

October 22, 2018

TO: Melvin Carter, Mayor
Jamie Tincher, Deputy Mayor
Amy Brendmoen, Council President
Samantha Henningson, Councilmember
Dan Bostrom, Councilmember
Rebecca Noecker, Councilmember
Jane Prince, Councilmember
Dai Thao, Councilmember
Chris Tolbert, Councilmember

FROM: Melvin Robinson, Chair
Saint Paul Parks and Recreation Commission

RE: Parks and Recreation Commission –
Transmittal of Resolutions:
Res 18-18 Pedro Park Design Implementation
Res 18-19 Development Agreement with Ackerberg Group
Res 18-20 Parkland Diversion at 420 Portland Avenue

On October 11, 2018, the Parks and Recreation Commission took action on the following resolutions (attached):

Res 18-18 Pedro Park Design Implementation

The Saint Paul Parks and Recreation Commission endorses the conceptual design and recommends transfer of the PSA to the HRA and the HRA subsequently enter into a development agreement with the Ackerberg Group and the city appropriate funds from the sale for the sale of the building, along with the CIB funds and Parkland Dedication funds to construct Pedro Park.

Res 18-19 Development Agreement with Ackerberg Group

The Saint Paul Parks and Recreation Commission recommends that if the transfer and sale of the Public Safety Annex building is authorized, that the Department of Parks and Recreation be authorized to enter into agreements to set forth funding and maintenance expectations, memorialization of any encroachment permits, and a construction timeline for park improvements.

In advancing these resolutions, the Commission made specific instruction to staff to note in the transmittal:

- Their support for the continued future pursuit of parkland on this block

Res 18-20 Parkland Diversion at 420 Portland Avenue

The Saint Paul Parks and Recreation Commission recommends disposal of the minimum amount of parkland in Nathan Hale Park needed to achieve a reasonable setback, no more than 745 square feet, in accordance with City Charter Section 13.01.1.

In advancing this resolution, the Commission made specific instruction to staff to note in the transmittal:

- That in finding that some disposal of parkland is in the public interest, the preference of the Commission is to dispose of the minimum of parkland required to achieve a reasonable property setback. If that can be achieved with less than 745 square feet, the amount of land diverted should be reduced accordingly.

RESOLUTION # 18-18
Pedro Park Design Implementation

WHEREAS, the Saint Paul Parks and Recreation Commission is an appointed body established to advise the Mayor and the City Council on long-range and city-wide matters related to the Department of Parks and Recreation; and

WHEREAS, the City of Saint Paul (City) is the owner of Pedro Park which was donated to the City in 2009 by the Pedro family; and

WHEREAS, in accordance with the donation agreement with the Pedro family, the City demolished the building located at the donation site, and made efforts to obtain financing for construction of park improvements as envisioned during a community process; and

WHEREAS, the City approved \$100,000 from the 2010-11 Capital Improvement Budget (CIB) for preliminary design, including creation of a community design advisory committee to determine a design direction for the park; and

WHEREAS, the City held four Design Advisory Committee meetings from October 2011 to September 2012, resulting in two concept plans with phased buildouts to solicit financing for the construction of the park; and

WHEREAS, the City requested \$1,542,000 to construct Phase 1 of the park from the CIB committee in 2012 for 2013-2014 funding; and

WHEREAS, since the attempt to obtain funding was unsuccessful, the City partnered with Public Art Saint Paul in 2014 to create a temporary art installation, Urban Flower Field, to create public park space at Pedro Park; and

WHEREAS, the City was again unsuccessful in a 2014 funding request of \$1,542,000 to construct Phase I of the park using funds from the 2015-16 CIB budget; and

WHEREAS, in 2017 the City Council, acting as the Housing Redevelopment Authority (HRA) Board, voted to explore the sale of the building, formerly the Public Safety Annex (PSA), adjacent to Pedro Park; and

WHEREAS, in May and June of 2018 the Department of Parks and Recreation engaged the community in a design process to seek input for the creation a conceptual design for improvements to the existing Pedro Park if the PSA building is sold for redevelopment. This process resulted in a final conceptual park design; and



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WHEREAS, the Saint Paul Parks and Recreation Commission finds that the investment of sale proceeds in the amount of \$1,317,500 in conjunction with \$2,230,000 in CIB bonds and \$199,310.79 in Downtown Park Dedication Funds will enable the Department of Parks and Recreation to construct permanent improvements which will enhance the enjoyment and use of the park; now, therefore be it

RESOLVED, that the Saint Paul Parks and Recreation Commission endorses the conceptual design and recommends to the Mayor and City Council that, should the City transfer the PSA to the HRA and the HRA subsequently enters into a development agreement with the Ackerberg Group, the City appropriate funds from the sale of the building, along with CIB funds and Parkland Dedication funds to construct Pedro Park.

