

315 Tenth Street
P.O Box 757
Worthington MN 56187-0757



Phone: 507-295-5201
Fax: 507-372-8363
administration@co.nobles.mn.us

Date: March 8, 2018
Time: 5:30 to 7:00 PM
Place: BioTechnology Advancement Center, 1527 Prairie Drive, Worthington MN 56187

AGENDA

- 1) Meeting starting promptly at 5:30 p.m.
- 2) Pledge of Allegiance
- 3) Update from AMC Legislative Conference
- 4) Continuation of Child Care discussion
- 5) Welcome, Education, Library, Livability (WELL)
- 6) 2018 Urban Lawmaker Tour
 - a. In conjunction with International Festival – July 13th and 14th, 2018?
- 7) “Around the Table”
- 8) Other
- 9) Next Meeting:
April 12, 2018
5:30 to 7:00 PM
BioTechnology Advancement Center, 1527 Prairie Drive, Worthington MN 56187



Vision Statement: Intentional Collaboration with Purpose

W E L L

Welcome, Education, Library, Livability

A Resource Center for Knowledge, Equity and Inclusion



**A Collaboration of Nobles County,
Independent School District 518 and the City of Worthington**

Our Story

Context

Almost 40 years ago, the residents of Worthington and Nobles County invited Laotian and Vietnamese immigrants into their community to help supply labor for local employers. Unlike many other rural areas at the time, the new residents were truly “welcomed” into the city and county. While other communities shrank and lost their employers, Worthington and Nobles County converted their welcoming attitude into thousands of new residents representing over 80 countries, bringing vitality and energy to all aspects of the community.

Between 1990 and 2016, the population of the county has increased from 20,098 to an estimated 21,825. The city of Worthington has grown from 9,977 to 13,288 during the same time. Independent School District 518 (ISD 518) continues to grow and evolve as well, with more than 2/3 of the students representing minority populations.

Nobles County is truly a unique community with a foreign-born population of 20.3% according to a very recent report located at: <http://www.mncompass.org/immigration/population-trends#1-5139-g>. This percentage is the highest of any county in Minnesota.

Site Available

In April of 1997 the Campbell's Soup Company ceased operations in Worthington, leaving 453 people unemployed, and a vacant site in the core of the city. The property holds very little value for the private sector due to areas of soil contamination and the location of a major gas line, leaving the public sector to find the highest and best use for the site. The City of Worthington purchased the conglomeration of parcels from the Campbell's Soup Company, and has constructed a new fire station on the easterly portion of the property, leaving several acres open for new development opportunities.

The property has several outstanding qualities, especially the location. To the West and just across Second Avenue is beautiful Lake Okabena offering spectacular sunset views across the water. The City has a bicycle/walking path that wraps the entire 7 miles around the lake and could easily be connected to the city property. In addition, an old rail underpass in the Southwest corner of the site would be an excellent connection to a new city soccer complex South of the railroad tracks. To the East and North is the Central Business District, thriving with a mix of traditional American and ethnic businesses with nearly every building currently occupied. A regional hospital is approximately 4 blocks to the North and there are numerous multi-story, multi-family housing units within 10 blocks of the site, several of which are income based.



Community Needs

Library

Much has changed since the Nobles County Main Library began service more than 50 years ago in the War Memorial Building in Worthington, MN. Library services have evolved with advances in education, technology, and job seeking, and Nobles County has emerged as one of the most diverse counties within the state of Minnesota, second only to Ramsey County. The Library Board, Nobles County leadership and library staff have maintained the community's investment in the library, but a space deficit within the existing building has limited the library's effectiveness in meeting the needs of its diverse patrons and in modernizing its services.

The Nobles County Library has completed several significant studies with multiple iterations since 2007. Each of the studies has concluded the Library needs 28,000 to 32,000 square feet to provide the services and programs appropriate for a community the size of Nobles County which currently has a population over 22,000. The Library currently operates on a site that is not large enough for a major addition to the facility or adequate parking.

