

BAT Meeting Minutes - 8-20-20

Attendees

- Amanda Kieffer
- Toni Leach
- Vince DiGiorno
- Greg Graf
- Liz Russell
- Ken Crea
- Tom Valois
- Jeanne Kelsey
- Bruce Weber

Introductions

Affordable Housing

- How to get Corpus Christi buy-in

Amanda asked for input on the parishioner's poll we developed last meeting. Liz said we should give some context to our proposal. Jeanne thought we should include some financial info. How will this benefit our church? Liz mentioned our roof and parking lot needs. Tom said it would benefit those who need housing and also benefit our parking lot. We should include statistics on affordable housing shortages to support our project. Amanda said we can't currently maintain all our space and this would be in line with our mission. Bruce wanted to add that it would also meet community needs. Amanda explained that this is only the first step and that we will solicit input from the community later. Jeanne: after we select our developer/partner. Liz wanted to clearly state that we are in the early stages of this process. Vince offered that the end result may look a lot different than what we envision now.

We agreed on this wording for the poll:

The Corpus Christi BAT Committee is in the early stages of considering putting affordable housing on our campus. Our site and buildings are larger than we as a parish community require. In Ramsey County in 2018 there were 29,850 extremely low income households and only 10,770 units available. Meeting this need is within our parish mission. Additionally the financial benefit can assist our parish with maintaining our existing building and grounds. We are looking into different potential partners but we need your help! Please complete the poll below by marking your top 2 priorities for a potential project on our site. Please note that this is only the first step and we will be soliciting input from both our parish and the neighborhood once a partner/developer is selected.

- Multigenerational/Family Housing
- Senior Housing
- Variety of Income Tiers
- Units available for the currently homeless
- Option for ownership rather than rental units only
- Sustainability
- Quality of Construction & Maintenance
- Other Amenities such as Community Space
- Dual Use Space with our parish community (ex Parking Lot, Classrooms etc.)
- Use of the rectory/maintaining the chapel
- Location on our campus
- Integrated and complementary with our Parish community and mission
- Other

Amanda asked us all to review this so it can go in the bulletin Monday. Liz will do the bulletin insert and send two reminder emails. She will also have paper copies available for those without email. We set a two-week deadline for responses so we can compile them before our next meeting.

- Overall Campus Use - How much space do we need?
 - Vince, Liz and Amanda

Amanda asked about average and maximum parking lot use. Liz said we have about 700 max for Easter and Christmas. Greg said the parking lot is totally full and people are parking on the street for Farmers Market. Jeanne thinks Farmers Market could move to city hall.

Liz will provide Vince the interior space requirements before COVID and he will evaluate the floor plan. Jeanne said the new Fairview Community Center will be short on space and they may want to lease one or two of our classrooms. Also, the Ramsey Co. social workers are being kicked out of the new building, so they may be looking for offices. Amanda said let's just concentrate on our needs for now. A new development may include space for others. Tom thought maybe we could find a dedicated space to use as an amphitheater for outside Masses.

- Picking an Partner
 - Request for Information (RFI)

Jeanne found a Request for Information from Prince of Peace Lutheran Church that we could use as a template. (Included in Google Docs.) Their proposal is to add affordable housing to 2.5 acres of their campus. Jeanne said their RFI is a good start but we would need to add an Experiences and Qualifications section

to ours. Vince asked whether they are working alone or with a partner? He will see if Kathy knows.

- Possible Agencies:
 - Aeon
 - CommonBond
 - Solid Ground
 - PPL
 - Sand's Development - with Solid Ground
 - Twin Cities Housing Development
 - Catholic Charities??
 - Beacon
 - Any others worth considering?

Additional Partners

- Beacon Interface - or use there model - create a environment that elected officials feel that the project is supported
- Do Good Roseville

A couple of new possible agencies were added to the list above. Vince wondered whether some partners would be turned off by a list that is too long? Jeanne said Aeon is currently swamped, as are most developers. She said Prince of Peace wants an ongoing relationship with their developer. How about us?

Once we get the priorities survey results we will incorporate those requirements into our RFI.

- Interviews - up to 3

Major Building Improvements

- On Hold till decisions on our Affordable Housing Initiatives are made.
 - Roof - Berwall Roofing wanted about \$800K to replace our roof.
 - Greg said there were no roof leaks after the heavy rains last week. This is mostly a problem in the winter.
 - Parish Center
 - Parking Lot

Greg said he never got any other vendors to show up to look at our roof. Jeanne is seeing some construction slowdown in Roseville; this may be a good time to try again? Vince says their architectural firm is not seeing any slowdown.

