon and water pressure at 65 psi. The condition of the existing piping is unknown and requires further testing. Hot water is supplied by a 10-gallon electric water heater, manufactured in 2004, which serves the lavatories in the restrooms. However, there are no thermostatic mixing valves installed, and the domestic water and sanitary waste piping do not comply with ADA standards, which may need to be addressed if the restrooms are to be used in the future. The building's sanitary sewer system is served by a four-inch main entering from the east side of the original building, though an exterior drain in the basement, located below grade and adjacent to the parking area; this condition introduces debris into the system and should be disconnected. The storm drainage system includes gutters and downspouts for the original building and roof drains with heat trace for the 1964 addition to prevent ice dams. A gas meter on the north wall of the original building feeds a two-inch gas main into the structure.

## **Fire Protection / Sprinkler System**

There is no existing fire protection system in the building. It is currently only being served by a fire alarm system.

## Electrical

The building electrical assessment concludes that all primary systems—including the main service equipment, distribution panels, conductors, and lighting—are failing and must be fully replaced to meet current safety, performance, and compliance standards. The electrical service is outdated and non-compliant, distribution panels are nearing capacity with scarce replacement parts, conductors contain aged cloth insulation that poses fire hazards, and lighting consists of obsolete fluorescent and incandescent fixtures with unreliable exterior controls. However, the fire alarm system (installed in 2014), IT/low voltage infrastructure, and security systems are in good condition and do not require replacement at this time.

## Hazardous Materials

From October 3 to October 7, 2024, Braun Intertec completed a non-destructive hazardous building inspection to identify asbestos-containing materials, lead-based paint-containing building materials, and/or regulated building materials. The results of the October 2024 Inspection are summarized below.

### Asbestos-Containing Materials (ACMs):

| Building | Functional Space                              | Homogeneous Material Description                              | Est. Quantity | Units <sup>1</sup> |
|----------|-----------------------------------------------|---------------------------------------------------------------|---------------|--------------------|
| 1927     | Exterior, North facing wall                   | Grey hard caulking around windows                             | 1,195         | LF                 |
| 1964     | Exterior, West facing wall                    | White/grey caulking around windows                            | 530           | LF                 |
| 1964     | Interior, Reception area, lower level         | Black mastic under carpeting                                  | 275           | SF                 |
| 1964     | Interior, vinyl flooring walkway, lower level | Black mastic under flooring                                   | 400           | SF                 |
| 1964     | Exterior, Roof                                | Black seam sealer                                             | 110           | LF                 |
| 1927     | Exterior, Roof                                | Black layer parapet caulk                                     | 200           | LF                 |
| 1927     | Interior, basement                            | Gray fibrous TSI pipe insulation, 4-inch diameter             | 100           | LF                 |
| 1927     | Interior, basement                            | Gray/white fibrous TSI fittings                               | 25            | LF                 |
| 1927     | Interior, basement                            | White fibrous TSI pipe insulation, mesh wrap, and silver wrap | 50            | LF                 |
| 1964     | Lobby and mezzanine                           | 9-inch by 9-inch floor tile, gray                             | 200           | SF                 |
| 1927     | Bathrooms and basement                        | 9-inch by 9-inch floor tile                                   | 100           | SF                 |

**Lead-Based Paint-Containing Materials (LBP):**

| Building    | Location                                                                    | Color      | Substrate |
|-------------|-----------------------------------------------------------------------------|------------|-----------|
| 1927        | West large window exterior, lower pane                                      | White      | Metal     |
| 1927        | West large window exterior, lower pane                                      | White      | Metal     |
| 1927 & 1964 | Wood molding crown, main entrance door and windows                          | White      | Wood      |
| 1927        | Molding brown and security windows at front entrance                        | White      | Wood      |
| 1927 & 1964 | West exterior, SW corner, Pipe Cover                                        | Red/Orange | Metal     |
| 1964        | SW Large window exterior lower window pane                                  | White      | Metal     |
| 1964        | North large window, lower pane, On 1927 section                             | White      | Metal     |
| 1927        | 7'x4' Top window trim, east side exterior                                   | White      | Metal     |
| 1927 & 1964 | Corner wall guard                                                           | Red        | Metal     |
| 1964        | SW Column Casing at west main entrance                                      | White      | Metal     |
| 1927        | Little Reading Room, vertical trim on both sides of window                  | Red        | Wood      |
| 1927        | Little Reading Room, vertical trim on both sides of window                  | Green      | Wood      |
| 1927        | Little Reading Room, book shelving, Horizontal All Shelves                  | Brown      | Wood      |
| 1927        | Little Reading Room, door frame to room                                     | Yellow     | Wood      |
| 1927        | Main room, east wall, book shelf, horizontal                                | Yellow     | Wood      |
| 1927        | Main room, east wall, book shelf, vertical                                  | Yellow     | Wood      |
| 1927        | E wall, SE window, vertical, wall paneling                                  | Yellow     | Wood      |
| 1927        | E wall, SE window, vertical window trim                                     | Yellow     | Wood      |
| 1927        | E wall, SE window, floor trim around air vent                               | Yellow     | Wood      |
| 1927        | W wall, NW window, vertical wall panel                                      | Yellow     | Wood      |
| 1927        | W wall, NW window, vertical window trim                                     | Yellow     | Wood      |
| 1927        | W wall, NW window, flat trim around air vents                               | Yellow     | Wood      |
| 1927        | N wall, horizontal panel above bookcase, 3" overpaint                       | Yellow     | Wood      |
| 1927        | West 2nd floor, entrance, interior, door trim                               | Yellow     | Wood      |
| 1927        | S Section 2nd floor, west wall, NW window, vertical trim                    | Yellow     | Wood      |
| 1927        | S Section 2nd floor, west wall, NW window, flat trim around air vents       | Yellow     | Wood      |
| 1927        | S Wall, center, 2nd floor, vertical panel below windows and vents           | Yellow     | Wood      |
| 1927        | Basement, book room, S wall, wall trim, 3" Horizontal trim, 3' off of floor | White      | Wood      |

# Memorandum

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To: City of South St. Paul  
From: HKGi  
Subject: Summary and Key Themes from Community Engagement  
Date: December 4, 2024

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## Introduction

The City has been collaborating with New History's consulting team on an adaptive reuse study of the former library building. The first phase involved the consulting team conducting a Building Definition Report to identify challenges posed by the existing conditions and regulations to reuse of the building or site. More information on the project and the baseline report can be found on the City's website or linked here: [Library Reuse Study Project Page](#).

Concurrent with the Building Definition report, multiple community engagement opportunities have commenced to gauge community support and brainstorm ideas for potential reuse. The goal was to dream big and understand at a high level what the community's desires and vision for the future reuse of the former library. This memorandum will summarize all the ideas that have been collected and analyzed into broad themes to inform the next phase of the project to refine the reuse options by utilizing the information that has been unveiled from the Building Definitions report and the discussions with stakeholders.

## Background

Since the project's kick-off in September, Step 1 of the study has provided several opportunities to engage the community on the project. The initial community engagement event that jumpstarted the idea generation was held on October 4th, when the consulting team attended a popular community event "On the Road Again". This event tends to gather thousands of residents and visitors from all over the metro area for a day of vast family fun activities including food, music, artisan crafts and vendors. This allowed many community members and frequent visitors, who might not be as engaged in city projects, to share their thoughts. Attending a large community event removed barriers to participation and increased awareness of the project, which turned out to be successful.

Prior to the event, initial notices were posted on the city webpage and Facebook to inform and build anticipation. The turnout was excellent, over 100 individuals and families stopped by to chat with the consulting team and provided feedback on the information boards. Handouts were provided for people to take home, to learn more and follow along on the status of the project. Throughout the project, the city will continue to be asking for the community's input about ideas on the project for reusing and reinvesting in the former library. This event was just the beginning of the ever-evolving information and data collection. The success from the event prompted city staff and the consulting team to extend the opportunity for more feedback through an online survey with the same questions and graphics for those who could not attend the "On the Road Again" event. The survey was open for

approximately two months and closed on November 27th, garnering another 102 community responses.

