

MADISON EQUITIES, INC.

Suite 700 West, Jackson Square
375 Jackson Street, St. Paul, Mn. 55101
Ph 651-492-7676

MEMORANDUM

To: Juanea Brooks
From: James Crockarell
Date: May 1, 2017

RE: Skyway Issues

Ms. Brooks:

I am the owner of Madison Equities Inc. Our company owns 15 buildings in downtown St Paul. All of these buildings are on the Skyway system. Our holdings total over three million gross square feet. In addition, we own over 1000 parking spaces in downtown, which are also connected to the Skyway system. Finally, we own ten restaurants in the downtown area. Eight of these restaurants are on the Skyway system.

Madison Equities, Inc has a vested interest in St Paul. We are probably the largest tax payer in St Paul, we employ over 750 people in the downtown area, and we are the largest property owner in St Paul.

Madison Equities Inc has looked very closely at the current Skyway system and has reached the following conclusions:

1. The Skyways are not safe after 8:00 pm.
2. There are few people in the Skyways after 8:00 pm.
3. Our employees (47 night watch people) are not safe after 8:00 pm
4. Our tenants and restaurant staff are not safe in the Skyways after 8:00 pm
5. The City has no authority by ordinance to impose hours of use on Landlords unless the City assumes responsibility for Skyway safety.
6. Landlords should be able to "lock down" their buildings at 8:00 pm. Tenants and residents can be given cards that will allow movement between buildings.

In conclusion, we have decided that St Paul should no longer consider our buildings as public thorough fares. The Landlords own the second floor of their buildings, not the City. It was never the intention of Landlords to give up this control. The Skyway agreements were originally intended to cover "bridges" and not the buildings themselves.

The City is not able to govern the safety of the Skyways. They risk litigation from Landlords and damage suits from tenants and employees whose safety is at risk.

James Crockarell,
Madison Equities, Inc.

TRAFFIC COUNT ON SKWAY AFTER 8PM

Date Starting

4/26/2017

Weekday	Wed	Thur	Fri	Sat	Sun	Mon	Tues
Building							
Park Square	21	18	28	29	23		
375 Jackson	17	39	31				
USBank	38	41	51	37	32		
FNBB	35	48	39	30	18		
Event	USB/CONF						

May 1, 2017

Lauren Hupperts
406 Wacouta Street, Unit 210
Saint Paul, MN 55101
May 1, 2017

Saint Paul City Council
15 Kellogg Boulevard West
310 City Hall
Saint Paul, MN 55102

To Whom It May Concern -

I understand that the Capitol River Council is recommending that the safety precautions implemented in the Railroader Print Building by Jaunae Brooks, be disabled, reverting the building back to being accessible during "regular skyway hours". I would like to express my deep concern with this and implore the council to reconsider.

I have been a resident of River Park Lofts for the past four and a half years, living in a second floor unit with a direct view into skyway 15. I work three blocks from my home and walk through the skyways each morning at approximately 7AM, prior to most businesses in the Railroader Print Building being open.

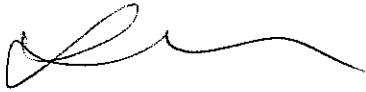
I have had to call Saint Paul Police's non-emergency line countless times over the years. This area of the skyway is not regularly patrolled by the police and is at the end of the skyway system, attracting loiterers, the homeless, groups of teenagers, smokers and overnight "guests". From my window, I have witnessed late night fights, smoking in the skyway, drug use and drinking, all of which I've reported. Often times it takes upwards of 15 minutes for authorities to arrive, by when the "issue" has sometimes moved elsewhere, including the private staircase, accessible via this skyway, in River Park Lofts.

I understand that officers sometimes have a hard time locating unwanted guests in this area of the skyway as well – just last week on April 25, at 7AM I reported a male sleeping in skyway 15 on the carpeted area. I was told by the dispatcher that based on my description of the individual and his belongings, an officer had already been out to check on him 20 minutes prior to my call, and that he should be gone. This was not 30 seconds after I walked by the sleeping man, who seemed very much undisturbed. I don't know if the man simply relocated after the police officer arrived, or if he wasn't found to begin with.

I understand that the police cannot have eyes everywhere at all times; however, this area of the skyway system is suffering and just doesn't feel safe. Walking through a secluded enclosed area when you don't know what's around the corner is unnerving to say the least. I've encountered groups of people playing dice, smoking, sleeping and loitering at all hours of the day, especially when businesses in the building are closed. I just don't see how keeping this part of the skyway open during those hours is necessary or desirable. I myself don't even want to be there then, and often walk outside to avoid the potential issues.

I commend Jaunae's efforts in making our skyways more secure for both her building's residents, as well as those who live in River Park Lofts, and I hope that the council reconsiders its position. If not, please let us know how the Council plans to help address this issue – our businesses and residents are suffering.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Hupperts', with a stylized, flowing script.

Lauren Hupperts

Kinetic Data, Inc.
Suite 400 (4th floor of Railroader Printer Bldg.)

To Whom it May Concern,

Kinetic Data Inc. (KD) is extremely concerned with the general public having after-hours access to our section of the skyway. Our employees must use this section to get to/from their office space within the Railroader Printer Bldg. This is the skyway section above the Barrio and Bulldog restaurants, and its entry points.

Concerns are as follows:

- Major Safety concern
 - Numerous incidents of vagrants blocking our employee access in the early morning hrs. They are using the space to loiter and take shelter overnight, either in the skyway itself or the elevator that provides access to our office space. Some of these incidents have been very hostile encounters. Police have been called, but they can only be reactive, not proactive.
- Hygiene concern
 - Garbage, human urine/feces, smoke odor in elevator --- aggravating employee allergies and migraines.

To address this, Kinetic Data 100% supports the proposal to restrict general public access to the skyway and its entry points in the off-hrs period, while still allowing access to both full-time residents in the building to the east and employees of businesses within the building. KD feels justification for this proposal for the following reasons:

- The section of skyway proposed to be restricted is very secluded and is at the end of the skyway. It has very low frequency foot traffic, with small places to hide due to narrow hallways and low visibility.
- KD has no business needs that require the general public to have access to our office space in the off-hrs. We know of NO other businesses in this section of skyway or above that needs general public access in the off-hrs. Loitering is the only human activity that results from this section being accessible by the general public.
- KD has been in this location for 14 years and the skyway incidents due to off-hrs access have increased at an alarming rate recently, with this past year being the worst in our company's history.
- KD agrees 100% with the building owners that the most cost effective and prudent way to resolve this is to restrict off-hrs access to the general public. Ideas like 24/7 security or

early morning cleaning and walk-throughs are overly excessive approaches for this situation, with high costs that would likely impact the financials of all business tenants.

Long-term, KD management has concerns of employee retention if this is not addressed. We ask that serious consideration be made to approving the request to restrict general public access in the off-hrs period.

Sincerely,
Kinetic Data Management

Jaunae Brooks,

I'm writing this letter to thank you for making the skyways safer by locking those doors off earlier. My name is Frank Kozlowski; Courtesy Guard over at 401 Sibley St, Mears Park Place Apartments. We've seen big changes on the traffic flow of out control teens and the homeless, who are looking for places to drink and camp out.

I'm not having to "page out" the St. Paul Police Dept. as much as in the past. There has also been a lot of good feedback from people about your changes. I had a homeless group complain; they don't have a place to party, and talking about your locked off area.

Thank you again from Mears Park Place Apartments and the overnight staff. It's way, way safer.

Frank Kozlowski

(651) 292-1313

Frank T. Kozlowski