

April 30, 2019
Saint Paul City Council
15 Kellogg Boulevard West
310 City Hall
Saint Paul, MN 55102

Re: City Council Meetings & Public Hearing - May 1, May 8, May 15, and May 22, 2019
Agenda Item: St. Andrew's Church Heritage Preservation Site Designation, Amending Chapter 74 of the Legislative Code

Honorable Chair and Councilmembers:

Please accept this comment letter into the public record regarding the proposed historic designation of the former St. Andrew's church building, now part of the Twin Cities German Immersion School (TCGIS) at 1051 Como Avenue West.

As background, we have no association with the school, or with the now-defunct St. Andrew's parish. We live one-half block from the TCGIS and can see the roof and bell tower of the former church from our kitchen window. We appreciated the church's presence when it was an active congregation, we lamented it as a derelict structure, and now we are thrilled that the TCGIS has acquired and occupied the site, breathing new life into the neighborhood.

We write with three objectives:

- 1) we want to clarify that the group "Friends of Warrendale/Save Historic St. Andrew's" (SHSA) does not represent the neighborhood;
- 2) we want to share our thoughts on the property's significance (or lack thereof); and
- 3) we want to explain why we think designating the property is contrary to the City's best interests.

1) SHSA does not represent the neighborhood, and certainly does not represent us. We have sympathy for some in SHSA who were either parish members, or who live in the school's shadow, and we appreciate that these long-time residents feel very strongly about physical and cultural changes to the neighborhood. But we believe SHSA's opposition has galvanized a collection of broader motives: hostility to the school specifically because it is German language, anti-charter school sentiment, blaming recent street upgrades on the school, disappointment that the archdiocese abandoned the parish, resistance to change, and lingering political grudges.

The former church is a pleasant enough structure, but for us the building does not define or even reflect the neighborhood. The deconsecrated building is not the "heart" of the neighborhood, as some have claimed. This was the third St. Andrew's parish building, at its third location. A cherished 1921 aerial photo of the Warrendale neighborhood shows the surrounding homes already built (including the houses that were demolished to make way for the church) but not St. Andrew's. In 1921, the parish worshipped in a larger building to the east of the TCGIS property.

Instead, we believe the neighborhood is defined by the people who live here; by the diverse housing stock and structures; by the mix of long-term residents, new homeowners and renters; by the faith community in the Warrendale Presbyterian Church; by its proximity to the wonderful Como Regional Park, including the Historic Street Car Station and designated bridges, and by the now-thriving school.

2) Regarding the property's "significance," we are concerned the Heritage Preservation Commission relied too heavily on the initial SHSA application, which overstated the property's significance, and which (alarmingly) was authored by the HPC's current chair.

The application extolls the building's location, its architect, its alleged cultural significance, and its Romanesque Revival architecture. While there is no question the building is the dominant structure in a two-block radius, we believe its citywide significance is relatively minor when viewed in context.

District 10 currently hosts six designated sites within a mile of the St. Andrew's building: the Como shops; the Salvation Army building; the Como Conservatory, the Casville Bullard home, the Como Park footbridge; and the Lexington bridge. In addition, the historic "random rubble" Como-Harriet Streetcar Station (home of District 10), is just two blocks from the St. Andrew's building. These buildings all reflect the neighborhood's roots to a greater extent than the former church.

As City Architect, Charles Hausler of course designed many buildings in St. Paul. His work is sufficiently recognized (we believe) by three nationally designated Carnegie libraries (St. Anthony Park, Riverview, Arlington Hills), the designated Ames school, the Minnesota and Minnesota Milk buildings; the Mounds Park pavilion (in the designated the Dayton's Bluff Historic District); and elementary schools such as Randolph Heights and nearby Como Park.

Many excellent examples of Romanesque Revival architecture can be found in already-designated properties throughout the City, such as the James J. Hill house, numerous structures in the Historic Hill Preservation District, the F. Scott Fitzgerald apartments on Summit Avenue, the Landmark Center, the Pioneer-Endicott buildings, the Frank Kellogg house, and at least three designated churches: St. Casimir's, Central Presbyterian, and the Church of the Assumption.

And finally, churches are well represented in St. Paul, with at least 10 designated and more included in historic districts. From our secular perspective, that may be enough.

The HPC has twice before dismissed St. Andrew's from consideration for designation. In 1981, the HPC completed some 5400 structure survey forms, and its 1983 report listed St. Andrew's as one of over 700 structures in St. Paul of "major significance". The SHSA application fails to mention that, of the 700 structures, only 168 were identified as "potentially eligible for designation," and St. Andrew's was not one of them. In fact, the original St. Andrew's survey sheet from August 1981 responds negatively to all three key questions: **National Register Potential?** (No). **Local designation potential?** (No). **Historic district potential?** (No).

In 2001, the HPC looked at the historic context and significance of 180 St. Paul churches, synagogues, and religious structures constructed between 1849 and 1950. Of the 180 structures, seven had already been designated and the study recommended 16 more for further designation study – but again, not St. Andrew's.

3) What are the implications of designation? We believe the City should not designate this structure over the objections of the property owner. It would be the first such case in City history, and sets a terrible precedent. Designation would greatly restrict the school's ability to develop the property to meet the needs of its students, and would burden it with significant unanticipated costs. But worse, it would signal to prospective investors for other vacant properties that they cannot rely on past City reviews rejecting designation – that at any time the City is likely to change its mind and impose drastically different standards for maintaining, repairing, and improving the property. Is this the message we want to send

to individuals and businesses considering an investment in our City?

We strongly believe that if the City designates the school building, then "we" (the taxpayers) are obliged to purchase the structure from the TCGIS, pursuant to Minnesota Statutes Chapter 117, so that the school can use the funds to relocate. While we believe this would be a tremendous loss to the neighborhood, we do not believe the now-thriving school should be saddled with the burden of using and maintaining a substandard building that only became "significant" to the neighborhood in the past year.

Finally, on a personal note, we are saddened by how the designation fight has divided our once-close community. Some of our longtime neighbors no longer speak to us and actually avoid us on the street. The easiest path for us would have been to side with SHSA, but this would have been inconsistent with our beliefs that 1) the school purchased the site with "no strings attached" and should be able to redevelop; 2) preservation is being used as a weapon against the school, since there was no previous effort to preserve the structure as the archdiocese demolished the nunnery and manse, deconsecrated the church, and then sold the property; 3) the building has exaggerated significance to former parishioners and neighbors with a front-window view; and 4) the church structure does not warrant designation and the concomitant burden to the public school.

We thank you for your consideration of these comments, and wish you well in your deliberations.

Rebecca Wooden & Gerald Flom
1121 Argyle Street
St. Paul, MN 55103

From: e conlan [<mailto:scootertramp46@gmail.com>]
Sent: Wednesday, May 1, 2019 7:16 AM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: St Andrew's church building vote

Good Morning Councilmember Noecker

I read this mornings paper regarding the upcoming vote by the city council on "local heritage" designation for St Andrews church.

I have extensive history with St Andrews. I remember carrying my books in the move from the old school to the new one - one block away, in the late 50's. I remember walking from Front and Avon to the church to serve 5AM mass--walking back home for breakfast--and walking back again to the school for the day (about a mile each way). I had baptism and first communion at St Andrews. I have many memories of St Andrews entwined with growing up in the neighborhood.

In all honesty, the church was never a "beautiful or exemplary" bit of architecture. It was functional, and no better than many churches which have gone the way of declining congregations. When I saw the current pictures of the "gutted" interior, it brought home the fact it is a shell--and not a very interesting or attractive one.

Please help end the costly and time consuming effort of a few individuals who are unwilling to move on, and give the charter school the opportunity to continue what seems a perfect use of the property to educate young minds.

Please vote no to any efforts to keep St Andrews from demolition and vote yes for re-purposing the site to meet current needs.

thank you.

From: Christopher Tabisz [<mailto:ctabisz@tcgis.org>]

Sent: Sunday, May 5, 2019 8:59 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Request for Support of the Twin Cities German Immersion School Improvement Project

Dear Council President Brendmoen:

Attached is my letter requesting your support for the TCGIS building project and in opposition to historic designation of Saint Andrew's. Please, let me know if you have any questions. Thank you for your time and consideration.

With sincerest regards,
Dr. Christopher Tabisz

Dr. Christopher Tabisz
1127 Chatsworth Street N, Apt.
6 Saint Paul, MN 55103

Council President Amy Brendmoen
320-A City Hall 15 Kellogg Blvd.
West Saint Paul, MN 55102

Dear Council President Brendmoen:

My name is Dr. Christopher Tabisz, a Warrendale neighbor, board member and middle school social studies teacher at the Twin Cities German Immersion School (TCGIS), and I am writing in support of the TCGIS building project. I specifically moved to Saint Paul for this school, and as long as the school is in Warrendale, I intend to stay.

Originally from the Washington DC area, TCGIS brought me to Minnesota. After graduate school, I chose to teach at TCGIS because of its reputation in the network of German educational institutions (see [AATG K-12 Centers of Excellence](#)). I had not even considered living in Saint Paul and had assumed that I would live in Minneapolis around the beautiful Lake Harriet or Bde Maka Ska. Upon visiting TCGIS and the Como Neighborhood in which TCGIS resides, I decided to move to the Saint Paul. Since then, I have been a long-term renter in the Warrendale Neighborhood and have no desire to move, as long as TCGIS stays where it is.

I am not the only teacher to have moved to Saint Paul for the school. Of the ten TCGIS staff members I know residing in District 10, not a single one is originally from Saint Paul or anywhere in the Twin Cities; three are from Germany, one from Austria, one from Canada, two from Wisconsin, one from Georgia, one from northern Minnesota and one from Maryland. TCGIS attracts staff from across the country and internationally to live in Saint Paul, building an intellectual capital and reliable tax revenue for the City of Saint Paul.

Preventing TCGIS from improving its facilities in this building project would force the school to move, likely to a location outside of Saint Paul, assuming TCGIS could actually accomplish

the nearly impossible tasks of paying off the extra costs for leaving prematurely and finding a buyer for the property. I cannot speak for the other TCGIS staff members living in District 10 or throughout Saint Paul, but I for one will move whithersoever the school goes. I predict other current staff members and certainly future staff members will prefer to live near the school. Therefore, I sincerely request that you support the TCGIS building project and continue to attract intellectual capital and a reliable tax revenue source to its neighborhoods.

With sincerest regards,

Dr. Christopher Tabisz, Ph.D.

Dear Council President Brendmoen and members of the City Council,

As you know, the Saint Paul City Council will be holding a public hearing on May 15 to determine whether they should uphold the Heritage Preservation Commission's recommendation to designate the St. Andrew's Church as a local historic site. As a concerned citizen and registered voter, I would like to weigh in on the topic. Many voters in my community agree with my position.

The Twin Cities German Immersion School will cite the importance of education as a reason to demolish this historic site. I agree that education is important. However, history, and specifically black history is a part of education.

Saint Andrews Church was designed by Charles Hausler. Though the Heritage Preservation Commission has recognized Hausler's impact, it is also significant to note that he hired Clarence Wigington as his assistant. This was a bold decision at the time. Wigington would later become the city's first and one of the nation's first African American municipal architects. Sixty of his buildings still stand in Saint Paul, with several recognized on the [National Register of Historic Places](#).

https://en.wikipedia.org/wiki/Clarence_W._Wigington?fbclid=IwAR3oy_I7ZLJG6CQ8uPz7Q-JKmoXYKHFEcxRctwK0gRfdB4mD9UTx5TUY9CU

<https://www.curbed.com/2017/2/22/14677250/historic-minority-architects-paul-revere-williams-takeo-shiota>

German and Hungarian immigrants also worked in the construction of the church. You would think this rich history would be of interest to TCGIS. History does not have to be taught in the abstract. There is an opportunity here to enhance the historical education of the students at TCGIS by preserving this impressive physical artifact.

The German Immersion School apparently cares less about education and history than it does about real estate investing. They already received millions of dollars to renovate the church. Now it will take several million more dollars to tear it down, and several million more dollars beyond that to build a new structure.

The school has rejected any attempts to come up with alternative solutions. They were even offered pro-bono architectural design consultation from Thomas Fisher; the former Dean of the College of

Design at the University of Minnesota. They rejected his offer to help.

I suggested in a past public forum that TCGIS could move to the vacant school building on Lexington and Seminary. There is plenty of parking and they would have an entire block to themselves if they want to expand. They also would not need to spend the millions of dollars needed to demolish a historic site. TCGIS officials said that the Lexington/Seminary location did not meet their needs without elaborating. I believe that building has since been acquired by another charter school.

The sad thing about the whole matter is that TCGIS could very easily solve many of its problems by simply stopping its own practice of over-enrollment. My son wanted to go to Highland Middle School. They were full so he went on a waiting list. He could not get in so he went to Murray Middle School instead. It worked out fine. He is now perfectly happy with his second choice. Sometimes children need to accept no for an answer. It builds character.

The NAACP also opposes the TCGIS expansion.

<http://monitorsaintpaul.com/naacp-opposes-tcgis-expansion/>

I am not suggesting that TCGIS is not doing good work. They are. I simply suggest that they could continue to do good work while preserving a historic structure. I encourage you to consider doing the right thing for the city, the voters and the students of TCGIS by helping to save this important and beautiful historical building.

Sincerely,

Michael Donahue

From: Kersten Warren [<mailto:kdanders@umn.edu>]

Sent: Monday, February 4, 2019 1:56 PM

Subject: Allow updates and deny historic building status- TCGIS is one of the best schools in the state

Honorable Council Member,

As a TCGIS family with strong familial roots in education, we want to be sure **to voice our support for moving forward with the TCGIS building improvements and to state our decision to oppose granting historical status to the St. Andrew's church building.** Although we certainly appreciate the historic value and beauty of the building and we, personally, love our first-day-of-school photos in front of the big church doors (photos above); we, as a family, know that the value of this charter school is something immeasurable and we think the time has come to allow the school to make the building and site changes it has so thoughtfully determined are best for the school. This means saying goodbye to the architectural structure that is no longer safely functional for the school and is too cost prohibitive to preserve and welcoming a new facility that will help our kids, Hudson (9), Elsa (7) and Nellie (5) and school flourish.

We think that after allowing past modifications to the church structure to allow it to evolve into an educational facility and community, it is too late to try to reclaim the church as a historical site and it is simply not practical or fair to our school to push that

agenda at this time. My husband and I work at the University of Minnesota and thinking about education and space is at the heart of both of our professional lives. Ryan has worked as a Chief of Operations in the College of Education and Human Development (CEHD) and now works as Director of the Educational Technology Innovation Center in the CEHD where the needs to balance space and improvements and learning needs are a constant struggle. I work in the College of Veterinary Medicine as a Research Administrator and am very aware of the value of space to the mission of educational institutions. **Sometimes, in order to move great educational missions forward, spaces that no longer function (and that are unsafe and prohibitively expensive to repair) need to be demolished and replaced by new facilities that are more efficient and better designed with contemporary architectural knowledge about space and learning.** TCGIS needs improvements desperately and the group of administrators and families have been very, very thoughtful about the process and decision of how to best update the school's facility. The Warren family fully agrees with our school leadership and exploratory committees that our best path forward is demolition of the St Andrew's space. **We look forward to a beautiful new facility that will become historic for the German Immersion educational experience it provides Twin Cities families and for the great things these thoughtfully prepared children will go on to accomplish.**

My husband and I have both have been licensed public school teachers with Ryan teaching at a public high school in Indianapolis involved in coaching and counseling at camps for special needs children during his summers. I obtained teaching licensure through the U of M Curriculum and Instruction Department with student teaching experiences at Bloomington Kennedy and Minneapolis North. Three of the four grandparents for the Warren kids spent their lives working in public education as elementary, middle, high school and post-secondary teachers and principals. Even the great grandparents of the Warren children valued education first and foremost. Their great-grandmother and great-great aunt attended one of the oldest teaching programs in Minnesota and a great-grandfather taught in a little one-room schoolhouse in Kentucky.

Our family values education and all that it does to advance our society. We researched our children's educational choice very carefully and made a make heartfelt decision to forego a lottery obtained spot to attend Roseville's Parkview School and some other wonderful private school options after visiting TCGIS. TCGIS is simply a unique educational opportunity serving Twin Cities families. Offering an immersion experience that brings in German-speaking interns to the school is an expensive proposition and our school needs to make every dollar count. We already deal with teacher retention issues because it is difficult to compete salary-wise with other schools. While it would be a nice problem to have extra dollars to spend in a path forward to making our school functional, a path that includes historic preservation and retrofitting of an outdated building is not an option. We value this school and the incredible educational mission it offers and we value moving forward with building a new facility that someday will be historic for the great educational mission it delivers.

Thank you for listening and I hope that you are willing to allow the TCGIS to move forward with demolition and building a beautiful school addition that improves student

outcomes and learning. As you are likely well-aware, St Paul Central has an advanced German program that many of our families look forward to joining upon completion of the K-8 coursework at TCGIS. We hope you allow us to move forward with our plans to make the needed updates to our school!