In addition to the initial in-person event and online survey, city staff continued the intent of this first phase of community engagement efforts by collecting feedback through emails and attending additional community events, including the Farmers Market on October 23rd and the SSP Senior Citizens' Thanksgiving Dinner on November 14th. All of these events aimed to brainstorm reuse ideas and gain insights into the community's vision for the former library's future reuse. Based on the responses from these various community engagement opportunities, the consulting team has collected all the ideas and analyzed them into broader themes to further inform potential reuse options. All raw data can be supplied upon request, the survey summary document and excel analysis summary are included in the report or as an attachment.

## Discussion/Analysis

Since the community engagement activities were all handled slightly differently, results have varied in the levels of responses. Not all participants answered every question, and the sample size represents approximately 1% of the South St. Paul population, so it cannot be weighed equally. The nature of this qualitative analysis should not be considered as the absolute truth of the data collected. This analysis is highly contextual and subjective, as qualitative data can be challenging to provide precise findings. Instead, it serves as a guide for interpretation and information, that will help advance the study and support recommendations in the project and for decision-makers. This analysis aims to provide a baseline understanding to refine and pursue feasible reuse options that the community would support. Further feedback will be gathered throughout the project and more information will be processed to reach the ultimate goal of finding the best determination for adaptive reuse of the former library.

Based on the feedback received from all the community engagement activities and events, the consulting team has determined that the focus of the analysis shall be summarized towards the general perception of the building or site and the most noted potential reuse ideas. These reuse ideas are categorized into a ranking of what the community would like to see and a general list of what they would not like to see explored for the former library.

To help inform the analysis, the following table summarizes the events and the number of responses that generated the ideas.

| <i>Community Engagement Activity</i>                     | <i>Number of Responses</i> | <i>Number of Ideas Generated</i> |
|----------------------------------------------------------|----------------------------|----------------------------------|
| On the Road Again                                        | 104                        | 38                               |
| Online Survey                                            | 102                        | 53                               |
| Farmer's Market and Senior Citizens' Thanksgiving Dinner | 64                         | 37                               |
| Email                                                    | 1                          | 18                               |

|       |     |     |
|-------|-----|-----|
| Total | 271 | 146 |
|-------|-----|-----|

### General Community Perception of the Former Library Building and Site

From all the five total community engagement activities, much of the feedback regarding the perception of the library building highlighted a strong desire to retain its exterior architecture due to its historic significance and the memories it holds as the former library. Many participants expressed concerns about demolishing or excessively altering the exterior. Specific features that were frequently mentioned to be preserved include the fireplace, windows, columns, brickwork, and the children's area.

Additionally, there were numerous comments about addressing the limited parking, improving ADA accessibility, and ensuring the building remains available for public use. Many participants also acknowledged the need for potential building code upgrades.

### Reuse Ideas

The community's reuse ideas were intended to be limitless, aiming to gauge a wide range of preferences. Approximately 146 ideas were generated, many of which were reiterated several times or overlapped with one another. The methodology for the final reuse ranking has consolidated these ideas into eight broad themes, ranked from highest to lowest based on the frequency of the ideas or related sentiments mentioned.

These ideas have been summarized into a table to highlight the most repeated and represented themes to explore further.

| Ranking |                                                                                                                                       | Community Events | On the Road Again | Online Survey | Email | Totals |
|---------|---------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|---------------|-------|--------|
| 1       | Multiuse building (Combination of uses such as art and culture, food, recreation, family friendly/community public and private space) | 3                | 4                 | 15            | 5     | 27     |
| 2       | Commercial/Private Event Space                                                                                                        | 12               | 3                 | 7             | 2     | 24     |
|         | Art And Cultural Building                                                                                                             | 3                | 7                 | 11            | 3     | 24     |
| 3       | Educational Space/Youth/Teen Centered Space                                                                                           | 4                | 9                 | 1             | 2     | 16     |
| 4       | Connection to the Lawshe Museum                                                                                                       | 2                | 6                 | 5             | 2     | 15     |
| 5       | Recreation/Community Center                                                                                                           | 1                | 6                 | 3             | 2     | 12     |
| 6       | Restaurant (Brew Pub, Café, Restaurant)                                                                                               | 2                | 5                 | 4             | 1     | 12     |

|       |                                                   |   |   |   |   |     |
|-------|---------------------------------------------------|---|---|---|---|-----|
| 7     | Other (Shelter, Cat Rescue, Historic Designation) | 1 | 2 | 6 | 1 | 10  |
| 8     | Housing                                           | 2 | 2 | 2 |   | 6   |
| Total |                                                   |   |   |   |   | 146 |

Out of over the hundred ideas that were generated there were four major themes/ideas that came out of this first phase of the community engagement to not explore further, in no particular order.

- Dispensary or Liquor Store
- Haunted House/Escape Room
- Apartments/Condos
- Demolition

## Next Steps

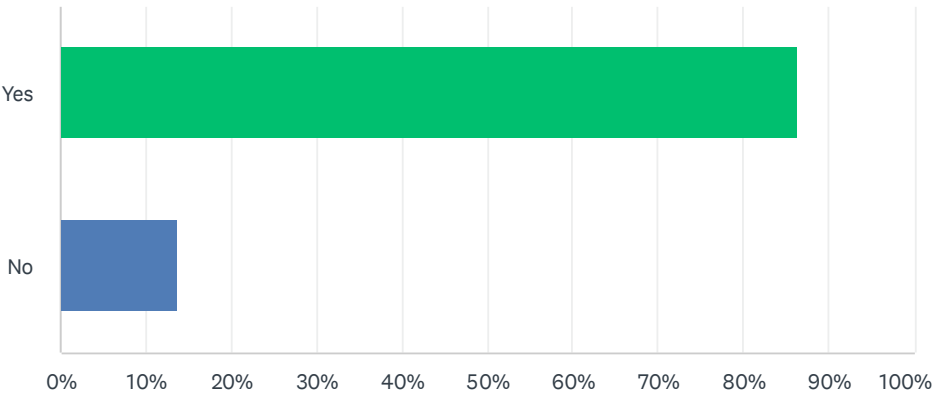
Based on the community engagement results and analysis, city staff and the consulting team will use this information to curate a discussion with key stakeholders of the former library. These stakeholders include school district representatives, Lawshe Memorial/County Historical Society representatives, arts and nonprofit organizations, and more. The community engagement feedback, along with the Building Definitions Report and the stakeholder meeting, will enable the consulting team to refine and assess the feasibility of the reuse options and consider the private market's interest in the building.

## Attachments

- » Survey Summary Document

Q1 Do you live in South St. Paul?

Answered: 80    Skipped: 22



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 86.25%    | 69 |
| No             | 13.75%    | 11 |
| TOTAL          |           | 80 |

## Q2 What are your favorite features of the former historic South St. Paul library building and the site? (i.e. historic brick, columns, landscaping, windows, etc.)

