

Efficient Building Benchmarking program

Planning for 2025 and beyond

August 19, 2024

Emily Ziring
Sustainability Manager

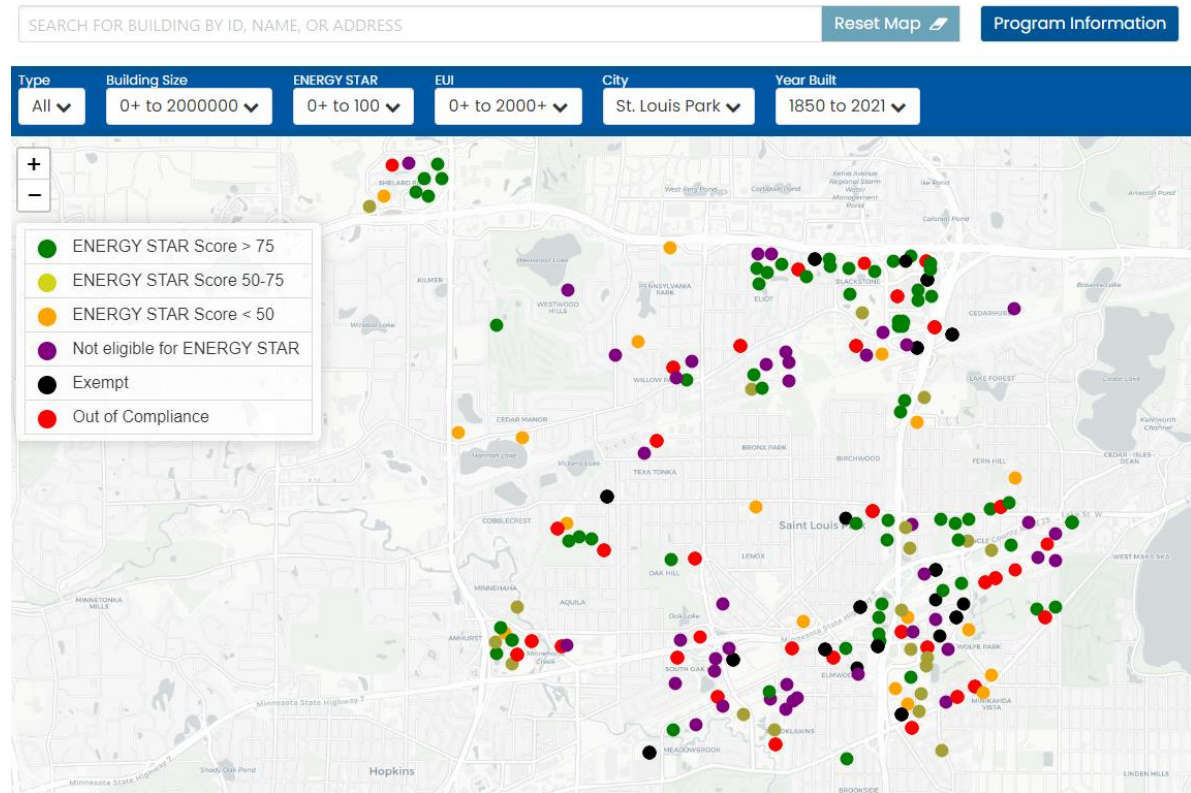
Background

- City council passed the **Efficient Building Benchmarking ordinance** in December 2019
- Requires owners of commercial, multifamily, and public buildings 25,000 square feet or larger to report annual whole building energy and water use by June 1
- 221 buildings in St. Louis Park are required to comply, including municipal buildings
- Annual cost to administer:
 - \$25,500 for help desk, plus \$3,000 each month that deadline goes past June 1
 - Staff time (approximately 2-4 hours/week from February through September)
 - Printing and postage (\$800)

Program purpose

- **Motivate performance improvement** through capital investments and more efficient operations, creating or supporting local jobs
- Reveal long-term **utility cost savings opportunities** to property owners
- Provide owner the ability to **compare the performance of a building** to itself, its peers, and to industry standards ([map](#))
- **Inform energy policy**, reveals needs
- Prepare for possibility of **Building Performance Standards (BPS)** by getting buildings on Energy Star Portfolio Manager