Best,

Kersten Warren
2450 Holton Street, Roseville, MN 55113

From: Behling, Danielle P [<mailto:Danielle.Behling@allina.com>]
Sent: Tuesday, March 12, 2019 11:21 AM
To: #CI-StPaul_Ward2
Subject: Twin Cities German Immersion School site plan and variance applications

3/12/2019

Danielle Behling
835 Watson Ave.
Saint Paul, MN 55102
(Ward 2)
tietdp@hotmail.com

City Council of Saint Paul
15 Kellogg Blvd. West
Saint Paul, MN 55102

Dear Council Member Ms. Rebecca Noecker:

I am writing in opposition to the historic designation of part of St. Paul's Twin Cities German Immersion School because historic designation does not fit the needs of the school or the climate action plan of the City of Saint Paul.

Despite years of adaptive reuse of the former church, 25% of the current building is unusable for the school due to vestibules, 2 steep staircases, etc. The new building with another floor will double the usable square footage for the school, without any significant increase in building footprint. The current site has grandfathered storm water management from 1920's. The new building adds storm water management to help improve Lake Como.

The preservation plan provided by the HPC prohibits adding insulation to the brick walls of the former church, which does not harmonize with St. Paul's climate action plan to become carbon neutral by 2050. Buildings in Minnesota simply require insulation if they are to be used daily as

a modern school facility, or the amount of carbon dioxide emitted to heat the structure will jeopardize the long-term vision of the city.

St. Paul's goal is to be carbon neutral by 2050, completely offsetting emissions so there would be no net release of carbon dioxide into the atmosphere. How does a preservation plan that prohibits adding insulation to the exterior, currently uninsulated, walls of the former church comport with this goal? A modern insulated structure will emit less carbon dioxide than the uninsulated structure with voluminous heated space that is currently unusable by the school.

Councilmember Noecker, given your advocacy for underprivileged kids, public transportation, and the environment, I'm sure you can see how forced historic designation of our school will undermine our efforts to address these very same issues. Our campus improvement project specifically calls for expanded spaces for our special education children, who currently have no private place to meet other than crowded hallways. Our increased promotion of busing for our kids and advocating for using public transport with our staff has led to a significant reduction in traffic to and from our school. Finally, our new campus calls for a continued focus on the environment by expanding our permeable surface and green space, and continued storm-water management to beneficially impact Como Lake. Forced historic designation of our school threatens our ability to continue our program and to have a positive environmental impact on the neighborhood. Please consider the environmental irresponsibility of the HPC's preservation plan and reject the historic designation of this building.

Sincerely,
Danielle Behling

From: Krista Ostrom [<mailto:kostrom@gai-mn.org>]
Sent: Wednesday, March 13, 2019 1:16 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Cc: Jeana Anderson <janderson@gai-mn.org>; tanderson@tcgis.org; board@tcgis.org
Subject: GAI letter in support of the Twin Cities German Immersion School

Dear Councilmember Noecker:

Attached please find a letter from Nancy Zinter, Board Chair, on behalf of the Board of Directors of the Germanic-American Institute.

Thank you.
Mit freundlichen Grüßen
Krista Ostrom
Development Coordinator
Germanic-American Institute
301 Summit Avenue
St. Paul, MN 55102



March 13, 2019

Dear Councilmember Noecker:

301 Summit Avenue, St. Paul MN 55102

Phone: 651.222.7027 Fax: 651.222.6295

Language Services: 651.222.2979

www.gai-mn.org

I write to you on behalf of the Board of Directors of the Germanic-American Institute (“GAI”) regarding the Twin Cities German Immersion School’s (“TCGIS”) construction plans. The GAI firmly supports TCGIS’ plans, including the granting of the requested variances and the denial of the historic preservation designation for the Aula (formerly the Saint Andrews’ sanctuary). GAI’s support of TCGIS, a public charter school, is rooted in our mission, our history in Saint Paul and appreciation of the same, and the school’s primary responsibility for the education of its students. It is the GAI’s hope that the City Council, and Mayor Carter, will see the benefit in helping TCGIS’ students receive a quality education because of its facilities, and not in spite of them.

Background on the Germanic-American Institute

GAI is a 62 year-old, 501(c)3 non-profit, membership organization proudly based at 301 Summit Avenue in Saint Paul. We are supported by more than 1,500 members, including 250 members in Saint Paul. Our mission is *to foster appreciation and understanding of the culture, language, arts, and ongoing history of the German speaking peoples through public educational and cultural programs*. We deliver on that mission using several methods including: cultural events; Kinderstube (an immersive pre-K day program); adult language classes; and organizing two annual cultural festivals (Deutsche Tag and St. Paul’s Oktoberfest). Over 30,000 Minnesotans participate annually in our cultural programs and we educate over 800 children and adults in our language programs.

A significant number of those activities occur at our *Haus*, a 1906 historic mansion on Summit Avenue. The GAI purchased the *Haus* in 1965 and it has served as our home since. We are a cultural and educational organization while also maintaining a historic property. We know well of all of the challenges created by balancing those responsibilities. But we also know that an organization is more than the building in which it exists and that a building should serve the interests of the organization operating within it and not the other way around.

Relationship between GAI and TCGIS

The relationship between the GAI and TCGIS goes back to the founding of the school. TCGIS started when several GAI members realized that there was a gap within Saint Paul’s public school system in grade K-8 for the study of the German language. While German is spoken as a native language by more than 1,000,000 Americans, the German language is increasingly not being taught in schools; in fact from 1997 to 2008 there was a dramatic drop in the number of schools that teach the language: from 24% to only 14%.

Saint Paul reflected this change as there was no German language program offered in the district.

Several parents interested in teaching their children German decided to create a public German immersion charter school and asked the GAI to serve as the school's required authorizer. GAI served as TCGIS' authorizer until 2016 when the University of Saint Thomas took over. The GAI does not maintain any financial or fiduciary responsibilities for TCGIS.

Still, TCGIS' continued vitality remains of concern for the GAI. GAI's Value Statement commits the organization to "supporting the Twin Cities German Immersion School." This letter regarding TCGIS' plan is testament to that support.

We are also proud that 30-40 TCGIS graduates have enrolled in the German language program created by Saint Paul's Central High School. It is a wonderful development to see these students continue in the Saint Paul Public Schools and commit themselves to staying in Saint Paul for their secondary education. When we think back to the modest goals at the start of the school's existence, we could have never forecast the broad success it now enjoys.

GAI's Maintenance of a Historic Property

GAI recognizes the emotional nature of the question regarding the Aula. We take great pride in maintaining a historic mansion that is part of Saint Paul's legacy. But the GAI also believes that the interests of the students should be prioritized above the needs of the structure they learn in. The GAI's historic property was acquired in 1965 and serves us well as a gathering space for our members, a commercial kitchen for our catering, a small ballroom for special events, and, most important, a Rathskeller for enjoying a fine German beer. Even with all that it provides, the continued viability of the *Haus* depends on constant upkeep from a host of volunteers. In addition, its original design as a residential home imposes serious limitations on the size and types of events we are able to host.

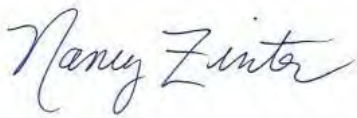
On the other hand, TCGIS was created with one purpose and one responsibility: to give its students the best possible education. After due consideration, TCGIS decided that the Aula no longer met the needs of its students. To ask TCGIS to maintain the Aula pursuant to a historic designation is to ask a school to put a building ahead of its fiduciary duty to the students. Even though we are passionate about our Haus and historic preservation, the GAI believes that request amounts to putting the students' needs second – and we strongly oppose that outcome.

TCGIS is a Community Asset

We are also supporting the school because it is an unrivaled community asset. It is producing globally-engaged, critical thinkers right here in Saint Paul. TCGIS' students are actively engaged in important issues such as sustainability, equity, climate change, and tolerance. We've organized German-speaking visitors to this amazing public school, including the German Consul General in Chicago and the Mayor of Neuss, Saint Paul's sister city, to meet its remarkable students and faculty. The school is evidence of Saint Paul's aspiration to become a global leading city. With the site plan and the school's continued development, it will continue to be an asset we can all be proud is located in our city.

In conclusion, GAI again requests that TCGIS' plans be approved and the requested variances from the Saint Paul code be granted. GAI also requests that TCGIS not be burdened with having the Aula designated as a historic property.

We welcome any opportunity to host you at the GAI's *Haus* and are happy to discuss these matters in greater detail at your request.



Sincerely,

Nancy Zinter
Board Chair, Germanic-American Institute

From: Lisa Linnell <llinnell70@gmail.com>

Date: Wed, Jan 23, 2019 at 4:33 PM

Subject: Please support the Twin Cities German Immersion School

To: ward4@ci.stpaul.mn.us <ward4@ci.stpaul.mn.us>

Cc: board@tcgis.org <board@tcgis.org>, ward5@ci.stpaul.mn.us <ward5@ci.stpaul.mn.us>

Councilmember Mitra Jalali Nelson

[15 Kellogg Blvd.](#) West, 310 City Hall

Saint Paul, MN 55102

Dear Councilmember Nelson:

My family has lived in the West Como neighborhood since 2006, and my daughter is a 5th grader at the Twin Cities German Immersion School (TCGIS). She has been at the school since kindergarten, which was also the school's first year in its current location at [1031 Como Avenue](#) in Como Park. Part of the school is the former St. Andrew's Church, which is now owned by the Twin Cities German Immersion School Building Company. After much careful study and deliberation, TCGIS has determined that the former church building does not provide adequate or appropriate space for the students' needs and has decided to replace the church building with a new purpose-designed structure.

The plan developed by TCGIS will accomplish a very important goal: provide a better learning environment for TCGIS students. Because of the school's successful educational program, more families are staying at TCGIS during middle school years, increasing the student body, which will top out at a maximum of 3 classes per grade, K-8. This building project is not an "expansion" of the school, as opponents choose to characterize it; it is developing appropriate space in a school that is successfully retaining students. Special education students should receive services in private spaces, not hallways; a

gymnasium should not have arches with sharp corners and deafening acoustics; the building should function as a school, not a church.

Over the past nine months, I have been appalled by the obstacles placed in TCGIS's way by a small but vocal group of activists, calling themselves "Save Historic St Andrew's," and their allies in city offices. A member of the St. Paul's Heritage Preservation Commission (HPC) helped draft the petition to the HPC requesting historic designation for the building, against the objections of TCGIS. The St Paul Zoning Committee rejected its staff's recommendation to approve TCGIS's variance requests and site plan, citing their private conversations with an SHSA member who formerly sat on the St Paul Planning Commission, one-sided conversations on the Save Historic St Andrew's advocacy Facebook page, and incorrectly characterizing the school as a "commuter school." I take great offense to this last reason, as my family lives in Como Park, and approximately 50% of the student body is from St Paul. Neither "it's not what you know, but who you know" nor "we only take care of our own" are appropriate attitudes for good city government. These are attitudes that St Paul should walk away from and move forward with more open, transparent operations.

St Paul also should not set the precedent of granting historic preservation over the objections of a building's owner. There was no historic designation attached to the building when it was purchased; neither the Catholic Diocese nor the Vatican Canonical real estate agents sought historic designation when the Catholic Church owned the building. Surveys conducted by the City of St Paul (2001) and Ramsey County (1983) did not find the building eligible for historic designation. The recent claim that the building is "historic" is specifically to thwart TCGIS's building project. As one St Paul Planning Commissioner described it, historic designation is being "weaponized." Allowing this designation will signal to those interested in buying older buildings in the city that they, too, could have their plans scuttled by a small but loud group of activists with virtually no stake, positive or negative, in the outcome and bearing absolutely no financial impacts. (One need only look at Shalom Home in my neighborhood, vacant since 2008, for an example of how unsaleable, graffiti-covered buildings are not desirable.) TCGIS is already bearing the costs of these activists' agenda: time, money, and energy is being diverted from educating students toward fighting this unwanted historic designation. I, as a parent and a taxpayer, am outraged by what I see as St Paul's complicity in this. The City Council needs to put an end to these seemingly endless rounds of meetings, hearings, and reconsiderations and approve the school's site plan and variances and reject this unwanted historic designation.

St Paul should be proud of TCGIS. It is an excellent publicly-funded school serving St Paul families that also draws families from outside St Paul to live, shop, and enjoy all the city has to offer. Investment in education is rightly part of St Paul's comprehensive plan. The TCGIS building project also aligns with the City's vision for smarter use of urban space, including greater density and projects that improve watersheds (an important design element in the TCGIS building project). I urge the City Council to approve the site plan and variances requested by TCGIS and reject the "weaponized" historic designation being sought by school opponents.

Thank you for your service to Ward 4 and St Paul,

Lisa Linnell and Charles Nielson
1472 Holton Street
Saint Paul, MN 55108

From: Lisa Linnell <llinnell70@gmail.com>

Date: Sat, Apr 20, 2019 at 4:23 PM

Subject: Please defeat historic designation for TCGIS

To: <ward4@ci.stpaul.mn.us>

Cc: <ward1@ci.stpaul.mn.us>, <ward2@ci.stpaul.mn.us>, <ward3@ci.stpaul.mn.us>, <ward5@ci.stpaul.mn.us>, <ward6@ci.stpaul.mn.us>, <ward7@ci.stpaul.mn.us>, <board@tcgis.org>

Dear St Paul City Councilmembers,

I am a Ward 4 resident, and my daughter is a fifth grader at the Twin Cities German Immersion School (TCGIS). Please vote against historic designation for the Aula at TCGIS (the former St Andrew's Church) when the matter is considered by the Council in May.

A small but vocal group calling themselves "Save Historic St Andrews" has been pushing for historic designation for the former church in order to thwart the school's plans to replace it with a purpose designed building with more desperately needed classroom space, a functional and safe gym, and a more efficient cafeteria.

Save Historic St Andrew's has strong opinions about the building that go no further than how it looks on the outside. They do not use the building; they are not responsible for the time and resources needed to maintain it; they do not see its functional obsolescence on a daily basis the way TCGIS students, teachers, staff, and parents do.

Recent speculation that the building could possibly be eligible for listing on the National Register of Historic Place, and therefore be eligible for federal historic preservation grants and unspecified "other sources of funding," skipped over two extremely important points: by law listing cannot happen if the owner objects, and exactly \$0 -- no funds whatsoever -- are included in the National Park Service's 2019 budget for historic preservation grants, and there is no reason to believe this will change in future appropriations. Schools cannot run on imaginary money, nice memories, and honorific listings.

Buildings first and foremost must be functional. Historic designation would tie the hands of TCGIS financially and in its day-to-day operations, hampering its mission to serve its students well. As a parent and a taxpayer, I hope the City Council will reject the misguided effort to force historic designation on an unwilling owner and allow the Twin Cities German Immersion School to move forward with its building project and continue to be an outstanding educational asset in St Paul.

Thank you. Please vote against historic designation for the former St Andrew's Church building.

Lisa Linnell
1472 Holton Street
Saint Paul, MN 55108

Dear St. Paul City Council Members,

I support the Historic Designation for the former St. Andrew's Church building!

We need to be good stewards of history and take a longer view than the 5 or 10 years that TCGIS is likely to stay in their current location. Though I wish their program continued success, it should not come at the high cost of losing a significant landmark and artifact of this neighborhood's history.

Although the school's current board and administration may claim the Como Park location as their "forever home", the reality is that, as their kids move on, this crop of people will leave the school over the next few years and a new crop of parents will put their own stamp on the program. If the program continues to thrive, that will likely mean either more construction or a move to a larger location. The former would put even more stress on the area and the latter would simply be tragic, for the beautiful and historic St. Andrew's building would have been razed only as a very short-sighted fix to the school's growing pains.

As a current student of the Swedish language and culture, I read and hear frequently about buildings in Sweden that are hundreds of years old. Of course, Germany and other European countries share that same desire to preserve their history. Even the eastern US has some wonderful older buildings. In the Midwestern United States and Twin Cities, there aren't so many.

People are able to enjoy and learn from those very old and beautiful historic buildings in Stockholm, Berlin, Boston and elsewhere only because the people who came before them did not feel the need to knock them down to build something new every few years. St. Paul's Comprehensive Plan and the Heritage Preservation Commission are trying to improve that situation.

Please do your part and grant the protections of Historic Designation to the former St. Andrew's Church building.

Very Respectfully,

Bruce Youngquist
1170 Churchill Street
Saint Paul, MN 55103

On Wednesday, you're about to decide if the former church of St. Andrew in the Como neighborhood should be designated a historical landmark. I object to the designation, because it would force money earmarked for education to be spent on a different goal and the students learning there today would get short shrift.

The current owner, the Twin Cities German Immersion School (TCGIS) bought the building without any attached conditions for its upkeep. The school has found that the maintenance of the building, like the necessary repair of its roof, would deplete its general fund and not give its students the facilities they need. Instead the school is planning a new building better suited for the students and has sought the necessary permits to build it.

If you decided to designate the building a historical landmark, it wouldn't cost the city of St. Paul any money at first, but it would signal to the world that Saint Paul isn't prioritizing the education of K-8 students. I hope that you will instead stick to precedent and not designate a building as historical landmark against the will of its owner and, thereby, let the education dollars be spent for the better instruction of the students.