Answered: 52   Skipped: 50

| #  | RESPONSES                                                                                                                                                                                                                                                     | DATE                |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | The design of the original building, the brick and the columns.                                                                                                                                                                                               | 10/24/2024 11:28 AM |
| 2  | Love the brick and steeple.                                                                                                                                                                                                                                   | 10/23/2024 4:10 PM  |
| 3  | the old school craftsmanship of old buildings.                                                                                                                                                                                                                | 10/23/2024 12:03 PM |
| 4  | Beautiful building, so many childhood memories                                                                                                                                                                                                                | 10/23/2024 6:58 AM  |
| 5  | I like the brick and the original entrance                                                                                                                                                                                                                    | 10/23/2024 4:19 AM  |
| 6  | The architecture and history of the building                                                                                                                                                                                                                  | 10/22/2024 11:24 PM |
| 7  | The exterior look of the building is lovely.                                                                                                                                                                                                                  | 10/22/2024 4:20 PM  |
| 8  | I like the fact that it looks like a well built brick building with grass around it.                                                                                                                                                                          | 10/22/2024 1:13 PM  |
| 9  | Brick and windows                                                                                                                                                                                                                                             | 10/22/2024 10:42 AM |
| 10 | The historic look                                                                                                                                                                                                                                             | 10/22/2024 9:34 AM  |
| 11 | The architecture                                                                                                                                                                                                                                              | 10/22/2024 7:54 AM  |
| 12 | Nothing                                                                                                                                                                                                                                                       | 10/22/2024 5:06 AM  |
| 13 | The entire building is beautiful.                                                                                                                                                                                                                             | 10/21/2024 11:43 PM |
| 14 | The building is a treasure but needs work. Its proximity is appealing.                                                                                                                                                                                        | 10/21/2024 10:29 PM |
| 15 | The brick with white windows and posts was and is a warm feeling of so st paul                                                                                                                                                                                | 10/21/2024 10:28 PM |
| 16 | Windows.                                                                                                                                                                                                                                                      | 10/21/2024 10:20 PM |
| 17 | Exterior                                                                                                                                                                                                                                                      | 10/21/2024 10:18 PM |
| 18 | The windows                                                                                                                                                                                                                                                   | 10/21/2024 10:17 PM |
| 19 | Exterior, the large room with the large windows and fireplace                                                                                                                                                                                                 | 10/21/2024 10:10 PM |
| 20 | Fireplace                                                                                                                                                                                                                                                     | 10/21/2024 9:59 PM  |
| 21 | The brick exterior and the former children's area on the second floor                                                                                                                                                                                         | 10/21/2024 9:53 PM  |
| 22 | The kids area up the stairs                                                                                                                                                                                                                                   | 10/21/2024 9:50 PM  |
| 23 | That it has history and shouldn't be knocked down. Should be reused for some sort of facility.                                                                                                                                                                | 10/21/2024 9:44 PM  |
| 24 | windows, brick, columns, cupola,                                                                                                                                                                                                                              | 10/21/2024 9:43 PM  |
| 25 | Brick, windows, architecture                                                                                                                                                                                                                                  | 10/21/2024 9:40 PM  |
| 26 | I love the brick and windows.                                                                                                                                                                                                                                 | 10/21/2024 9:39 PM  |
| 27 | The well lit upstairs room with the fireplace, the little room, and the historic nature of the original section of the building.                                                                                                                              | 10/21/2024 9:37 PM  |
| 28 | The fireplace and the doors that go right up to the second story. That room in general is pretty special and holds such memories for generations of people here in SSP. Id love to see that space remain intact with the fireplace and wood as a focal point. | 10/21/2024 9:33 PM  |
| 29 | The original 1926 colonial design. The big arch windows.                                                                                                                                                                                                      | 10/21/2024 9:28 PM  |

## Former South St. Paul Library Building Reuse Study

|    |                                                                                                                                                                                                                                                                                                                                                                          |                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 30 | Brick facade                                                                                                                                                                                                                                                                                                                                                             | 10/21/2024 7:27 PM  |
| 31 | I enjoy the architecture and historical significance of the original building.                                                                                                                                                                                                                                                                                           | 10/16/2024 10:06 AM |
| 32 | The Little Room                                                                                                                                                                                                                                                                                                                                                          | 10/10/2024 7:47 PM  |
| 33 | historic brick, columns, chimney, windows                                                                                                                                                                                                                                                                                                                                | 10/10/2024 12:41 PM |
| 34 | The fireplace upstairs                                                                                                                                                                                                                                                                                                                                                   | 10/8/2024 10:34 PM  |
| 35 | The original entrance. The roof above the newer entrance. The brick. Undisturbed nooks and crannies. Silence, peace, and a safe place for children.                                                                                                                                                                                                                      | 10/8/2024 6:01 PM   |
| 36 | Whole building is my favorite. We need to keep more buildings from the past and not tear down for high density housing or retail.                                                                                                                                                                                                                                        | 10/7/2024 6:02 PM   |
| 37 | Exterior in general, especially the older section                                                                                                                                                                                                                                                                                                                        | 10/7/2024 5:23 PM   |
| 38 | Opened Aug 16 1927, the first library in Dakota county. I love the history and look of the building.                                                                                                                                                                                                                                                                     | 10/7/2024 2:24 PM   |
| 39 | None                                                                                                                                                                                                                                                                                                                                                                     | 10/7/2024 1:26 PM   |
| 40 | Historic building                                                                                                                                                                                                                                                                                                                                                        | 10/7/2024 1:26 PM   |
| 41 | The history and architecture. The location.                                                                                                                                                                                                                                                                                                                              | 10/7/2024 1:14 PM   |
| 42 | Exterior brick and arched windows, along with the fireplace and kids room on the second floor                                                                                                                                                                                                                                                                            | 10/7/2024 6:50 AM   |
| 43 | The old architecture                                                                                                                                                                                                                                                                                                                                                     | 10/6/2024 9:05 PM   |
| 44 | Fireplace, Windows, the whole older part of the building, really                                                                                                                                                                                                                                                                                                         | 10/6/2024 7:36 PM   |
| 45 | Natural light and windows, the fireplace room, all the nooks and crannies                                                                                                                                                                                                                                                                                                | 10/6/2024 4:23 PM   |
| 46 | I love everything about it, the bricks, the architecture, the warm homey environment inside. I would love it to see it be reused as a community center of sorts, a coffee house, etc                                                                                                                                                                                     | 10/6/2024 3:05 PM   |
| 47 | The historic building is worth preserving in every historic detail, interior and exterior. Interiors of historic buildings are oftentimes dry walled and whitewashed, without realising the long-term loss of value entailed. The wood floor and built in bookshelves should be restored. All plasterwork should be preserved. The original entrance should be restored. | 10/6/2024 2:59 PM   |
| 48 | I absolutely LOVE the Historic brick, columns, design... it is such a beautiful building with character in this community!                                                                                                                                                                                                                                               | 10/6/2024 2:07 PM   |
| 49 | History, memories, the stairs when I was a little girl seemed huge, the child's room                                                                                                                                                                                                                                                                                     | 10/6/2024 8:59 AM   |
| 50 | The history and community feel.                                                                                                                                                                                                                                                                                                                                          | 10/4/2024 8:52 PM   |
| 51 | Brick, columns, windows, fireplace                                                                                                                                                                                                                                                                                                                                       | 10/3/2024 9:39 PM   |
| 52 | I love the historic architecture. There isn't a ton of historic public building left in SSP. I'd like to preserve as much as possible in this building.                                                                                                                                                                                                                  | 10/3/2024 8:42 PM   |

## Q3 Share your ideas for the future reuses of the building and adjacent area! How do you see this historic building being used in the future to better support the community?

