



Facilities Master Planning

Disposal of Surplus Property

Tom Parent, AIA, LEED AP
Director, Facilities Department



Agenda

- History of the property at 900 Albion
- Reasons why this property is surplus
- Community concerns about disposition
- Disposition process



900 Albion: General Information

Statistics:

- Site size: **5.4 acres**
- School square footage: **14,900**
- Original construction: **1924**



900 Albion: History

General information:

- Site purchased in 1924
- **1924-1974:** Riverside Elementary
 - Enrollment in 1950 = 122
- **1976:** Building leased to City of St. Paul
- **1982:** SPPS declares the building surplus
- **1982:** W. 7th Neighborhood Association leases the building
- **1983:** Building conveyed to City
- **1987:** Building conveyed back to SPPS
- Community Education programming from 1983
- **2014 :** Building vacated, programs relocated



900 Albion

Based on 2015 FMP findings, site does not have long-term strategic value for SPPS:

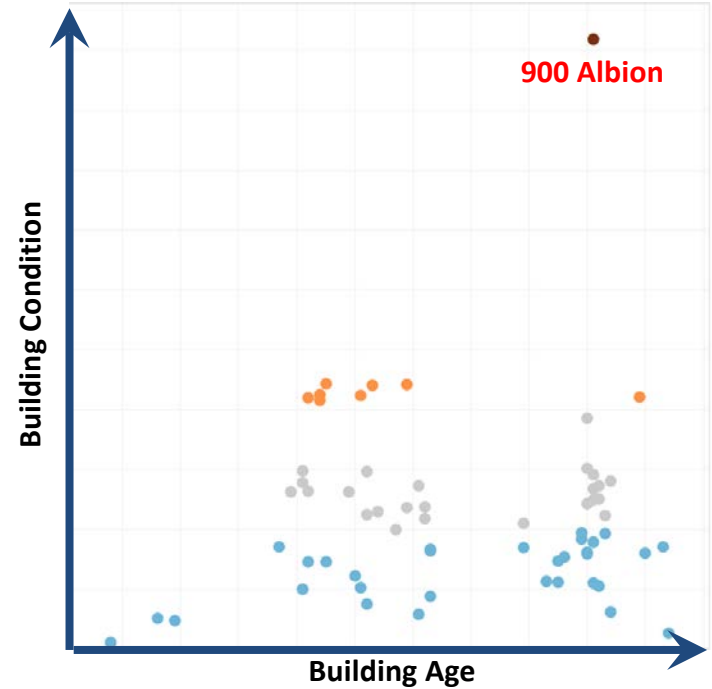
- District meets area F2 academic and program needs without this property.
- Small size and irregular shape makes the site inefficient for K-12 use.
- Property suited for mixed-use housing, which closely aligns with St. Paul's Fort Road Development and Comprehensive Plans.



900 Albion

Based on 2015 FMP findings, site does not have long-term strategic value for SPPS:

- Building in the worst condition in the SPPS portfolio.
- Reuse of site would likely require complete demolition and reconstruction.
- Resources tied up in this property could be used to better support facilities-related needs across the district



Current Uses

The fields at 900 Albion are current used for:

- SPPS Athletics
 - Highland Park softball, soccer
 - Central Ultimate Frisbee
- Permitted Uses
 - HGRA Youth Baseball
 - Old Timers Softball
 - SPPS collected \$1,275 in fees in FY15
- Special Events
 - Special Olympics softball



Annual operating costs

The annual cost to the District for maintaining the property including:

- Grounds care, snow removal, custodial inspections
- Utility costs, particularly base fees for service
- Property insurance

± \$13,800

Per year in operating costs



Communication

In order to raise awareness:

- Attended Highland District Council and West 7th Street/ Fort Road Federation meetings
- Local and regional print media
- Created specific informational webpage
 - facilities.spps.org/900Albion
 - Background
 - Disposition process updates



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St. Paul Schools Looks to Sell Former Community Ed Building

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Updated: 09/08/2015 3:37 PM
Created: 09/08/2015 3:33 PM KSTP.com
By: Dave Aikens

The St. Paul Public School District is looking to sell a former school on the west side.

The 15,000-square-foot building is on 5.4 acres at 900 Albion Ave. near West Seventh Street.

"Our struggle has long been to try to find an efficient use for it," said Tom Parent, director of facilities for the St. Paul Public School District.



St. Paul schools is looking to sell this building at 900 Albion Avenue.

Photo: Courtesy of St. Paul Public Schools

Community Concerns

After meeting with District Councils:

- Community use of playground on site
- Concerns related to potential development of open space:
 - Perceived loss of access to playground and green space
 - Potential for increased traffic
 - Potential impact on parking availability
- Community recognizes that SPPS doesn't have a use for the property



Disposition of 900 Albion

Superintendent recommends offering the site to the City of St. Paul for purchase in accordance with BOE procedures.

City of St. Paul would have 30 days to respond to SPPS with interest, intent, and proposed compensation.

BOE reviews City response and determines next steps.

Based on SPPS Board of Education Procedure 802.00.1 - *Buildings and Grounds - Disposal*

Where would money from sale go?

In accordance with Minnesota Statute 123B.51 Subd. 6(b):

- **Proceeds first** pay any remaining debt on the building/property
- **Remaining proceeds** distributed to Facilities operating capital fund for:
 - SPPS district building repairs, improvements, equipment, furnishings, etc.
-

Action for Today

Based upon this report:

- Resolution on Disposal of Surplus Property
 - Declare 900 Albion Surplus Property
 - Direct administration to dispose of the property pursuant to Procedure 802.00.1 - *Building and Grounds - Disposal*, first by offering to City

Questions?