I'm a resident of Minneapolis and the parent of one former and one current student of TCGIS. Both students will have left TCGIS before the consequences of your decision will be felt, but I do care about the school and its future students.

Sincerely,

Peter Tobias

Dear Council Members,

I am writing to you about this Wednesday's meeting about Historical Designation of the former St. Anthony's Church. I am opposed to this designation and believe it does not benefit Saint Paul or TCGIS. I am a parent of a kindergartener and a D10, Saint Paul resident, who lives 1 mile from the school.

First I think that designation without consent of the owner of the building is a dangerous precedent to set in the City of Saint Paul. If I were looking to establish a business in the area I would definitely be turned away by actions such as this. Business owners could be and should be in fear that someday their building will receive a similar designation, therefore making it much harder to buy and maintain a building. So while it is not against the rules for an external party to seek designation I definitely think it should be avoided.

Second, I do not think historical designation is in the best interest of the school. TCGIS is an extremely successful example of a public charter school in Saint Paul. It has brought people from across the city and even across the country to Saint Paul. I am also a teacher and I am familiar with the restraints a crowded school puts on education. Classrooms are over crowded and small group and specialty instruction gets put in closets or hallway corners. That is far from the productive learning experience the school could achieve with the new space.

I also ask you to look at the desire of many residents. While those opposed have been a loud voice at times the records at most public meetings when issues were voted on shows that the neighborhood has most frequently voted in favor of the needs of TCGIS.

Thank you for considering this issue,
Debra Verber

Greetings,

On Wednesday, you're about to decide if the former church of St. Andrew in the Como neighborhood should be designated a historical landmark. I object to the designation, because it would force money earmarked for education to be spent on a different goal and the students learning there today would get short shrift.

The current owner, the Twin Cities German Immersion School (TCGIS) bought the building without any attached conditions for its upkeep. The school has found that the maintenance of the building, like the necessary repair of its roof, would deplete its general fund and not give its students the facilities they need. Instead the school is planning a new building better suited for the students and has sought the necessary permits to build it.

If you decided to designate the building a historical landmark, it wouldn't cost the city of St. Paul any money at first, but it would signal to the world that Saint Paul isn't prioritizing the education of K-8 students. I hope that you will instead stick to precedent and not designate a building as historical landmark against the will of its owner and, thereby, let the education dollars be spent for the better instruction of students.

I'm a resident of Saint Paul and the parent of one current student of TCGIS. My student will have left TCGIS before the consequences of your decision will be felt, but I do care about the school and its future students.

Sincerely,

Margaret Wabaunsee

Dear City Councilmembers and Council President Brendmoen;

I oppose the expansion of the Twin Cities German Immersion charter School (TCGIS) if it results the demolition of the former St. Andrew's church, a historically significant building in the Warrendale neighborhood of St. Paul that greatly contributes to the architectural richness and charm of our city every day. And, I strongly encourage you to support the historic designation of this beautiful, historic building which is central to maintaining the character of this neighborhood, and which also serves as its anchor.

There is absolutely no reason why this church cannot be adaptively re-used, as has been successfully done with so many other churches and other historic buildings--a truly win-win solution. However, TCGIS has lobbied city officials, hired a PR firm, and high-powered lawyers. They've even spread false information. For example, TCGIS claims the building was "abandoned," and may be abandoned again if their plan isn't approved. Both of those claims are false. Or that the school has already tried adaptive reuse, which it has not. Or that neighbors who oppose their site plan have "weaponized" preservation against TCGIS, which is also untrue. Neighbors are following the law. Rather than work together to make everyone happy, TCGIS insists that their current plan is the only possible plan. Alternatives suggested to TCGIS have fallen on deaf ears. They won't listen to pleas for meaningful community input unless they are encouraged to do so by the city council.

Yet, after two hearings, the Heritage Preservation Commission (HPC) voted that the former St. Andrew's

church building IS HISTORICALLY SIGNIFICANT AND SHOULD BE SAVED. This decision was then reviewed by the Minnesota State Historic Preservation Office (SHPO), which agreed with HPC—St. Andrew's is a special place. I urge you to respect the recommendation of two respected preservation agencies. Furthermore, the Planning Commissions' own Zoning Committee recommended that variances be denied--as likely would have happened by the full Planning Commission had its chair not improperly voted. Additionally, preserving this important neighborhood and city landmark is consistent with the city and neighborhood comprehensive plans, as well as promoting sustainability and environmental stewardship.

Please vote YES to historic designation.

Lori Brostrom
710 Summit Avenue

Honorable Councilmembers,

I am writing to urge you to deny historic designation to the former St. Andrew's Church, now the Aula at the Twin Cities German Immersion School. Multiple opportunities by the city of St. Paul and the Catholic Diocese in the last several decades did not find merit in declaring the property historic. The property was sold six years ago to the TCGIS Building Company without restrictions on use.

Despite the appreciation of the building and the attempts to use it for appropriate educational purposes, the school has found it no longer is fiscally reasonable to continue with the property as is due to the happy circumstance of families continuing to enroll their children in the upper grades. This success is the result of countless hours of effort by staff, students, and families to create a school our city and state can be proud of.

Although the Aula is probably the work of St. Paul's first city architect, Charles Hausler, Mr. Hausler's work is well represented in the city and his legacy is in no danger of being diminished. A thriving city looks to its future as well as its past, and to its global vision as well as its local interests. TCGIS is a shining example of this.

Without the ability to create an appropriate educational environment, TCGIS will suffer long-term effects, and obviously that's most detrimental to the children. I am the mother of one of the school's students with special needs who has supports in hallways and corners without privacy. Lunch is very late for one of my children and very early for the other because of the limits of seating in the cafeteria, among the many challenges the staff is valiantly working through.

Obviously the biggest concern with historic designation is who pays for it? Is a public charter school, which already receives less funding per pupil than other public schools, required to take even more from teachers and students? Is the school required to squeeze staff further or pull money from other needs to hire someone to write grants in hopes money will become available? It is not a secret that schools, public parks, and historic properties are fighting for every dollar. We see this with the needs of our own Fort Snelling, which would like to have funding to tell more of the unheard stories of Native Americans and slaves, stories that have national impact.

We all love beautiful, old buildings. But the harsh reality is not everything can be saved and used in pristine original condition. When the question is the needs of a thriving public school that is well known in the US and Europe and the preservation of the façade of a building that tells a small story repeated in dozens of places across the Midwest, my hope is the Council will see the wisdom and necessity of looking toward our children, who will carry the vision and ideals of St. Paul and Minnesota into the greater world.

I thank you for your attention and your service.

Respectfully,

Cynthia Miller
2574 Fernwood St
Roseville MN 55113

To whom it may concern:

On Wednesday, you're about to decide if the former church of St. Andrew in the Como neighborhood should be designated a historical landmark. I object to the designation, because it would force money earmarked for education to be spent on a different goal and the students learning there today would get short shrift.

The current owner, the Twin Cities German Immersion School (TCGIS) bought the building without any attached conditions for its upkeep. The school has found that the maintenance of the building, like the necessary repair of its roof, would deplete its general fund and not give its students the facilities they need. Instead the school is planning a new building better suited for the students and has sought the necessary permits to build it.

If you decided to designate the building a historical landmark, it wouldn't cost the city of St. Paul any money at first, but it would signal to the world that Saint Paul isn't prioritizing the education of K-8 students. I hope that you will instead stick to precedent and not designate a building as historical landmark against the will of its owner and, thereby, let the education dollars be spent for the better instruction of students.

I'm a resident of Minneapolis and the parent of one former and one current student of TCGIS. Both students will have left TCGIS before the consequences of your decision will be felt, but I do care about the school and its future students.

Sincerely,

Violet Milovany

Dear City Council Member,

This Wednesday (5/15/19), you will decide if the building that is currently a part of the Twin Cities German Immersion School (TCGIS), and was formerly the church of St. Andrew, in the Como neighborhood, should be designated a historical landmark. I object to this designation, because it would force money earmarked for education to be spent on a deteriorating building that does not best serve the needs of the TCGIS students. I also object, as the group pushing for this designation has not proposed any viable alternatives, has made no offer of helping to raise funds to aid in preservation, and has not worked in good faith with the Administration and Board of TCGIS. In fact, many who support this group in their petitions and such neither live nor work in St. Paul.

TCGIS bought the church and school building without any attached conditions for its upkeep or appearance. Since the school took ownership in 2013, it has found that the maintenance of the church building, like the necessary repair of its roof, would deplete its general fund and not give the students the facilities they need. Instead the school is planning a new building better suited for the students and has sought the necessary permits to build it.

I am a founding parent of TCGIS and a longtime resident and tax payer in the great city of St. Paul. We wanted an immersion experience for our children and TCGIS started the year my oldest started kindergarten. We were slated for St. Paul's French Immersion, but had more family ability with German. We were extremely pleased with our children's education at TCGIS, despite the issues of moving into various buildings over the years during the school's growth phase. I can only imagine the continued improvements to the TCGIS curriculum and educational program should they be able to embark on their desired construction project.

Like many families at TCGIS, my children have continued their education by matriculating to SPPS' Central H.S. to continue with German language opportunities and to pursue I.B. diplomas. TCGIS is now the largest, public German Immersion school (K-8) in the United States, continually scores well on MCA and German language tests, and is an asset to both the Warrendale neighborhood and St. Paul. St. Andrew's was once a robust part of the neighborhood, but the Catholic church is shrinking and the building has not been a church for a decade. While neither the church nor the school pay taxes, the families that attend TCGIS often live, shop, and work in St. Paul. TCGIS is a growing community that contributes to the strength and viability of St. Paul and Central H.S.

Change can be hard, but I believe TCGIS will create a new building that can fit into the neighborhood and be a source of pride for all of St. Paul. Please don't saddle this great public school with obligations to an out of date building that has served its purpose and is now far beyond its prime. Other, better examples of Chas. Hausler churches exist in the Twin Cities with active congregations. If preservation of Hausler architecture is the group's main goal, they should partner with these other existing congregations to preserve working church buildings.

Most sincerely,
Kimberly Feilmeyer
935 Linwood Ave.
St. Paul, MN 55105

Hello -

I hope to attend the hearing this Wednesday to make official the historic status of this beautiful and important building in our city.

Lacking a truly compelling, overriding reason not to approve the designation that has been recommended by two bodies that went through all proper processes to reach their conclusions — bodies that are composed of experts and caring citizens and that were both created for this vital purpose — I respectfully hope and trust that all council members will not equate this one property with the future prospects of the school currently using it.

The school has many options for either (1) re-using the historic church building that originally attracted them or (2) realizing they made a mistake in buying it (given their growth and desire for unmandated gym space) and deciding to move to a different location.

Many other groups, if not the current school, could adapt and re-use this structure. It should not be torn down, forever removed from our city's built environment, just because of poor decision-making or capricious plan-changing.

The school is important. The church building is important. Both can be valued and supported. There is no conflict as long as the church and its land are not viewed as the only option for the school and as long as the discussion does not degenerate into a false choice pitting “the kids” (the kids are fine) against “a building.”

Thank you for attention.

Sincerely,
Kristine Vesley
1598 Edmund Avenue
Saint Paul

Dear Council Member Nelson,

You will soon vote on the historic preservation of the Aula building at the Twin Cities German Immersion School. As a Como Park resident since 1995 and parent of two children at TCGIS I urge you to vote NO.

As has been covered in many other letters, the building has repeatedly been turned down for historic designation. In addition, extensive changes to the building have decreased what may have remained as historic. It would also be unprecedented for the City Council to recommend designation of a building against the wishes of its legal owners.

Twin Cities German Immersion School (TCGIS) bought the building without any attached conditions for its upkeep. The school has found that the maintenance of the building, like the necessary repair of its roof, would deplete its general fund and not give its students the facilities they need. Instead the school is planning a new building better suited for the students and has sought the necessary permits to build it.

Designation would greatly restrict the school's ability to develop the property to meet the needs of its students, and would burden it with significant unanticipated costs. But worse, it would signal to prospective investors for other vacant properties that they cannot rely on past City reviews rejecting

designation – that at any time the City is likely to change its mind and impose drastically different standards for maintaining, repairing, and improving the property. As a taxpayer, I find it very concerning that city investment would decrease further if investors cannot feel confident that their project would not be overtaken by the City at any time.

I hope that you will stick to precedent and not designate a building as historical landmark against the will of its owner and, thereby, let our taxpayer education dollars be spent for the better instruction of students.

Respectfully,

Lyn Throckmorton
1378 Albert Street North
Saint Paul, MN 55108

Dear Council Member Amy Brendmoen,

As a parent of two students at the Twin Cities German Immersion School, I **oppose** the historic designation of the former church that is currently part of TCGIS.

Although I live outside of Saint Paul, I decided to have my children attend school in Saint Paul because of the academic reputation TCGIS has in the Twin Cities and beyond. Many families like ours enjoy what the City of Saint Paul has to offer. We have a vested interest in the development of the city as the school brings us to Saint Paul every day. Many students at TCGIS will also attend Saint Paul's Central High School, which will continue to bring in families like ours to spend time in the City of Saint Paul.

If historic designation is approved, it would force unnecessary financial hardships upon TCGIS, a very successful school within the community. The proponents of historic designation commonly mention that TCGIS did not explore all the options. However, TCGIS investigated numerous alternatives to their campus improvement project, including more re-modeling to continue adaptive use of the building, and selling the building and moving to another location. Ultimately, the school determined that these were not viable alternatives because the school (1) requires additional and more functional space for its existing student body; (2) would incur a substantial bond penalty if the school acted to sell the building and move elsewhere; and (3) alternative sites were more costly and created risks to the school's success, which is due in part to its location.

I ask that the Saint Paul city council oppose historic designation as this issue would likely cause the school to suffer insurmountable financial hardships and drive families away from Saint Paul. Most respectfully,

Jasminka Visnjic
8109 Clinton Avenue S
Bloomington, MN 55420

Dear Councilmembers Brendmoen, Busuri, Nelson, Noecker, Prince, Thao and Tolbert:

Despite the late hour, please include the following letter as part of the public testimony regarding the variance applications and local historic designation for the property at 1031 Como Ave, the former St Andrews Church and current Twin Cities German Immersion School. The matter of local historical designation will be heard on May 15th, followed next month by the land use variances for the proposed building project.

I urge you to consider the “big picture,” and not take these matters separately. Further, I urge you to approve the variances and deny the local historic designation against the will of the property owner.

As someone who firmly has interest on both “sides” of the issue, I have tried hard to listen to everyone, and to get to the center of the complex and muddled issues surrounding this building project. I deeply value both preservation and education. When there is no outcome available that does not cause harm, you need to choose the outcome with the most benefit and the least harm, for highest and best public good. **A decision against the school would lead to irreversible damage to a vibrant school community, but will in no way provide a viable path to save the former church building.** I had wanted the school to be able to thrive and keep the Aula, but there is simply no way forward for that. There may have been a time last year when funds possibly could have been raised to bridge the gap between the school’s needs and resources to allow the Aula to be saved. The sad truth is that private actions and the public process that has unfolded have made that difficult path completely impossible.

Economics are at the core of this challenging and murky issue. It was dire economic circumstances that led to the closing of the St Andrews campus; a campus that included a school, convent, rectory, and church. The Diocese sold off the land and buildings to avoid deferred maintenance costs and liquidate assets. If the church had not faced these hard choices, we wouldn’t be in this situation right now. Fast forward a few years, and TCGIS acquired the site not because it had been a church but because it had been a school. It renovated the school, built an addition, and made a sincere attempt to adaptively re-use the former church building as its Aula. As the school’s facility needs evolved, the school board invested over two years in the planning process—looking at options and searching for solutions for its legitimate space needs for its mission of educating students. It balanced these with the costs for maintaining the Aula, and the relatively modest size of the site with its zoning limitations on height, lot coverage, etc. There has been no wastrel misappropriation of building funds or duplicitous estimates of repair and maintenance costs. The TCGIS Facilities Committee and the School Board did not make the decision to demolish the Aula lightly or cavalierly. In contrast, it was after considerable deliberation, based on sound research and due diligence, and with sadness and regret.

The Comprehensive Plan’s chapter on historic preservation mentions the term “economic” sixty-one times—essentially once per page. The Comp Plan values preservation due in no small part to its contribution to the overall economic vitality of St Paul: “Preservation is an essential tool to **accomplish economic development**” (HP-1, emphasis added). The unfortunate truth is that no path currently exists for St Andrews church to return to economic viability. There is and has been no realistic or actionable plan to fund its deferred and future maintenance. Funds have been raised to study its history, to file suits in court and file appeals with city departments, but no funding has been pledged or raised to pay for the actual structural deficiencies, expenses like a \$500,000 new roof or costly reconstruction of historic terra cotta. Both public schools and public historic preservation efforts are underfunded. The 1928 Aula/St Andrews Church is a good example of Romanesque Revival religious architecture by Charles Hausler, **but it is not unique.** St Boniface Church in NE Minneapolis was designed by Hausler and built just one year later in 1929. It, too, is a good example of Romanesque Revival religious architecture; one with architectural integrity that continues to operate as a church. St Andrew’s integrity has been diminished by the removal of its stained glass windows and integral religious stonework, the demolition of the convent and rectory, the construction of a modern addition, and the complete loss of any interior architectural significance. And, of course, it is no longer a church. It was de-sanctified by

the Catholic church and no new congregation was found to buy it. There are many examples of Hausler's work in St Paul, Minneapolis, suburbs, and greater Minnesota; and several are already protected as part of a local district or listed individually on the National or State Register. The body of Hausler's work is well-preserved as a whole, and opportunities abound to designate more examples of his work that would not result in damaging a public educational institution.