Answered: 53   Skipped: 49

| #  | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | DATE                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | An addition to the Lawshe museum next door.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/24/2024 11:28 AM |
| 2  | Housing! Or another community use building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/23/2024 4:10 PM  |
| 3  | make spaces rentable for events like weddings and parties or for local programs and meeting rooms.                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/23/2024 12:03 PM |
| 4  | Would love to see it as an art and cultural building. A place where locals can display their artwork, have a stage where people can perform music, theatre, poetry                                                                                                                                                                                                                                                                                                                                                       | 10/23/2024 6:58 AM  |
| 5  | It has to be a place where all culture of SSP is represented . I would to see it be used by teens                                                                                                                                                                                                                                                                                                                                                                                                                        | 10/23/2024 4:19 AM  |
| 6  | Something that is available to the public. Additional meeting space? Art gallery? Maker space?                                                                                                                                                                                                                                                                                                                                                                                                                           | 10/22/2024 11:24 PM |
| 7  | Teenagers need safe spaces to hang out. Could be a parks and rec offering, drop-in space for after school, with couches, vending machines, TVs and game systems, arts and crafts materials, board games, etc. In general, could be a community gathering space, for meetings, hang-outs, art lessons, etc. Maybe managed through community education. I don't have many ideas, but I hope that whatever is decided the city is able to invest in making the building accessible - or at least a portion of the building. | 10/22/2024 4:20 PM  |
| 8  | I would like it to be used as an extension of the Dakota County Museum. The two could be connected or there could be two buildings with different types of displays in each one.                                                                                                                                                                                                                                                                                                                                         | 10/22/2024 1:13 PM  |
| 9  | Rec center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 10/22/2024 10:42 AM |
| 10 | Art center!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/22/2024 9:34 AM  |
| 11 | I think this question is pointless considering all the structural upgrades that have to be done for any use.                                                                                                                                                                                                                                                                                                                                                                                                             | 10/22/2024 7:54 AM  |
| 12 | Don't waste taxpayers money on it. Tear it down and sell the land or expand departments of city hall or a parking lot! It's not a good spot for restaurants/bar or retail which is the ONLY things SSP needs. The building is not worth saving and it's nothing special.                                                                                                                                                                                                                                                 | 10/22/2024 5:06 AM  |
| 13 | I don't want to see it being used by a private company. A community use workspace, art center, something for the public to use freely just like the library.                                                                                                                                                                                                                                                                                                                                                             | 10/21/2024 11:43 PM |
| 14 | I don't see this being a public space. Find a developer and create something that brings people to town.                                                                                                                                                                                                                                                                                                                                                                                                                 | 10/21/2024 10:29 PM |
| 15 | It should be used as a community center for teens.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/21/2024 10:28 PM |
| 16 | Multipurpose. Small cafe or specialty store. Bakery. Would a brewery work there?                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10/21/2024 10:20 PM |
| 17 | Event space with historic highlights, cheaper use for residents, art display, community functions                                                                                                                                                                                                                                                                                                                                                                                                                        | 10/21/2024 10:18 PM |
| 18 | I would love a brewery or a distillery. Keep the old library look!                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/21/2024 10:17 PM |
| 19 | It would be nice to see either a public building or a business that serves customers. A destination brewery would be nice.                                                                                                                                                                                                                                                                                                                                                                                               | 10/21/2024 10:10 PM |
| 20 | It's literally crumbling. It's honestly not that great architecturally. The addition should get ditched. But it would need a complete gut. Give it to Neighbors Inc or the SSP Arts Council                                                                                                                                                                                                                                                                                                                              | 10/21/2024 9:59 PM  |
| 21 | Community meeting venue for art classes, concerts like the old church in Rosemount. A                                                                                                                                                                                                                                                                                                                                                                                                                                    | 10/21/2024 9:53 PM  |

## Former South St. Paul Library Building Reuse Study

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | cultural center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| 22 | Get it on the historic registry. Sell it to a third party developer who can do something with it for the betterment of the city. Everything this town touches is left to fall apart.                                                                                                                                                                                                                                                                                                                                                                                                                          | 10/21/2024 9:50 PM  |
| 23 | A renting area I hear you can rent of the city of south saint paul, I would love to rent a few things here!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10/21/2024 9:44 PM  |
| 24 | Art gallery, community education, performance space, artist cooperative, art classes, preschool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 10/21/2024 9:43 PM  |
| 25 | Arts center, music venue like Ames in Burnsville                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/21/2024 9:40 PM  |
| 26 | I would love to see this space be used for gatherings as brewery or a restaurant. A place where people can gather as friends and build community.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10/21/2024 9:39 PM  |
| 27 | I see it as a community arts center - gallery and/or painting classes in the upper room, other classes in the lower meeting rooms and upper spaces. I'd like to see the new section turned into a black box theater. SSP can become an arts destination but we need a focus building. This is our space!                                                                                                                                                                                                                                                                                                      | 10/21/2024 9:37 PM  |
| 28 | I would love to see this as a community center. Maybe a space for meetings, book clubs, art clubs, teen space. Maybe a space community can rent for events. We don't really have nice/large spaces for parties or gatherings. Would be great to update but keep the historic features and use for community. I don't know if it's possible or if there would be interest but would the bottom level would be a cool space for a little cafe. A multi use space                                                                                                                                                | 10/21/2024 9:33 PM  |
| 29 | I really don't know but historic integrity should be preserved. Could it be a hall for rent?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10/21/2024 9:28 PM  |
| 30 | Coffee shop or wine bar since there are different rooms that could be set up in different ways: traditional tables and chairs, comfy couches and chairs, separate spaces that could be reserved                                                                                                                                                                                                                                                                                                                                                                                                               | 10/21/2024 7:27 PM  |
| 31 | I believe the original structure should be preserved. I would like to see the 1960's addition removed and the original building and grounds restored. It could be used as an "annex" to the Dakota County Historical Society, with an emphasis on South St. Paul's history. Alternatively, the restored building could be administered by the city as a revenue-generating events venue.                                                                                                                                                                                                                      | 10/16/2024 10:06 AM |
| 32 | Environmental Concerns Building: Somewhere dedicated for public resources on environmental sustainability. Access to information for needs citizens may come across involving the environment (sustainability and how it relates to power usage, landscapes, future generations, etc). Resources for people to use to help lessen their environmental impact. Place for gathering to discuss said matters. Still keeping the little room to teach kids about what the environment is and why people care about it.                                                                                            | 10/10/2024 7:47 PM  |
| 33 | What about a "South Fork" Folk School like the "North Fork" one on the shore of Lake Superior? <a href="https://northhouse.org">https://northhouse.org</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 10/10/2024 12:41 PM |
| 34 | A folk school like North House Folk School in Grand Marais or Marine Mills Folk School in Marine on St. Croix. South Saint Paul has small town character and is a river town in the Urban Center positioning it for easy access to this kind of popular experience which lends well to incorporation into existing city celebrations and room for growth for new events. Intergenerational hand crafting has a wide potential for interest and provides opportunities to build community, decrease isolation and loneliness, and improve mental health. A tool library could work well in this model as well. | 10/9/2024 11:34 AM  |
| 35 | A space for ethic and cultural societies to lease offices and possibly small museum spaces to share diverse immigration and folk culture experiences with the community. They could partner with the Historical Society for larger meeting space. Or, could it be a space for local artists to create and/or sell their work? Is there enough space for hands on classes and workshops? The South St. Paul Arts Council could use this space.                                                                                                                                                                 | 10/8/2024 10:34 PM  |
| 36 | Coffee shop in the lower section for day use, work space by day, performance center at night? (Family friendly music, entertainment, meet a neighbor days, etc).                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/8/2024 6:01 PM   |
| 37 | Turn into an Art Center that can be used by all. Have a gallery/building director. Open up space for community groups such as the Kaposia Camera Club which was started in SSP many years ago. They are also part of the Twin Cities Camera Clubs, maybe space could be rented out to such organizations.                                                                                                                                                                                                                                                                                                     | 10/7/2024 6:02 PM   |