EFFICIENT BUILDINGS COLLABORATIVE MAP



Coming soon: State of Minnesota benchmarking program

- Minnesota legislature passed a statewide benchmarking statute in 2023:
 - Class 1 properties (100,000 sq. ft. and above) must start reporting energy use data by June 1, 2025.
 - Class 2 properties (50,000 – 99,999 sq. ft.) must start reporting energy use data by June 1, 2026.
- Beginning in late 2025, the Department of Commerce will post on its website:
 - Annual summary statistics on energy use for all covered properties;
 - Annual summary statistics on energy use for all covered properties, aggregated by covered property class, city, and county;
 - The percentage of covered properties in each building class that are in compliance with benchmarking requirements; and
 - For each covered property, the address, total energy use, energy use intensity, annual greenhouse gas emissions, and an energy performance score, if available.

Council discussion of May 28, 2024

Council discussion

- Council indicated support for continuing the city benchmarking program through the end of 2025, then turning over administration of the program to the State of Minnesota on January 1, 2026.

Outcomes

- Continuing administration of the program through the end of 2025 will:
 - Avoid gaps in reporting for most city buildings required to benchmark
 - Avoid staggered shift from the city to the state program
 - Result in an estimated \$30,000 budget expenditure, included in the proposed 2025 operating budget

Policy question

Does the city council wish to rescind Ordinance 2576-19, Efficient Building Benchmarking, and turn administration of commercial energy benchmarking over to the State of Minnesota effective Jan. 1, 2026?

Questions?

Tree preservation ordinance

Katelyn Champoux, associate planner

Sean Walther, planning manager / deputy community development
director

Recommended action

Motion to approve the zoning and vegetation code amendments for tree preservation.

Setting the stage

The tree canopy in St. Louis Park is diminishing.

The city has set long-term tree canopy goals to guide future efforts.

The city already implements a variety of programs and policies to promote tree planting and preservation.

The proposed tree preservation ordinance is an additional strategy to support tree preservation in the city.

Existing policy

- ✓ Applies to commercial properties and new subdivisions
- ✓ Defines significant trees
- ✓ Sets a replacement rate of 1.5 for significant trees
- ✗ Defines heritage trees
- ✗ Sets a replacement rate of 2.0 for heritage trees
- ✗ Offers heritage tree preservation credits

Proposed policy

- ✓ Applies to commercial properties and new subdivisions
- ✓ Defines significant trees
- ✓ Sets a replacement rate of 1.5 for significant trees
- ✓ Defines heritage trees
- ✓ Sets a replacement rate of 2.0 for heritage trees
- ✓ Offers heritage tree preservation credits

Proposed policy changes



Heritage tree
definition



Heritage tree
replacement
requirements



Heritage tree
preservation credits



Add a heritage tree definition

Significant trees*

5 inches diameter at
standard height (dsh)
for deciduous trees

6 inches dsh for
coniferous trees

*with some exceptions

Heritage trees

30 inches dsh for
deciduous trees

25 inches dsh for
coniferous trees

Implement heritage tree replacement requirements

	Removal allowed w/out replacement	Replacement rate
Significant tree	20%	1.5
Heritage tree	0%	2.0



