



RAMSEY COUNTY

Ramsey County Board Workshop:

Historic Buildings – 2019 Status

Economic Growth and Community Investment Service Team

September 24, 2019

Estimated Start time: 9:45 a.m.

220 Courthouse, Large Conference Room

Agenda

1. Introduction Johanna Berg, Deputy County Manager EGCI

2. Presentation Jean Krueger, Director - Property Management
 - a. Amy Mino, MN Landmarks, Inc.
 - b. Lindsay Boyd, JLL
 - c. John Felipe, Property Management

Historic Buildings – 2019 Status Property Management

September 24, 2019

Johanna Berg, DCM, EGCI

Jean Krueger, Property Management

Amy Mino, MN Landmarks

Lindsay Boyd, JLL

John Felipe, Property Management

Purpose – Information Sharing on the Historic Buildings



All are on the National Register of Historic Places.



Historic Buildings Overview

	Landmark Center	Union Depot	CHCH	Barn
Year(s) Built	1892-1902	1917 – 1926	1928-1932	1918
Historic Designation	1969	1974/2014	1983	1977
Latest Renovation	1970's	2011-2012	1989-1995	1989
Ownership	RC in 1976	RCRRA parcels from 2005-2012	RC & City	RC
Building Space, SF	133,000	270,000	372,000	22,000
Land Area, acres	2	33	2.2	4
Space Types	Cultural Center Event Office/Retail	Transit Hub Event Office/Retail Residential	Courts Office Law Library	Office Storage
Management	MN Landmarks	JLL	Prop. Mgt.	Prop. Mgt.

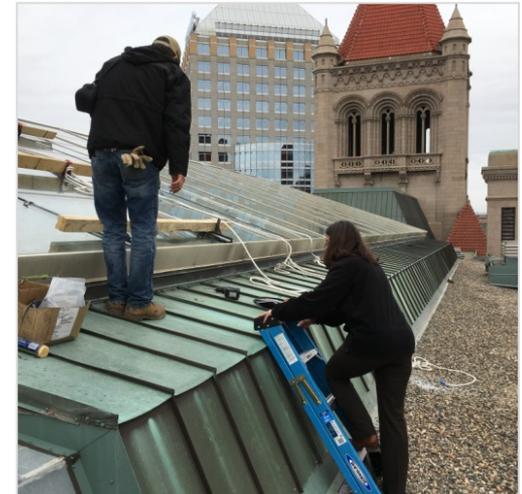
Landmark Center

- Current Users:
 - Non-profits
 - Retail
 - RCHS Museum/Office
 - Public & private events
 - Visitors
 - Public tours by MN Landmarks & Landmark Center Volunteer Association.



Landmark Center Successes

- Full schedule of community activities in 2018 – 260+ community programs and 400 client events.
- 2.6% increase in building attendance (246,506 annually).
- 7070 volunteer hours contributed in 2018.
- Trip Advisor Certificate of Excellence - #14 of 202 Things to Do in St. Paul.
- 2019 Best Historic/Cultural Venue by Minnesota Meetings and Events.
- MN Legislature funding secured for restroom renovation project that is underway.
- Skylight re-seal & courtroom venting stabilization.
- Master Space Use Study underway.



Landmark Center Challenges

- Vacant space, fifth floor in particular, remains a concern with the softness of the downtown market.
- Highly competitive market for event venues exists.
- Staff retention is difficult in the tight labor market; rising cost of health insurance in the small group market.



Union Depot

- Current users:
 - Amtrak
 - Metro Transit
 - Hertz
 - Megabus
 - Jefferson Lines/Greyhound
 - Retail/office tenants
 - Public Tours by RCHS
 - Public and private events
 - Visitors and parking patrons
 - Ramsey County staff.
 - Residential condo owners.



Union Depot Successes

- Office/retail space fully leased.
- New roof east end of head house.
- New digital wayfinding system.
- No flood related damages.
- Over 1,000,000 visitors in 2018.
- Private event bookings increased.
- Community Events:
 - Train Days attendance, 11,000.
 - UP Big Boy attendance, 10,000.
 - Holiday Tree Lighting & Movie, 3,500.
 - European Christmas Market, 51,000.
 - Weekly yoga, games & Farmers Market.



Union Depot Challenges

- Low traffic on a daily/regular basis.
- Escalator issue.
- Event space in a public building.
- Special Train requirements with Amtrak.



Union Depot Recommendations and Discussion

- Exhibit center vs. public amenity.
- Explore train track expansion, excursion train operations or train museum.



City Hall - Courthouse

- Current users:
 - County – floors LL-2, 18.
 - City – floors LL-7.
 - Chambers – floor 3.
 - Courts – floors LL, 1, 6, 8-17.
 - Common and Public Space – LL and Memorial Hall.
 - Public Tours by RCHS.



City Hall - Courthouse Successes

- Elevator project completed.
- Room 240 from City for RCAO.
- Room 250/270 remodel completed.
- Skyway re-painted
- Created secure mail delivery area.
- Enhanced loading dock security.
- Installed exterior camera surveillance.
- Chamber mural RFP released.
- Cohen memorial project design.



City Hall - Courthouse Challenges

- Uses by tenants not always communicated.
- Significant projects pending:
 - HVAC automation & smoke controls system.
 - Heating & cooling heat exchangers.
 - Roof work, exterior limestone repairs, cleaning & sealing.
 - Interior woodwork upkeep.
- Sidewalk and City street work in 2020-2021.



City Hall - Courthouse Recommendations and Discussion

- Welcoming vs. safe and secure.
- Continue with investment priority in building and building systems.



Historic Barn

- Current users:
 - U of M Extension Services (Cooking Matters, Snap-ed, EFNEP, and 4H) – statutory provision.
 - U of M Extension Services (Master Gardener) – service agreement.
 - Public Health – Environmental Health.
 - Ramsey County Fair.*
 - RCSO-Fright Farm.*

*No user agreements exist.



Historic Barn Successes

- Utilization of first floor space.
- Recent improvements completed:
 - Women's restroom fixtures.
 - Painting main lobby.
 - Office carpet.
 - HVAC comfort levels.
- Master Gardeners program.



Extension Services office



Master Gardeners

Historic Barn Challenges

- User agreements being addressed.
- Operating and capital funding level is minimal.
- No fire suppression system. Partial first floor fire detection.
- Domestic water service is from RCCC with limited capacity.
- HVAC and electrical systems are insufficient.
- Second floor ramp egress and assembly limited to <10 persons.



Fright Farm - October

Historic Barn Recommendations and Discussion

- Limit use to first floor by year end. Continue maintenance of first floor office & building structure. (Budget of \$78,000/yr)
- No funding for full fire detection/suppression system and domestic water upgrades. (Estimate of \$830,000)
- Evaluate greater county use (Residents First Facilities) and or community needs for a remodeled barn.



Thank you.