



# MINNESOTA DEPARTMENT OF CORRECTIONS

## CERTIFICATE TO OPERATE

### ADULT COMMUNITY BASED RESIDENTIAL CORRECTIONAL FACILITY

This certificate is issued by the Commissioner of Corrections under authority granted by Minnesota Statute 241.021, Subdivision 1, paragraph (a) or Subdivision 2, upon the recommendation of staff that named facility is entitled to such certificate by substantially operating in accordance with this Statute and such other regulations as deemed appropriate by the Commissioner of Corrections. This certificate shall be in effect for the period indicated below unless revoked under authority of Minnesota Statutes 241.021, Subdivision 1, paragraph (e) or Subdivision 3.

**Effective Date:** February 01, 2012      **Expiration Date:** January 31, 2014  
**Facility Name:** Volunteers Of America Corrections      **Certificate Holder:** Volunteers of America  
Center-Woodview      , MN  
1771 Kent Street  
St. Paul, Minnesota 55113

**Special Conditions:** None

**Capacity Details:**

|                          |                      |               |                    |                   |                    |
|--------------------------|----------------------|---------------|--------------------|-------------------|--------------------|
| <u>Approved Capacity</u> | <u>Approved Type</u> | <u>Gender</u> | <u>Bed Details</u> | <u>Conditions</u> | <u>Operational</u> |
| 74                       | Adult halfway house  | Coed          | None               | None              | 74 (100%)          |

**Rule Waivers/Variations:**

None

Tom Roy, Commissioner of Corrections



CENTRAL OFFICE

*Contributing to a Safer Minnesota*

January 31, 2012

Mr. William Nelson, Director  
Volunteers of America  
2825 East Lake Street  
Minneapolis, Minnesota 55406

Ms. Teri Twardowski  
Volunteers of America Regional Corrections Center  
1771 Kent Street  
St. Paul, MN 55113

**Re: Biennial Inspection of Volunteers of America Regional Corrections Center-Woodview, Chapter 2920 Adult Community-Based Residential Correctional Facility for Year 2012**

Dear Mr. Nelson and Ms. Twardowski:

The biennial inspection of Volunteers of America Regional Corrections Center- Woodview was conducted on January 12, 2012, using Minnesota Rules 2920 Governing Adult Community-Based Residential Correctional Facilities, pursuant to Minnesota Statutes 241.021, subdivision 1. Inspection results are contained in the various sections of this report.

***Section I: Rule Compliance***

On the day of the inspection, Volunteers of America Regional Corrections Center -Woodview was in compliance with 100 percent (25 of 25) of the mandatory rules and 100% (72 of 72) of the non-mandatory rules. **This constitutes substantial compliance** as defined in the Rule 2920.0210. Compliance with Rules... *“A facility must comply with a rule, part, subpart, or item designated “mandatory” unless waived by the commissioner. A facility is in substantial compliance when it complies with 100 percent of the rules in this chapter designated “mandatory” and at least 90 percent of the rules in this chapter not designated mandatory”.*

***Section II: Licensing***

Since the facility was in substantial compliance, the Commissioner of the Minnesota Department of Corrections has renewed the license to operate the facility. Having achieved substantial compliance on this biennial inspection, the facility continues to meet the biennial inspection criteria. Therefore, **the license is effective for a two-year period from February 1, 2012 until January 31, 2014.** The license is attached. The terms of the license are as follows:



[www.doc.state.mn.us](http://www.doc.state.mn.us)

License Terms

Licensee: ▶ Volunteers of America, Minneapolis, Minnesota  
Facility Name: ▶ Volunteers of America Regional Corrections Center -Woodview  
Facility Address: ▶ 1771 Kent Street, St. Paul, MN 55113  
Bed Type/Capacity: ▶ Total of Seventy four (74) Community Correctional Facility beds- Coed  
Special Conditions: ▶ None  
Waivers: ▶ None  
Other: ▶ None

Other Licensing Issues

Capacity Change Request: ▶ None  
Variance Request: ▶ None

**Biennial Inspection Status Eligibility:** ▶ *Renewed.* For facilities on a biennial inspection status, we require completion of an online Biennial Status Annual Compliance Reporting Form prior to the end of the first year of the biennial period. This form will need to be submitted by February 1, 2013. The form will be available on the Statewide Supervision System (S3) approximately three months before the due date.

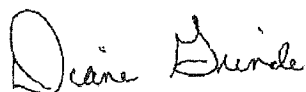
The next on-site inspection will occur toward the end of the license period.

***Section II: Additional Comments***

I would like to thank Teri Twardowski and her staff for their assistance during the inspection. Everyone was well prepared and very helpful. This facility has a number of programs available. The majority of their residents are from the Bureau of Prisons and there are specific programming requirements for these residents.

If you have any questions or concerns, you can contact me at 651-361-7152

Sincerely,



Diane Grinde,  
Detention Facility Inspector  
Inspection and Enforcement Unit

cc: Volunteers of America Regional Corrections Center- Woodview file #4645





April 19, 2012

To Whom It May Concern,

For more than twenty years, Volunteers of America has been a good, stable neighbor in Roseville as it provides services to those in need. VOA has operated a professionally run, secure facility for federal offenders as they transition back to civilian life. The transitional services provided through VOA's community re-entry center include job training, chemical dependency counseling, job placement services and other services meant to ensure successful re-entry into the community. In my more than twenty years of experience with the Roseville Police Department, I have found the VOA continually operates a professional facility and the safety of nearby residents has not been jeopardized.

VOA maintains an ongoing community relations council which includes neighbors, law enforcement and other interested parties to ensure open lines of communication. The facility's staff has been wonderful to work with over the years and their need to relocate should not constitute a safety concern for any municipality or property owner considering their request.

If I can provide further information or insight on VOA and its program, please don't hesitate to contact me directly.