Offer heritage tree preservation credits

- 1:1 credit
- Max credit = 50% of total replacement requirement

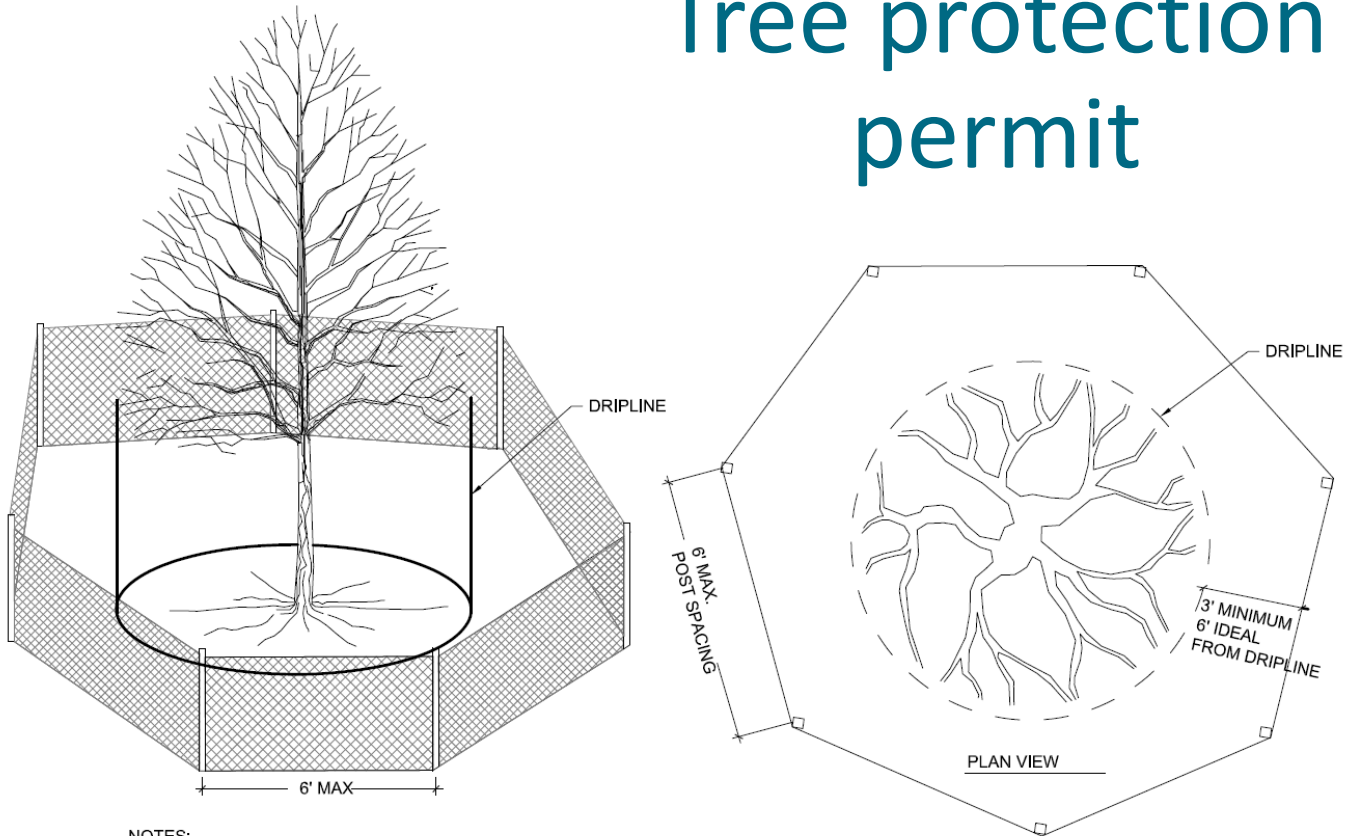
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Tree protection permit



NOTES:

1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION, AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION
3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.



Next steps

- Second reading on Monday, September 9, 2024.

Recommended action

Motion to approve the zoning and vegetation code amendments for tree preservation.

Thank you

Katelyn Champoux, associate planner

Sean Walther, planning manager / deputy cd director

Michael Bahe, natural resources manager

Emily Ziring, sustainability manager

City of St. Louis Park, Minnesota

2023 Audit Review

August 12, 2024

Rebecca M. Petersen, CPA

Director

Phone: 651.407.5826

Email: rpetersen@redpathcpas.com

Reports Issued by Auditor

- Opinion on the Fair Presentation of the Financial Statements
- Report on Internal Controls
- Report on Minnesota Legal Compliance
- Communication to Those Charged with Governance
- Report on Federal Program Compliance – to be issued before September 30th