A critical need for the library is designed space for children's programs and young adult services. Children's services include an active series of literacy and STEM based learning programs with more than 10,100 participants in 421 programs in fiscal year 2016. Of the 9,568 square feet allocated to the library within the War Memorial Building, only 350 square feet is available to accommodate such an important and thriving educational program. In the proposed collaborative project, the library hopes to gain over 1,600 square feet in children's programming space that will help advance literacy and educational achievement.



Additional library space is required to address the needs of a diverse adult community attempting to expand its educational and career horizons. The Nobles County Library is unable to develop continuing education programs that effectively open the door of opportunity for adult patrons because it does not have public meeting rooms, study rooms, or a technology center. In the proposed collaborative project, space is allocated for a shared technology center, which will promote digital literacy and awareness of online resources. Furthermore, space has been allocated for joint community resource rooms which will aid the library in providing workforce literacy instruction and specialized workshops. The additional space will permit the library to better connect patrons and immigrants with community resources that will aid in self-sufficiency.

Overall, the War Memorial Building is no longer adequate to meet library and community needs. For many years the Nobles County Library and Information Center has not been living up to its potential as a center of educational, recreational, economic, and community vitality. The collaborative project with its expanded library space will generate a higher level of community impact and improve the quality of life for many Nobles County citizens.

Community Education

The ISD 518 Community Education program is where Nobles County's newest residents, especially the refugee and immigrant community, connect with information, services and educational opportunities. Community Education employs bilingual/bicultural staff to reach out to new residents and to facilitate engagement of individuals, especially people with limited English skills, in appropriate community and school opportunities.



ISD 518 has numerous space constraints. In 2000, the District built a new elementary school with the intent to raze the existing West School because it was beyond its' useful life, more than 60 years old, and not in a condition that made sense to attempt repairing and remodeling for any other use.

Because of the continued increase in population due to the influx of refugees and immigrants, the deficient West School building is still being used today as the District's Community Education headquarters with five departments including Adult Basic Education, Community Connectors, Early Childhood Education, Enrichment Programs and the Integration Collaborative. The programs have continued to grow to a point ISD 518 has moved the Nobles County Integration Collaborative offices out of the West School building to leased space on the west side of the city.

Welcome Center

In 2013 the Worthington community was awarded a Blandin grant to participate in the Leadership in Ethnically Diverse Communities (LEDC) program. One of the top needs identified through the LEDC process was a Welcome Center for newcomers to find all the services available and to assist in their transition to the area.

Some refugees to the U.S. escaped from violence and government abuse, causing them to be intimidated by the formality of our current government buildings. The new Welcome Center would be less intimidating for newcomers and long-time residents, providing a comfortable platform for introducing the full range of potential services they might require.



The Resource Center will act like the Community's living room, bringing together important services and resources for all families in Nobles County, while creating a welcoming environment for our newest residents.

A Collaboration takes Shape

In 2013 and 2014 there was significant change in leadership at both the City of Worthington and Nobles County. Collaboration was identified as very important to meeting the future needs of the region. A group now known as NEON (Nobles Economic Opportunity Network) – Elected officials from townships, cities, school district and the county began monthly meetings, while staff leadership from the city, county and school district also began meeting as a peer group. This proposed collaborative project is a direct result of the agencies working together for the good of the region.

An Opportunity Unfolds

Nobles County, ISD 518, and the City of Worthington are collaborating to construct an innovative Community Resource Center on the former Campbell's Soup site. The new building will house Library functions, Community Education, and a Welcome Center for new community members.

A feasibility study completed in November of 2017 demonstrated that the site will work for this facility and is perfectly located to link the community with the Central Business District. Building one facility will reduce space needs by almost 12,000 square feet, saving the taxpayers over 4.6 million dollars in construction costs and tens of millions in operating costs over the next several decades.

Why Are We Requesting Bonding Assistance Now?