One last item cannot be passed without mention: the weaponizing of public processes, both of historic designation and of the EAW petition process. Land use conflicts between schools and neighbors have unfortunately become more commonplace as a side effect of our bussing-centered education policies of the last few decades. These school-neighborhood conflicts (and traffic problems) are not remotely unique to TCGIS. While conflicts surrounding changes in land use are inevitable, the extensiveness and sophisticated nature of the opposition in this case has made for an unusually wild ride.

Forced designation is not the norm. To my knowledge it has never been proposed before in our city. Designation, and especially and most significantly *local* designation, carries with it potential benefits, but also significant restrictions and financial burdens. For this reason, designation is normally only granted by request of a large majority of property owners within a proposed, defined district. Local designation of a historic district involves a cooperative public process to develop standards and policies with the affected landowners. We have seven local historic districts in the city. The first district, the Hill District, established in 1980, was a hard fought win that was brought about by grassroots politicking by individual homeowners. My parents were in fact among that group of homeowners. My home today is within a different local district, and I fully understand what designation entails, including the additional responsibilities and costs. In the event of a **forced designation**, especially on a single property in isolation, I would imagine both an exemplary one-of-a-kind historical asset *and* a landmark trust organization to take fiscal responsibility for its care and maintenance. A non-commercial, educational organization receives no benefit from designation, only its burdens. Absent of financial commitment by the City or State, the City should not designate a property as a local resource against the will of the owner. To allow a small group of people with no "skin in the game" to define the boundaries and the policies that impose additional responsibilities and costs upon a single property—for the exclusive benefit to that uninvested small group and to the detriment of the property owner—would be wrong-footed and an egregious mistake.

The misuse of the EAW is a public nuisance—a waste of city and state city resources—as well as an obstruction of process. The petition was eventually (and rightfully) dismissed, but it does not change the fact that the EAW was used as a delay tactic, essentially a two-month monkey wrench thrown into the process. Only 100 signatures from anywhere in Minnesota were required—so a group of less than a dozen people could solicit less than a dozen signatures each from their family and colleagues—resulting in a questionable petition stating that playground noise, bus traffic, and standard construction practices (fully regulated and permitted by an RGU) would somehow constitute "significant environmental impacts" in the same category as petroleum refineries, electric power plants, and nuclear waste storage facilities. For reference, these are the first three listings for mandatory EAW review. I hope that the City Council will give due consideration to the unparalleled course of public process that has occurred; and that councilmembers will publicly condemn the misuse and abuse of the EAW process as harassment. When you evaluate all aspects of the public good together—weigh the benefits of historic designation against its burdens; consider the path to economic vitality of an historic resource (or, sadly, the lack thereof, in this case); assign value to the importance of supporting vibrant schools and developing a work force for tomorrow—there is only one possible decision. Does *hoping* to save a historic structure justify harming—potentially destroying—a vibrant school, one that Mark Ritchie has called "a real asset in the overall public education system"? The answer is no. The best possible answer to

this complicated question is to minimize harm by supporting the school's needs. Please vote to deny historic designation against the will of the owner and support the variances.

Thank you for your time,

Sonja Mason
St Albans St
St Paul MN 55105

<https://www.minnpost.com/community-voices/2019/03/the-twin-cities-german-immersion-school-a-valuable-asset-for-our-community-our-educational-system-and-for-the-global-stage/>

From: Rich Johnson [<mailto:johnsonr17@yahoo.com>]
Sent: Tuesday, May 14, 2019 10:07 AM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: The future of TCGIS

Councilmember Jane Prince:

You have before you a difficult decision to make regarding the fate of the Twin Cities German Immersion School. Certainly, there is value in preserving old buildings when it makes sense, and the Heritage Preservation Commission will *always* advocate to keep old buildings, as that is literally their job. Fortunately, the city of Saint Paul understands that while preservation is a worthy goal it does not happen in a vacuum, and as such the Planning Commission made the opposite recommendation, seeing the value in keeping the successful school in place. And so, the process works as it should, where you as a City Council member can weigh the competing viewpoints and come to the final decision about how to proceed.

Some points I hope you will consider in making your decision:

- It is easy to be a vocal advocate for keeping things as they were when one does not have to own any of the responsibility of upkeep—the push to preserve the building that used to be a church is made by those who want a pretty building to look at that is preserved for them at *others'* expense.
- When the argument is made that the school brings too many people to the neighborhood (even though the traffic is only twice per day and half of the days of the year, and there is *abundant* on-street parking in the neighborhood even during school hours), is it not hypocritical to advocate to retain *any* large building there? What is the point in retaining *any* large building if not to provide a space for a large number of people to gather? What difference does it make if the large building is architecturally in the shape of a church or in the shape of a school?
- Should a non-religious public school ever be forced to maintain its building as if it were a religious landmark, diverting funds from education to the upkeep of said former church structure?

- If there was *meant* to be a church in the neighborhood forever, then why did the church itself choose to abandon the property? If the church itself was willing to move on, shouldn't the rest of us be willing to do the same?

- You likely will have an "up to 80-year environmental impact" figure quoted to you by those who oppose the school, in an attempt to sway those secular people who don't care about honoring the history of the Catholic church. Of course, the "up to" is the key phrase, and the per the report summarized at <https://www.archdaily.com/204449/the-greenest-building-quantifying-the-environmental-value-of-building-reuse/> the 80 year figure actually refers to an "Urban Village Mixed Use" development. Notably, the report they quote actually indicates that a new efficient elementary school would be expected to become net-positive in 10-16 years. Given that those who oppose the school are on record advocating that the inefficient former church should remain for 100 more years, it's clear that the "green" argument is disingenuous.

- The neighborhood itself has weighed in on this issue (D10 council meetings), and a majority of those who vote support the school's plans. Those who oppose the school are well-organized and vocal, but they *are* a minority.

Thank you very much for your consideration of these points, and I know that in addition to considering the past in the end you will make the best decision for your city's *future*.

Sincerely,
Richard D. Johnson, TCGIS parent
5244 40th Ave S.
Minneapolis, MN, 55417

From: John Steingraeber [<mailto:knaveboy@gmail.com>]
Sent: Tuesday, May 14, 2019 10:21 AM
To: Brendmoen, Amy (CI-StPaul) <amy.brendmoen@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Historic designation of Twin Cities German Immersion School

Dear Councilmember Brendmoen,

I'd like to share some thoughts in advance of Wednesday's City Council hearing concerning the designation of the former St. Andrew's Church as a St. Paul Heritage Preservation Site. As I have made clear in previous correspondence I strongly urge you to reject the Historic Preservation Commission's recommendation.

As you're aware, the Twin Cities German Immersion School (TCGIS) is a public charter school that leases property owned by a private, non-profit entity called the Twin Cities German Immersion School Building Company (TCGISBC). Per MN law the arrangement between TCGIS and TCGISBC demonstrates the only way for public charter schools to own real property in Minnesota. The TCGIS property owned by the TCGISBC includes a deconsecrated Catholic church formerly known as St. Andrews.

Multiple historic context studies and/or reports regarding St. Andrews have been performed by or on behalf of St Paul. To the best of my knowledge the first one occurred in 1983, and most of them occurred long before TCGIS or the TCGISBC even existed. Prior to the HPC's current recommendation, St Paul's most recent opportunity to comment on St. Andrews potential historic status occurred in 2013 during the HRA bonding process which you sponsored to fund TCGIS's prior building project. With the exception of the HPC recommendation currently being considered by the City Council the conclusion of these studies and reports has been unanimous: ***the building formerly known as St Andrews did not qualify for preservation at any level.***

All relevant St. Andrews property was sold to the entity that became the TCGISBC by Maternity of the Blessed Virgin Church in 2013. That purchase agreement included several caveats that would ensure preservation and recovery of items and implements associated with St. Andrews. Notably: there is nothing in the purchase agreement that would require perpetual retention or preservation of the former church building. It is also my understanding that the purchase agreement required that the TCGISBC property ***be used as a charter school.*** The City of St Paul issued HRA bonds to finance TCGIS's purchase with this same understanding: that the property ***be used as a public charter school.*** TCGIS did not buy the former St. Andrews property because it included a deconsecrated church. Rather, TCGIS bought the property ***because it was a good deal:*** it featured an aged but solid school building with some critical accessibility upgrades (like an elevator) that were already paid for, as well as the cavernous shell of the former church. Like every other new owner TCGIS made a prudent choice to invest in critical areas (existing classroom upgrades, additional classroom, library and office space, a playground and parking lot) while opting to "make do" with the former church sanctuary by attempting to use it as a gymnasium and performance space. But "making do" with the former sanctuary has proven to be a failed experiment:

- Compared to other school gymnasiums the TCGIS property is vastly undersized;
- Compared to other school performance spaces it is simply awful;
- Compared to other schools it is woefully inefficient because of the low ratio of usable floor space to exterior envelope;
- Compared to other public schools it violates any notion of the separation between church and state vis-a-vis the seventy (70) or more instances of Christian iconography that exist on the building's exterior.

Many in favor of designation have suggested that the former church could be used for a different purpose if TCGIS were to move to another location. However, TCGIS has a 30 year lease with the TCGISBC on the property with ten options to renew that lease in five-year intervals: that is 80 years. Amy, TCGIS isn't going anywhere. Moreover, these suggestions ignore the previously stated realities of the purchase agreement and HRA bond guidelines. Most importantly: they also ignore basic concepts of private property rights, self determination and autonomy. The TCGISBC is a private, non-profit entity that is the sole owner of this property. Although the property was sold with some strings attached none of those strings require designation of one of our buildings as a Saint Paul Heritage Preservation Site - and none of them require TCGIS to "make-do" with a building that poses an existential threat to its future. ***TCGIS and the TCGISBC have the right and responsibility to determine what is best for the future of their students, staff and families.***

If the City Council feels that preservation of the former St. Andrews is critically important to the future of the City of St. Paul then I suggest it is the Council's responsibility to ensure the following conditions are met:

- guarantee full funding for rehabilitation and renovation of the former church sanctuary per the HPC guidelines. In doing so, the Council must also ensure that all classrooms, offices, and ancillary spaces built within it are comparable to mainstream public schools in all regards, including but not limited to: generous access to daylight, a code-compliant exterior with continuous insulation sufficient to ensure annual thermal comfort, ADA / universal access to all spaces, proper ingress and egress, a square footage allowance per student comparable to other public charter schools, etc;
- compel the HPC to amend their suggested preservation plan for the site such that it would allow construction of a stand-alone gymnasium and performance space that meets TCGIS's needs. The HPC's proposed plan - which you will vote on next week - makes it virtually impossible for TCGIS to construct a regulation sized on-site gymnasium in the event that TCGIS is forced to retain the former church sanctuary;
- compel the St. Paul Planning Commission, Department of Safety and Inspections, Board of Zoning Appeals etc to green-light any and all variances that would be required in order to build the gymnasium and performance space as described above;
- guarantee that legal counsel of TCGIS's choice will be provided gratis to TCGIS and the TCGISBC in the event of a lawsuit related to the school's use of public monies to repair, rehabilitate and retain building elements that unequivocally promote a particular religion/faith.

Amy, I love historic preservation. It is a noble and increasingly necessary aspect of city planning and administration; it is also perpetually underfunded and consequently understaffed. As an architect and designer I have had the deep privilege of working on upgrades to / adaptive reuse of historically significant properties in Minneapolis, Orono, St. Paul and Boston. I grew up in a house that was designed by a disciple of Frank Lloyd Wright. As a cabinetmaker I had the joy of preserving and/or replicating intimate details of marquee residences around the Twin Cities. But historic preservation is not a "one size fits all" endeavor. If the former St Andrews church were a public building that was acknowledged to have the potential for historic designation prior to acquisition by its current owner I would gladly support that designation.

In closing I'll make an odd suggestion: this is not really a question of historic preservation. And counter to what has been suggested in a form letter by Save Historic Saint Andrews it is also not a question about charter schools. ***It is fundamentally a question about the ownership of private property:*** If I own a physical thing, and I want to radically modify or even eliminate said physical thing, and the Government Entity overseeing my purchase of said physical thing gave me a thumbs-up to purchase said physical thing, ***it is inappropriate, unfair, unethical and unjust for the Government Entity to retroactively restrain or restrict my right to modify or destroy said property. Period.***

Thank you for your commitment to leading St. Paul. I am grateful to have you as my representative on the City Council and I am grateful for your consideration of my letter. I implore you to reject the HPC's recommendation to designate the former church as a Saint Paul Heritage Preservation Site.

Sincerely,

John Steingraeber
1307 Grotto Street North
Saint Paul MN 55117

From: Gayle Middlecamp [mailto:gayle_middlecamp@hotmail.com]

Sent: Tuesday, May 14, 2019 7:53 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Historic designation of the St. Andrew's Church building

Dear Ms. Brendmoen and City Council Board Members,

I am pleading with you to consider the long-term consequences of allowing demolition of the St. Andrew's Church building, currently owned by the German Immersion School ... and vote against it. We need to preserve the Historic Saint Andrew's Church building for several reasons.

If the fact that the school needs several variances to the building codes in order to build their planned gymnasium - height, total site coverage and a significant reduction in the requires parking spaces ... if this doesn't send up enough red flags to the board, then the historical and architectural significance of the old church should synch the deal. This church building needs to be saved - both to preserve a beautiful architectural focal point to the neighborhood, and to prevent the German Immersion School from overgrowing its site.

This church has found new life as a gym, while preserving its beautiful exterior. Like the church on Summit Hill which has recently been in the news with plans to be repurposed as a meeting and banquet hall, the former Saint Andrew's building has historic significance and deserved to be saved.

Unlike the Summit Hill Historic District, the Saint Andrew's Church building has a unique roll in the Como Neighborhood as one of only a few beautiful, historic landmarks. We went through great pains to save the old streetcar station. The Como Pavilion and Conservatory are frequently featured in post cards and tourist brochures. ... I can count the landmarks on one hand.

Historic Buildings of this rareness and beauty need to be saved because they can not ever be rebuild. Owners and building functions change over the years - the Saint Andrew's site has had many occupants and has served many functions. There is no guarantee that the German Immersion School will remain on this site in the decades to come, but what they build - and tear down - will remain as a legacy for the neighborhood, for better or for worse.

When the parish leased the school to Saint Paul Public Schools, we all, as staff, were very cognizant of the school's role in the neighborhood. The emphasis was on being a good neighbor. We encouraged staff to avoid parking on the street - blocking neighbors ability to park in front of their own houses. We encouraged parents to avoid jamming up the street with cars at the end of the day as they came to pick up their children.

This winter, city busses had trouble getting through the street in front of the school. Cars backed up to Lexington Avenue with parents waiting to pick up their kids at the end of the school day. The bus driver called out from her window to encourage the school officials to call

the city and have them come back to remove more snow. With a wonderful school like the German Immersion in our neighborhood, parents are driving in from all over to put their kids in this school.

It's no wonder that the school has parking issues - but an additional zoning waiver to remove 30+ more off-street parking spaces thus putting more cars on these residential streets is not the solution. With the new proposed gym - being promoted as "standard" and big enough to host basketball home games, we're going to see a lot more than 30 additional cars on the streets.

We know of several successful schools in the Twin Cities with split campuses. We also know of at least one or two sites looking for new tenants which offer the larger grounds and the already build gyms with adequate space. I'm not trying to chase away this wonderful school, but I do ask that they respect the nature of the neighborhood and be good stewards of the property they already possess.

Once you start allowing so many variances ... and if you overrule the recommendation to grant this building official Historic designation, you make permanent changes to the neighborhood and open the door to future consequences like - what happens to this building if the German Immersion School one day decides to sell? Do we then rezone for commercial use, because the building is too big for any other buyers? Do we start allowing other properties in the neighborhood to get the same variances and then lose our residential community flavor? Do we start to chop up park land and turn it into parking spaces, because we have a parking crunch in the neighborhood?

Let's look at the long-term and preserve something beautiful and significant. All it takes is the stroke of a pen, and we've lost one more thing of beauty.

Sincerely,

Gayle Middlecamp

From: William Kemnitz <william.kemnitz@gmail.com>

Sent: Tuesday, May 14, 2019 11:29 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Subject: St. Andrews Historical Designation

Dear Mr. Thao,

We email you to express our opposition to the historic designation of St. Andrews Church (the Church) and our support of the Twin Cities German Immersion School (TCGIS) site plan and variances.

While we appreciate the historic value of buildings, and the importance of historically significant ones, forcing the designation of the Church goes against public policy and property rights.