Best regards,

Rick Mathwig  
Chief of Police

466 Bayview Drive  
Roseville, Minnesota

April 3, 2012

TO WHOM IT MAY CONCERN:

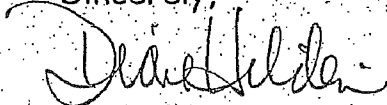
I am a long time Roseville, Minnesota resident, the founder of the Lake McCarrons Neighborhood Association (LMNA) a small non-profit neighborhood association over 20 years ago as well as its president for most of these years and a 20 year plus neighbor to the Volunteers of America facility at 1771 Lent Street in Roseville. This facility is near my residence and is in the service area of LMNA.

For many years neither I nor most of my neighbors were even aware that the facility housed Federal and State ex-offender over the past 25 years. In my estimation this speaks very well to the facilities' operations, practices and staff professionalism.

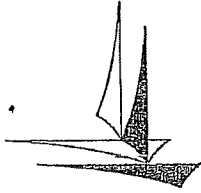
Currently I am a member of the VOA Community Relations Board and have been for the last few years. I support the efforts and services of the VOA in transitioning their client back into the community.

It is my understanding that the VOA is currently looking for a new site to house their residents. I would be happy to answer questions you might have about having the VOA as a neighbor.

Sincerely,



Diane Hilden



**Minneapolis**  
*City of Lakes*

**Police Department**

**Third Precinct**  
3000 Minnehaha Avenue South  
Minneapolis MN 55406

Office 612 673-5703  
Fax 612 370-3880  
TTY 612 673-2157

April 2, 2012

To Whom It May Concern:

I'm Shun Tillman, Crime Prevention Specialist for the Minneapolis Police Dept. 3<sup>rd</sup> Precinct. My job is to work with the community and businesses to address safety issues and livability crimes.

I am a member of the VOA Community Relations Board and from a community safety standpoint, the VOA or its clients have never presented any types of safety issues to the community or businesses in the surrounding area.

The personal staff is well connected in the community and attends the quarterly MPD 3<sup>rd</sup> Precinct Advisory Committee meeting, which is a community based information meeting for the public.

As a community liaison for the MPD and the neighborhood, I support VOA as a valuable part of our community and would not have any issues concerning the safety of residents or business because of there operations in the community.

If you have any questions, please feel free to contact me.

Sincerely,  
*Shun Tillman*

Shun Tillman  
Crime Prevention Specialist  
(612) 673-2846





*Traditional Worship – Contemporary Message – A Call to Social Justice*

April 2, 2012

To Whom It May Concern:

Holy Trinity Lutheran Church is located in the Longfellow neighborhood of South Minneapolis. We have existed for over 100 years in this community and are well-networked and connected in the neighborhood. The Volunteers of America Residential Reentry Facility is located on our block and in close proximity to our property. We have been partners with this institution since it came to our neighborhood in the early 1970's.

As a neighbor and partner with the Volunteers of America, I have been impressed and grateful for their presence in the neighborhood. The staff and residents blend into life in the neighborhood – just like everyone else. The organization has shown incredible commitment to the neighborhood and provided leadership in community organizations like the Longfellow Business Association and the Longfellow Faith Forum. As a faith community, we gladly welcome residents to be part of our worship and congregational life. We have been truly blessed by residents who volunteer with our food distribution program (Fare for All Express) every month and know other organizations have received the same kind of generosity from VOA staff and residents.

I am truly appreciative of their work with us in the neighborhood and am thankful for their presence among us. Our partnership has been mutually beneficial; I have not heard of a single negative experience with the VOA Residential Reentry Facility in Longfellow. Please do not hesitate to contact me with further questions.

In Peace,

Nina Hansen  
Parish Outreach Leader  
Holy Trinity Lutheran Church  
2730 East 31<sup>st</sup> Street  
Minneapolis, MN 55406  
612.729.8358  
[www.htlcmpls.org](http://www.htlcmpls.org)  
[nhansen@htlcmpls.org](mailto:nhansen@htlcmpls.org)

Jay M. Carlson, Pastor





**Longfellow Community Council**  
Longfellow, Cooper, Howe & Hiawatha Neighborhoods

Phone: (612) 722-4529  
2727-26th Avenue South • Minneapolis, Minnesota 55406

April 3, 2012

To Whom It May Concern:

The Longfellow community includes the Longfellow, Cooper, Howe, and Hiawatha neighborhoods. We are home to more than 22,000 residents, over 400 businesses, 4 schools, 22 churches, 4 parks, 2 major business corridors and several commercial nodes, the Mississippi River Gorge, Midtown Greenway and the Minnehaha Falls Park. Longfellow Community Council's mission is to improve the equality of life and develop a sense of community among the Longfellow, Cooper, Howe and Hiawatha neighborhoods and promote their well being. The LCC will involved and empower the members of the community in all its diversity to take action on issues affecting their lives.

Volunteers of America has had a presence on East Lake Street for over 40 years. The building houses over 60 residents, providing transitional housing and services for men who have been convicted of felonies. Volunteers of America is a quiet neighbor, successfully integrating themselves into the neighborhood and is a vital part of our community.

Longfellow is a stronger neighborhood because of the work of the VOA in our community. We support the VOA's efforts to expand their work around the metro and beyond. We would be happy to answer any questions about what it is like to have VOA as a neighbor.

Sincerely,

  
Melanie Majors  
Longfellow Community Council



2727-26th Avenue South  
Minneapolis, MN 55406  
612-722-4529 Phone

April 3, 2012

To Whom It May Concern:

The Longfellow Business Association exists to ensure a vibrant business climate for the area by monitoring issues that impact area businesses; facilitating communication between area businesses; providing business development resources; and supporting the greater Longfellow community.

Volunteers of America has maintained its platinum membership in the LBA for many years. The VOA has successfully integrated themselves into the neighborhood and we consider them a vital part of our community. Their operation is quiet and many residents of Longfellow continue to be unaware of their presence.

Longfellow is a stronger neighborhood because of VOA's work in the community. LBA supports VOA and its planning and development of additional facilities throughout the metro and beyond. We would be happy to answer any questions you might have about having VOA as a neighbor.