## Former South St. Paul Library Building Reuse Study

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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 38 | Wold like to see extension of the museum/or art center. Definitely usable to all ages in community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10/7/2024 5:23 PM |
| 39 | I think it would be a shame and future regret if we sold the building to a private party. We should keep it city owned and rent out space in the building. It would be a source of revenue for the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10/7/2024 2:24 PM |
| 40 | Tear it down make it apartments or storefronts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10/7/2024 1:26 PM |
| 41 | Community art gallery, expansion to history museum, low-cost space for local nonprofits to launch & coordinate efforts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10/7/2024 1:26 PM |
| 42 | An art studio, art gallery, any art based use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10/7/2024 1:14 PM |
| 43 | It would be nice to have affordable facilities to rent, like that main space with the periodicals stack as a space that can be used for events and/or performances. And then the space on the bottom floor of the older part of the building be used as a create space for rent. What I don't want it to be used as just another space for certain populations of the community to exhibit their art, or for a community-led coffee shop. I'm tired of that sort of things -- activities or "community" projects that end up allowing public school teachers to push their personal agendas and pet projects. It should be neutral flex spaces for older people, families, and others to use. The school district already has Central Square. I'd like spaces to rent year-around, beyond our park pavilions.                                                      | 10/7/2024 6:50 AM |
| 44 | My kids dream of it becoming a community theater                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10/6/2024 9:05 PM |
| 45 | Community center, coffee shop, meeting place                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/6/2024 7:36 PM |
| 46 | I think something along the lines of a folk school could benefit the community. See the North House Folk School in Grand Marais as an example. This would provide programming to all ages (children, teens, adults, seniors), benefit and build up the schools and homeschoolers, offer a unique connection with the and Dakota County History Museum next door. It would not require ample parking and the choppy interior layout would be good for different projects and classes being taught. Not only classes, but it could also serve as a location for evening lectures on history and the arts and music or other performances as well as a small shop for goods or museum to display the community's work. Lastly, I think this would properly pay homage to the building's history and place in South St. Paul along the banks of the Mississippi River. | 10/6/2024 4:23 PM |
| 47 | I just don't want it to be destroyed! I think there are creative ideas for it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10/6/2024 3:05 PM |
| 48 | I think leasing is a much better option for the city rather than selling. It might allow the lessee to provide capital improvements, while the city would have greater control to preserve the historical elements of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10/6/2024 2:59 PM |
| 49 | Art center, coffee shop,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10/6/2024 2:07 PM |
| 50 | Arts Center- get youth involved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10/6/2024 8:59 AM |
| 51 | Turning into a Brewery! Local gathering, maintaining SSP connections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/4/2024 8:52 PM |
| 52 | A venue space! Think corporate events, weddings, showers, fundraisers, local concerts...anything that would need an event space. Other cities in the US have repurposed old banks into beautiful and successful venues. I think this could be an opportunity to highlight ssp's history in a unique and useful way. Set us apart.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10/3/2024 9:39 PM |
| 53 | I'd love for SSP to have a gym for working out. Not sure if this is the right space or not. Other ideas include coffee shop, antique mall, museum of SSP history, use for public gathering events (movies, fundraising dinners, etc)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 10/3/2024 8:42 PM |

## Q4 Share any concerns about future reuse! Questions, comments, or concerns about possible future reuse ideas?

Answered: 45   Skipped: 57

| #  | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DATE                |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | I don't want the exterior changed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10/24/2024 11:28 AM |
| 2  | Should be a climate friendly renovation!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/23/2024 4:10 PM  |
| 3  | Don't modernize the aesthetics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10/23/2024 12:03 PM |
| 4  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10/23/2024 6:58 AM  |
| 5  | I fear that the reuse will not welcome ALL people.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10/23/2024 4:19 AM  |
| 6  | Maintaining the historical exterior is important and keeping it a public space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10/22/2024 11:24 PM |
| 7  | I would hate to see it torn down or privatized.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10/22/2024 4:20 PM  |
| 8  | I would want it to remain as a public use building (including the land that it is on)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 10/22/2024 1:13 PM  |
| 9  | Don't ignore this space and its potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/22/2024 9:34 AM  |
| 10 | Parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/22/2024 7:54 AM  |
| 11 | Wasting taxpayer dollars!! Raising taxes to save a worthless building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10/22/2024 5:06 AM  |
| 12 | Do not sell it to some private company.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10/21/2024 11:43 PM |
| 13 | Do not build an arts center or museum. Allow a developer to invest in the community and build something that brings people in.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10/21/2024 10:29 PM |
| 14 | Don't demolish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10/21/2024 10:28 PM |
| 15 | Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10/21/2024 10:20 PM |
| 16 | Parking and winter access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/21/2024 10:18 PM |
| 17 | Tear down the addition, it's awful. Use it for parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10/21/2024 10:10 PM |
| 18 | Cost of making the building ADA compliant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/21/2024 9:53 PM  |
| 19 | Knowing the library was going to be decommissioned the city should have swapped the history museum into the library versus the county renovating the museum. It could be an amazing art gallery with dining, it could be a great place for teen activity center. Arcade and bar. We already have the concord exchange building for events, don't give the building to the city for office spaces. Please encourage something the public can use that will generate revenue. The possibilities are endless but our city has no vision for our youth, teens, or young adults. If we don't find ways to create engaging places to go they will continue to leave. | 10/21/2024 9:50 PM  |
| 20 | Anything is great just DONT knock this piece of history down.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10/21/2024 9:44 PM  |
| 21 | Heard rumors about marijuana dispensary idea. Please, absolutely not. SSP needs more class as it is! Something worthwhile, healthy and good for the community should happen in this space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10/21/2024 9:43 PM  |
| 22 | City didn't invest in keeping up the building to be a library. Will they invest in maintaining it for any reason (other than a hockey rink)?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10/21/2024 9:40 PM  |
| 23 | That it will be used as a space for school district or some other use that essentially removes it from community use. We need more commerce and casual gathering spaces in this community                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/21/2024 9:39 PM  |
| 24 | I know parking is an issue - so a rebuild of the newer segment of the building could include underground parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/21/2024 9:37 PM  |

## Former South St. Paul Library Building Reuse Study

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 25 | Keeping the building is important but also keeping the buildings features is important. Update it, make it accessible and more modern and usable but keep features like the fireplace, and windows/staircase to old front door/second story.                                                                                                                                                                                                                                                                                                                                      | 10/21/2024 9:33 PM  |
| 26 | I don't want it to be offices or a rehab facility. It should remain something commercial and rental/retail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/21/2024 9:28 PM  |
| 27 | Guessing the building is not fully ADA compliant so I presume that could add cost.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10/21/2024 7:27 PM  |
| 28 | Our library was dedicated on Armistice Day (now Veteran's Day) in 1927 as the South St. Paul Legion Memorial Library by South St. Paul's Abner Rude American Legion Post as a memorial to the fallen soldiers of the Great War (World War 1). Notable dignitaries and veterans were in attendance, including the Governor and local Congressmen. It is one of only two remaining American Legion libraries in the state of Minnesota. Our library's architectural charm and historical significance are the reasons I want to see the original structure preserved and renovated. | 10/16/2024 10:06 AM |
| 29 | I heard about the possibility of using it as a haunted house/escape room. Please avoid this! Our beloved library should continue to be a family-friendly space that doesn't bring disturbing noise to our peaceful community.                                                                                                                                                                                                                                                                                                                                                     | 10/10/2024 12:41 PM |
| 30 | Any reuse would need to prioritize ADA accessibility to make it welcoming to all.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10/9/2024 11:34 AM  |
| 31 | Please don't destroy the charm by gutting it! Wood and brick interior is so relaxing. Also, it would be really cool to keep some of the built-in bookshelves as an homage to its history.                                                                                                                                                                                                                                                                                                                                                                                         | 10/8/2024 6:01 PM   |
| 32 | Seek donations from companies for repairs needed inside....as well as HVAC system and handicap accessibility. Ask for community to volunteer work hours needed....ie Habitat for Humanity kind of thing. Town needs to feel ownership in building.                                                                                                                                                                                                                                                                                                                                | 10/7/2024 5:23 PM   |
| 33 | Don't make sell or tear down anymore of our past. I wish our past leaders would have kept and remodeled old Concord street. So many cities kept their old buildings and it's a huge tourist attraction, like Red Wing, Stillwater.                                                                                                                                                                                                                                                                                                                                                | 10/7/2024 2:24 PM   |
| 34 | I think we're overthinking this. It's an old building, but we should move on there are other old buildings in Minnesota which are much more interesting architecturally speaking                                                                                                                                                                                                                                                                                                                                                                                                  | 10/7/2024 1:26 PM   |
| 35 | Accessibility, lack of parking, upkeep                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10/7/2024 1:26 PM   |
| 36 | Anything like a museum or art installations that don't honor the historical or architectural period of the building would be terrible. Those have been tried by other communities-- like that similar-looking old building off of Snelling Avenue in St. Paul -- and just languish. Attractive rental spaces for organizations, weddings, etc., like in Eagan or other places, help create democratization of nice spaces for all.                                                                                                                                                | 10/7/2024 6:50 AM   |
| 37 | I really don't want it torn down                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10/6/2024 9:05 PM   |
| 38 | Want this building to retain it's historic elements. We need to preserve not tear down our historic buildings. So much charm lost if this building isn't preserved.                                                                                                                                                                                                                                                                                                                                                                                                               | 10/6/2024 7:36 PM   |
| 39 | I hope it can be a place the community can use still.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10/6/2024 4:23 PM   |
| 40 | I wonder if it could be used as a community center of sorts, a coffee house, a town hall. Could it be rented out for baby showers, wedding showers, etc?                                                                                                                                                                                                                                                                                                                                                                                                                          | 10/6/2024 3:05 PM   |
| 41 | I'm concerned most about the loss of the historic features of this beautiful building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10/6/2024 2:07 PM   |
| 42 | Please preserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10/6/2024 8:59 AM   |
| 43 | Concerns of it not being used as a Brewery.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/4/2024 8:52 PM   |
| 44 | I want to make sure the building is brought to its fullest potential. Whatever interior work is done should be true to the era of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10/3/2024 9:39 PM   |
| 45 | I'd like to see as much historic architectural preservation as possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 10/3/2024 8:42 PM   |

