

Open Facilities Next Phase

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one91
Burnsville · Eagan · Savage

Purpose and Commitment

Purpose

- Maximize use of Open Facilities
 - What are our district needs?
 - What are our opportunities for community partnerships?
- Leverage our resources as efficiently and effectively as possible

ISD 191 is Committed to:

- Students, student learning, and offering the best possible learning environments and opportunities;
- Engaging our community in this process and hearing from many voices;
- An open and transparent communication and decision making process;
- A cost effective use of our facilities and resources;
- Avoiding the creation of inequities or racially and socioeconomically identifiable schools.

Open Facilities Resolution

Board of Education(BOE) Open Facilities resolution- approving the next steps of District No. 191's Open Facilities action plan and authorizing the administration to proceed with next steps for possible sale/lease of facilities.

Remaining properties and under consideration

- Sioux Trail
- M.W. Savage
- Possible sale of outlots at DEC- From April 2021 Ehlers estimate sale proceeds of \$1,200,000 and would be available for General fund use
- Cedar School (BAHS and District #917)

Sioux Trail

- Per Open Facilities Action Plan:
 - **a) Marion W. Savage Elementary (MWS) and Sioux Trail Elementary (ST) will continue to be used as ISD 191 childcare facilities as long as COVID impacts our ability to group and transport ISD 191 students. Once COVID is no longer a consideration, we will actively work to find noncompetitive partners for a lease arrangement of these facilities.**

During FY 2022

- Currently no active interest; however we continue to explore opportunities for leasing of the space with one or more groups, it may require a zoning change with the City of Burnsville

Marion W. Savage Elementary

- Per Open Facilities Action Plan:
 - a) **Marion W. Savage Elementary (MWS) and Sioux Trail Elementary (ST) will continue to be used as ISD 191 childcare facilities as long as COVID impacts our ability to group and transport ISD 191 students. Once COVID is no longer a consideration, we will actively work to find noncompetitive partners for a lease arrangement of these facilities.**

During FY 2022

- Currently no active interest externally
- BAHS possible move if additional Cedar space released to District 917
- Establish necessary budget for move and renovation

Diamondhead Education Center

Next Steps

- Per Open Facilities Action Plan:
 - **d) Up to 4 acres of land at DEC may be sold after special legislation has been adopted as discussed in paragraph 1 above.**
- Implications of 2-4 acres of parking lot sold for redevelopment
 - Profits from sale
 - Given the addition of BEST at DEC there are implications for
 - access by families, students, seniors, and staff
 - parking spaces
 - safety: bus lanes, parent drop off and overall traffic flow
 - our visibility and access by the public.

Sell 2 acre lot

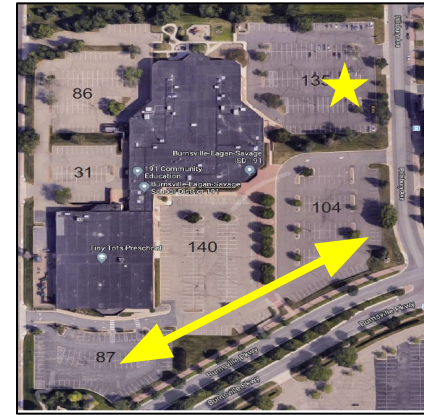


Inputs - Zoning

DEC - 1 to 2 out lots (2 to 4 acres)

Zoned Mixed Use

- Apartments, retail, office and hotels allowable uses
- Partial sale of DEC assumes any concerns and/or parking needs can be met with developer plan or with remaining existing parking or parking in public ramp on Pillsbury Avenue
 - Currently 551-577 stalls
 - Capacity of approximately 100+ stalls in public ramp on Pillsbury Avenue
- Most interest from multi-family developers, but no formal offers at this time
- No debt retirement required



DEC Uses, Square Feet

Program	Building Sq.Ft.
ABE	8,011
Admin	14,763
Clinic	1,299
Community Ed	11,811
Early Childhood	18,779
Enrollment	1,759
ECSE	16,929
BEST	5,322
Professional Development	5,379
Senior Center	4,450
Storage, Mechanical & Common space SF	<u>51,498</u>
Total	140,000

Highlighted areas are non educational space

Cedar School - 917 Interest

Cedar School is currently leased by 917 for 21,629 square feet

- Lease expires June 30, 2024
- Additional 31,658 square feet
- BAHS possible move to MWS
- 917 interested and exploring
- Staffing shortage may play into the equation

Other Options

- 917 toured Sioux Trail

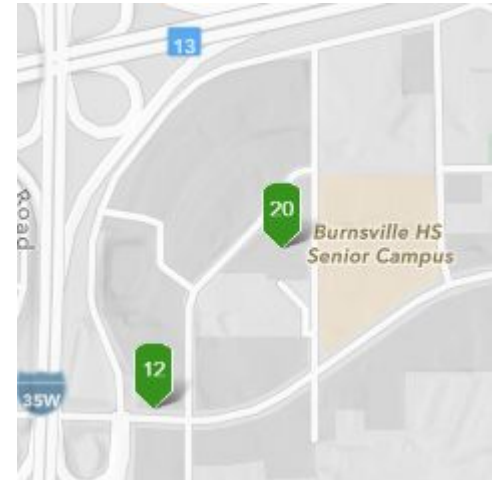
Rental Income

- Debt portion paid after February 2025 or 2026

City of Burnsville

APPROVED

- MWF Properties, LLC has an approved project to be known as Gateway Housing across Pleasant Avenue near Diamondhead for a 135 unit senior affordable apartment building and a 162 unit market rate apartment building (20)
- Cedarwood Burnsville, LLC has an approved application for a Planned Unit Development Amendment to allow a religious institution (12)



City of Burnsville

PROPOSED

- MWF Properties, LLC has a project proposed to be known as Parkway Housing located one block west of DEC on the south side of Burnsville Parkway. This is planned to be before the Planning Commission 6/27/2022 and before the City Council 7/5/2022 (9)



Next Step from August 2021 BOE presentation

- Actively pursue partnerships with community organizations for rental of Marion W Savage, Sioux Trail, Metcalf Middle School as available

Items for continued discussion

Storage needs continue to grow at Diamondhead

- Storage needs continue, consider cabinets that may be moved from closed schools
- Equipment and material management of closed buildings is still in process

Draft Long Term Facility Plan is necessary with Open Facilities

- Guiding Change and process is under development: [Draft Guiding Change Open Facilities](#)

Diamondhead Education Center

Next Steps

- Board discussion and direction to Superintendent
- Based on BOE direction, staff implement Guiding Change Open Facilities Process
- Legislative action regarding exemption
- Follow Metcalf developer process with City of Eagan

Thank You!