

# 900 Albion: Purchase Agreement

**Tom Parent, AIA, LEED AP**

Director, Facilities Department

Board of Education: July 11, 2017



[www.spps.org/900Albion](http://www.spps.org/900Albion)



# Agenda

- Review of disposition of 900 Albion
- Board Action:
  - Approval to enter into a Purchase Agreement for the sale of 900 Albion

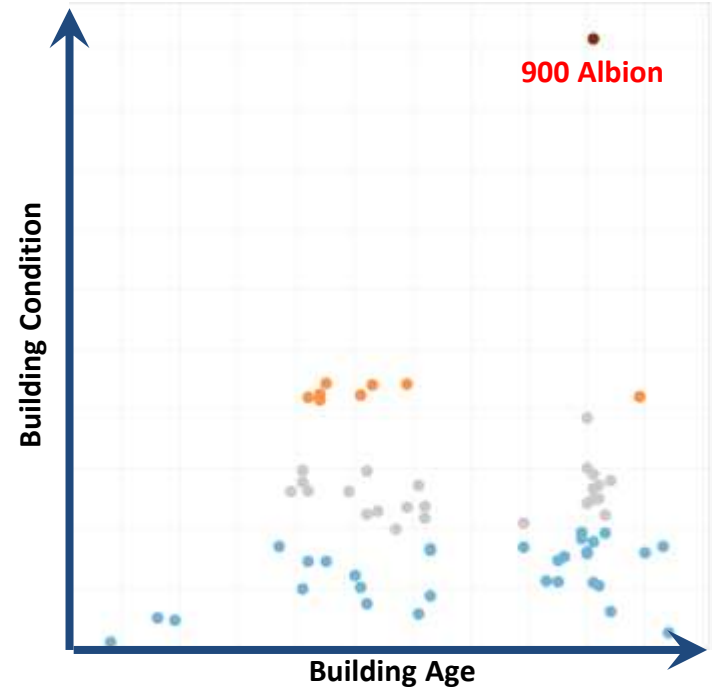
# 900 Albion - Background & Summary



# 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
- District meets area F2 academic and program needs without this property
- Small size and irregular shape makes the site inefficient for K-12 use



# History of Process

- September 2015: FMP determines no long-term strategic value for SPPS; BOE acts
- 2016: Site offered to the City of Saint Paul for purchase; City declined
- 2016: SPPS and City of Saint Paul collaborated to develop the Request For Proposal (RFP)
- June 2016: RFP issued
- February 2017: RFP re-issued (with CWN)
- May 2017: Proposals reviewed



# Creation of the Request for Proposals (RFP)

## A collaborative effort between public agencies

- Partnered with the City's Planning and Economic Development team, bringing real estate and zoning / entitlement expertise to the table.
- Crafted a Vision Statement based on established guidelines:
  - City's Comprehensive Plan
    - Land Use
    - Housing
    - Historic Preservation
  - District 15 Plan
  - Fort Road Plan
- **Proposal Review team:**
  - SPPS
  - City of St. Paul - PED
  - Ramsey County
  - Councilmember Tolbert's staff
  - Highland District Council staff
  - Real Estate Advisors

# 900 Albion: RFP Vision statement

- *“higher density mixed-use site that strengthens the current neighborhood”*
- *“open green recreation space”*
- *“strengthening a **sense of place** and **walkability**, provide a link between old and new”*
- *“embrace the **unique character of the neighborhood**, the diversity and cultures of the people of Saint Paul”*
- *“**recapture tax value** and **provide jobs and local hiring opportunities**”*

# 900 Albion – Purchase Agreement





# 900 Albion

After almost 2 years and 2 rounds of RFP Responses:

Administration recommends that SPPS enter into a Purchase Agreement with **J.A. Wedum** for **\$3.4M** as:

- Their development plan closely aligns to the RFP Vision and community aspiration
- Creation of Independent and Assisted Living senior housing units meet a critical societal need
- The development represents the highest valuation of the property for SPPS and solidly reflects market conditions



# 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 Operating Capital fund for:
  - SPPS district building repairs, improvements, equipment, furnishings, etc.

# Recommended Board Action

That the Board of Education approve a Purchase Agreement, to be executed by the Superintendent, with the J.A. Wedum Foundation for the sale of the real property located at 900 Albion and authorize the Superintendent to execute, on behalf of the District, any and all documents necessary for said sale.



# THANK YOU

## Facilities Department



651-744-1800

[facilities@spps.org](mailto:facilities@spps.org) | [spps.org/fmp](https://spps.org/fmp)