Adopted by the Saint Paul Parks and Recreation Commission on October 11, 2018:

Approved:

Yeas	<u>4</u>
Nays	<u>1</u>
Absent:	<u>3</u>

Resolution #18-18

Attested to by:



Staff to the Parks and Recreation Commission



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RESOLUTION # 18-19
Development Agreement with Ackerberg Group

WHEREAS, the Saint Paul Parks and Recreation Commission is an appointed body established to advise the Mayor and the City Council on long-range and city-wide matters related to the Department of Parks and Recreation; and

WHEREAS, the City of Saint Paul (City) is the owner of Pedro Park, which was donated to the City in 2009 by the Pedro family, and shares a property line with the adjacent Public Safety Annex (PSA) building; and

WHEREAS, the City Council is scheduled to vote on whether to transfer the PSA building to the Housing and Redevelopment Authority (HRA) on or after October 24, 2018; and

WHEREAS, the HRA Board will vote on whether to enter into a development agreement with the Ackerberg Group for redevelopment of the building into office and retail space; and

WHEREAS, the proposed development agreement provides an annual contribution for maintenance of Pedro Park, beginning at \$40,000 upon substantial completion and increasing by 3% each subsequent year for twenty years; and

WHEREAS, Ackerberg Group has requested that the Department of Parks and Recreation agree to work in cooperation on the scheduling and completion of the park improvements; and

WHEREAS, Ackerberg Group intends to incorporate windows into the building renovation which will require that the Department of Parks and Recreation record an agreement that no combustible structures be placed directly adjacent to the shared property line; and

WHEREAS, Ackerberg Group's renovation plans include potential encroachment into the parkland's air rights for balconies and such encroachments would need to be memorialized in writing; and

WHEREAS, the Saint Paul Parks and Recreation Commission believes that the ongoing maintenance contribution is a significant benefit to the Department and finds that the location of the building on the joint property line will require that the Department of Parks and Recreation and the Ackerberg Group coordinate construction timelines as well as any proposed building renovations which would impact the park; now, therefore be it

RESOLVED, that the Saint Paul Parks and Recreation Commission recommends to the Mayor and City Council that if the transfer and sale of the Public Safety Annex building is authorized, that the Department of Parks and Recreation be authorized to enter into agreements to set forth funding and maintenance expectations, memorialization of any encroachment permits, and a construction timeline for the park improvements.



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Adopted by the Saint Paul Parks and Recreation Commission on October 11, 2018:

Approved:	Yeas	<u>4</u>
	Nays	<u>1</u>
	Absent:	<u>3</u>

Resolution #18-19

Attested to by:

Staff to the Parks and Recreation Commission



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RESOLUTION # 18-20
Parkland Diversion At 420 Portland Avenue

WHEREAS, the Saint Paul Parks and Recreation Commission ("Commission") is an appointed body established to advise the Mayor and City Council on long-range and city-wide matters related to the Department of Parks and Recreation; and

WHEREAS, Section 13.01.1 of the City Charter requires that the Commission review any diversion or disposal of park property and present a recommendation to the Saint Paul City Council; and

WHEREAS, the City of Saint Paul ("City") owns land adjacent to 420 Portland Avenue for use as a park and named Nathan Hale Park; and

WHEREAS, Arne Carlson and Julie Carlson, the owners of 420 Portland Avenue, are requesting that the City sell a 745 square foot or less, portion of its parcel to them; and

WHEREAS, the Department of Parks and Recreation has determined that diversion for this purpose will have an impact on the parkland by reducing the size of the park, but is otherwise able to be diverted; and now, therefore, be it

RESOLVED, that the Saint Paul Parks and Recreation Commission concurs with the request to dispose of the parkland, in a manner that meets all requirements of the Saint Paul City Charter relating to disposal or diversion of parkland, to Arne Carlson and Julie Carlson, and in accordance with City Charter Section 13.01.1 recommends approval by the Saint Paul City Council.


Adopted by the Saint Paul Parks and Recreation Commission on October 11, 2018:

Approved:

Yeas 3
Nays 2
Absent: —

Resolution #18-20

Attested to by:



Staff to the Parks and Recreation Commission



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