Sincerely,

A handwritten signature in cursive script that reads "Ruth Romano".

Ruth Romano  
Longfellow Business Association



MINNESOTA

7625 Metro Boulevard  
Minneapolis, MN 55439  
(952) 945-4000  
[www.voamn.org](http://www.voamn.org)

---

**FOR IMMEDIATE RELEASE**

**DATE:** March 13, 2012

**CONTACT:** Kim Rymer  
Communications Director  
Volunteers of America-Minnesota  
Office 952-945-4074, Cell 612-267-7622, [krymer@voamn.org](mailto:krymer@voamn.org)

**Lake Street Council Recognizes Volunteers of America-Minnesota  
Reentry Center with Award**

(Minneapolis, March 13, 2012)—Volunteers of America-Minnesota (VOA-MN), a nonprofit health and human services organization, is pleased to announce that its Residential Reentry Center on Lake Street in Minneapolis was recognized with a Community Investment and Leadership award by the Lake Street Council. The award recognizes VOA-MN's contributions toward improving the image of the Lake Street neighborhood through projects including maintenance of sidewalks and streetscapes. The award was presented today at the Lake Street Council's 2012 Annual Meeting.

For more than 40 years, VOA-MN has been nationally recognized for its work in successfully assisting former offenders in becoming productive members of society. VOA-MN's Residential Reentry Center on Lake Street provides men, who are allowed to complete part of their sentences in the community, with a variety of services which enable them to restore community ties, obtain employment and become accountable, productive, tax-paying citizens while avoiding further involvement in the criminal justice system. Each VOA-MN residential reentry center is committed to participating in and contributing to their communities.

The Lake Street Museum, Regala de Oro Gallery and Harriet Brewing were also recognized for contributions to the neighborhood. "Each of these businesses has shown exemplary innovation and community responsibility," Joyce Wisdom, LSC Executive Director, said. "They are committed to the betterment and economic vitality of Lake Street."

**About Volunteers of America-Minnesota**

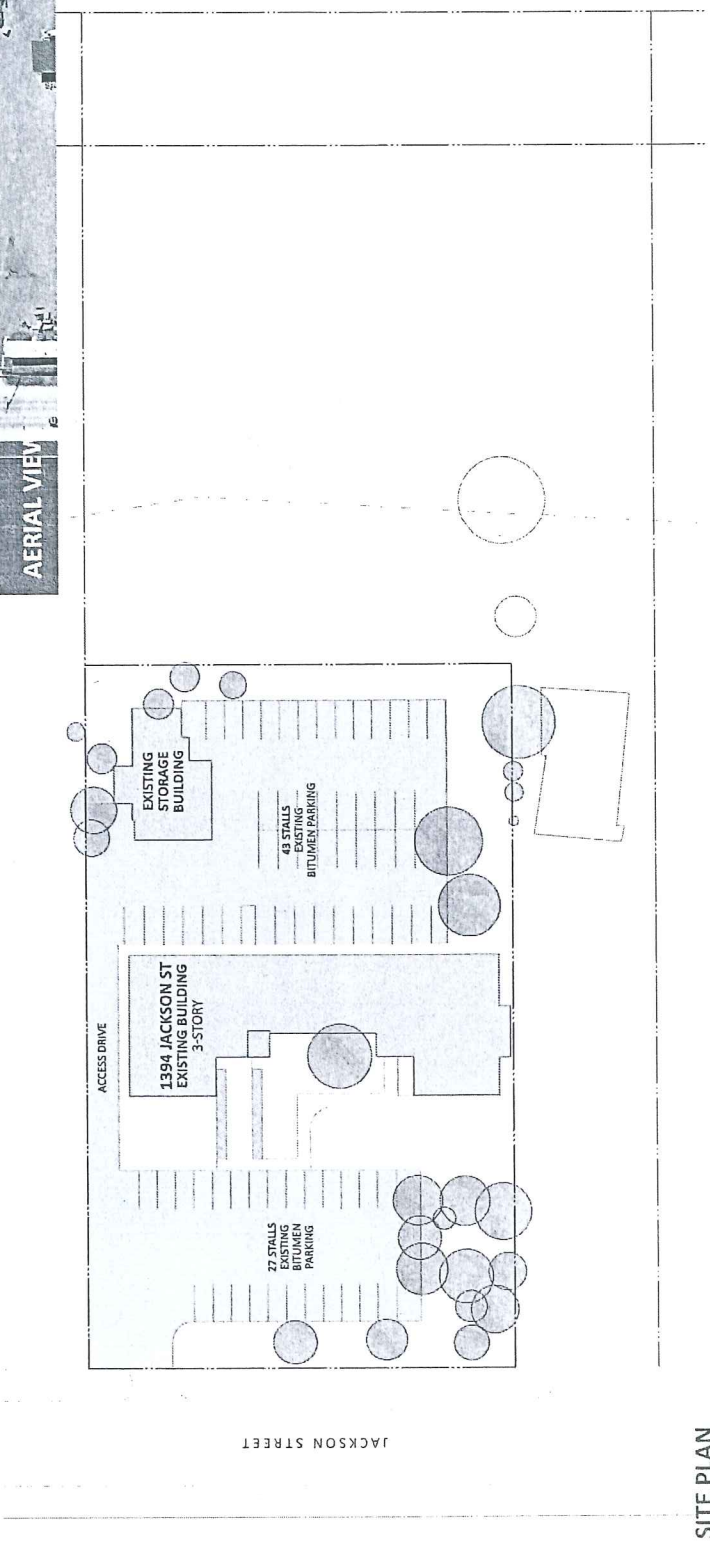
Volunteers of America-Minnesota is an independent 501(c)(3) nonprofit health and human services organization whose mission is to help people gain self-reliance, dignity and hope. We have served Minnesota since 1896 and are one of the largest and most comprehensive nonprofit organizations in the state. Each year, our wide variety of programs uplift the lives of more than 26,500 children, youth and families, seniors, people with special needs, and adults completing community reentry programs. We are affiliated with Volunteers of America, a national, faith-based organization that helps more than 2 million people annually live healthy, productive lives and reach their full potential. For more information about Volunteers of America-Minnesota, visit <http://www.voamn.org> or call 952-945-4074.