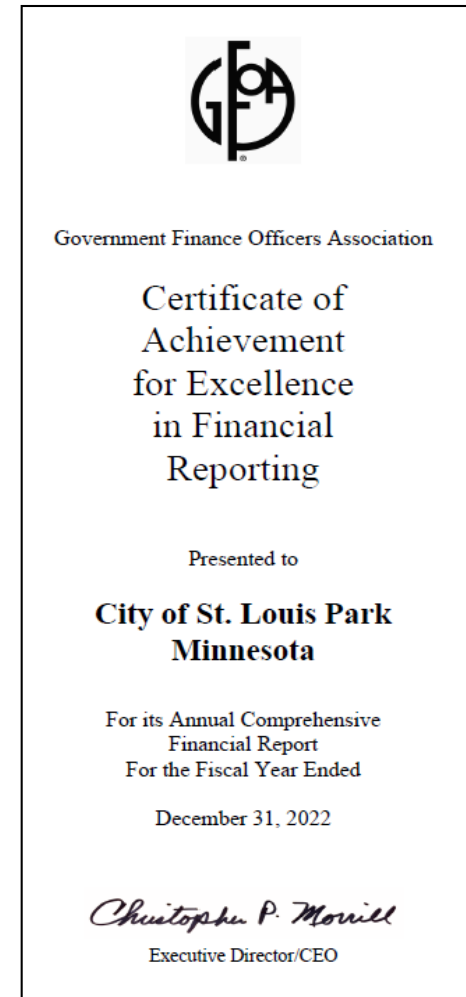
Opinion on Financial Statements

- What did we do?
 - Determine the financial statements are presented in accordance with GAAP and free of material misstatement.
- How did we do it?
 - Audit Standards
 - GAAS (AICPA)
 - GAGAS (GAO)
 - Plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.
- What is the result?
 - An unmodified or “clean” opinion was issued on the 2023 financial statements.

GFOA Award for Excellence in Financial Reporting

The city has received this award for forty consecutive years.

The award demonstrates the city's commitment to preparing financial statements that are comprehensive, transparent and consistent with accounting standards.



Report on Internal Controls

- What did we do?
 - We gained an understanding of internal controls in place and their effectiveness in order to design our audit procedures.
 - Verified implementation of key controls
 - Deficiencies in internal control that are identified are discussed with management and reported to the City Council.
- What is the result?
 - One internal control finding for internal controls over the financial closing process:
 - Audit adjustments, bank reconciliations, finance access to information
 - One internal control finding for internal controls over disbursements:
 - Contract approval, adherence to conflict of interest policies

Report on Minnesota Legal Compliance

- What did we do?
 - Determine the City has complied with certain Minnesota Statutes / Laws that pertain to financial transactions.
- How did we do it?
 - Select sample of transactions to test for compliance with statutory provisions.
 - Followed the audit guide published by the Office of the State Auditor. The guide consists of seven sections:
 - Conflicts of interest
 - Contracting bid laws
 - Miscellaneous provisions
 - Depositories of public funds and investments
 - Public Indebtedness
 - Claims and disbursements
 - Tax increment
- What is the result?
 - One legal compliance finding for Public Purpose of expenditures
 - One legal compliance finding for Prompt Payment of bills

Communication to Those Charged with Governance

- Accounting policies used and/or changed.
 - Implementation of GASB 96
- Accounting estimates in the financial statements.
 - Net OPEB Obligation (\$5,695,000)
 - Net Pension Liability (\$27,143,000)
 - Lease receivable (\$5,625,000)
 - Unrealized gain on investments (\$4,370,000)
- Corrected and uncorrected misstatements.
- Difficulties encountered in performing the audit.
- No disagreements with management.
- Other Matters
 - More changes in accounting standards on the way.

Hempel Real Estate 5401 Gamble Drive

City council special study session

August 19, 2024

Recommended action:

- Provide feedback on the development proposal

Policy considerations:

- Is the city council:
 - generally supportive of the proposed redevelopment concept?
 - willing to consider a rezoning to a planned unit development?
 - willing to consider a drive-thru in this location if it is well designed and screened?
- Is the EDA:
 - willing to consider providing tax increment financing for this proposal?

5401 Gamble

- SE corner of Park Place Blvd and Gamble Drive.
- South end of the Shops at West End
- 3.31 acres
- West End Office Park



