

Former South St. Paul Library Building Reuse Study



WELCOME TO THE PUBLIC OPEN HOUSE!

Please take this public outreach opportunity to:



Ask questions and talk with the project team about the study and future uses of the building.



Feel free to walk around the inside of the building.



Experience the magic of imagining preservation and reuse of the building in person and on-site!



Former South St. Paul Library Building Reuse Study



STUDY BACKGROUND

Constructed in 1927, the historic library building has long been a cornerstone of the community, providing invaluable resources and services to residents for almost 100 years. As the needs of the community evolved, the library relocated just four blocks to the west, to the newly constructed Kaposia Library, opening in 2024, leaving the historic building vacant.

Initially the City conducted a study to identify any needs for space within municipal facilities, but found there was not a good use for the building. The City then issued an Requests for Proposals to develop the building, which did not garner interest in the private market.

This study aims to provide a thorough analysis of the community landmark, and explore the opportunities for reuse that serve the residents of South St. Paul for generations to come.



The building's infrastructure is aging, requiring significant repairs and upgrades to meet modern standards.



The building's limited size and parking are challenges to reuse.



The building lacks sufficient ADA accessibility.



There is opportunity for private ownership or a public-private partnership.



The history of the building is an opportunity that could be leveraged to attract for financial resources.

Existing Conditions



CURRENT SITE STATISTICS:

- Current Owner: City of South St. Paul
- Current Use: vacant
- Site Area: 20,477 square feet (0.47 acres)
- Building Footprint (est.): 7,325 square feet
- Total Floor Area (est.): 6,020 square feet (original 1927 building) 5,820 square feet (addition)
- Parking: 6 surface stalls, on the east side of 1927 building



Former South St. Paul Library Building Reuse Study

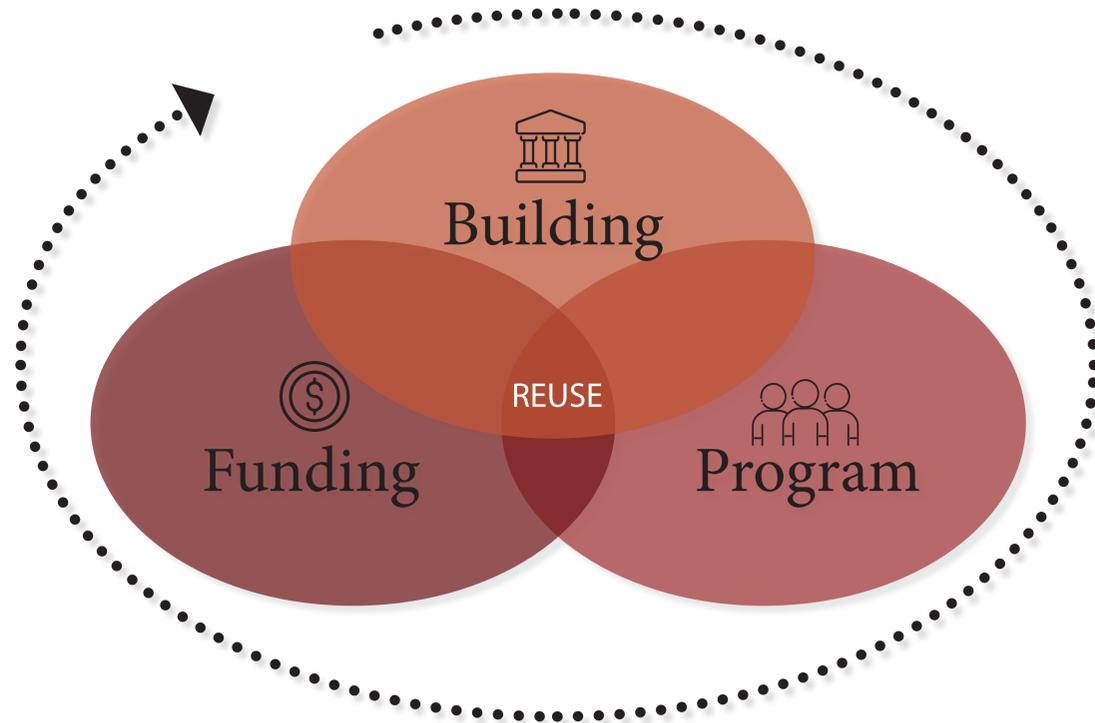


PROJECT GOAL: Maintain the Historic Library as a community asset and increase its use and vitality for generations to come.