TCGIS has the right as property owner to tear down a church that had no historical designation attached to it at the time of purchase. TCGIC has evaluated other options – they are neither prudent nor feasible. We respectfully remind you of the following essential facts:

- In 1983, then again in 2001, the building failed to earn a historical designation in surveys done by the Historical Preservation Association (HPC).
- The Catholic Church decommissioned and abandoned the site in 2011. Neither the diocese nor the Vatican's canonical real estate agents ever declared the building worthy of preservation.
- In 2013, TCGIS bought the site relying on the lack of discussion of historical preservation.
- Chapter 73 of the City's Code of Ordinances prohibits forced preservation: *It is impossible to argue that forced preservation of a historic building is in the interest and welfare of "the people" when that very preservation will have a deep and negative impact on the prosperity, safety and welfare of the people who learn, study and work within that building.*
- Several members of the Planning Commission's Comprehensive and Neighborhood Planning Committee indicated that historical designation should not be used as "a weapon" by people *who will not have to carry any responsibility, including any financial obligation*, for the burden imposed when there is a designation over the property owner's objection.
- The school has increased the vitality and property value of the Warrendale neighborhood in many ways, in particular bringing TCGIS families to move to the neighborhood to be close to the school, in some cases even buying "troubled" neighborhood properties.
- The school brings landscaping, play areas, turf fields and a rain garden that all improve the character of the surrounding area with stormwater filtration and habitat for monarch butterflies.

We trust that when reconsidering these facts at the City Council meeting tomorrow you will oppose this inappropriate and irregular historic designation. Alternatively, the City Council should stand ready to provide the public funds necessary to cover the cost of preserving, maintaining, and ensuring the safety of the parts of the Church it intends to preserve.

Sincerely,
William & Catherine Kemnitz
St. Paul Residents, Ward 1
City Council of Saint Paul
15 Kellogg Blvd. West
Saint Paul, MN 55102

Dear Mayor Carter and Council Members,

I urge you to vote to oppose the historic designation of part of St. Paul's Twin Cities German Immersion School (TCGIS), where my daughter, Julia, has been a student for the last 7 years. The historic designation fits neither the school's needs, the students' needs, nor the climate goals for the City of Saint Paul.

TCGIS already has invested years of time and money to adaptively re-use the former church. If there was a way to continue doing so, while meeting the goals of its students, I'm sure the school would do so. Clearly that is not the case.

A quarter of the former church building is simply dead space for the school, e.g. vestibules, 2 steep staircases, etc. The proposed replacement building would not only double the usable square footage to meet the school's educational mission, it would do so with no significant increase to the building footprint.

The replacement building also would offer significant climate benefits to the community. Because the older church was grandfathered in terms of not being required to have up-to-date stormwater management, its replacement building would result in a net benefit in terms of managing stormwater run-off to Lake Como. The replacement also would add to the City's efforts to become climate neutral by 2050; in contrast, no added insulation to the brick walls of the existing building would be allowed under the HPC's proposed preservation plan. The latter also seems at odds with the practical needs of a school, which of course needs to be insulated for the comfort of both students and staff.

In my day job, I serve as the Senior Health Officer of the Natural Resources Defense Council, which is a partner with the City of St. Paul in the American Cities Climate Challenge. My other and more important "job", of course, is as a parent of a TCGIS student. This school is thriving in preparing students for the 21st century. Half of its graduates attend Central High School, so in a real sense, the success of TCGIS in attracting and keeping students, will help ensure the future success of Central, our city's oldest high school.

Please help TCGIS continue to serve its students, and our city. Use your vote to reject the historic designation of the former church building, and reject the HPC's preservation plan.

Sincerely,

David Wallinga, MD
305 Brimhall Street
Saint Paul, MN 55105

From: STEVEN GREENWOOD [<mailto:sjgreenwood@comcast.net>]

Sent: Tuesday, May 14, 2019 11:43 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: St. Andrew's Historical Designation - !!!! Why Maintaining St. Andrews is Fiscally and Environmentally Responsible !!!!'

Hi Amy,

At the May 5th, DFL Ward convention, when questioned about your views on "Save Historic St. Andrews" you mentioned concerns about "high maintenance" and energy costs". This is a TCGIS general talking point to justify the demolition of the building. This is a "Qualitative" description for a "Quantitative" engineering problem.

Attached is my letter to Mr. George Gause, entitled ""**St. Andrew's Historical Designation - !!!!Why Maintaining St. Andrews is Fiscally and Environmentally Responsible!!!!**"" In one sentence, the capital and interest costs of over \$10.8 million dollars can not justify TCGIS's yearly energy and maintenance requirements of about \$76,000 for the TCGIS campus. The pay-back period will be over 100 years, which makes the project unjustifiable, as a means to reduce energy and maintenance costs.

The City Council and you in a quasi-judicial role needs to carefully read and understand my comments, as to why "Maintaining St. Andrews is Fiscally and Environmentally Responsible'. If you have questions about the calculations, please contact me.

Sincerely,

Stephen Greenwood

May 9, 2019

Saint Paul Heritage Preservation
St. Paul, MN

Dear Mr. Gause

Re: **St. Andrew's Historical Designation -
!!!! Why Maintaining St. Andrews is Fiscally and Environmentally Responsible !!!!**

My letter is in support of Historical designation of the former St. Andrews Church. The letter has seven (7) Appendixes listed that discuss in detail my reasons why it should be historically designated. A brief summary of each Appendix is below:

Appendix 1 - St. Andrews Meets St. Paul & State Historical Designation Criteria. St. Andrews meeting the City and National requirements for Historical designation. The Twin City German Immersion School (TCGIS) can't factually document errors in the HPC or SHPO findings.

Appendix 2 - Why Maintaining and Preserving St. Andrews is Fiscally and Environmentally Responsible, Insulation, Energy Use, Carbon Production. The payback period is 103± years, for energy & maintenance costs, based on \$6± million capital cost, \$4.8 million interest cost, TCGIS's 2017-18 utility cost \$76,570 and repairs & maintenance cost of \$28,775 for the campus. The return on investment is a negative \$8.2 million for a 25-year period. Energy & maintenance costs can't be used to justify a new building.

Appendix 3 - \$1.2± Million Maintenance Costs & City Maintenance Code 34.36. This discusses the various maintenance repairs, all which should be considered normal maintenance. Low cost repairs should be done using annual operational budgets, and not be paid with by bonds, which greatly increases costs. City Code 34.36 requires that all buildings be maintained properly. TCGIS does not have a variance to stop maintenance.

Appendix 4 - Why a new building is a bad value for Minnesota Tax Payers. Spending \$10± million for about 23,000 s.f. of building space will only add \$3 to 4 - million of property value. The Central Lutheran School (CLS) had a total property value of \$2.7 million, with 3.4 acres of land and 27,000 s.f. of building (gym, kitchen, classrooms). CLS was recently sold for about \$2.4 million and upgraded 2/3 of school for about \$2.8 million.

Appendix 5 – Roof Maintenance and Repair Costs. The \$750,000 roof repair cost estimate is inflated, compared to estimates from Roof Spec, Allweather and 1992 St. Andrews bids, adjusted by US Consumer Price Index.

Appendix 6 – TCGIS Bell Tower Demolition, October 2018 TCGIS was willing to spend \$65,000 to demolish the St. Andrews Bell Tower, without any savings and/or project time line savings. The only possible purpose was to try to stop the historical designation of St. Andrews. This is a disgrace for a public school that is funded by the Minnesota taxpayer, which now has

declared St. Andrews eligible for national historic designation. Historical designation is essential in order to 'Safeguard property'

Appendix 7 – Catastrophic Impact TCGIS is making claims about the catastrophic impact of historically designation. The fact is the St. Andrews parish operated and maintained the school and church for over 80 years, without public funds. In 1962, the school reached a peak of 592 students, with only 11 Sisters of Notre Dame and 4 lay teachers. TCGIS now has a staff of 80.

Thank you for your time and efforts.

Sincerely,

Stephen Greenwood
1111 Argyle
St. Paul, MN
55103

Appendix 1 – St. Andrews Meets St. Paul & State Historical Designation Criteria.

On November 2018, the St. Paul HPC and the Minnesota State Historical Office (SHPO) stated that St. Andrews is eligible, based on the following historical criteria below. TCGIS has presented no facts to disprove the findings of St. Paul HPC and SHPO.

(1) Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.

Response: Yes, St. Andrews did play an important part of the heritage and development of the Hungarian immigrant population in the early 1900's. A detailed description is in the report was submitted to the City, reference number SHPO Inv. #RA-SPC-0707. St. Andrews does meet this City Code requirement.

(4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.

Response: “The St. Andrews church is a large, complex, imposing building with various bays, wings, towers, bell tower, roof forms, complex entrance and an elaborate rose window. The elaborate brickwork features various patterns including Flemish, American, running, basket weave, and herringbone bonds, as well as extensive brick corbelling. A broad intersecting-gable roof with multi-colored ceramic tiles covers the roof. The building achieves a highly-polychromatic effect through the use of dark brick, light stone, and multi-colored tiles...” A detailed architectural description is in the report was submitted to the City, reference number SHPO Inv. #RA-SPC-0707.

Yes, St. Andrews does meet the requirements of City Code.

(5) Its identification as the work of an architect, engineer, or master builder whose individual work has influenced the development of the City of Saint Paul.

Response: Charles Hausler is the factual architect of St. Andrew church, now is indisputable based on the evidence collected, including the following:

1. The Improvement Bulletin, Dec. 11th, 1926
2. Proposed St. Andrew's rendering
3. The Catholic Bulletin, December 25, 1926
4. The Catholic Bulletin, December 3rd, 1927
5. The Catholic Bulletin, December 24th, 19 27
6. Master's Thesis on St. Andrews By Kenneth Jerome Pierre
7. St. Andrews 1927 check ledger, showing \$1,000 payment to Charles A. Hausler

Charles Hausler has six buildings on the National Register, with five buildings located in St. Paul. Also, he has numerous other public and private buildings across St. Paul and the Upper Midwest. His work as a 16-year State Legislator for St. Paul, factually documents that his work has influenced the development of St. Paul. This is indisputable and meets the requirements of City Code. Compliance with only one of seven historical criteria is needed, for a building to be historically eligible.

(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.

Response: St. Andrews does represent a ‘singular physical characteristic representing an established and familiar feature of the Warrendale neighborhood, since 1927. Larry Millett

in the American Institute of Architects, AIA Guide to the Twin Cities in 2007 stated “St. Andrews Catholic Church...One of St. Paul’s best Period Revival Churches.”

State Statutes on Variance Approvals

Now both the City HPC and SPHO have declared that St. Andrews is historically eligible. Any demolition of the St. Andrews will change the essential character of the locality; thus, the granting any variance to approve the demolition will be knowingly a violation of Minnesota Statute 462.357 Subd. 6. (2) on variances:

“...the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, **if granted, will not alter the essential character of the locality**. Economic considerations alone do not constitute practical difficulties.

St. Paul does not have the authority to over-rule state statutes. The plight of TCGIS is created by the landowner due to its plan to increase the number of students and expand. The property did not create the need to expand. St. Andrews church and school existed for over 80+ years.

The City Council will have to factually find the HPC and SPHO findings incorrect, to invalidate HPC and SHPO conclusions. TCGIS has not presented factual documents to disprove the HPC and SHPO historical findings on St. Andrews or documents as to why HPC and SHPO are in error.

Appendix 2 - Why Maintaining and Preserving St. Andrews is Fiscally and Environmentally Responsible - Insulation, Energy Use, Carbon Production

The TCGIS Talking Points:

1. The church building is inefficient, (deceptive)
2. High energy and maintenance costs, “
3. Can’t insulate church walls, “
4. Old, energy inefficient and uninsulated buildings “

Payback and Return on Investment - calculations for a new building to save energy & maintenance costs

\$6.00± Million Capital Cost for New Building
+\$4.84 Million Interest Cost
 \$10.8 Million Capital + Interest Cost

@ Current Bond Interest Rate = 5.3 %
 @ Bond Period = 25 years

Maintenance & Utilities Cost, per TCGIS Long Range Budget Model, July 2018, Actual 2017 - 2018 Costs

\$76,580 Utilities {Total campus: Old School, New Expansion & St. Andrews }
\$28,775 Repairs & Maintenance
 \$105,355 Total (Utilities + Repairs & Maintenance)

Pay Back Period = $\frac{\$10,840,000}{\$105,355/\text{Yr.}}$ = **103± Years !!!**

Return on Investment (25 years) = (\$105,355/yr. * 25 yrs.) - \$10,840,000
 = \$2,633,875 - \$10,840,000 = **- \$8,206,000 (Loss) !!!!!**

- A new building can’t be justified on energy & maintenance savings, with a normal payback period of 25± years and/or Return on Investment. Therefore, maintaining and improving St. Andrews is the most cost-effective alternative, when considering energy & maintenance costs.
- Insulating buildings, upgrading windows and replacing mechanical equipment are proven to be cost effective in thousands of old buildings across the nation. **Environmentally & Fiscally Responsible Solution!**
- **A St. Andrews energy audit**, detailing building energy losses, means & cost effectiveness to reduce energy losses should be required by City Council & DSI
- A new building project is an energy loss and is not carbon neutral due to negative Return on Investment !!
- Based on the data presented by TCGIS in their Long-Range Budget Model, July 2018, that TCGIS’s engineers and/or architects have not done any energy cost analysis to determine the cost effectiveness of demolishing the church and building a new building, in regards to justifications to save energy and maintenance costs.

- TCGIS quote from their talking points “...we recognize the high environmental price we pay as a society when old energy inefficient and uninsulated buildings are used on a daily basis...”

Response: TCGIS is creating their own plight, by not insulating the ceiling and walls; also, by not installing improved windows, new water heaters and boilers. Thousands of old buildings have been modified to reduce energy use.

City Council should ask to review TCGIS’s “Building Energy Audit”, which will describe buildings energy losses, means and costs to reduce energy use.

The City Council in their quasi-judicial review of St. Andrews should not give any credence to TCGIS claims of high energy use and maintenance because TCGIS has failed to improve the energy efficiency of the building, after spending \$8 million in public funds for the first school expansion, remodeling the old school and St. Andrews, and also due to the fact TCGIS has intentional put on hold mechanical improvements to the building.

- TCGIS states the following in form letters: “Please consider the environmental irresponsibility of the HPC’s preservation plan and reject the historic designation of this building.” Response: This is factually false, as a new building can’t be justified by energy and maintenance savings. A City and State investigation is need, as to who and what are qualifications of the person make this type of ‘slanderous’ statement. For a publicly funded school to make this statement without financial and engineering documentation is wrong. The City Council must discredit all of these types of statements.
- The role of TCGIS’s engineers and architects in the building project must be questioned, since they are not clearly stating what routine what building energy improvements would save on energy costs; such as, adding insulation, new windows, improved mechanical equipment, in lieu of a building. Minnesota Statute 326.02 and Rules Chapter 1805 regulate Engineering and Architecture practice, which are all involved in TCGIS’s facility plans and projects, as engineering and architectural decisions are being made. Anyone doing engineering or architecture work is required to be licensed per Statute 326.02 below:

In order to safeguard life, health, and property, and to promote the public welfare, any person in either public or private capacity practicing, or offering to practice, architecture, professional engineering, land surveying, landscape architecture, or professional geoscience, or using the title certified interior designer in this state, either as an individual, a copartner, or as agent of another, shall be licensed or certified as hereinafter provided....

Chapter 1805 General prohibitions:

A licensee shall not:

- A. circumvent a rule of professional conduct through actions of another;
- B. engage in illegal conduct involving moral turpitude;
- C. engage in conduct involving dishonesty, fraud, deceit, or misrepresentation;
- D. engage in conduct that adversely reflects on the licensee's fitness to practice the profession;

One of the roles of a registered engineer is to ‘safeguard property’ by State Statute and the TCGIS is being paid by State funds. In my opinion, there is a disregard in safeguarding the ‘property’ by TCGIS, engineers and architects, which can be documented in two ways: 1) TCGIS had a contract for \$65,000 to demolish the church Bell Tower, without any cost savings and 2) Putting a hold on mechanical upgrades to the church (insulation, water heaters, boilers, roof repairs etc.) which would reduce energy usage and safeguard the ‘property’.

Appendix 3 – \$1.2± Million Maintenance Costs & City Maintenance Code 34.36.

TCGIS listed the following maintenance items at their listening sessions in April 2018:

1. Roof	\$500,000 to \$750,000
2. Boiler	\$120,000
3. Water Heater	\$20,000
4. Windows/Doors	\$75,000
5. Masonry	\$120,000
6. <u>Sound Damping</u>	\$10,000
Total	\$845,000 to \$1,095,000
Total, excluding roof	\$345,000

First, all of the above maintenance items are ‘normal’ routine, building maintenance items. TCGIS is now claiming that these normal maintenance items are too expensive and a new building **“Removes +/- \$1M of planned maintenance and upgrades from TCGIS’s budget projections”**. Also, it is my understanding that St. Thomas has written a letter opposing historic designation because of the need for \$1.2 million in maintenance costs. This section is to discuss why maintenance of St. Andrews is cost effective compared to construction of a new building and that arguments to justify demolition of the building are deceitful in nature.