###



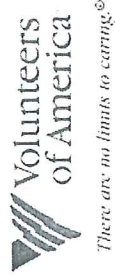
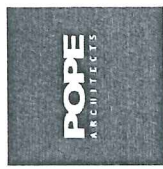
**COCUPANCY GENERAL NOTES:**  
 CITY ORDINANCE STATES THAT THERE IS TO BE A MINIMUM OF 500 SQ FT AND REQUIRES AN  
 ADDITIONAL 5000 SQ FT FOR EACH UNIT AND 17000 SQ FT FOR EACH UNIT GREATER THAN TWO  
 ALLOTTABLE OCCUPANCY: 98 UNITS PER THE SITE AREA.  
 DESIGN INTENT: 28 DOUBLE OCCUPANCY UNITS AND 7 SINGLE OCCUPANCY ROOMS FOR A TOTAL  
 OF 29 UNITS - 628 SQ FT PER PERSON.

**SITE DATA**  
 LOT SIZE: 67,100 SF  
 BUILDING FOOTPRINT: 10,700 SF  
 PARKING AND HARDSCAPE: 10,500 SF  
 GREEN SPACE: 10,470 SF  
 TOTAL UNIT PARKING STALLS: 17 STALLS



**SITE PLAN**

**VOA - Re-Entry Housing**  
 ST. PAUL, MINNESOTA  
 3-27-12



Proposed Residential Reentry Center  
 1394 Jackson Street  
 St. Paul, Minnesota

| Property Type             | # of Properties within 1000' | 500 foot Radius | 1000 foot Radius |
|---------------------------|------------------------------|-----------------|------------------|
| Single Family Residential | 0                            | 0               | 0                |
| Multi Family Residential  | 1                            | 0               | 1                |
| Senior Housing (units)    | 0                            | 0               | 0                |
| Retail/Store front        | 1                            | 0               | 1                |
| Industrial/Commercial     | 10                           | 8               | 2                |
| Park/Trail System         | 1                            | 0               | 1                |
| Government Service        | 0                            | 0               | 0                |
| Services                  | 0                            | 0               | 0                |
| School/Childcare          | 0                            | 0               | 0                |
| Hospitality/Entertainment | 0                            | 0               | 0                |
| Church/Outreach           | 0                            | 0               | 0                |

Multi-family properties St. Paul HRA

Auto parts

Auto Salvage/Auction, outdoor storage/construction

|

Totals 13 8 5

Residential Reentry Center  
 2825 East Lake Street  
 Minneapolis, Minnesota

| Property Type             | # of Properties within 1000' | 500 foot Radius | 1000 foot Radius |
|---------------------------|------------------------------|-----------------|------------------|
| Single Family Residential | 69                           | 14              | 55               |
| Multi Family Residential  | 12                           | 2               | 10               |
| Senior Housing (units)    | 120                          | 120             | 0                |
| Retail/Store front        | 16                           | 10              | 6                |
| Industrial/Commercial     | 3                            | 0               | 3                |
| Park/Trail System         | 1                            | 0               | 1                |
| Government Service        | 2                            | 1               | 1                |
| Services                  | 4                            | 0               | 4                |
| School/Childcare          | 3                            | 0               | 3                |
| Hospitality/Entertainment | 8                            | 1               | 7                |
| Church/Outreach           | 2                            | 1               | 1                |
| Totals                    | 240                          | 149             | 91               |

Multi-family properies  
 Trinity Senior Apartments  
 Clothing, multi-line retail, Target, US Bank, TCF Bank  
 Service garages, Disaster Services  
 Minnehaha Light Rail  
 Library, Post Office  
 Chiropractor, Bradshaw Funeral, Barber, Nails  
 Native Acad., Connections Acad., Transition Charter  
 Restaurants  
 Trinity Lutheran Church, Victory in Truth

Residential Reentry Center  
 1771 Kent Street  
 Roseville, Minnesota

| Property Type             | # of Properties within 1000' | 500 foot Radius | 1000 foot Radius |
|---------------------------|------------------------------|-----------------|------------------|
| Single Family Residential | 35                           | 1               | 34               |
| Multi Family Residential  | 1                            | 0               | 1                |
| Retail/Store front        | 4                            | 0               | 4                |
| Industrial/Commercial     | 1                            | 1               | 0                |
| Park/Trail System         | 1                            | 1               | 0                |
| Hospitality/Entertainment | 0                            | 0               | 0                |
| Cemetery                  | 1                            | 1               | 0                |

Family Apartments  
 Farmers Insurance, Tax Services, Barber Shop, Driving School  
 Gravel Pit  
 Tamarack Park & Trail System  
 Temple of Aaron

Totals 43 4 39



MINNESOTA

*Uplift All Lives*

---

**Corporate Support Office**

April 30, 2012

Luis Pereira, AICP  
Senior City Planner  
Planning and Economic Development  
25 4<sup>th</sup> Street West, 1200 City Hall Annex  
St. Paul, MN 55102

Subject: 1394 Jackson Street

Dear Mr. Pereira:

We sincerely appreciated the opportunity to meet with you to discuss the CUP and modification application for the subject property. In our meeting you had asked us to address several questions regarding our use and the subject property. In this letter I have addressed your questions as follows:

**1. *Safe pedestrian traffic from site to transit.***

If VOA-MN's proposed institutional residential use is approved by the City, VOA-MN is willing to provide the funding for an appropriate sidewalk extension from the current termination near Arlington to the 1394 Jackson Street property.