NEIGHBORHOOD WALKING TOUR



BUILDING REUSE STUDY APPROACH



PROJECT TEAM

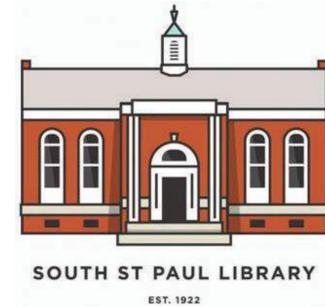
Find someone from the project team to ask any questions and share your thoughts!



PROJECT STEPS

- 1 BUILDING DEFINITION**
 (SEP – OCT 2024)
 - Historical Research
 - Building and Neighborhood Analysis
 - Building and Site Condition Assessment
- 2 PROGRAM DEVELOPMENT**
 (OCT 2024 – APR 2025)
 - Community Outreach and Input
 - Market Analysis and Developer Outreach
 - Evaluation of Opportunities & Challenges to Various Reuses
- 3 PROJECT FUNDING**
 (JAN – MAR 2025)
 - Cost Estimates of Rehabilitation
 - Funding Sources Review
 - Feasibility & Reporting
- 4 CONCLUSION**
 (APR – MAY 2025)
 - Final Report and Presentations

Former South St. Paul Library Building Reuse Study



BUILDING DEFINITION REPORT:

The report consists of historical research, a building and neighborhood context analysis, and a building and site conditions assessment.



KEY FINDINGS

There is a high likelihood that the building may be eligible for the National Register of Historic Places (NRHP). This registration would include the 1964 addition.

The surrounding area includes a mix of residential, commercial, and public uses.

The building's physical conditions suggest remedial work needed for reuse: Brick, steel lintels, windows, roof, mechanical systems, plumbing, electrical, sanitary sewer.

The Mississippi River Corridor Critical Area (MRCCA) regulated setbacks will limit additions and redevelopment of the site.

The site has limited on-site parking with a total of six spaces, relying primarily on street parking and nearby public parking lot options.

The hazardous material survey and sampling identified asbestos-containing materials (ACM's) and lead-based paint in the building.

The site's C-1 zoning designation allows for a wide range of uses.

The building is relatively small (11,840 SF) and as a purpose-built library building, the configuration of spaces is specific to its former use.



READ THE
FULL REPORT



SCAN

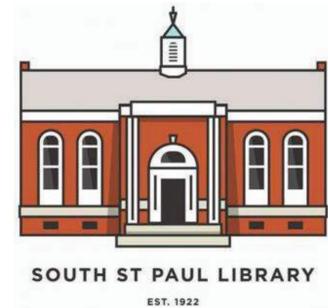
<https://tinyurl.com/4zd47das>



1964 ADDITION SIGNIFICANCE

- ⊘ Removal of the 1964 building addition is not recommended.
 - The addition is over 50 years old, removing it could negatively impact National Register of Historic Places eligibility.

Former South St. Paul Library Building Reuse Study



COMMUNITY ENGAGEMENT:

Understanding the community's perceptions and brainstorming reuse ideas.



KEY EVENTS

- Project website (Ongoing)
- Booth at On the Road Again event (October 2024)
- Online community survey (Oct – Nov 2024)
- Stakeholders meeting (December 2024)
- Developer outreach (January 2025)
- City newsletter updates (Ongoing)
- Public Open House (February 2025)

Community Engagement Activity	Number of Responses	Number of Ideas Generated
On the Road Again (OCT 4th)	104	38
Online Survey (OCT-NOV)	103	71
Farmer's Market (OCT 23rd) and Senior Citizens' Thanksgiving Dunner (NOV 14th)	64	37
Total	271	146



COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

Brainstorming Re-use Ideas:

The community brainstormed 146 reuse ideas!