## Q5 What additional amenities or improvements, if any, would you suggest for the historic South St. Paul building or site to better support the community's needs?

Answered: 35    Skipped: 67

| #  | RESPONSES                                                                                                                                                                                                             | DATE                |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | I believe the building needs upgrades and may need to be brought up to code.                                                                                                                                          | 10/24/2024 11:31 AM |
| 2  | Perhaps have a coffee counter                                                                                                                                                                                         | 10/23/2024 6:59 AM  |
| 3  | It should be brought up to code for whatever its use will be.                                                                                                                                                         | 10/22/2024 1:15 PM  |
| 4  | Performance space, art display space, parking                                                                                                                                                                         | 10/22/2024 9:35 AM  |
| 5  | NA                                                                                                                                                                                                                    | 10/22/2024 8:04 AM  |
| 6  | Isn't this the same question?                                                                                                                                                                                         | 10/22/2024 5:08 AM  |
| 7  | I'd love to see it torn down and a clinic built. I'd also like to see it turned into a sit down restaurant. If all else fails tear it down and build an extension of city hall                                        | 10/21/2024 10:34 PM |
| 8  | I would keep smaller sections as "museum" pieces                                                                                                                                                                      | 10/21/2024 10:29 PM |
| 9  | Parking some way some how.                                                                                                                                                                                            | 10/21/2024 10:21 PM |
| 10 | Exterior use space                                                                                                                                                                                                    | 10/21/2024 10:19 PM |
| 11 | Another location for people to go and enjoy this historical building                                                                                                                                                  | 10/21/2024 10:17 PM |
| 12 | None                                                                                                                                                                                                                  | 10/21/2024 10:11 PM |
| 13 | Teen center!!!!                                                                                                                                                                                                       | 10/21/2024 10:00 PM |
| 14 | Already answered in previous question.                                                                                                                                                                                | 10/21/2024 9:51 PM  |
| 15 | Anything that would be cost efficient, also anything is great for this town                                                                                                                                           | 10/21/2024 9:45 PM  |
| 16 | Ada compliant                                                                                                                                                                                                         | 10/21/2024 9:40 PM  |
| 17 | diversity as a focus and as a way to bring people together to celebrate each other's cultures and identities                                                                                                          | 10/21/2024 9:38 PM  |
| 18 | Better mechanical and technology, better parking.                                                                                                                                                                     | 10/21/2024 9:29 PM  |
| 19 | A pie-in-the-sky dream would be to remove the '60's addition, renovate the original building, move the Armor gates and place them behind the library facing south as an entrance to a small park behind the building. | 10/16/2024 10:09 AM |
| 20 | A collaboration with the Dakota County Historical Society next door would make sense, as well as other family-friendly and/or educational programs for the community.                                                 | 10/10/2024 12:42 PM |
| 21 | Space for food trucks and outdoor eating, or just adjacent enjoyable outdoor space.                                                                                                                                   | 10/9/2024 11:38 AM  |
| 22 | Better bathrooms, paint job, lighting (no blue light, plz!), and future. Avoid TVs, please!                                                                                                                           | 10/8/2024 6:04 PM   |
| 23 | Updated, multi-use interior                                                                                                                                                                                           | 10/7/2024 9:29 PM   |
| 24 | ADA compliant needed. Dedicated parking lot. Security staff and security system.                                                                                                                                      | 10/7/2024 6:04 PM   |
| 25 | Parking....handicap accessible....meeting rooms...keep a children's area...sink in art center/area....                                                                                                                | 10/7/2024 5:30 PM   |
| 26 | Rent out space, more parking (if that's even possible)                                                                                                                                                                | 10/7/2024 2:27 PM   |
| 27 | Most other uses would need more separate rooms rather than the rather open interconnected                                                                                                                             | 10/7/2024 1:28 PM   |

## Former South St. Paul Library Building Reuse Study

space most of it currently is.

|    |                                                                                        |                   |
|----|----------------------------------------------------------------------------------------|-------------------|
| 28 | Some nice trees, shade.                                                                | 10/7/2024 1:27 PM |
| 29 | Save any historical aspects. Improve landscaping with native plants and trees.         | 10/7/2024 1:14 PM |
| 30 | Restore historic spaces                                                                | 10/6/2024 7:43 PM |
| 31 | I don't think it needs much improvement...                                             | 10/6/2024 3:05 PM |
| 32 | None. I think the concerns with the former building were over-inflated.                | 10/6/2024 3:00 PM |
| 33 | Utilize it for youth- connect with the schools for programming                         | 10/6/2024 9:00 AM |
| 34 | N/A                                                                                    | 10/4/2024 8:53 PM |
| 35 | A kitchen so that it could host community events in a beautiful and historic building. | 10/3/2024 9:41 PM |