All of the maintenance items, excluding roof repair, which are \$120,000 or less should have been done using the annual budget for building maintenance or annual surplus. Completing the lower priced building improvements on an annual basis, eliminates needing a project, which is bonded, thus requiring interest costs and substantial increases the costs for small priced facility improvements. By deferring small maintenance repairs, a facility has a big list of repairs, which needs to be bonded.

The TCGIS roof repair (underlayment replacement) estimate is from \$500,000 to \$750,000. The \$500,000 estimate is what would correspond the recent Roof-Spec estimate with R-30 insulation and the St. Andrews full roof underlayment replace bids from 1992, when adjusted by the US Consumer Price index. The \$500,000 roof repair estimate is the fair estimate, while the \$750,000 is slightly inflated. Roofing costs are discussed in Appendix , in detail.

A new building will also require a new roof, boiler, hot water heater, windows, masonry, and possibly sound damping! A new building will eliminate \$1± million in maintenance, but it increases the TCGIS debt by about \$10.8± million in capital and interest costs. Minnesota taxpayers are going to pay for these items. The proposed building can’t be justified based on yearly energy & maintenance savings (See Appendix 2). The proposed building can’t be justified on increase of property value, by the expenditure of about \$10.8± million (See Appendix 4).

From Appendix 2, the Return on Investment based on yearly energy and maintenance savings for a new building is calculated by:

$$\begin{aligned} \text{Return on Investment (25 years)} &= (\$105,355/\text{yr.} * 25 \text{ yrs.}) - \$10,840,000 \\ &= \$2,633,875 - \$10,840,000 = - \$8,206,000 \text{ (Loss) !!!!!} \end{aligned}$$

Investment of about \$1± million would significantly reduce energy usage and reduce maintenance. Because of the \$8 million loss on the Return on Investment for a new building based on energy savings,

upgrading the building will be a better investment. New insulation, windows and mechanical equipment are proven to be cost effective building maintenance upgrades, in thousands of building across the nation.

Concerning Building maintenance City Code 34.36. states:

“All required equipment and all building space and parts in every structure shall be constructed and maintained to properly and safely perform their intended function in accordance with the provisions of the applicable code.”

1. TCGIS at the St. Paul Zoning Committee and other public presentations showed photos of broken roof tiles. This is documents that TCGIS is not maintaining the building per City Code 34.36.

St. Andrews had a yearly roof inspection and repair program, starting in 1997, a few years after the major, partial roof underlayment project in 1993. The yearly roof maintenance cost was a nominal \$1,500 per year, see the Appendix on Roofing. TCGIS should be replacing broke roof to prevent water leakage onto the roof underlayment.

2. The TCGIS 2016 Facility Report listed the hot water heater (\$20,000) and the boiler (\$120,00), as needing replacement, but was put on hold pending the decision on the Aula (Exhibit). Both of these items are essential mechanical equipment for the proper functioning of any building. TCGIS has not released any engineering report on the condition of the water heater and boiler.

If the hot water heater and boiler are not functioning properly, then TCGIS could be in violation of City Code 34.36

If the hot water heater and boiler are functioning properly and not needing replacement, then TCGIS is misleading the public and City Officials about the need to replace them and inflating the total maintenance repair costs, to help self-justify a new building.

3. TCGIS has stated that the building needs new windows & doors (\$75,000). Installing new updated, more energy efficient windows in old buildings is now common building practice. TCGIS is negligent in building maintenance practice by not installing energy efficient windows immediately after purchase, using the \$1+ million in public conduit money. By not installing new windows, the energy costs increase and thus are a self-justification for the demolition of St. Andrews. Windows (39 old wood openings) are listed in the TCGIS Facilities Assessment report dated, February 2016 at a cost of \$41,000. In the comment column, there is a statement:

“Hold on Aula projects until building disposition determined”

Intentionally delaying the installation of new windows is a violation of City Code Sec. 34.36. TCGIS likely did not apply for any city variance from City Code Sec. 34.36. Not installing new windows to seal old wood openings other building maintenance items on a timely basis is ‘demolition by neglect’ and thus used as a self-justification for a new building.

4. TCGIS stated that the building needs masonry repair for \$120,000 (Exhibit). When TCGIS purchased St. Andrews, they knew the church was built of brick and stone blocks, which would require tuckpointing, cement & stone maintenance. Masonry repair is not an unexpected cost for a structure like St. Andrews. Masonry and Tuckpoint costs for the building were not listed in the 2016 TCGIS Facilities Assessment;

however, there is a \$120,000 masonry repair cost presented at the 2018 public meetings, which must be fact checked. A \$120,000 masonry repair cost just does not magically occur overnight.

DSI should obtain and review TCGIS's yearly masonry and/or tuckpointing costs to determine if TCGIS has been maintaining the building's masonry on a scheduled basis. If TCGIS has not been maintaining the masonry, then TCGIS is using a 'demolition by neglect' policy and not in maintaining the building accordance with City Code Sec. 34.36.

5. TCGIS likely did not apply for any city variance from City Code Sec. 34.36. concerning delaying maintenance requirements for replacement and or repair of: roof tiles, hot water heater, boiler, windows, doors and/or masonry repair.

Appendix 4 – Why a new building is a bad value for Minnesota Tax Payers

In summer of 2018, TCGIS had a public session where people listed concerns for the three main TCGIS alternatives, which were: 1. Demolish & build a new building, 2. Buy Central Lutheran 3. Keep the existing campus. One issue for the construction of new building was:

> “Concern that spending more than \$6 million will not add \$6 million to the value of the property”

Response: This is factually true and needs to be discussed in detail with the City Council & public. **The \$6+ million capital and \$4.8± million in interest cost does not add \$10.8± million in value, when compared to the Central Lutheran School’s (CLS) property tax value of \$2.7 million with 3.4 acres of property and 27,000 s.f. of building area (gym, kitchen, classrooms).** The TCGIS’s \$10.8± million project is for 23,500 sf of classroom and gym area.

Recently, CLS was sold to the Journey Charter School (JCS). Reportedly, JCS is spending about \$2.8 Million (Capital) to purchase and upgrade about 2/3 of the school, which consists of new floors, painting, kitchen remodeling, boiler repair etc. These upgrades would be sufficient for the school to open in the fall of 2019. About another \$100,000 would be needed to upgrade the remaining 1/3 of the school. The market value of a 27,000 s.f. school (repaired) with 3.4 acres of land is \$3 million.

The CLS school building property tax value was \$1.42 million with a gym, kitchen, classrooms & 27,000 sf. The land value is \$1.33 million. TCGIS is going to spend \$10.8± million for a building with less square footage than CLS, the loss of in property value would approximately be:

- = (\$10.8 million - \$property tax value of expansion, say \$4 million optimistically),
- = \$10.8 million - \$4 million
- = \$6.8 million loss of over- expenditure with state funds, considering property value.

This documents that the Minnesota tax payers are not getting a fair value for their money, if the City Council votes to approve demolition of the church and construction of a new building. TCGIS parents are not funding a new building via tuition payments like a true private school, Minnesota and local tax payers are funding the TCGIS building expansion.

The reason why a new building does not add significant value is for several reasons: 1. Demolition costs do not add to property value, 2. The proposed building is only a marginal increase in total square footage from St. Andrews footage, 3. Construction is expensive, and 3. The proposed building does not add any acreage for a public school. Purchase of CLS at about ½ the price of a new building would have increased TCGIS’s building property by 27,000 s.f. and added about 3.4 acres of land, which would be a good value for Minnesota taxpayers, but it is not available now.

The case can be made that the TCGIS board is **‘fiscally negligent’** in their financial analysis & decision of not buying CLS for approximately \$2.5 million, upgrading the school in a reasonable manner (i.e. not gold-plated costs) and electing to demolish the historically, eligible church.

Appendix 5 – **Roof Maintenance and Repair Costs**

The building roof repair estimated at \$500,000 to \$750,000 by TCGIS contractor Les Jones and is the most expensive cost item for building repair, therefore needs a detailed discussion. I filed a request for the TCGIS roof inspection report and yearly roof maintenance costs (Exhibit 2) on May 17, 2018. TCGIS never replied; thus, is a violation of MN Data Practices Act. All TCGIS had to do is give me the report and tell me how much they spent the last 5 years on the roof. Knowing the yearly roof maintenance costs is critical because if a company spends say \$3,000 per year for roof repairs, it makes no economic sense to spend \$750,000 to fix a \$3,000 per year problem. The payback would be 250 years (\$750,000/\$3,000/yr.)!!!

Back in 1992, St. Andrews took two sets of bids to fix the roof after 65 years of use, with plans prepared professional architects. One bid was for a partial roof underlayment replacement and the second bid was for a complete roof underlayment replacement, which are tabulated below from three companies. The bid specifications did not require installation of roof insulation. The 1992 bid cost was adjusted to 2018 costs by use of the US Consumer Price Index, which is 1.8 for the period of 1992 to 2018. In terms of 2018 dollars, the low bid would be \$322,000 with the average of \$363,000.

St. Andrews Roofing Bids - Full Roof Underlayment – July 1992		
Company	1992 – No Insulation \$ Bid	Adjusted Cost – 2018 Using CPI factor of 1.8
Allweather Roofing	192,228	346,010
Berwald Roofing	179,433	322,979
Finn, Thomas Co.	234,250	421,650
Average Bid	201,970	363,547
Low Bid	179,433	322,979
High Bid	234,250	421,650
Standard Deviation	28,678	51,620

In July, 2018 a SHSA member contracted with Roof-Specs for an inspection and cost estimate of the roof underlayment replacement. Roof-Specs estimated cost for underlayment replacement with R-30 insulation is \$450,000 to \$500,000. This is in the range of Roof Specs estimate of \$450,000 to \$500,000; therefore, Roof-Spec roof repair estimate is reasonable. Adding \$50,000 to \$100,000 for insulation, to the average CPI adjusted St. Andrew’s bid of \$363,547 gives an average bid range of \$413,000 to \$463,000 in 2018 dollars. Another roofing company, Allweather had roof repair estimate from \$330,000 to \$450,000, depending upon the choice of insulation. The TCGIS roof repair cost of \$750,000+ appears to be over-estimated, compared to the Roof Spec’s, Allweather’s and the St. Andrews bid prices, when adjusted using the US CPI.

A qualified, registered engineer is needed to sign TCGIS roof inspection report because of the roof cost differences and failure to discuss the alternative of simple yearly roof repair which St. Andrews did, after 1996. The roof repair cost estimates between Roof Spec and the 1993 St. Andrews bids for full scale roof repair adjusted by CPI are in agreement. However, the Roof Spec (\$450,000 to \$500,000) and Les Jones (\$750,000) roof repair estimates are hundreds of thousands of dollars apart. The TCGIS contractor, Les Jones is not a registered engineer or architect. To date, TCGIS has not presented a verifiable, registered engineering report, which is the owner's responsibility. A valid engineering report should discuss the following:

- a. Detailed roof repair cost estimate.
- b. Roof inspection procedures,
- c. Samples of roof underlayment
- d. Three roofing alternatives, which are:
 1. Full replacement of underlayment (no roof insulation),
 2. Full replacement of underlayment (with roof insulation, R-30), this requires engineering heat loss and energy calculations to be made, to determine cost effectiveness of R-30 insulation costing about (\$50,000 to \$100,000).
 3. Continue the yearly program of replacement of broken roof tiles and spot repairs of any leaking roof, which cost St. Andrews about \$1,500 per year after 1997. With record February snowfalls and heavy rain afterward this year, the building's roof has not collapsed with major roof leaks. This indicates that the roof underlayment although old, may not immediately need a complete underlayment replacement, as recommended. If yearly roof maintenance costs are about \$2,000 to \$5,000, it may not be not fiscally responsible to spend \$500,000± on new roof underlayment with a payback of 200= years. To my knowledge, none of the roof estimates, including testing of underlayment. Continuing a yearly roof inspection and tile replacement may be more cost effective, than an underlayment replacement and this is what a registered engineer needs to evaluate.

St. Andrews pastor had yearly roof inspections and tile replacement after 1996, about 3 years the partial roof underlayment project was completed. The annual cost was a nominal \$1,500 per year (See table below). This is a fiscally prudent mode of building maintenance. Roof maintenance is not that great of a financial burden. To my knowledge, TCGIS never has had this a yearly program of roof tile replacement; instead, TCGIS shows photos of broken tiles at the public hearings, to self-justify a spending Minnesota taxpayer's money on a new building. s

St. Andrews – Yearly
Roof Repair Costs

Date	Repair Cost (\$)
7/30/97	5,724.28
7/29/98	
5/24/99	2,319.00
6/21/00	576.52
4/19/01	350.18
5/20/02	426.05
4/17/03	1,149.34
4/30/04	982.41
5/31/05	1,500.00
5/19/06	1,954.35
5/24/07	768.68
5/31/09	513.14
Total	16,263.95
Average	1,478.54

Appendix 6 – TCGIS Bell Tower Demolition, October 2018

A major reason that historical designation is required **without owner's consent** is that TCGIS knowingly wanted to demolish the St. Andrew's Bell Tower at a cost of \$65,000+ without any cost savings and/or time savings. The only purpose of demolition was to prevent the historical designation of St. Andrews. St. Andrew's is described in the American Institute of Architects, AIA Guide to the Twin Cities, 2007 by Larry Millett as: "*St. Andrews Catholic Church...One of St. Paul's best Period Revival Churches.*". In my opinion, the act of attempting to demolish one St. Paul's best Period Revival Churches to prevent historical designation is an act of engineering/architectural moral turpitude by a public school, funded by Minnesota taxpayers. The US Supreme Court decision in 'Penn Central Transportation vs. City of New York' ruled that historic preservation ordinances without owner consent provisions are constitutionally valid and that preservation of historic landmarks is an "entirely permissible goal" for cities.

Consider that TCGIS, architects and engineers are willing to spend \$65,000 to demolish the bell tower to "stop historical designation", but they were not willing to install a new hot water heater (\$20,000) that was needed in 2015 or install some new windows & doors at a cost of about \$70,000 that would reduce energy costs. This is why historical designation is required, as TCGIS and its engineers & architects are not willing to "Safeguard the Property".

I filed a Minnesota Data Practices Act request on October 4, 2018, the day after the TCGIS's public presentation at the District 10 Land Use Meeting and TCGIS responded (Exhibit #3). There are two key issues I found from the data that was released:

1. I asked for the Engineer's name, who did the demolition cost analysis. The response was "TCGIS has not engaged an engineer to provide a cost analysis of demolishing the bell tower versus waiting to demolish the entire building." This means that a non-engineer was doing engineering work, which would be in violation of State Engineering Codes. TCGIS was doing their own engineering cost analysis.
2. I asked for 'All emails relating to the demolition of the Bell Tower'. I was given only two text messages relating to this. This is an obvious attempt by TCGIS and/or its lawyers to conceal documents related to the Partial Demolition. There had to be hundreds of emails and internal memo's relating to scheduling, project conception, project approvals, project funding etc. In my opinion, this is a violation of Minnesota Data Practices Act.

Subsequently, in a November meeting between TCGIS, SHSA and a District 10 representative, TCGIS requested that I drop the MN DPA request, which I did not do for multiple reasons. TCGIS's request to drop the Bell Tower MN DPA request, I believe is illegal.

The demolition of the Bell Tower is a clear violation of the intent of Statute 326.02 Subdivision 1. By requiring licensed engineers, which is 'to safeguard property'.

"In order to safeguard life, health, and property, and to promote the public welfare, any person in either public or private capacity practicing, or offering to practice, architecture, professional engineering, land surveying, landscape architecture, or professional geoscience, or using the title certified interior designer in this state, either as an individual, a copartner, or as agent of another, shall be licensed"

The 'property' was not being safeguarded by TCGIS and its' architect and/or engineers, whom prepared the Bell Tower demolition plans.

The objective of informing the City and City Council of the Bell Tower demolition, is that TCGIS has proven that they will do anything to stop historical designation, including damaging property, which is paid for by Minnesota and local taxpayers. The use of non-registered engineers/architects to do engineering work, possibly relates to other TCGIS engineering cost analysis: roof cost and alternatives analysis, rehabilitation cost estimates for Central Lutheran School, and overall maintenance rehab cost estimates and analysis.

The City Council should designate St. Andrews, as historical in order to ‘Safeguard Property’, because of the Bell Tower demolition actions by TCGIS have shown they are willing to destroy the building, to prevent historical designation. The proposed new building can’t be justified on the basis of energy and maintenance savings, as documented in Appendix 1.

Appendix 7 – Catastrophic Impact

TCGIS Talking Point - ‘Forced historic designation’ of our school would have a catastrophic impact on our ability to maintain our high caliber immersion program.

Response. This is a gross exaggeration. St. Andrews ‘operated and maintained’ both the school and church for over 80 years, without any catastrophic impact on schooling, without any public Minnesota or local financial aid and/or major neighborhood disputes. In 1962, there was a maximum student count of 592 students and that was without using the church space for education and/or gym. All that TCGIS has to do is continue to maintain the building as St. Andrews did for 80+ years, when St. Andrews sold the church and school building, which were in good condition.