“Consider the space for a restuarant or brew pub with a rooftop”

“South St. Paul could use a donut shop”

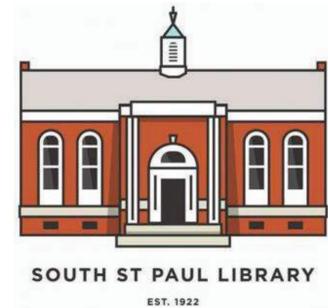
“I could see the space as a youth center, collaboration with the Boy's and Girls club would be cool!”

“Please preserve the architecture” (e.g. brickwork, columns, windows, fireplace)”

“I would not like to see the reuse as a liquor store or dispensary”



Former South St. Paul Library Building Reuse Study



STAKEHOLDER ENGAGEMENT:

Stakeholder discussions were conducted to explore potential ownership or partnership opportunities for the building's reuse.



STAKEHOLDER MEETING ATTENDANCE

The public stakeholder meeting was held at the Kaposia Library and included the following representatives:

- City staff
- County staff
- County Commissioner
- State Rep. Hansen
- School District
- City leaders
- Local non-profit

STAKEHOLDER MEETING



KEY TAKEAWAYS

OPPORTUNITIES AND CHALLENGES OF REUSE



PARKING LIMITATIONS



REUSE IDEAS



PARTNERSHIPS



PRESERVATION & HISTORIC TAX CREDITS



KEY TAKEAWAYS ASSETS OF THE BUILDING



PRIVATE DEVELOPER OUTREACH:

Private developers were contacted to solicit input on incentives for redevelopment and opportunities for partnership.

FINDINGS:



High interest rates and an oversupply of commercial spaces are making it challenging to finance new developments at this time. As a result, developers are seeking straightforward, low-risk projects.



Some developers are unfamiliar with South St. Paul (SSP) and the local market. However, those who know the city appreciate working with its motivated council and staff.



To incentivizing future development in South Saint Paul, the city should continue to develop the riverfront, add lodging options, and offer incentives specific to the property.



There's limited on site parking and the building layout is challenging for many uses.



The scale of the building is small for a historic tax credit project. Additional funding sources will be needed to fill in any financing gaps.



Project feasibility depends on viable and committed tenants.



Former South St. Paul Library Building Reuse Study



IDENTIFY AND ANALYZE OPTIONS OF REUSE:

A three step approach

EVALUATION OF POTENTIAL OCCUPANCY TYPES



Assembly
e.g. Restaurant Fitness, Event Center, etc.



Business
e.g. Office



Institutional
e.g. Daycare



Mercantile
e.g. Retail

Building Code Evaluation to Occupancy Limitations and Plumbing Requirements

OWNERSHIP OPTIONS

The three options being analyzed are:

1 CITY HOLDS & MAINTAINS

2 CITY HIRES DEVELOPER

3 CITY SELLS TO A DEVELOPER WITH CONDITIONS

Evaluation	0 City Does Nothing	1 City Holds & Maintains	2 City Hires Developer	3 City Sells to a Developer with Conditions	4 City Sells to a Developer with No Conditions
Cost to City	\$	\$	\$\$\$	\$\$	\$
Marketability	Slow decline	Stable	Increase	Needs Incentive	Unknown
Timeline	1-10 Years	0-20 Years	2-5 Years	1-5 Years	0-5 Years
Benefits	Low Immediate Cost	Keeps all options on table, addresses public concern	Offers control City, Initiates Development	Relieves carrying cost, allows private access to HTC's	Gives market the greatest flexibility to activate the property
Historic Tax Credits	Deterioration reduces the likelihood	Possibility if sold to private	Not eligible	Likely accessible (less incentive needed)	Likely accessible (less incentive needed)
Challenges/Roadblocks	Jeopardizes ability to save the building	Reliant on market, temporary solution	Balancing public input	Reliant on the market having a viable use	Conceded control (other than zoning)
Uncertainties	Condition	Market unpredictability, no guarantee of eventual buyer	Speculative, city responsible for finding tenants	Unknown use (within constraints)	Unknown use
Control of Outcome	Medium	High	Medium/High	Medium	Low
Comments	Essentially choosing demo	Keeping options open for future opportunity	Spurring development, while retaining ownership	Need an interested party	Letting the market decide