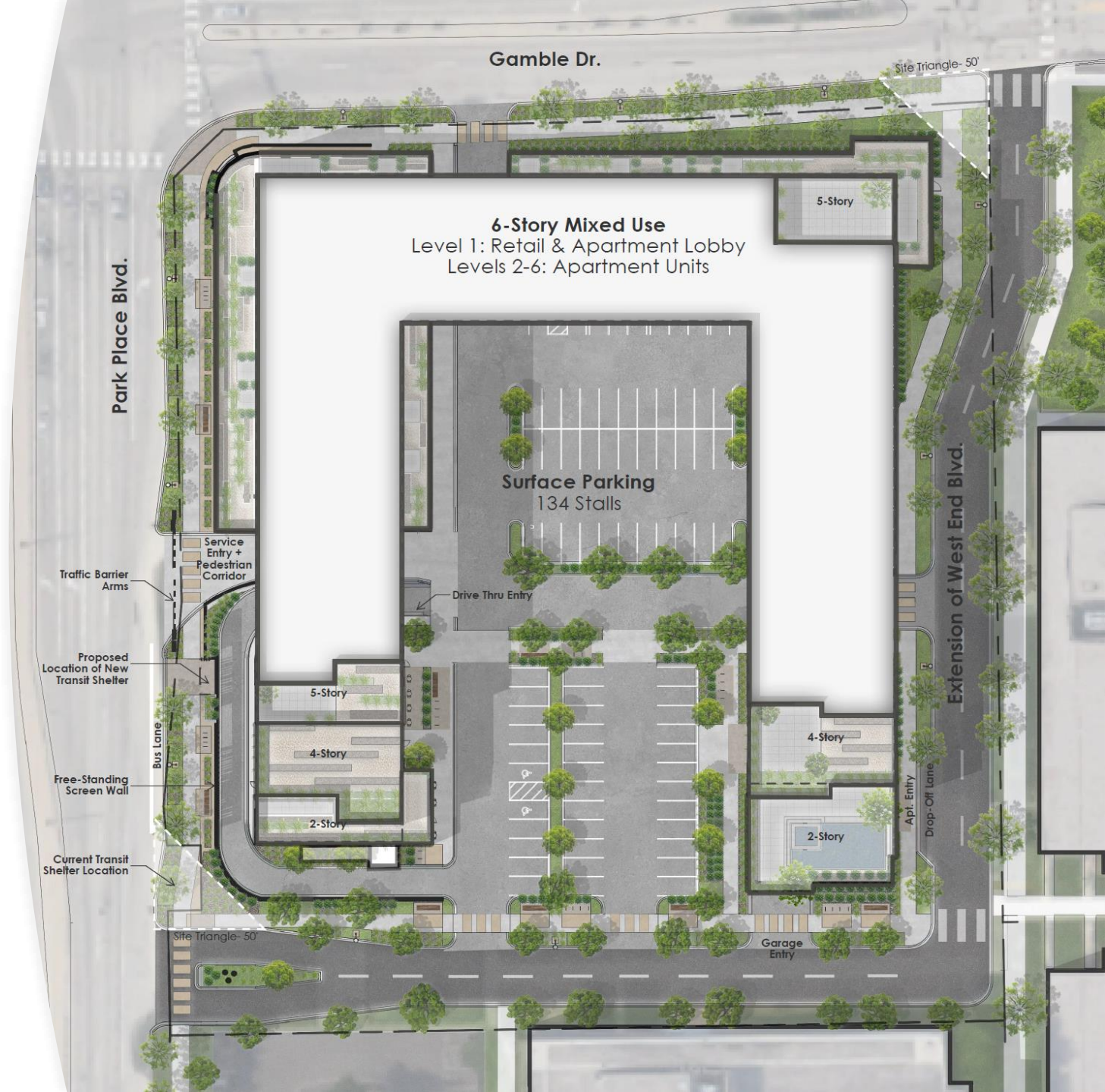


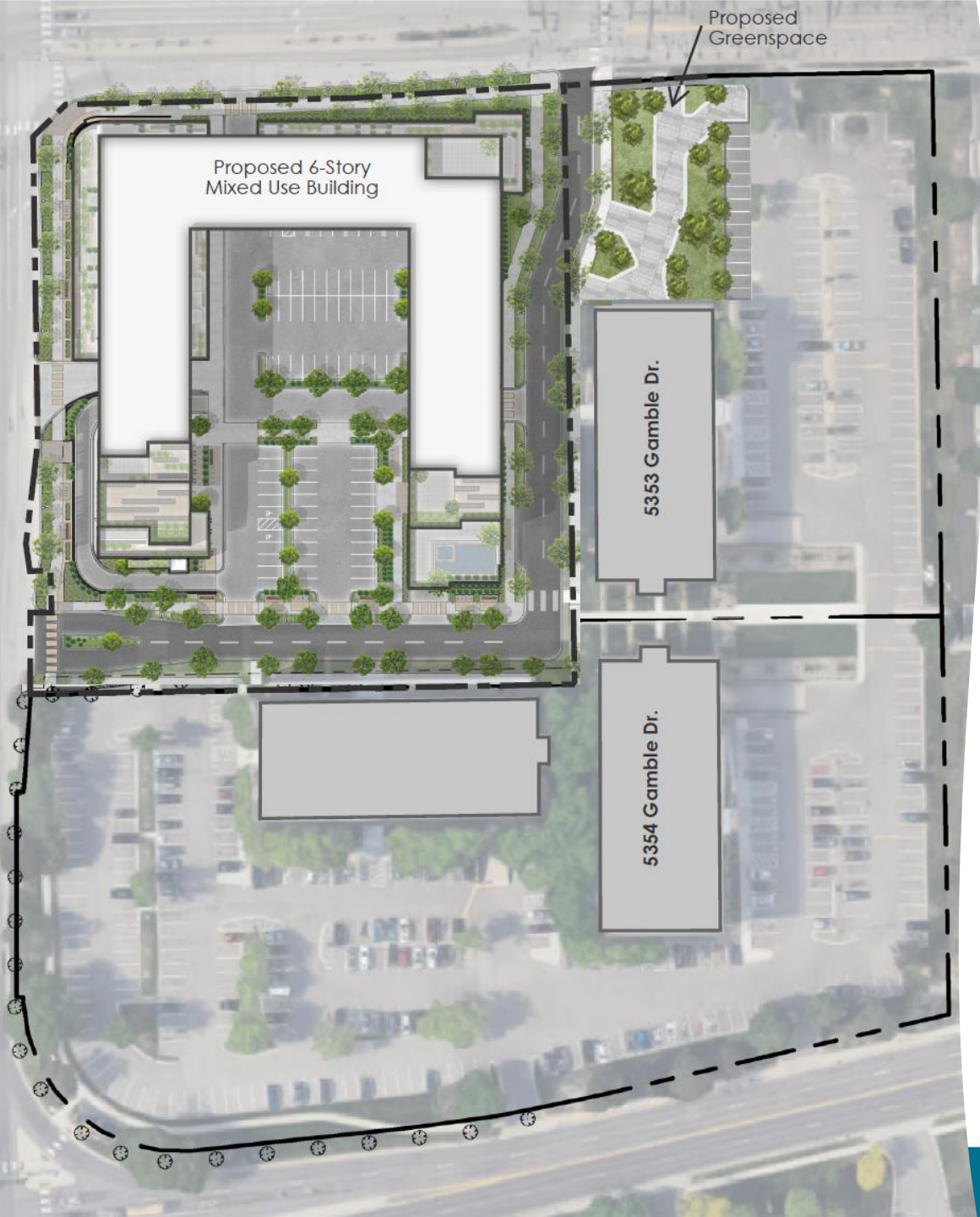
Development proposal:

- Hempel Real Estate proposes Terasa
- Mixed-use, mixed income building in the West End

Development proposal:

- 223 residential units
 - 45 units affordable at 50% AMI
- 21,000 sf commercial (potentially grocer, coffee shop, restaurant)
- Surface and structured parking
- Rooftop amenities
- Restored greenspace next door.





Multi-phase development

- Potential first phase of a larger development
- Environmental assessment worksheet (EAW)
 - Determine impacts to environment, traffic, utility infrastructure