**2. *Exceptional undue Hardship caused by current zoning conditions.***

VOA-MN's federal contracts for its two residential reentry centers require that program participants be provided a wide spectrum of rehabilitative and social services in order to most effectively transition participants back to community life. This requirement applies to the Roseville Center program, which VOA-MN proposes to move—lock, stock, and barrel—to the Jackson Street property. Among the services required are educational, workforce readiness, job placement, ongoing chemical dependency rehabilitation services, family re-unification, and other related services. These services are matched to the specific programmatic needs of participants in order to best serve the diverse needs of participants. To provide these services requires trained staff and consultants who can effectively and efficiently provide ongoing, coordinated services in small group settings. Often program participants will be engaged in ongoing programming throughout the course of a day and move from service to service to gain the tools they will need to successfully reenter community life. VOA's federal contract requires it to provide housing and program services in a centralized location to achieve economies of scale, effective group programming and lessen the need to bring in multiple participants at multiple sites with multiple modes of transportation and transfer of program participants. Limiting the number of program participants would not only present a hardship in terms of providing transportation to and from multiple locations, it would also prove a hardship in terms of providing programming to participants and matching staff to participants at the proper times and locations to meet their needs. In addition operating multiple facilities to meet the terms of our federal contracts would reduce the number of staff at any one location at any given time. Effectively operating in multiple, smaller residential settings is not only economically inefficient, but reduces the quality of services provided by reducing direct staff/client interaction time, and reducing direct supervision opportunities. This adversely affects the residents' likelihood of successful re-entry and the



program's ability to ensure their safety and security as well as that of the community. Finally, section 61.502(e) requires a community residential facility to occupy the entire structure. However, the physical size of the Jackson Street property would provide exorbitant space for 16 residents, which would make direct, ongoing supervision difficult. If the program is concentrated in a portion of the building for operational purposes, significant space would be left vacant. Again, this is undesirable both programmatically and financially.

**3. Reason for need to relocate the program.**

Since the mid 1980's Volunteers of America has leased the current property at 1771 Kent Street in Roseville from Ramsey County (owner/landlord). This location has continually and safely provided high quality services to clients involved in the justice system for more than 25 years. County staff and commissioners have indicated their strong desire to redevelop the current Roseville Center property along with the surrounding land which is currently unused. As a result, the County has communicated to VOA-MN that its lease will expire as of December 31, 2013. Minutes of 09-08-2009 meeting are attached.

**4. Property Search included Roseville.**

VOA-MN has had several discussions with County staff regarding the purchase of the existing property. County staff and commissioners have consistently expressed the position that they are not interested in parceling the property for sale. Discussions have also occurred with Roseville staff (Pat Trudgeon, Community Development Director and Rick Mathwig, Chief of Police) regarding other opportunities that would allow the program to remain in Roseville. City staff indicated that they would welcome the program in any areas of the City where it was an allowable use (subject to a CUP). However, a suitable property could not be identified. Roseville staff has indicated that they would support VOA-MN as an owner of the current property and allow continued use if it could be purchased. County staff as recently as December reiterated that the County Board would not be interested in parceling the Roseville Center property for sale.

**5. Occupancy and regular usage.**

The Roseville Center program has a contract with the Federal government to provide re-entry services for 74 residential clients. Therefore, the Minnesota Department of Correction has licensed the facility for 74 residential clients, given that the facility meets all state requirements for that number of residents. This is the maximum number of residents who can be housed at the facility. The actual number of residents varies on a daily basis. The historical average occupancy is 65 residential clients, with an operating range of 55 – 71.

I hope these answers are sufficient to met your needs in evaluating our request. If you have further questions please do not hesitate to contact me at any time.

Sincerely,



James E. Bettendorf  
Vice President of Strategy and Operations

C: Thomas Johnson

COUNTY MANAGER/PROPERTY MANAGEMENT – Extension of Volunteers of America Building Lease for Woodview Detention Center

Commissioner Ortega introduced the following resolution and moved its adoption, seconded by Commissioner Reinhardt.

Commissioner Rettman said she would not support this continuation. When the Board made the decision to expand the Correctional Facility to accommodate women, we had said we would move out of the VOA and terminate the contract. She believed the County was to put this land back on the market or work with Roseville to put it back on the market and get it back on the tax rolls. This is a beautiful piece of property off Larpenteur Avenue near a dog park and wetland, near Linder's Garden Center, on the walking trail. The VOA has been given notice of two or three years, while the County cobbled together the money to do the changes at the Workhouse. She appreciates the \$150,000 a year rent, the same paid over the past five years, however, it does not put the property back on the tax rolls, where she believes this prime piece of property should be placed.

Commissioner Reinhardt believes all Commissioners agree with that; however, the market is such right now that it would be very difficult. The commitment has always been to get this property back on the tax rolls. She would support this extension today. There was a lot of discussion about what that amount should be, and the reality is that today, in this market, this is something we can get the same funds in as in previous years; we can get out of the contract once we decide we want to, or when there are other opportunities available. She did not view this as backing away from the commitment, but as long as we do have this and there are no other opportunities to do something different, that this is money that can come in to help us as there are other cuts going on. She wanted to assure Commissioner Rettman of the Board's commitment.

Commissioner Ortega agreed. This Board is very committed to moving forward to make this piece of property available for development or something else. He has spoken with members of the VOA. Given their current situation in terms of their federal contracts and the time they need to make the appropriate adjustments for other facilities, it behooves the Board, as stated about the current economic times, that we allow them to move forward. They understand that this is the final contract; they did not get the reduction they wanted and will pay the same amount. We have 90 days to allow them to move out. He had suggested to them that they need to move quickly on their plans – they may come to the Board to say they are moving out ahead of time. He assured Commissioner Rettman that this Board is committed to that. The VOA is a non-profit, and serves people who need assistance.

Chair Parker agreed. The two-year extension to the existing agreement is reasonable. She also agreed that we need to be in discussion with the City of Roseville and talking with the community about what the future plans are for that space, which is a very nice piece of property.