## Q6 Do you have any other suggestions or comments about the former library reuse study?

Answered: 26   Skipped: 76

| #  | RESPONSES                                                                                                                                                                                                                                                                            | DATE                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | None                                                                                                                                                                                                                                                                                 | 10/23/2024 6:59 AM  |
| 2  | No.                                                                                                                                                                                                                                                                                  | 10/22/2024 1:15 PM  |
| 3  | Glad to see this is happening, but fearful it is just a ruse to justify knocking it doen                                                                                                                                                                                             | 10/22/2024 9:35 AM  |
| 4  | With all due respect, i don't think we need a study at this point to get the basic cost of the upgrades. After those costs are established, then the ideas for use. I assume whoever buys the building would already have ideas in mind. Again, I question why this study is needed. | 10/22/2024 8:04 AM  |
| 5  | Same questions over and over! Wow!                                                                                                                                                                                                                                                   | 10/22/2024 5:08 AM  |
| 6  | Closing the library was a wise decision. If the building isn't saveable then use the land to build something that people will come to town for. Saving an old building just because it looks nice isn't a good choice.                                                               | 10/21/2024 10:34 PM |
| 7  | Should have never closed it down                                                                                                                                                                                                                                                     | 10/21/2024 10:29 PM |
| 8  | Nope.                                                                                                                                                                                                                                                                                | 10/21/2024 10:21 PM |
| 9  | None                                                                                                                                                                                                                                                                                 | 10/21/2024 10:11 PM |
| 10 | Already answered in previous question.                                                                                                                                                                                                                                               | 10/21/2024 9:51 PM  |
| 11 | No                                                                                                                                                                                                                                                                                   | 10/21/2024 9:45 PM  |
| 12 | Thank you for doing it. This building is an essential part of SSP history.                                                                                                                                                                                                           | 10/21/2024 9:38 PM  |
| 13 | No                                                                                                                                                                                                                                                                                   | 10/21/2024 9:29 PM  |
| 14 | Just don't tear it down in the name of "progress".                                                                                                                                                                                                                                   | 10/16/2024 10:09 AM |
| 15 | Please don't consider anything that would damage the beautiful architecture or bring disturbing noises to our peaceful community.                                                                                                                                                    | 10/10/2024 12:42 PM |
| 16 | This is the building I learned to love reading in and to think deeply, and I would LOVE to be able to return to relax and reflect in it once again!                                                                                                                                  | 10/8/2024 6:04 PM   |
| 17 | Don't tear it down or let it become a liquor store!                                                                                                                                                                                                                                  | 10/7/2024 9:29 PM   |
| 18 | Hope the building could be used for SSP students as part of curriculum....seniors.....regularly not just special occasions. Community Ed classes....collections and art displays...musical offerings                                                                                 | 10/7/2024 5:30 PM   |
| 19 | I so strongly want to keep our history (the building) city owned.                                                                                                                                                                                                                    | 10/7/2024 2:27 PM   |
| 20 | Any plan for reuse should include ongoing maintenance needs as the buildings continue to age                                                                                                                                                                                         | 10/7/2024 1:28 PM   |
| 21 | That building should be able to have access to, or the developer should be able to purchase some of, the parking next door to it.                                                                                                                                                    | 10/7/2024 6:52 AM   |
| 22 | Please preserve this beautiful historic building.                                                                                                                                                                                                                                    | 10/6/2024 7:43 PM   |
| 23 | No.                                                                                                                                                                                                                                                                                  | 10/6/2024 3:00 PM   |
| 24 | Glad ssp is reusing. Thx                                                                                                                                                                                                                                                             | 10/6/2024 9:00 AM   |
| 25 | Brewery!                                                                                                                                                                                                                                                                             | 10/4/2024 8:53 PM   |
| 26 | I just really hope it becomes a space that the entire community can use and enjoy                                                                                                                                                                                                    | 10/3/2024 9:41 PM   |

## South St. Paul Former Library Adaptive Reuse Feasibility Study - Stakeholder Meeting

### Key Takeaways

December 12, 2024 9:00am – 10:30 am

| Project Team Participants                                                                                                                                                                                                                            | Stakeholder Participants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Katie Kuisle (New History)</li><li>• Kirk Davis (New History)</li><li>• Kendra Ellner (HKGi)</li><li>• Jeff Miller (HKGi)</li><li>• Deb Griffith (City Staff)</li><li>• Monika Miller (City Staff)</li></ul> | <ul style="list-style-type: none"><li>• Dawn Wambeke (Neighbors Inc. Executive Director)</li><li>• Matt Carter (Dakota County Historical Society Executive Director)</li><li>• Todd Podgorski (SSP City Council Member)</li><li>• Joe Atkin (Dakota County Commissioners for District 2)</li><li>• Rick Hansen (State Representative)</li><li>• Heather Flock (Recreation Supervisor for City of SSP)</li><li>• Shannon Young (Parks and Recreation Director for City of SSP)</li><li>• Jimmy Francis (Mayor of South St. Paul)</li><li>• Dr. Brian Zambreno (Superintendent of South St. Paul Public School District)</li><li>• Ryan Garcia (City Administrator for City of South St. Paul)</li><li>• Honora Rodriguez (Kaposia Library Branch Manager)</li><li>• Lori Hansen (South St. Paul City Council Member)</li></ul> |

### Meeting Summary

The project consulting team with the assistance of city staff held a stakeholder meeting at the new Kaposia Library inviting pivotal community leaders familiar with the former library building. The discussion questions aimed to understand their perspectives on the library's assets, site weaknesses like parking, desired uses, potential partnerships, and thoughts on preserving historic elements or the importance of listing the building on the National Register.

Stakeholders agreed that the library's central location, unique architecture, and strong community ties offer significant potential for diverse future uses. While parking is a concern, people may generally be willing to walk 1-2 blocks. Desirable uses include multi-tenant space, community services, cultural and recreational activities, nonprofit use, food establishments, and residential options. Preserving the original 1927 building is crucial, even if not publicly accessible. Objections to demolishing the 1964 addition are likely minimal over time.

The future of the former library building would be best supported through private ownership, with many public entities and organizations interested in participating through partial lease space. Listing on the National Register of Historic Places should be thoughtfully considered; it would honor the building's historical significance and leverage historic tax credits, though it may impose redevelopment constraints and deter private developers.

**1. What do you see as the key assets of the library building and location for future reuses of it?**

- Central location with proximity to nearby civic spaces and the police station, the ease of walking, biking, and access to public transit
- The building's unique architecture and historic elements as a symbol of the city.
- Potential eligibility for national historic register and historic tax credits.
- Emotional connections to the building as part of the community's history and identity.

**2. The library has limited parking on the site, so must rely on street parking primarily. How far do you feel people are willing to walk before the parking situation becomes a deterrent for future reuses?**

- People are generally willing to walk approximately 1-2 blocks or a bit further if the future reuse or destination is unique and particularly appealing.
- The idea of developing a parking ramp was mentioned but may not be feasible.
- For past events at the library, attendees used shared parking lot with the Lawshe Museum, on-street parking and nearby transit options. Also, the Lawshe Museum has a pull-out for large vehicle or bus loading/unloading.

**3. This property is zoned C-1, Retail Business District, which means that it could be used by a private owner for a wide variety of uses. Are there any uses that you feel are more desirable for this location?**

- Single-user or a mix of tenants, such as entertainment, retail shops, office space, and a food and drink establishment, should check a lot of boxes for the community.
  - i. Community needs: affordable childcare, teen center, youth services, business incubator/job center, and health/wellness/medical services, fitness/recreation.
    - 1. Potential collaboration with the Parks and Rec Department.
    - 2. Neighbors Inc. mentioned that they could utilize part of the building for training services, storage, and incorporate youth services that address the need for teen-oriented or youth space.
  - ii. Cultural enrichment: music lessons, cultural center or museum.
  - iii. Residential use: Providing additional housing or using as an amenity to existing housing, ensures income generation and increase foot traffic to local businesses.

**4. The library building is relatively small, with some accessibility issues at the entries and internally. How important is it for the community to have access to the interior of the building, or is it important to just see the building saved, and be able to say "that used to be our library"?**

- While some level of public access is valued, the primary concern is seeing that the building is saved and repurposed in a way that benefits the community.
- Stakeholders acknowledged that there would be an initial emotional response to a development proposal where the public could not access the interior.

**5. The building is located in an institutional and residential neighborhood, with a variety of city, county, and school institutions in close proximity to each other. What are some possible expansions, complementary uses, or potential partnerships with existing institutions and agencies in the neighborhood?**

- The City has been divesting from the building as a public use for several years prior to the library's closure. Exploring reuses that would be income-generating or private-public partnerships would be essential for financial viability while serving community needs.
- Stakeholders (including Neighbors Inc.) were open to opportunities to lease out portions of the building but none within the group want to own the building.
- The County discussed efforts to create family resource centers or veterans housing, similar to the Nicholes Point project in Scott County, leveraging the building's residential potential but they are likely not being proposed to be located in South St. Paul.
- Leveraging HRA housing initiatives to create a shared amenity for Nan McKay residents.
- After-school programs, tutoring, educational workshops, a business incubator/job center, or expanded fitness and health programs in collaboration with the Parks and Rec Department.
- One possibility could include partnering with a private fitness center or wellness clinic.
- The group discussion identified the following potential precedents:
  - i. A non-profit organization's reuse of a former library building is EMERGE in North Minneapolis near the intersection of Emerson Ave N and West Broadway Ave.
  - i. Venture North was a successful bike & coffee shop owned by a nearby church in north Minneapolis.
  - ii. Cookie Cart, which is a non-profit organization teaching job skills to teens by selling cookies.
  - iii. Ames Center in Burnsville is a performing arts center with additional space utilized for an art gallery, meeting rooms, banquets and more.
  - iv. Bolder Options program is a youth mentoring non-profit that could be explored as part of a reuse option.