EXHIBIT 1

Twin Cities German Immersion School
Long-Range Budget Model
July 17, 2018

CL building additional costs

0

314,088 149,295 (14,604) 11,786 (36,386) (51,783)

	Actual		Future Budgets			
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Enrollment Projections						
Grade K	72.17	72.00	72.00	72.00	72.00	72.00
Grade 1	75.21	72.00	72.00	72.00	72.00	72.00
Grade 2	73.91	72.00	72.00	72.00	72.00	72.00
Grade 3	73.62	72.00	72.00	72.00	72.00	72.00
Grade 4	69.08	72.00	72.00	72.00	72.00	72.00
Grade 5	60.64	67.00	70.00	70.00	70.00	72.00
Grade 6	52.00	58.00	65.00	68.00	68.00	68.00
Grade 7	44.47	48.00	56.00	63.00	66.00	66.00
Grade 8	33.95	42.00	46.00	53.00	61.00	64.00
Total Student/ADM by Grade	555.05	575.00	597.00	614.00	625.00	630.00

Actual @ 6.12

Pupil unit weighting category						
Grade K	72.17	72.00	72.00	72.00	72.00	72.00
Grades 1-3	222.74	216.00	216.00	216.00	216.00	216.00
Grades 4-6	181.72	197.00	207.00	210.00	210.00	212.00
Grades 7-12	78.42	90.00	102.00	116.00	127.00	130.00

Total Number of Students/ADMs	555.05	575.00	597.00	614.00	625.00	630.00
Total Number of Pupil Units	570.73	593.00	617.40	637.20	650.40	656.00
	40.29	22.27	24.40	19.80	13.20	5.60
<i>Change in enrollment</i>	8%	4%	4%	3%	2%	1%

State Revenue Assumptions

General Education Revenue

State Averages Per Pupil Unit

Inflation Rate Assumption - Basic only

	\$ 6,188	\$ 6,312	\$ 6,438	\$ 6,567	\$ 6,665	\$ 6,798
Basic Excluding Transportation	5,899.55	6,017.54	6,137.89	6,260.65	6,354.56	6,481.65
Gifted and Talented	13.00	13.00	13.00	13.00	13.00	13.00
Sparsity	29.56	29.56	29.56	29.56	29.56	29.56
Operating Capital	226.41	226.41	226.41	226.41	226.41	226.41
Equity	120.96	120.96	120.96	120.96	120.96	120.96
Referendum	146.02	146.02	146.02	146.02	146.02	146.02
Transportation	288.36	294.12	300.01	306.01	310.60	316.81
Per Pupil Unit State Revenue	6,724	6,848	6,974	7,103	7,201	7,334
Total Per Pupil Unit, Gen Ed	6,724	6,848	6,974	7,103	7,201	7,334
Total General Education State Revenue	3,837,532	4,060,634	4,305,652	4,525,779	4,683,597	4,811,370

Free	3%	4%	4%	4%	4%	4%
Reduced	3%	3%	3%	3%	3%	3%

Compensatory Revenue

	Actual	Actual	Estimate	Estimate	Estimate	Estimate
A: Number of Students prior yr	520	559	575	597	614	625
B: Number of Free Lunch Students PY	13	23	24	25	25	26
C: Number of Reduced Lunch Students PY	13	16	16	17	18	18
D: Adjusted Counts = 100% Free, 50% Reduced - (A)	20	31	32	33	34	35
E: Concentration Portion	4%	6%	6%	6%	6%	6%
F: Concentration Factor (lessor of 1 or Conc. portion/8)	5%	7%	7%	7%	7%	7%
G: PU = .6 * D * F	0.55	1.29	1.33	1.38	1.42	1.44
Allowance	5,349	5,473	5,537	5,647	5,732	5,847
H: Initial Revenue	2,934	7,061	7,348	7,781	8,123	8,434
I: Short Year Factor	1	1	1	1	1	1
Compensatory State Revenue	2,934	7,061	7,348	7,781	8,123	8,434

	Actual		Future Budgets			
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
LEP (Limited English Proficiency) State Aid						
Prior Year LEP Eligible ADM	9.7	8.0	16.0	16.0	16.0	17.0
Current Year LEP Eligible ADM	8.0	16.0	16.0	16.0	17.0	17.0
ADM Served	555.1	575.0	597.0	614.0	625.0	630.0
Adjusted LEP ADM	8.4	16.0	16.0	16.0	17.0	17.0
LEP Marginal Cost Pupils	20.0	20.0	20.0	20.0	20.0	20.0
LEP Revenue	14,000	14,000	14,000	14,000	14,000	14,000
Concentration Portion	0.014	0	0	0	0	0
Contraction Factor	0.125	0	0	0	0	0
LEP Pupil Units	1.003	4	4	4	4	4
LEP Concentration Revenue	251	968	932	906	1,005	997
Total LEP Aid	\$ 14,251	\$ 14,968	\$ 14,932	\$ 14,906	\$ 15,005	\$ 14,997
TRA Pension Adjustment						
	Actual	Estimate	Estimate	Estimate	Estimate	Estimate
Prior Year TRA Salaries	\$ 2,365,187	\$ 2,498,710	\$ 2,566,819	\$ 2,666,383	\$ 2,816,385	\$ 2,966,671
TRA reimbursement rate	0%	0.21%	0.42%	0.63%	0.84%	1.05%
Total TRA Pension Revenue	\$ -	\$ 5,247	\$ 10,781	\$ 16,798	\$ 23,658	\$ 31,150
Alternative Comp Revenue						
	Actual	Actual	Estimate	Estimate	Estimate	Estimate
Pupil Units	520	559	575	597	614	625
Allowance	\$ 250.76	\$ 250.76	\$ 250.76	\$ 250.76	\$ 250.76	\$ 250.76
Alternative Comp Allowance	130,395	140,175	144,187	149,704	153,967	156,725
Proration Factor	100.0%	99.0%	100.0%	100.0%	100.0%	100.0%
Prorated Alt Comp/Q-Comp	130,395	138,773	144,187	149,704	153,967	156,725
Building Lease Aid						
Total Lease Cost	\$ 833,271	\$ 865,780	\$ 901,404	\$ 930,462	\$ 957,263	\$ 959,863
Aid at 90% of Lease	749,944	779,202	811,264	837,416	861,537	863,877
Aid at \$1,314 per pupil unit	749,944	779,202	811,264	837,281	854,626	861,984
Lesser of \$1,314/p.u. or 90% of lease	749,944	779,202	811,264	837,281	854,626	861,984
Estimated Proration of Lease Aid	99.9%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Prorated Building Lease Aid	\$ 749,194	\$ 779,202	\$ 811,264	\$ 837,281	\$ 854,626	\$ 861,984
se Aid Revenue per pupil unit (before proration)	1,314	1,314	1,314	1,314	1,314	1,314
Building Lease Aid Analyticals:						
Lease Aid Rev that would need to be generated to cover expense at 90%. Max per Statute is \$1,314	\$ 1,313	\$ 1,314	\$ 1,314	\$ 1,314	\$ 1,314	\$ 1,314
How many more PI would we need to maximize lease aid?	0	0	0	(0)	5	1
Long-Term Facilities Maintenance Aid						
Allowance per pupil unit	\$ 85	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132
Total LT Facilities Maintenance Aid	48,512	78,276	81,497	84,110	85,853	86,592
Estimated Proration of LTFMA	98.0%	99.0%	100.0%	100.0%	100.0%	100.0%
Total Prorated LTFMA Revenue	47,542	77,493	81,497	84,110	85,853	86,592
Special Education Revenue						
State Special Education Aid	5.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	975,516	1,182,957	1,304,805	1,368,800	1,421,189	1,461,209
Revenue Summary and Projections						
State Aids						
General Education Revenue	\$ 3,837,532	\$ 4,060,634	\$ 4,305,652	\$ 4,525,779	\$ 4,683,597	\$ 4,811,370
LEP Revenue	14,251	14,968	14,932	14,906	15,005	14,997
Compensatory Revenue	2,934	7,061	7,348	7,781	8,123	8,434
TRA Pension Adjustment	-	5,247	10,781	16,798	23,658	31,150
Subtotal	3,854,716	4,087,910	4,338,713	4,565,265	4,730,383	4,865,951
Endowment Fund	19,699	19,896	20,095	20,296	20,499	20,704
Q Comp	130,395	138,773	144,187	149,704	153,967	156,725
Literacy Incentive Aid	53,747	48,705	48,705	48,705	48,705	48,705

	Actual		Future Budgets			
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Building Lease Aid	749,194	779,202	811,264	837,281	854,626	861,984
Long-Term Facilities Maintenance Aid	47,542	77,493	81,497	84,110	85,853	86,592
Other Aid/over under, misc	6,462	-	-	-	-	-
ADSIS Revenue (55% of cost)	75,843	88,835	104,176	107,597	112,922	118,513
Special Education Aid	941,241	1,182,957	1,304,805	1,368,800	1,421,189	1,461,209
Total State Aids	\$ 5,878,840	\$ 6,423,772	\$ 6,853,441	\$ 7,181,758	\$ 7,428,143	\$ 7,620,383

Federal Revenue						
Federal Special Ed (offset by expenses)	\$ 94,827	\$ 97,500	\$ 108,498	\$ 111,588	\$ 113,587	\$ 114,496
Title I Grant	-	7,000	7,350	7,718	8,103	8,509
Title II, Part A	4,436	4,250	4,038	3,836	3,644	3,462
Total Federal Revenue	\$ 99,263	\$ 108,750	\$ 119,886	\$ 123,141	\$ 125,334	\$ 126,466

Other Local Revenue						
German Federation Grant (offset by expens	\$ 17,657	\$ 18,656	\$ 18,656	\$ 18,656	\$ 18,656	\$ 18,656
Fees from Patrons (Supplies)	32,195	21,000	22,240	23,330	24,223	24,905
Sports Fees	8,655	9,145	9,685	10,160	10,549	10,846
Admission and Student Activity (Field Trips)	134,034	135,000	142,969	149,980	155,721	160,106
Medical Assistance Reimbursemet	2,811	3,000	3,000	3,000	3,000	3,000
Interest Earnings	1,396	2,500	2,648	2,777	2,884	2,965
Donations and Gifts	98,463	100,000	105,903	111,097	115,349	118,597
Bus donations	29,072	32,500	33,150	33,813	34,489	35,179
Miscellaneous Revenues	3,265	3,450	3,654	3,833	3,980	4,092
Total Other Revenue	\$ 327,548	\$ 325,251	\$ 341,903	\$ 356,647	\$ 368,850	\$ 378,346

Total Revenue	\$ 6,305,651	\$ 6,857,773	\$ 7,315,230	\$ 7,661,546	\$ 7,922,327	\$ 8,125,195
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➔ **Expenditure Calculations**

Additional Teachers		1.20	1.20	1.20	-	-
Average Teacher Cost		\$ 40,000	\$ 41,000	\$ 42,025	\$ 43,076	\$ 44,153
Additional Support Staff		-	1.00	1.00	-	-
Average Support Staff Cost		\$ 32,500	\$ 33,313	\$ 34,145	\$ 34,999	\$ 35,874
Inflation Calculations - Payroll Teachers	5.8% - 6.4%	3.8% - 4.5%	3.5%	3.5%	3.5%	3.5%
Inflation Calculations - Payroll Other	0% - 7%	3.0%	3.0%	2.0%	3.0%	2.0%
Benefit Increase	5.0%	8.0%	5.0%	3.0%	5.0%	3.0%
Other costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Benefit to Salary Ratio	24.9%	24.3%	25.0%	24.9%	25.8%	26.2%

Salaries	2,265,140					
Teachers	-	1,685,655	1,744,653	1,856,638	1,973,815	2,042,899
Other staff	-	687,081	741,005	789,971	813,670	829,943
Benefits	563,343					
Teachers	-	397,700	445,254	477,708	515,859	542,856
Other	-	179,011	187,962	193,601	203,281	209,379
Q Comp	82,782	138,773	144,187	149,704	153,967	156,725
Q Comp Carry-forward	-	80,000	-	-	-	-
Contracted Services	300,682	323,177	342,253	359,039	372,780	383,278
Technology Services/Repairs	7,677	8,000	8,472	8,888	9,228	9,488
Communications Services	14,509	16,500	17,474	18,331	19,033	19,568
Postage	838	1,000	1,059	1,111	1,153	1,186
➔ Utilities (Based on current space)	76,580	➔ 85,000	90,017	94,432	98,046	100,807
Insurance	43,111	20,500	25,625	26,882	27,911	28,697
➔ Repairs and Maintenance	28,775	➔ 40,500	44,152	47,680	50,961	53,937
Field Trip Transportation	11,694	14,000	14,826	15,554	16,149	16,604
Travel, conferences and staff training	13,566	20,000	21,181	22,219	23,070	23,719
Transportation/busing	110,693	132,832	146,115	160,726	176,799	194,479
Field Trip Registration	111,935	120,000	127,083	133,316	138,418	142,316

	Actual		Future Budgets			
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Building Rent						
Existing Debt P & I Current on Bonds	537,650	562,750	566,150	564,150	561,950	564,550
NEW DEBT		228,833	259,250	292,250	321,250	321,250
* P & I on NPAF Loan	24,768					
Available Rent to Max Lease Aid	212,853	135	1,942			
Annual rent for Capital Improvement Accou	30,000	30,000	30,000	30,000	30,000	30,000
Issuer fees, Trustee fees, legal and accounti	28,000	44,062	44,062	44,062	44,063	44,063
Total Building Rent	833,271	865,780	901,404	930,462	957,263	959,863
Church Rental	4,300	9,600				
Other Rentals and Operating Leases	32,423	38,500	40,773	42,772	44,409	45,660
Supplies - Non Instructional	46,304	44,500	47,127	49,438	51,330	52,776
Supplies - Maintenance	20,963	23,000	28,750	24,128	25,052	25,757
NonInstruct Computer Software	19,787	22,500	23,828	24,997	25,953	26,684
Instructional Tech Software	8,283	10,000	12,000	12,589	13,070	13,438
Instructional Supplies	40,209	41,000	51,250	43,011	44,657	45,915
NonInstruct Tech Supplies	2,413	2,500	2,648	2,777	2,884	2,965
Instructional Tech Supplies	2,030	2,500	2,648	2,777	2,884	2,965
Textbooks and Workbooks	1,201	32,500	21,000	22,030	22,873	23,517
Standardized Tests	3,156	3,500	3,707	3,888	4,037	4,151
NonInstruct Technology Devices	7,087	8,250	8,737	9,165	9,516	9,784
Instructional Technology Devices	25,640	28,500	30,182	31,663	32,874	33,800
Media Resources	732	1,000	1,059	1,111	1,153	1,186
Food	17,546	16,000	16,944	17,775	18,456	18,976
Capitalized NonInstructional Software	-	1,000	1,020	1,040	1,061	1,082
Other Equipment (Furniture)	8,201	10,000	50,000	10,490	10,892	11,199
Technology Equipment	8,140	15,000	25,000	15,736	16,338	16,798
Dues and memberships	34,944	36,500	38,654	40,550	42,102	43,288
Taxes and Special Assessments	1,985	1,985	1,985	1,985	1,985	1,985
Assigned Funds Facility Needs	-	50,000	50,000	50,000	50,000	50,000
Federal Special Ed	94,827	104,500	108,498	111,588	113,587	114,496
Title I and II, Federal	4,436	11,250	11,388	11,553	11,747	11,970
German Federation Grant	18,656	18,656	18,656	18,656	18,656	18,656
Sports & Activities	8,724	9,500	10,061	10,554	10,958	11,267
3rd Party Billing	2,811	3,000	3,177	3,333	3,460	3,558
CL Utilities			43,000	45,109	46,835	48,154
General Maintenance			4,350	4,563	4,738	4,871
Property Tax Assessment			8,500	8,917	9,258	9,519
Front Office, Custodian			78,118	81,949	85,085	87,481
Travel, back and forth/mileage			3,500	3,672	3,812	3,920
Maintenance Supplies, \$45/ADM			14,400	15,106	15,684	16,126
Non Instructional Supplies			10,000	10,490	10,892	11,199
Copier Lease			10,000	10,490	10,892	11,199
Additional staff, included above						
Allocation of overhead costs to Kinderclub	(32,168)	(35,000)	(36,339)	(37,374)	(38,043)	(38,348)
Transfer to Food Service Fund					9,968	7,129
Adsis						
Salaries and Benefits	161,518	184,410	193,631	203,312	213,478	224,152
Supplies	-	5,000	2,000	2,000	2,000	2,000
Special Education - State						
Total State Special Ed Expenditures	1,026,859	1,258,465	1,388,091	1,456,170	1,511,903	1,554,478
Total Expenditures	6,035,603	6,773,625	7,380,263	7,704,703	8,017,842	8,249,497