Roll Call: Ayes – Carter, McDonough, Ortega, Reinhardt, Bennett, Parker – 6. Nays – Rettman - 1. (2009-288)

WHEREAS, On March 18, 2008, the Ramsey County Board of Commissioners approved a renewal to the building lease with the Volunteers of America ("VOA") for the Woodview Detention Center, for the period of January 1, 2009 through December 31, 2009; and

WHEREAS, On June 23, 2009, in a Ramsey County Board Workshop, the VOA presented and discussed an offer to extend the current lease; and

WHEREAS, Staff has worked with the VOA to structure a lease extension with the following terms:

(Continued)

**May 1, 2012**

**MEMORANDUM**

**TO: Mr. Bettendorf, VOA**

**FROM: COMMISSIONER JANICE RETTMAN**

**RE: VOA CUP (St. Paul Condition Use Permit @ 1394 Jackson Street)**

**Thank you for sending me your email regarding the VOA, CUP, and your Federal contract for housing prisoners who are in their last weeks of incarceration.**

**There are several fundamentals I will address in this Memorandum to the VOA.**

**MY REQUEST**

**My request is that the VOA will respectfully review all of VOAs options as to locations for the provision of the services. The delicate balance of the provision of services and the stability and viability of a neighborhood is only as good as when we challenge ourselves to assure that over-concentrations of poverty and services are not located in a few parts of the inner City.**

**JACKSON STREET PROPERTY**

- **The Jackson property you identified in your email was previously a community residential facility. The closure of that facility was to move from concentrated community residential facilities to scattered units which housed 4-5 individuals instead of creating highly intense areas especially where there were already highly concentrated areas in terms of poverty and services.**

- **I am in my 26<sup>th</sup> year of representing the area where the previous Norhaven property was located at 1394 Jackson.**
- **Currently, Jackson Street between Wheelock Parkway and to one tenth of a mile south of Arlington Ave. and I-35E is home already to the McDonough Homes public housing development; Transitions Home, an alcohol treatment facility at 1604 Jackson; and Jackson Street Village 1465-1515 Jackson which has intense supported facilities/services. In these three properties, there are in excess of 750 residents who are receiving assistance.**
- **The aforementioned area where 1394 Jackson is located in AJ2 which is a designated industrial zoned site. The North End/South Como area has worked hard to create areas for the keeping of and the restoration of working jobs for neighborhood residents and which are critical for eliminating poverty/disparities. (census data)**
- **AJ1 (Arlington Jackson Phase 1) was first visioned in 1987-1991 in concert with the Port Authority. AJ2 (Phase 2) is on the books to be completed when there are willing sellers, land assembly AND CLEANUP dollars available.**
- **As a comparison, this endeavor is also what was done at the Maxson Steel/Dale street shops located between Topping, Minnehaha, Dale and Como. This site is equally in a concentrated area in terms of poverty and has become a boon for saving jobs and creating new jobs that provide good living wage jobs for residents. ( Maxson Steel/Dale Street Shops attachment)**
- **With the MNDOT infusion of \$261 million dollars between 2012-2015 into the I-35E corridor reconstruction of bridges, roadway resurfacing and adding of lanes, plus THE ADDING OF the Trillium and Trout Brook trail in this area and the keeping of the existing PEDESTRIAN/BICYCLE TRAIL, this industrial property will become a valuable destination for the resurgence of industrial and manufacturing jobs. I know the Port Authority is eager to continue to provide leadership in this area as is the city and**

**county. Remember this area is home of the #1 Kmart in Minnesota.**

## **VOA**

- **As the VOA knows, Ramsey County has a policy of returning property to the tax rolls as soon as possible—be them tax-forfeited or excess property. Equally the County has purchased properties like the Union Depot, the impound lot and land for suburban libraries. I am one of the champions of returning property to the tax rolls. AND I am a major champion of making sure we do not over-concentrate areas in terms of services; but rather provide a pathway away from poverty by providing opportunities for good living wage jobs and all income housing--both homeownership and rental.**
- **The County property the VOA currently leases was where the County contracted with the VOA to house Ramsey County women prisoners. The County alerted the VOA five years ago that the County had made a decision to reconstruct the workhouse to house both male and female prisoners and thus would no longer require the VOA services for housing Ramsey County women prisoners when the construction/staffing was complete.**
- **During the waning months of VOA's final provision of services for Ramsey County women offenders, VOA secured the Federal prisoner contract and asked for and was granted an extension of the lease at the Woodview site to service VOA's new Federal prisoner contract. The Federal contract did not go thru the County process--only the land lease request.**
- **Indeed the Woodview site is one that the County would like to someday return to the tax rolls. However in VOA's quest to find a suitable alternative location for the provision of said services, I would like to respectfully request a list of what other properties in the EAST METRO AREA the VOA seriously considered as possible sites to house Federal prisoners, the zoning and land-use criteria for each site and the census and demographic profiles of each site.**

- **As the VOA Federal Prisoner Contract is in 5 year increments (I believe that is what was presented at a County Board workshop), does the VOA have a reasonable assumption the VOA will continue to have a long term Federal Prisoner contract?**
- **To my knowledge to date, there has not been a written request by the VOA to the County Manager to either execute a Long term lease, an extension, or a request to purchase part of the Woodview site or another County owned site. I am confident should such a request have been made, the County Manager would submit it to the County Board for discussion.**

### **MY REQUEST**

**Again my request is that the VOA will respectfully review all of VOAs options as to locations for the provision of services. The delicate balance of the provision of services and the stability and viability of a neighborhood is only as good as when we challenge ourselves to assure that over-concentrations of poverty and services are not located in a few parts of the inner City.**

**Thank you.**

### **Attachments**

**Cc: Ramsey County Commissioners  
Julie Kleinschmidt, County Manager  
Saint Paul City Council Members  
District 6 Planning Council  
Saint Paul Port Authority**

