



## 3M Redevelopment Community Advisory Committee - Meeting No. 6 Meeting Minutes

A meeting pertaining to the 3M Redevelopment Project was held at the Carpenter's & Pipe Joiners Union Hall on [Thursday March 19, 2009](#).

### New Business

<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Action By</u>
6.1	03.19.09	<b>MEETING MINUTES</b> <ul style="list-style-type: none"><li>• Meeting minutes from the February 12, 2009 meeting were adopted with no changes or comments.</li><li>• Meeting minutes from the March 12, 2009 meeting were adopted with no changes or comments.</li></ul>	information
6.2	03.19.09	<b>PARTICIPATION PLAN</b> <p>The SPPA offered a revised time line and meeting schedule for the advisory committee. Highlights are bulleted below:</p> <ul style="list-style-type: none"><li>• Community Advisory Committee (CAC) meetings will be held monthly starting April 2, 2009 continuing through September 2009.</li><li>• Following September 2009, CAC meetings will change to quarterly occurrences while the project moves from the planning phase to the implementation phase.</li><li>• A committee milestone is anticipated to occur in the August/September 2009 timeframe where information gathering, planning and presenting recommendations should converge.</li><li>• The Port is proposing the creation of a jobs workgroup and a design workgroup, which will likely consist of six to 12 volunteer members of the CAC and outside bodies.</li></ul> <p>Committee members felt the revised schedule met their needs and supported it.</p>	information
6.3	03.19.09	<b>BUILDING REUSE STUDY</b> <ul style="list-style-type: none"><li>• The Saint Paul Port Authority has begun a building reuse study to analyze the technical aspects of existing conditions of the <i>existing</i> buildings with regard to structure, mechanical systems, electrical systems, etc. In addition, preliminary costs have been considered to maintain the buildings for marketability on an annual basis and modify the buildings for reuse per the four schemes developed during the design workshop. BWBR presented preliminary results of these analyses. The presentation is available at <a href="http://www.sppa.com/3m">www.sppa.com/3m</a>.</li></ul>	information



**New Business (continued)**

<b>Item</b>	<b>Date</b>	<b>Description</b>	<b>Action By</b>
6.4	03.19.09	<p><b>MARKET OVERVIEW</b></p> <ul style="list-style-type: none"> <li>• Robert Lunz with Nicollet Partners presented preliminary findings with regards to <i>current</i> market conditions specifically focusing on office, housing, hospitality and light industrial in relation to Saint Paul's east side. Presentation available at <a href="http://www.sppa.com/3m">www.sppa.com/3m</a>.</li> <li>• Office: The existing 400,000 square feet of office space on Parcel 3 would represent a 7.5 percent increase in Class B office space in downtown Saint Paul, which is currently 30 percent vacant.</li> <li>• Hospitality: Hotels are driven by a draw (e.g., entertainment, etc.), which is missing.</li> <li>• Housing: the only type of housing that might be viable is subsidized apartments.</li> <li>• Retail: retail follows rooftops, and is one of the hardest hit markets right now.</li> <li>• Industrial: of all the markets in the Twin Cities right now, industrial is hurt the least. There is positive absorption, rents are holding and vacancies are reasonable. Opportunity exists for a well-planned industrial park.</li> </ul> <p>The following are some (not all) of the questions and comments from committee members regarding the market presentation:</p> <ul style="list-style-type: none"> <li>• Would companies looking for office space be attracted to historic buildings assuming some inherent marketability of historic district/buildings?</li> <li>• Suburbs are building what they want. Is there a market for a company that wants to expand, but is looking for more of a central area?</li> <li>• We had a thriving business community in this area at one time, which has dropped off. 3M's buildings are Spartan buildings. If someone comes in here we need to be willing to say "we will doze it, we want those jobs [if we have to]". It would be nice to save the buildings, but the need is what the customer wants and the reality is we want the jobs.</li> </ul>	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](mailto:ebeazley@loucksassociates.com) (email).