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Proposed
drive-thru



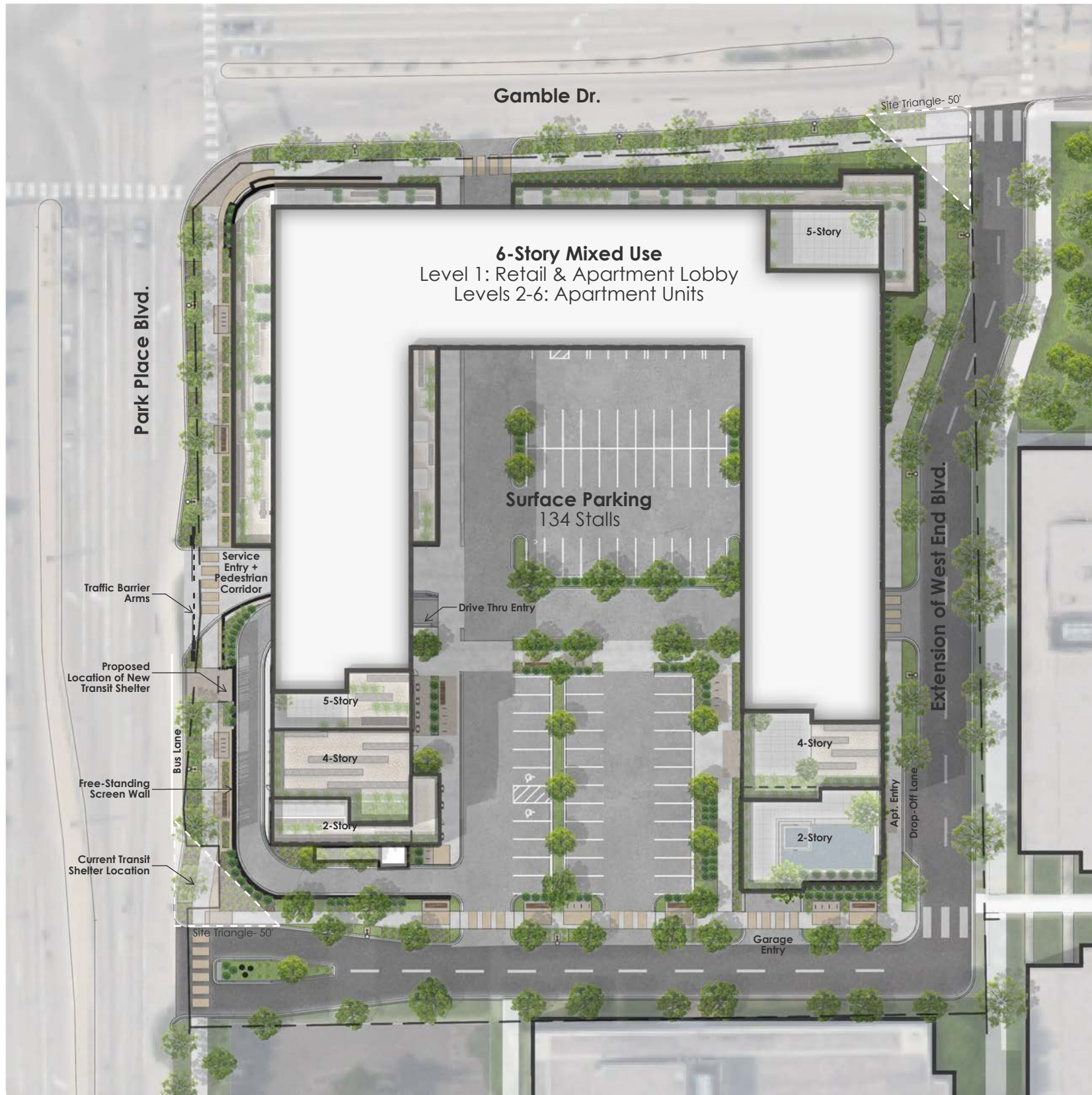
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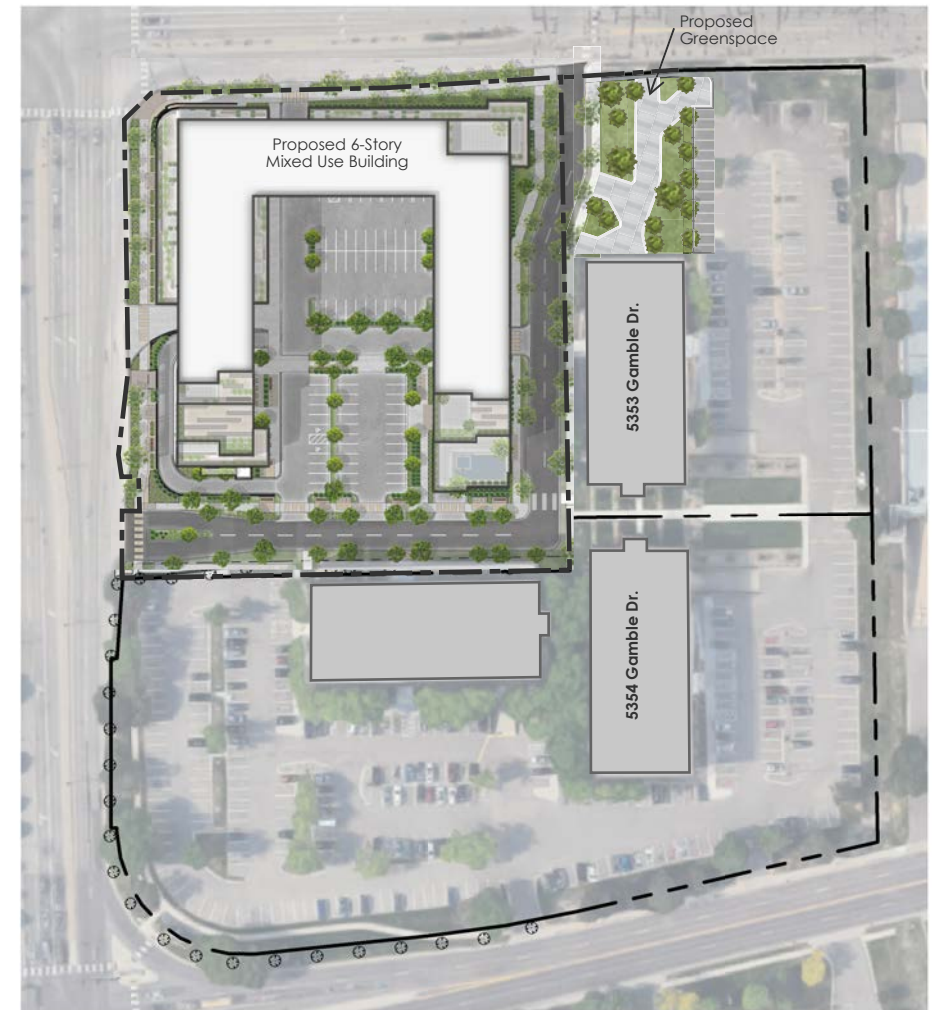