**Street view shots**

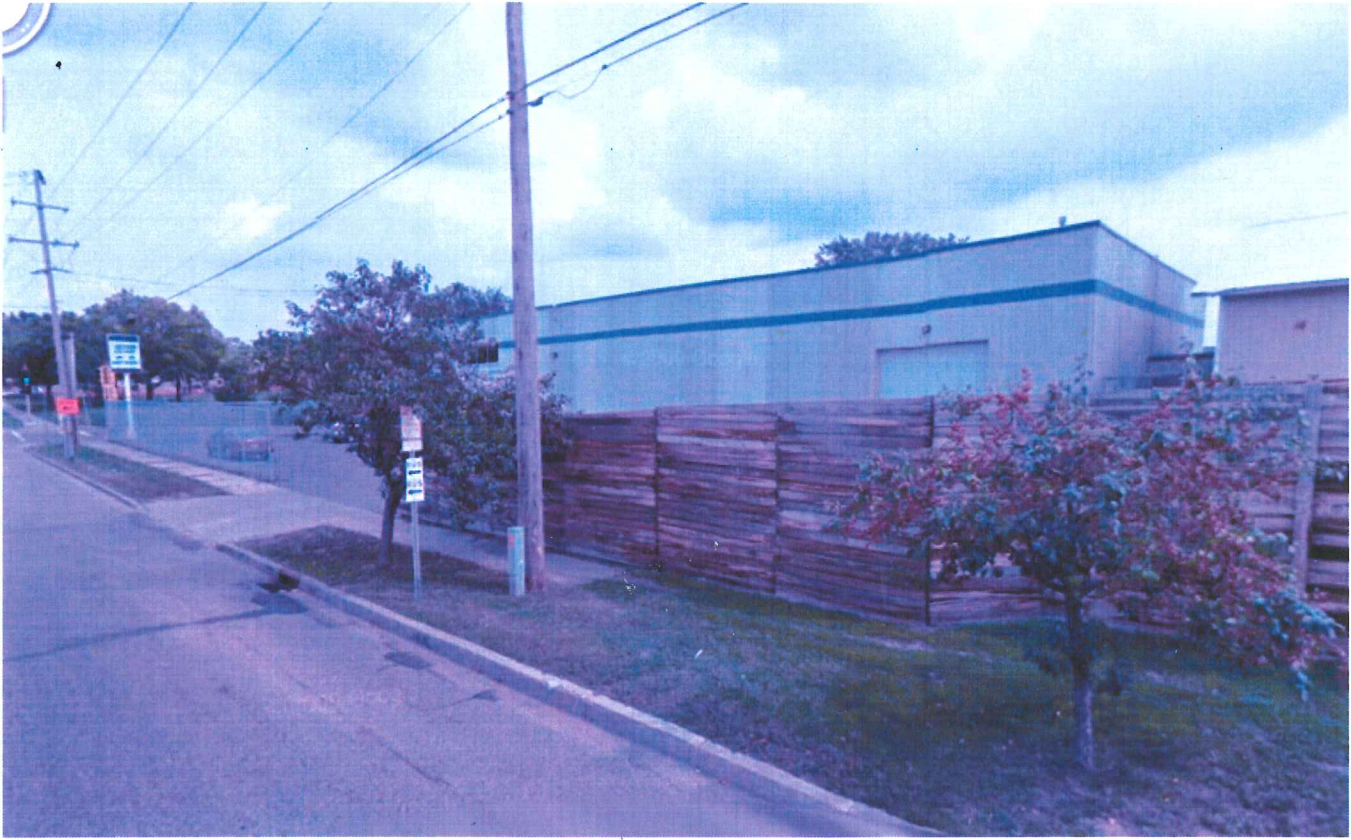
**Fig. 1.** Eastern view of 1394 Jackson Street



**Fig. 2.** Northeast view of property line between 1394 Jackson St & neighboring property to the north (Advance Shoring)