**6. Our experience suggests that to overcome the challenges of reusing a building, a successful project, especially public, often has a local champion, or several. Who might be the champions for preserving and reusing the library building? Are there any foundations or philanthropists in the area that may be interested in this effort?**

- So far, no one locally has been eager or willing to take on the responsibility and risk required to save the building.
- Most partnerships would depend on the use. Some potential opportunities to leverage:
  - i. Neighbors Inc. has successfully tapped into various philanthropic sources and has a strong community presence for over 52 years. They mentioned their desire to grow services and programs, potentially in space in the building as a tenant.

- ii. Peter J. King Foundation has historically supported community projects.
- iii. Philanthropic community members “for the right campaign”.
- iv. Funders of SSP School District Scholarships.
- v. Community organizations such as the Lions Club could attract national foundation funding for the right use and potentially secure naming rights.
- vi. Dakota County Historical Society is primarily needing storage space but would consider a portion of the building if there was the right opportunity.
- vii. State legislative earmarks, MN Legacy Amendment funding and bonding dollars, especially in 2026; the building would have to remain publicly owned and funding would likely not be enough to cover future maintenance and operation costs.
- Another strategic approach recommended was proposing various building reuse options for the building and see what partners, funders, private developers show interest. Continue to engage with local champions and foundations to build a coalition of support.

**7. The National Register of Historic Places is our nation’s list of places worthy of historic preservation. This building is likely eligible for historic designation. Do you think that this building should be listed in the NRHP? Is the NRHP an important honor for the community?**

- Local precedents in the area have created a narrative that NRHP makes it difficult to develop and find tenants.
- Stakeholders were interested if this could help attract a potential buyer for the building, as Historic Tax Credits (HTC) can provide financial incentives for private redevelopment (up to 40% on Qualified Rehabilitation Expenses). Some sellers will file the Part 1 application to prove it qualifies for the Historic Tax Credits but this does not list the project on the Register.
- With one exception (demolition), NRHP listing does not place any additional restrictions or layers of government review on what a property owner can do with privately-owned property using their own funds. An owner can use their own money to alter, develop, or sell a property that is listed on the National Register of Historic Places.
- If a NRHP-listed property is proposed for demolition, state law requires the completion of an Environmental Assessment Worksheet (EAW) for the project.
- If the city were to list the building on the register, it would need to comply with Section 138 if the building were sold. For this reason, a full listing is not recommended at this time.

**8. Who would object if demolition of the 1964 addition were proposed by a building owner?**

- Stakeholders highlighted that the original 1927 building is most important to the community.
- In 10 years or less, if the 1964 addition was demolished, objections would likely be minimal. If it becomes a huge concern, conditions could be put on the building’s sale. There was consensus that it’s seems fewer people care whether or not the 1964 addition is preserved.



## WORK SESSION AGENDA REPORT

**DATE:** February 10, 2025  
**DEPARTMENT:** Parks & Recreation  
**PREPARED BY:** Michael Healy, Shannon Young  
**AGENDA ITEM NUMBER:** 2.B.

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### MEETING TYPE

Regular Meeting

### AGENDA ITEM

Pool Feasibility Study Update

### ACTION TO BE CONSIDERED OR DESIRED OUTCOME

- City Staff introduces the Pool Feasibility Study consultant team to the City Council.
- The City Council reviews the scope of the pool feasibility study.
- The consultant team gives a presentation and the City Council weighs in on conceptual pool design ideas that the consultant team is exploring. The City Council will be asked to provide the consultant team with guidance regarding which design ideas should be further refined and brought to the community for discussion when public engagement kicks off in March.

### OVERVIEW

#### Background

After a yearlong community engagement process, South St. Paul adopted a new Parks Master Plan in 2024. The Parks Master Plan is a high-level plan for the parks system, not a final construction plan for each park. It is a framework for making improvements to each park as funding is available and addressing challenges that are facing the parks system. One of the big challenges facing South St. Paul today is the status of its aquatics program which needs significant reinvestment in order to continue for another generation of park users. Northview Pool, which was built in 1956, has outlived most of the other outdoor municipal swimming pools

that were constructed throughout Minnesota during the 1930's through the 1960's, but it is now at the end of its useful life. The almost 70-year-old mechanical equipment could fail at any time and the pool would then become completely inoperable. During public engagement for the Parks Master Plan, residents made it very clear that they want the City to continue to offer an aquatics program. Many residents stated that they want the City to "save" Northview Pool but there was no consensus about what should happen if the existing pool facility cannot be saved because the pool shell, plumbing, and mechanical equipment have all reached the end of their useful lives.

The Parks Master Plan presented two potential options for how the City could handle the aquatics program. One option was to build a new pool in the same location as Northview Pool to essentially maintain the "status quo" where there is a full-sized pool at Northview Park and a child-oriented pool at Lorraine Park. The other option was to consolidate pool facilities at Lorraine Park.

### **Pool Feasibility and Design Study**

In July of 2024, the City released an RFP seeking a qualified consultant to help City Staff conduct a Pool Feasibility and Design Study and develop a community consensus regarding the future of the aquatics program. The City wants to do at least three things with this study:

1. Analyze and refine the two concept plan alternatives for aquatic facilities at Northview Park and Lorraine Park that are presented in the 2024 Parks Master Plan. Provide capital and operating cost estimates and revenue generation assumptions for each of the two alternatives.
2. After the cost estimates and revenue generation assumptions are prepared, conduct community engagement to reach consensus about which of the two concept plan alternatives voters prefer and are willing to financially support. Determine what level of overall financial support voters are willing to provide.
3. After documenting the community's consensus, the consultant team will give a recommendation regarding which alternative should move forward. The recommendation should also include information that will help local leaders understand the service area of the pools, potential users, an appropriate fee schedule, economic development/business partnerships, and any other revenue opportunities or other opportunities that may help offset the cost of investing in new aquatics facilities.

At their October 7, 2024 meeting, the City Council accepted a proposal from JLG Architects to complete the Pool Feasibility and Design Study.

## **Purpose of This Worksession Discussion**

City Staff would like to introduce the JLG Architects consultant team to the City Council. The team wants to check in with the City Council regarding the scope of the Pool Feasibility Study and upcoming public engagement activities. The consultant team will give a presentation and the City Council will be asked to weigh in on conceptual pool design ideas that the consultant team is exploring. The City Council will be asked to provide the consultant team with guidance regarding which design ideas should be further refined and brought to the community for discussion during public engagement.

The public is welcome at this Worksession, but it is not a public hearing and public comments are not being collected until public engagement begins in March. The Pool Feasibility Study's public engagement will kick off with an open house at Kaposia Library from 5 PM to 7 PM on Wednesday, March 19th.

## **Links**

2024 Parks Master Plan- <https://www.southstpaul.org/DocumentCenter/View/10578/Park-System-Master-Plan---Final>

## **SOURCE OF FUNDS**

The Pool Feasibility Study is being paid for using general fund dollars and has a "not to exceed" cost of \$89,674. A major purpose of the study is to help the City identify funding sources to pay for the construction and ongoing operation of a future aquatics facility.

## **ATTACHMENTS**

None