	Actual		Future Budgets			
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Net effect of Operations, General Fund	270,048	84,148	(65,033)	(43,158)	(95,515)	(124,302)
Transfer out	-	-	-	-	(9,968)	(7,129)
Beginning Fund Balance	1,411,251	1,681,299	1,765,447	1,700,414	1,657,257	1,551,774
Ending Fund Balance	1,681,299	1,765,447	1,700,414	1,657,257	1,551,774	1,420,343
Fund Balance as a % of Total Annual Expenditures	27.86%	26.1%	23.0%	21.5%	19.4%	17.2%
Debt Service Coverage Ratio	1.70	1.45	1.39	1.37	1.33	1.27
Debt as a percentage of total expenditures	13.8%	12.8%	12.2%	12.1%	11.9%	11.6%

Food Service Fund

State Aid	\$ 4,669	\$ 4,000	\$ 4,236	\$ 4,444	\$ 4,614	\$ 4,744
Federal Aid	24,890	30,000	31,771	33,329	34,605	35,579
After School Snack	6,487	-	-	-	-	-
Commodities	9,282	6,000	6,354	6,666	6,921	7,116
Sale of meals	123,572	128,000	136,486	144,162	150,707	156,014
Total Revenue, Food Service	\$ 168,900	\$ 168,000	\$ 178,847	\$ 188,601	\$ 196,846	\$ 203,453
Salary and benefits	\$ 38,663	\$ 40,854	\$ 43,265	\$ 45,387	\$ 47,124	\$ 48,451
Additional staff for CI building (1.5)	-	-	15,000	15,736	16,338	16,798
Other Costs	1,423	2,000	2,100	2,203	2,287	2,352
Commodities	6,704	6,000	6,354	6,666	6,921	7,116
Food and Supplies	106,875	105,000	114,198	119,799	124,384	127,886
Capital assets	-	2,000	-	-	2,000	-
Total Expenditures, Food Service	\$ 153,665	\$ 155,854	\$ 180,917	\$ 189,790	\$ 199,054	\$ 202,603
Net effect of Operations, Food Service	15,235	12,146	(2,070)	(1,189)	(2,208)	850
Transfer In for Operations for General Fund	-	-	-	-	9,968	7,129
Beginning Fund Balance	7,960	23,195	35,341	33,271	32,082	39,842
Ending Fund Balance	\$ 23,195	\$ 35,341	\$ 33,271	\$ 32,082	\$ 39,842	\$ 47,821

Community Service Fund

Kinderclub and After School Receipts	\$ 280,854	\$ 310,000	\$ 325,500	\$ 341,775	\$ 358,864	\$ 376,807
Salaries and Wages	\$ 153,294	\$ 150,000	\$ 160,411	\$ 168,279	\$ 176,432	\$ 181,401
Employee Benefits	32,292	39,000	41,302	43,328	44,986	46,253
Purchased Services	27,258	25,000	26,476	27,774	28,837	29,649
Operating Cost Allocation	32,168	35,000	36,339	37,374	38,043	38,348
Supplies and Materials	5,312	6,000	6,354	6,666	6,921	7,116
Other Equipment (Furniture)	1,725	2,000	2,118	2,222	2,307	2,372
Total Expenditures, Comm Service	\$ 252,049	\$ 257,000	\$ 273,000	\$ 285,642	\$ 297,527	\$ 305,138
Net effect of Operations, Comm Service	28,805	53,000	52,500	56,133	61,337	71,669
Beginning Fund Balance	68,445	97,250	150,250	150,250	150,250	150,250
Ending Fund Balance	\$ 97,250	\$ 150,250	\$ 202,750	\$ 206,383	\$ 211,588	\$ 221,920
Total Revenues	\$ 6,755,405	\$ 7,335,773	\$ 7,819,577	\$ 8,191,921	\$ 8,478,037	\$ 8,705,455
Total Expenditures	\$ 6,441,317	\$ 7,186,478	\$ 7,834,181	\$ 8,180,136	\$ 8,514,423	\$ 8,757,238
Operating Surplus	\$ 314,088	\$ 149,295	\$ (14,604)	\$ 11,786	\$ (36,386)	\$ (51,783)
Total Beginning Fund Balance	\$ 1,487,656	\$ 1,801,744	\$ 1,951,039	\$ 1,883,935	\$ 1,839,588	\$ 1,741,866
Total Ending Fund Balance	1,801,744	1,951,039	1,936,435	1,895,721	1,803,203	1,690,083
	28.0%	27.1%	24.7%	23.2%	21.2%	19.3%

	Actual		Future Budgets			
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Assigned Fund Balance						
Unemployment Insurance	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
LT Facilities Maintenance Aid	48,512	76,788	108,285	142,396	178,248	214,840
Q-Comp Carry forward	80,000	-	-	-	-	-
Total Assigned Fund Balance	\$ 178,512	\$ 126,788	\$ 158,285	\$ 192,396	\$ 228,248	\$ 264,840
Unassigned Fund Balance	\$ 1,623,232	\$ 1,824,250	\$ 1,778,150	\$ 1,703,325	\$ 1,574,954	\$ 1,425,242
Unassigned Fund Balance Percentage	25.20%	25.38%	22.70%	20.82%	18.50%	16.28%

* P & I on NPAF loan removed. Assume paid off with new debt issuance

- Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201-2007;
- .2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
 - .3 Add the Contractor's Fee, less retainage of five percent (5%). The Contractor's Fee shall be computed upon the Cost of the Work at the rate stated in Section 5.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;
 - .4 Subtract retainage of five percent (5%) from that portion of the Work that the Contractor self-performs;
 - .5 Subtract the aggregate of previous payments made by the Owner;
 - .6 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Section 12.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
 - .7 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-2007.
 - .8 Retainage of zero (0%) on General Conditions, permits, bonds and insurance.

§ 12.1.8 The Owner and the Contractor shall agree upon a (1) mutually acceptable procedure for review and approval of payments to Subcontractors and (2) the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 12.1.9 In taking action on the Contractor's Applications for Payment, the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and shall not be deemed to represent that the Architect has made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Section 12.1.4 or other supporting data; that the Architect has made exhaustive or continuous on-site inspections; or that the Architect has made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 12.2 FINAL PAYMENT

§ 12.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201-2007, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Contractor has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Architect.

§ 12.2.2 The Owner's auditors will review and report in writing on the Contractor's final accounting within 30 days after delivery of the final accounting to the Architect by the Contractor. Based upon such Cost of the Work as the Owner's auditors report to be substantiated by the Contractor's final accounting, and provided the other conditions of Section 12.2.1 have been met, the Architect will, within seven days after receipt of the written report of the Owner's auditors, either issue to the Owner a final Certificate for Payment with a copy to the Contractor, or notify the Contractor and Owner in writing of the Architect's reasons for withholding a certificate as provided in Section 9.5.1 of the AIA Document A201-2007. The time periods stated in this Section 12.2.2 supersede those stated in Section 9.4.1 of the AIA Document A201-2007. The Architect is not responsible for verifying the accuracy of the Contractor's final accounting.

§ 12.2.3 If the Owner's auditors report the Cost of the Work as substantiated by the Contractor's final accounting to be less than claimed by the Contractor, the Contractor shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Section 15.2 of A201-2007. A request for mediation shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's

EXHIBIT 2

TCGIS Aula Roof Inspection Procedures and Roof Repair Estimate

To Kelly Laudon <klaudon@tcgis.org> Copy tanderson@tcgis.org

[REDACTED]

[REDACTED]

Dear Ms. Kelly Laudon,

This email is in regards to request for documentation of Twin Cities German Immersion School (TCGIS) Aula roofing repair costs, inspections procedures, and architect qualifications. At TCGIS public presentations to justify expansion and demolition of the old St. Andrews structure, it was stated that the roofing cost repair ranges from \$500,000 to \$750,000. The roof repair cost is more than the total sum of the remaining Aula items needing repair \$345,000 (windows, heater, boiler, doors etc.). Therefore, the roof repair cost needs close scrutiny.

In 1992-1993, St. Andrews had a massive roof renovation project, along with multiple church repairs (front steps, tuck-pointing, windows etc.) at a cost of \$241,000. All of the repairs are normal, routine building maintenance projects. At that time, the church was 67 years old. The roof repair consisted of removing all roof tiles, installing new underlayment, reinstalling the tiles and replacing broken tiles. There are thousands of homes, buildings and churches that have ceramic tile roofs that are older than 25 years. Therefore, I have roof warranty concerns, as the roof underlayment is only 25 years old. I am a retired engineer with three engineering degrees (Civil, Mechanical, Masters in Civil from U of M) and worked for 30 years in plant engineering and project management. The questions I am asking are to ensure that a 'fair and square' analysis of the roof and cost estimate were done, so that the subsequent public presentations on Aula repair costs were fair. My concerns should be very easy for your staff and expert architects answer in a few minutes.

Listed below are my concerns:

1. Are TCGIS architects trained in the evaluation and inspection of ceramic tile roof systems?
 1. Please provide a list of seminars, classes or technical training which documents their training in evaluating ceramic tile roof systems.
 2. Please provide three references of buildings with tile roofs of similar nature, where the architect supervised or conducted the evaluation of ceramic tile roof.
2. The architect stated at a TCGIS meeting that the 'underlayment was deteriorated' and the roof needed replacing. Please provide an electronic copy of the architect's roofing evaluation. Did their roofing report address the following?
 1. What are the problems and how did the problems happen (i.e. installation errors, material defects, design flaws, lack of maintenance, hail, etc.).
 2. When were the tiles and underlayment installed?
 3. How were the roof and underlayment installed?
 4. What are the applicable codes and manufacture's installation instructions?
 5. Where representative samples of underlayment and tiles retained for laboratory testing?
 6. Metal flashing condition,
 7. Condition of the parapet walls,
 8. Current code requirements,
 9. Current practices of good engineering tile roof inspection procedures,
 10. Other roof system inspection requirements.
3. What is the warranty period for the following?
 - o The ceramic roof tiles. Since the Architect stated there someone whom could use the tiles, it appears there is substantial remaining roof tile life.
 - o The roofing underlayment.
 - o The roofing system, as a complete unit.

It may be possible for the TCGIS to have roofing repairs done as warranty work at the roofers or manufactures cost, as the roof system is only 25 years old.

4. The roof repair quote range is 50% (\$0.5 to 0.75 Million), which is a large percentage range. This indicates to me, that the quote request may have been too general. Were the contractors given the same quote request form detailing the required work or were contractors simply verbally asked to give an estimate of the repair work based on a site inspection? A copy of the roof repair quote form is requested. Did the quote request include costs for new ceramic roof tiles? Did the architect prepare the roof repair quote form for contractors?
5. The next concern is what is stated in a professional article "Tile Roof Systems: Analysis and Inspection Techniques for Roof Consultants", by Robert Fulmer, which states the following:

"A key point of misunderstanding in diagnosing a clay or concrete tile system is that any of the potential reasons of failure discussed thus far do not necessarily represent a system failure. Too often, an inspection will encounter one or more of these conditions in a single test area or small section of the roof. The erroneous assumption is made that the entire system has failed, when in fact the problems may be isolated. Examples of isolated failures could be the result of improper aggregate/mortar mixes in a single batch of concrete tile, improper vitrification in a single batch of clay tile, or repairs to a roof section using older salvaged tile. This underscores the importance of testing multiple areas of the roof system upon discovery of these problems to verify whether they are systemic or isolated issues. This could mean the difference between recommendations of spot repairs versus an entire roof replacement, a particularly important consideration on historically significant buildings."

- Did the architect report determine if the roof failures were systemic or isolated?
 - Did the architect test multiple areas of the various roof sections?
 - What is the total roof area?
 - What was the total area of the roof sampled and how many areas were sampled?
 - Was the roof area sampled of a sufficient area to meet the area requirements recommended by code or 'good-engineering practices'?
 - Was a non-destruction method of testing roof condition, such as, IR or Nuclear testing used? If non-destructive roof testing were not used to test overall roof condition could the architect explain why?
6. A copy of all roof repair bills is requested or the TCGIS web site location. I can't find a copy of the roof repair bills on the TCGIS web site.
 7. There is a large area open area on the roof without any ceramic tiles that exposes the roof membrane, just on the north side of the tallest chimney structure. This area is somewhat hidden from view but is easily seen from the sidewalk a couple hundred feet away. The area is about 5 ft. by 10 ft. (The area is difficult to estimate from the sidewalk.) Why is there a large section of roof without ceramic tiles? Did the architect's roof report address this open roof area?

Without this technical roofing inspection information, the roofing repair cost estimate is suspect; thus, the TCGIS conclusions that repair of the old church is 'too expensive' is also suspect.

Thank you for your help in clarifying the roofing repair costs and inspection.

Sincerely,

Steven Greenwood

1111 Argyle

St. Paul, MN

EXHIBIT 3

Minnesota Data Practice Act - Request for 'Bell Tower' demolition documentation



STEVEN GREENWOOD <sjgreenwood@comcast.net>

10/4/2018 12:13 AM



To Kelly Laudon, tanderson@tcgis.org

At the DT10 Land Use Committee meeting on October 3, TCGIS representative Mr. Nick Ludwig stated that money could be saved by the demolition of 'Bell Tower' during MEA week. TCGIS told the community and DT10 that the building demolition would not start until June 2019. Now we learned that TCGIS wants to start demolition as early as October 15. Under the **'Minnesota Data Practices Act'**, this is a request to provide all the following documentation relating to decision to demolish the 'Bell Tower' during MEA week:

1. All engineering construction cost calculations claiming to save money by demolition of the Bell Tower during MEA, which includes and not limited to the costs for: project administration, equipment mobilization, heavy equipment costs, protecting roof & building during demolition, labor etc.
2. Engineer's name, who did the demolition cost analysis, which claims money will be saved by demolition of the 'Bell Tower' verses waiting for demolition of entire church in June 2019.
3. All emails relating to the demolition of the 'Bell Tower'.
4. All non-electronic communications relating to demolition of the 'Bell Tower'.
5. All contractor quotes, bids and contract documents relating to demolition of the 'Bell Tower'.

This information should only take an hour or so for TCGIS to compile from project folders. Please provide this information, within 3 business days.

Sincerely,

Steven Greenwood

BERENS & MILLER, P.A.

ATTORNEYS AT LAW
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80 SOUTH EIGHTH STREET
MINNEAPOLIS, MINNESOTA 55402
WWW.BERENSMILLER.COM

BARBARA PODLUCKY BERENS
bberens@berensmiller.com

ADMITTED IN MINNESOTA,
U.S. DISTRICT COURTS OF MINNESOTA
AND WESTERN DISTRICT OF WISCONSIN

November 21, 2018

TELEPHONE
(612) 349-6171

FAX
(612) 349-6416

By U.S. Mail and Email

Mr. Steven Greenwood
1111 Argyle Street North
Saint Paul, MN 55103

Re: Minnesota Data Practices Request

Dear Mr. Greenwood:

We are in receipt of your request for information under the Minnesota Government Data Practices Act. You seek "documentation relating to [a] decision to demolish the 'Bell Tower' during MEA week," which fall into five categories of information. We respond to each of your specific requests in italics below.

1. All engineering construction cost calculations claiming to save money by demolition of the Bell Tower during MEA, which includes and not limited to the costs for: project administration, equipment mobilization, heavy equipment costs, protecting roof & building during demolition, labor etc.

There is no responsive data. Neither Mr. Ludwig nor any other TCGIS representative claimed that demolition of the bell tower would save money.

2. Engineer's name, who did the demolition cost analysis, which claims money will be saved by demolition of the 'Bell Tower' versus waiting for demolition of entire church in June 2019.

There is no responsive data because TCGIS has not engaged an engineer to provide a cost analysis of demolishing the bell tower versus waiting to demolish the entire building.

3. All emails relating to the demolition of the 'Bell Tower'.

There are two text messages relating to this. Your request is unclear as to whether you are seeking copies or an inspection. TCGIS charges members of the public for copies of government data at the rate of 25 cents per 8.5 x 11, single-sided, black & white page of 100 or fewer pages. These charges are authorized under Minn. Stat. § 13.03, subd. 3. You must pay for

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copies prior to production. You may inspect the data at no charge. Please let us know your preference. Should you choose to inspect the data, please contact me to make arrangements for an inspection.

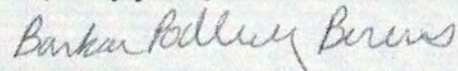
4. All non-electronic communications relating to demolition of the 'Bell Tower'.

There is no responsive data.

5. All contractor quotes, bids and contract documents relating to demolition of the "Bell Tower."

There is a contract which contains some of that information. Again, please let us know if you would prefer a copy of the document or just wish to inspect it.

Very truly yours,



Barbara Podlucky Berens

3. Do we have timelines estimated? And can we estimate how much time tearing down the bell tower would save us? And if we remove the roofing tiles for salvage, how much dumpster cost we would save?

TCGIS - Text Question Responses

October 3, 2018 at 08:46

Found in nludwig@germans...

Nic:

1. Yes, the estimate will include all materials shown.
2. Yes, I will ask Deb, if there are windows on the west elevation.
3. We're starting the process of laying out our schedule for the construction of the project.
 - a. 1-2 days potentially would be saved, but it's concurrent work so its minimal.
 - b. About 5 dumpsters x \$400 = approximately \$2,000.