



3M Redevelopment Community Advisory Committee - Meeting No. 5 Meeting Minutes

A meeting pertaining to the 3M Redevelopment Project was held at the Carpenter's & Pipe Joiners Union Hall on [Thursday March 12, 2009](#).

New Business

<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Action By</u>
5.1	03.12.09	<p>SAINT PAUL PORT AUTHORITY PRESENTATION</p> <ul style="list-style-type: none"> • Louis Jambois – President of the Saint Paul Port Authority thanked everyone for their hard work and presented a brief summary of the project to date. • The 3M project started for the Saint Paul Port Authority in August 2008 with a purchase agreement for 35 of 46 acres related to 3M's East Saint Paul campus. • The Saint Paul Port Authority closed on 35 acres in December 2008, and currently has a contingent purchase agreement for the remaining 11 acres. • One million square feet of industrial space and 500,000 square feet of office space currently exist on the site. • The Saint Paul Port Authority and their consultants are currently analyzing building reuse, market data and potential environmental issues on Parcel 3. Further, the 106 Group is guiding the project through the Section 106 process. • The Saint Paul Port Authority started on several tracks simultaneously in an effort to use time efficiently. Preliminary data from the building reuse study, market analysis and the Section 106 process is now available, and the Port is going to continue presenting this data as it becomes available to provide the information necessary to facilitate discussion and decision making as the process continues. Mr. Jambois noted that the Port is not finished with the site analysis, and will continue to provide information as it becomes available. • The preliminary data suggests the costs associated with reusing the buildings greatly exceeds their market value. Because the Port cannot afford to operate at a loss, the Port hopes the Community Advisory Committee assembles a realistic recommendation that the Saint Paul Port Authority can implement. • The Section 106 process will likely have a tremendous impact on the project and will likely drive the outcome in a very major way. • The SPPA's original schedule for the Advisory Committee is that it "hands off" its recommendations after April 2nd to the 106 process and that individual members can join the 106 process for ongoing input while the Committee itself officially sunsets as originally intended. 	Information



New Business (continued)

Item	Date	Description	Action By
5.2	03.12.09	<p>3M PRESENTATION</p> <ul style="list-style-type: none"> • Alex Cerrillo – Head of the 3M Foundation in the United States worked on the 3M East Saint Paul Campus. He presented a brief description of the buildings on site and 3M’s position relative to the communities in which they are located. • The buildings on the site were primarily built in the 1950s and 1960s for a very specific process to manufacture tape and sand paper. These processes, which required interconnections between multiple levels are now antiquated. These buildings would likely require internal restructuring and reconfiguration to accommodate modern day manufacturing operations. • 3M is not interested in keeping their logo on the water tower, as they would feel responsible for the tower and there would be monetary, reputation and branding implications. • The 3M Foundation specifically works in 3M communities to create a vibrant community. • 3M is not interested in sustaining buildings over investing in economic development for the people living in 3M communities. • All 3M employees should be out of the buildings by June and moved to the Maplewood Campus. 	Information
5.3	03.12.09	<p>MEETING MINUTES</p> <ul style="list-style-type: none"> • Adoption of the February 12, 2009 meeting minutes was tabled until the March 19, 2009 meeting. 	Information
5.4	03.12.09	<p>SCHEME PRESENTATION – JIM DAVY, BWBR</p> <ul style="list-style-type: none"> • Things we learned from the design workshop process include: <ul style="list-style-type: none"> • Parcels 1, 4, 5, 7, 8 & 9 act fairly similarly throughout the four schemes by creating a fringe pattern complementing a core located on parcels 3&6. • Each scheme had a focal point, or core spirit. • Each scheme created a spirit of an east-west connection. • Roadway patterns within each scheme were fairly similar. • Jim presented characteristics, functionality, etc. of each scheme. 	Information



New Business (continued)

<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Action By</u>
5.5	03.12.09	<p>SECTION 106</p> <ul style="list-style-type: none"> • Anne Ketz from the 106 Group explained the Section 106 Process via a flow chart. Currently, they are in the process of analyzing effects to determine if impacts to historical features on the site can be avoided. The next steps are to complete a building reuse study, determine archeological potential and define the architectural history area of potential affect. • It was noted that whenever a federal agency grants money to a project the Section 106 process must be completed. • A programmatic agreement may be developed for this project, which essentially defines a decision making process. The Saint Paul Port Authority and the HPC will be invited signatories on the programmatic agreement. Other consulting parties, such as the Historic Preservation Work Group (HPWG), District 4, District 5 and Saint Paul PED may also become signatories. • Ms. Ketz presented preliminary feedback from the HPWG on the four schemes developed at the design workshop. She will present more specific responses to each alternative at a future meeting. • Discussion followed that raised questions about the ongoing role of the Advisory Committee and how/if it will receive updates that can be used to keep the community informed as the project proceeds. Committee members indicated that they didn't want to stop the formal communication and input process that had been developed through the Committee. Members also expressed concern about receiving necessary information that would impact the feasibility of any of the four schemes and inform both organizational and committee participation in the 106 process. Some specific comments follow: <ul style="list-style-type: none"> • Shouldn't we set a vision and then wait for the market opportunities - even if the buildings need to stay untouched for 20-30 years? • What do we tell the community after April 2nd if the project plans change? • How will the federal funding requirements impact the development plans? • Does the 106 project/process allow for community input other than the signing partners? What if the community disagrees with what the 106 process comes up with? • Why does the committee end if the implementation of the plan might take a couple of years? 	Information



- What is the hurry to end the committee? It is a better way to stay involved than having individual groups join the 106 process.

New Business (continued)

Item	Date	Description	Action By
5.5	03.12.09	<p>SECTION 106 (continued)</p> <ul style="list-style-type: none"> • If this takes a couple of years to implement and changes will be made all along - how does the community stay involved? • The process has been very good up to this point - to stop the ongoing conversation with the community now would be a mistake. This is somewhat about trust - if changes need to be made along the way, how do we communicate them so that they don't think either the Advisory Committee or the SPPA ignored their input? • We spent a lot of time in good faith in the process, if the SPPA is saying that nothing in the 4 schemes can really be built then have we wasted all our time? 	Information
5.6	03.12.09	<p>PARTICIPATION PLAN</p> <ul style="list-style-type: none"> • The SPPA agreed to develop a process that would address the needs of community organizations in staying informed and in engaging community members at key points of the project after April 2nd and that the Advisory Committee would continue to play a structured role. • On March 19, 2009 the Saint Paul Port Authority will present a plan on how to engage the community in the Section 106 process and the Advisory Committee in ongoing project developments. 	Information
5.7	03.12.09	<p>Future Meetings MARCH 19, 2009 MEETING</p> <ul style="list-style-type: none"> • The purpose of the March 19 meeting will be to provide a revised schedule for public meetings and continued periodic input/meeting of the Advisory Committee (see Participation Plan above) and present information gathered to date on the building reuse and market analysis data. • April 2nd, 2009 Meeting • The purpose of the April 2nd meeting will be to consolidate information from all input and engage the Advisory Committee in developing a recommendation of two preferred (composite) schemes for the site as well as 	Information

The above is Loucks Associates' understanding of this meeting. If there are any comments and/or additions to these meeting notes, please notify Eric Beazley at 763-496-6749 (office), 651-373-7302 (mobile) or ebeazley@loucksassociates.com (email).