- P0 | Cover Sheet
- P1 | Site Plan
- P2 | Floor Plan- Levels -1 & 1
- P3 | Floor Plan- Levels 2 & 3
- P4 | Floor Plan- Levels 4 & 5
- P5 | Floor Plan- Level 6
- P6 | Elevations
- P7 | Perspectives
- P8 | Schematic Rendering
- P9 | Schematic Rendering
- P10 | Schematic Rendering
- P11 | Shadow Study
- P12 | Shadow Study
- P13 | City Exhibit
- P14 | City Exhibit





1 | Site Plan
SCALE: 1" = 60'-0"



2 | Key Plan- Site
SCALE: 1" = 160'-0"

Aluminum Balcony
 Accent Fin Element
 Primary Material
 Accent Material #1
 Accent Material #2
 Metal Awning
 Masonry #1
 Retail Signage
 Storefront Glazing
 Primary Material



Primary Material
 Aluminum + Glass Railing
 Accent Material #1
 Accent Fin Element
 Accent Material #2
 Transit Shelter
 Free-Standing Screen Wall

1 West Elevation- Park Place Blvd.
 SCALE: 1" = 40'-0"

Accent Material #1
 Aluminum+Glass Railing
 Accent Material #2
 Primary Material
 Aluminum Balcony
 Masonry #1
 Storefront Glazing
 Perforated Metal Screen



Accent Material #1
 Primary Material
 Accent Material #2
 Storefront Glazing
 Metal Awning
 Retail Signage
 Masonry #1

2 North Elevation- Gamble Dr.
 SCALE: 1" = 40'-0"

Primary Material
 Aluminum + Glass Railing
 Accent Material #1
 Accent Fin Element
 Masonry #1
 Storefront Glazing



Accent Material #1
 Aluminum Balcony
 Accent Material #2
 Primary Material
 Perforated Metal Screen
 Metal Awning

3 East Elevation
 SCALE: 1" = 40'-0"

Material Key

	Primary Material Type: Alt. 1: Stucco Alt. 2: Metal Panel Color: Off-White/ Light Beige Other: Varied Reveals
	Accent Material #1 Type: Metal Panel Color: Alt. 1: Anodized Copper Alt. 2: Wood-Look Other: Vertically Oriented
	Accent Material #2 Type: Alt. 1: Metal Panel Alt. 2: Fiber Cement Siding Color: Dark Bronze / Black Other:
	Masonry #1 Type: Alt. 1 Cast Stone Alt. 2 Utility Brick Color: Light Beige Other:
	Accent Fin Type: Wood-Look Metal Fin Color: To Match Accent Material #1 Other:

All Materials Are Preliminary and Subject to Change Upon Final Material Selection Process.





1 | Corner of Gamble Dr. & West End Blvd.
SCALE:



2 | Corner of Gamble Dr. & Park Place Blvd.
SCALE:



3 | Retail Tenant Corner
SCALE:





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5401 Gamble Drive, St. Louis Park, MN 55416 | 224125A

Schematic Rendering | P8





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Schematic Rendering | P9





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Schematic Rendering | P10