10-Year Vision Plan

Bruce, reporting for the Finance Council, said Fr. Michael is waiting for our input on this project. Also, donations have held up well but did taper off in July.

Action Items

- Send out the poll for review - Amanda
- Poll out in Bulletin /website on Monday - Liz
- Parish needs, Vince, Amanda and Liz
- Schedule - Jeanne

Next Meeting

Sep. 14, 7:30pm

Respectively submitted,

Ken Crea

Aug. 20, 2020

BAT Meeting Minutes - 7-30-20

Attendees

- Amanda Kieffer
- Vince DiGiorno
- Betsy Madden
- Greg Graf
- Liz Russell
- Ken Crea
- Tom Valois
- Maureen Connelly
- Jeanne Kelsey
- Craig Klausung
- Bruce Weber
- Lori Tierney

Introductions

Affordable Housing

- How to get Corpus Christi buy-in

Amanda wants to get them involved early in the process. Tom says we need a plan to present. We could put something in the bulletin to let parishioners know we are working on this. Amanda would like to do a poll of parishioners from a list of 10 priorities. Vince agreed with this approach. Amanda says we need to get CC on board, do RFP's, and let the developer do community engagement. Liz will put the poll in the bulletin or bulletin insert. She thinks we should welcome anyone who wants to join the team. Amanda agrees, as long as we keep it to a reasonable size.

After brainstorming (and wordsmithing by Liz) we came up with this poll:

The Corpus Christi BAT Committee is looking into putting affordable housing on our campus. We are looking into different potential partners but we need your help! Please complete the poll below by marking your top 2 priorities for a potential project on our site:

- Type of housing - Low Income, Mix, Senior, Family
 - Option for Ownership
 - Sustainability
 - Quality of Construction & Maintenance
 - Other Amenities such as Community Space
 - Dual Use Space with our parish community (ex Parking Lot, Classrooms ect.)
 - Use of the the rectory/maintaining the chapel
 - Location on our campus
 - Integrated and complementary with our Parish community and mission
 - Other
- How to select a developer

Vince asked how many developers should we get involved? Jeanne doesn't want us to lock ourselves into one developer. She says they can get overwhelmed by too many projects. We need to go through the RFP process. We need a facilitator to get community involvement. Craig says, as a minimum, we should work with Aeon and Common Bond. Jeanne says PPL might be interested, though they haven't worked on this side of the river yet. Amanda asked for other names besides Aeon, Common Bond, Solid Ground, and PPL. Jeanne says don't rule out for-profit developers who might want to develop affordable housing for community building. Craig will forward some example RFP's.

- Possible Agencies:
 - Aeon
 - CommonBond
 - Solid Ground
 - PPL
 - Sam's Development - with CommonBond
 - Any others worth considering?

Additional Partners

- Beacon Interface - or use their model - create an environment that elected officials feel that the project is supported
 - Do Good Roseville
- How to get neighborhood buy-in

Vince said Common Bond was shut down in the past because of neighbors' objections. Greg says neighbors to the south are not very happy with us. They hate our solar panels and the weed patch. Lori attended one of the informational meetings on the Fairview school proposal and heard lots of objections to that proposal and to our solar panels. Craig says there are always going to be people who object. The key is to minimize their effect on their neighbors. He says Common Bond is very good at community engagement. Jeanne says putting Craig's name behind our proposal would be a very powerful endorsement. Liz says we should get Do Good Roseville involved. Jeanne says Common Bond got a \$20K grant to write a playbook on how to address the community. She will see if it is available.

Jeanne says we only need 60% vote to approve affordable housing. She also said Prince of Peace church is also looking at adding affordable housing. She is concerned if two proposals hit the city at once they might be overwhelmed.

- How much space do we need

Amanda formed a sub-team of herself, Liz, and Vince to evaluate how much space - both buildings and parking lot - we really need.

Office Move

- Any Remaining Items

Greg reports the building move is complete.

Major Building Improvements

- On Hold till decisions on our Affordable Housing Initiatives are made.
 - Roof
 - Parish Center
 - Parking Lot
- The roof may be leaking at one point in the school wing atrium. Greg says this part of the roof has not been patched, but he will look into it.

Action Items

- poll out in an email - Amanda
- space discussion - Amanda, Liz, Vince
- bulletin insert - Liz
- Craig is going to find example RFPs
- Greg is going to look at the ceiling

Next Meeting

Aug 20th 7:30pm

Respectively submitted,

Ken Crea

July 30, 2020