PRICING STRATEGY

To further inform the ownership options, we are actively working to:

- Quantify the cost of holding the property
- Estimate the cost of "Core and Shell" and "Tenant Improvement" rehabilitation, specific to feasible uses.

	A Maintain	B Core & Shell	C "Build-out" (Tenant Improvements)
Description	Hold the property with a responsive, only-as-needed maintenance. Heating in the winter to avoid damage, occasional walk-through	Cost to rehabilitate building core and shell, including masonry restoration, re-roofing, elevator modernization, hazardous material abatement, facility restrooms, sidewalk/site modifications	Construction specific to use, including partition walls, further mechanical, electrical, and plumbing, exterior improvements, signage, furniture & fixtures
		Cost TBD	Cost TBD

The City spends ~\$30,000 annually to maintain the building

- The budget includes: grounds maintenance, insurance, minor repairs, and utilities.
- Larger repairs, such as the boiler and roof, may soon be necessary to keep the building stable.



Former South St. Paul Library Building Reuse Study



NEXT STEPS: Study will be finalized in May 2025!

ADDITIONAL FEEDBACK:

Answer either of the following prompts or provide general feedback!

Prompt #1

What reuse idea would inspire support for investment and ownership in the building?
For example: List specific local champions, philanthropists or organizations that would be a good collaborator!

Write Your
Comments on
a post-it and
leave it in this
space!

Prompt #2

Do you have ideas for overcoming the challenges of reusing the building? Share your thoughts here!

THANK YOU!

Thank you for taking the time to attend the public open house, learn about the project, and share your thoughts/insights!



VISIT US ONLINE!
Scan to visit the City's Project Page

<https://tinyurl.com/ssplibstudy>





Prompt #1

What reuse idea would inspire support for investment and ownership in the building? For example: List specific local champions, philanthropists or organizations that would be a good collaborator!

Prompt #2

Do you have ideas for overcoming the challenges of reusing the building? Share your thoughts here!



COMMENT CARD

Former South St. Paul Library

Building Reuse Study



Prompt #1

What reuse idea would inspire support for investment and ownership in the building? For example: List specific local champions, philanthropists or organizations that would be a good collaborator!

Prompt #2

Do you have ideas for overcoming the challenges of reusing the building? Share your thoughts here!



COMMENT CARD

Former South St. Paul Library

Building Reuse Study

Former South St. Paul Library Building Reuse Study



EXISTING FLOORPLANS

First Floor:

Legend

- 1927
- 1964



CHECK OUT THE
BUILDING IN 3D!



SCAN
<https://tinyurl.com/ssplibstudy>

Second Floor:

Legend

- 1927
- 1964



Library Reuse Study – Public Open House

February 27, 2025 | 5:30pm to 7:30pm

Responses on Comment Cards

Reuse Ideas

1. Art/cultural center (2)
2. Youth center (1)
3. Small space rental; rent out rooms or areas for parties/gatherings/receptions at reasonable rates; rental hall; building with meeting/open spaces (e.g. meeting space for home-schoolers) (4)
4. Community fitness center (1)
5. Dance hall (1)
6. Multi-use building; multi-use commercial; mixed coffee/donut/ice cream shop (4)
7. Bookstore; Half Price Books (2)
8. Parks & Rec event space; rental items space like ebikes and other equipment (1)
9. Office firm (1)

Local Organization/Champion Ideas

1. Hold a County and/or Chamber meeting for potential tenants