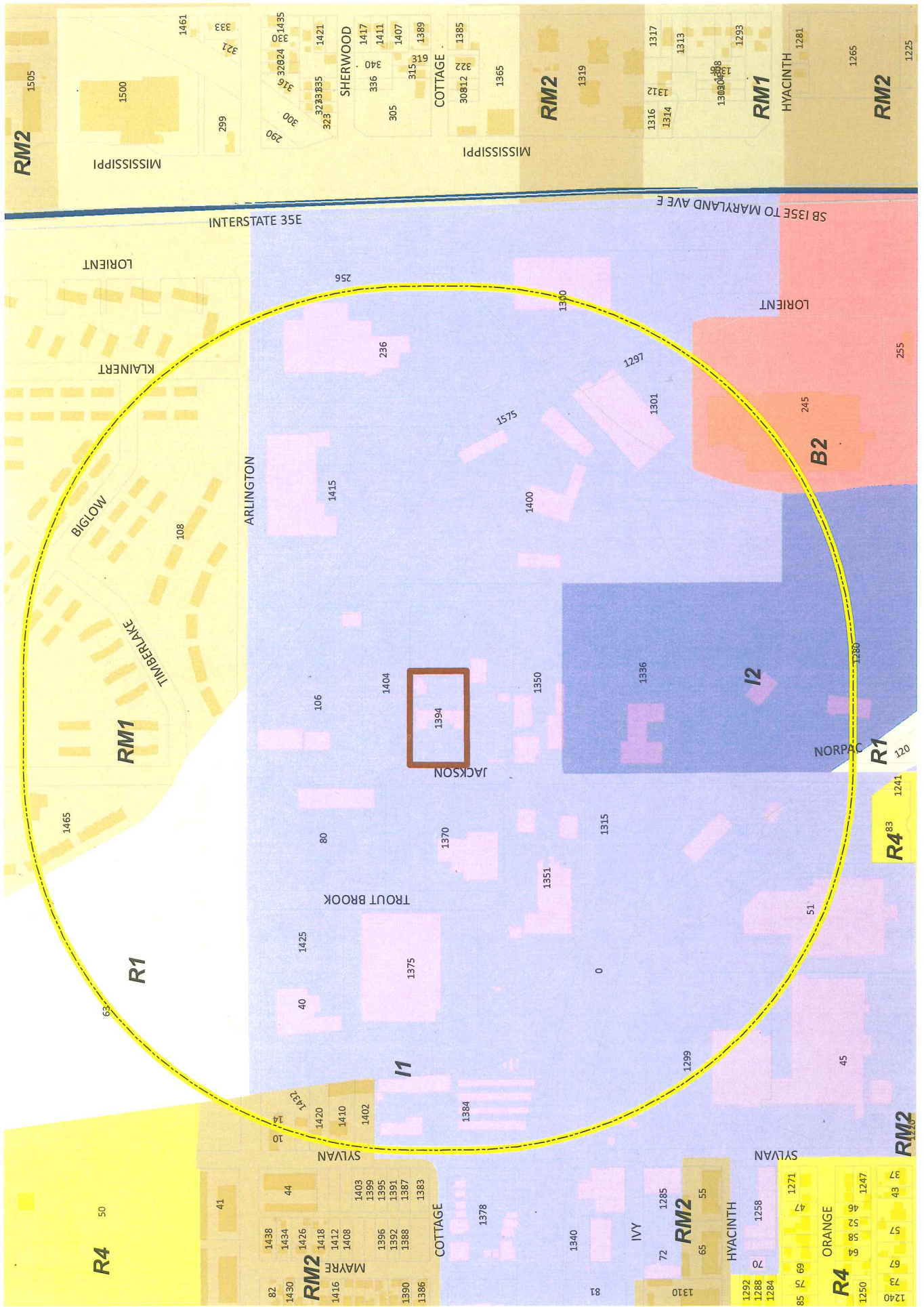
**Street view shots**



**Fig. 3.** Northeastern view of Action Auto Parts, dead-end sidewalk, and the intersection of Jackson St with Arlington (far left corner of photo)



# Zoning



RM2

MISSISSIPPI

INTERSTATE 35E

LORIENT

KLAINERT

BIGLOW

TIMBERLAKE

RM1

R1

R4

SHERWOOD

COTTAGE

RM2

MISSISSIPPI

SB 135E TO MARYLAND AVE E

LORIENT

B2

ARLINGTON

JACKSON

I2

NORPAC

R1

R4

RM2

SYLVAN

COTTAGE

IVY

RM2

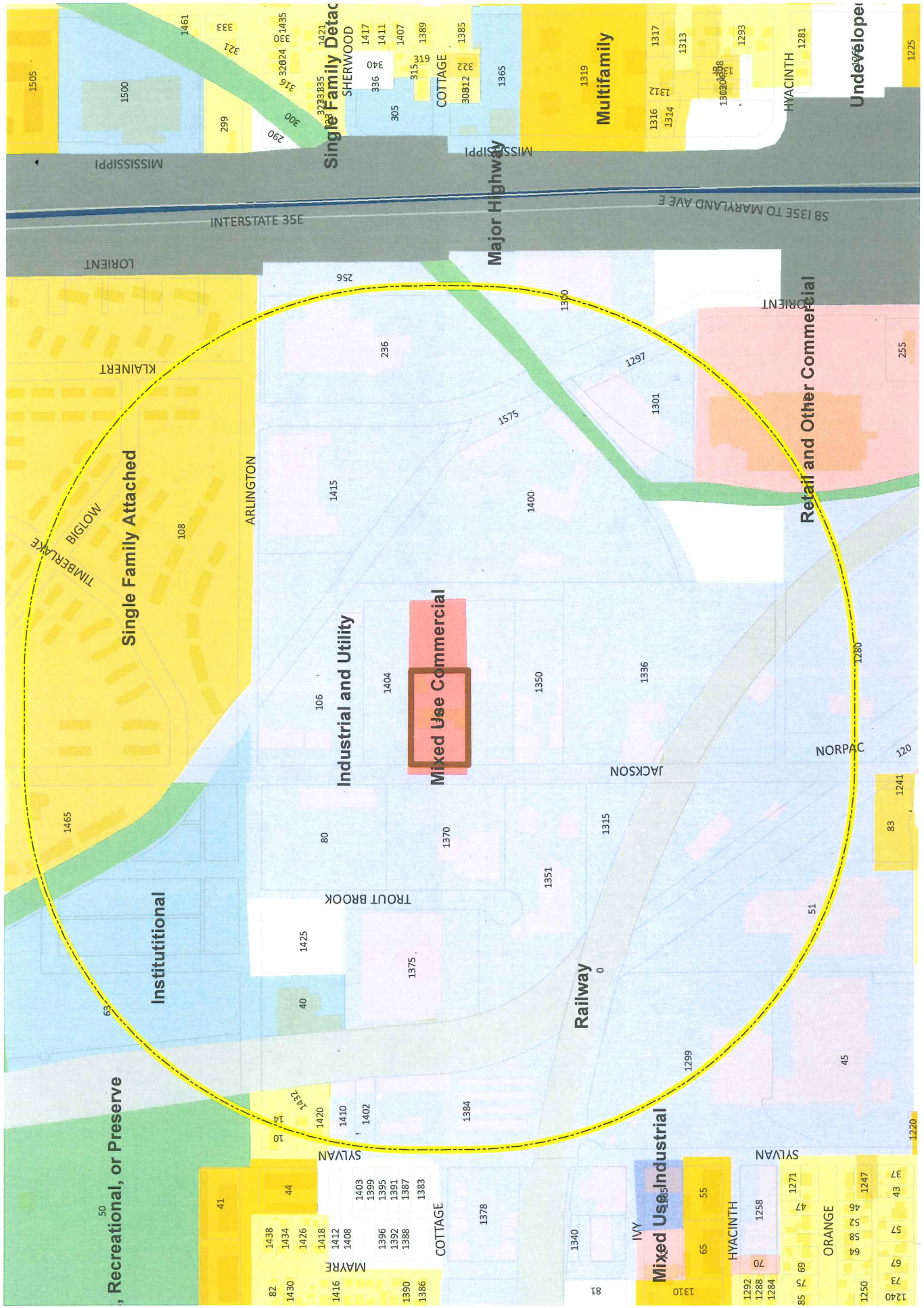
SYLVAN

HYACINTH

ORANGE

R4

# Land Use



# Zoning, bus routes, sidewalks