For the past five years there has been a successful effort in collaboration across the governmental and quasi-governmental entities in Nobles County. Through this work, the three entities have identified land, split costs for a feasibility study for that land, and now have a project identified that can be accomplished more economically as a single collaborative effort, if the project is successful in obtaining State Bonding Funds.

The infrastructure at the West School is failing and will be very expensive to repair. ISD 518 needs to find a solution soon for the expanding Community Education program currently located at the West School.



The Nobles County library has been looking to expand for more than ten years. Numerous sites and options have been considered, but this is the first true opportunity that matches great location with economic viability.

Because ISD 518 is in need of a new high school and will be holding another referendum on February 13, 2018, they are not able to bond for funds to build this proposed facility.

Nobles County Issued two bonds in the past twelve months for major road improvements and major CIP projects to repair the county buildings used for daily operations, making a major bond issuance impractical for the local tax payers.

The City of Worthington has numerous financial commitments and will not be a significant tenant in the facility, so it is not appropriate for the City to issue bonds.

The collaborative group is asking for funds through the state bonding bill for the construction of this innovative facility in the amount of \$26,000,000, and will be requesting MPCA Clean-up funds to remediate the site as a cost share. The collaborative group will also use reserve funds from each entity to purchase the FF&E and site amenities. The tenants of the facility will share responsibility for the ongoing operating costs.

The Statewide Benefit

The “Nobles County Experiment” started with inviting refugees and immigrants to fill jobs in the community that were difficult to fill with the traditional workforce. Through hard work and determination, and the support of the community, many of the new residents have evolved from laborers to entrepreneurs, filling formerly vacant storefronts with successful businesses, increasing the economic viability of the region.

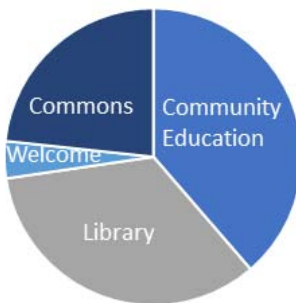

The local community is highly dependent on the minority population to bring not just labor, but the energy and vitality that is missing from many rural areas throughout our Country. The Worthington/Nobles County community certainly has made mistakes along the way, and of course, not everyone in the community values our diversity equally, but as a whole, the welcoming attitude exhibited almost 40 years ago still exists today, and has made a big difference in how newcomers to our region have become our friends and neighbors. This in turn has helped revitalize our economy and created more opportunities for everyone.

We believe the WELL (Welcome, Education, Library, Livability) can become a model for other rural communities throughout Minnesota, demonstrating the benefits of collaboration and assimilating refugees and immigrants into our society. Minnesota is counting on this population to fill all levels of jobs as the ‘Baby-boomers’ continue retiring from the work force at a higher rate than they can be filled.



The Worthington/Nobles County community has been able to achieve success with limited resources and inadequate facilities. Imagine what we could do with a resource center like the “WELL”, designed specifically to properly welcome and assimilate newcomers alongside our long-time residents?

Program Evaluation

Program	Independent	Collaboration	Savings
Community Education -Adult Basic Education -Enrichment Programs -ECFE -Administration	46,875 GSF	26,742 GSF	 <p>Space Savings from Collaboration:</p>  <p>11,714 GSF</p>
Library -Shared Children's Creative Play Space	28,000 GSF	23,514 GSF	
Nobles County Integration Collaborative	2,500 GSF	IN COMMUNITY ED.	
Welcome/Wellness Center -Income Maintenance Program -WIC Offices & Exam Room -Social Service Intake Office -Statewide Health Improvement Office (SHIP) -Community Connectors	3,500 GSF	2,789 GSF	
The Commons -Break Room -Meeting Rooms -The "Living Room" -Kitchen -Gymnasium/Indoor Play Area -Storage -Laundry	-----	16,116 GSF	
	80,875 GSF	69,161 GSF	

Campbell's Soup/Civic Center Site Master Planning Project



Cost Summary

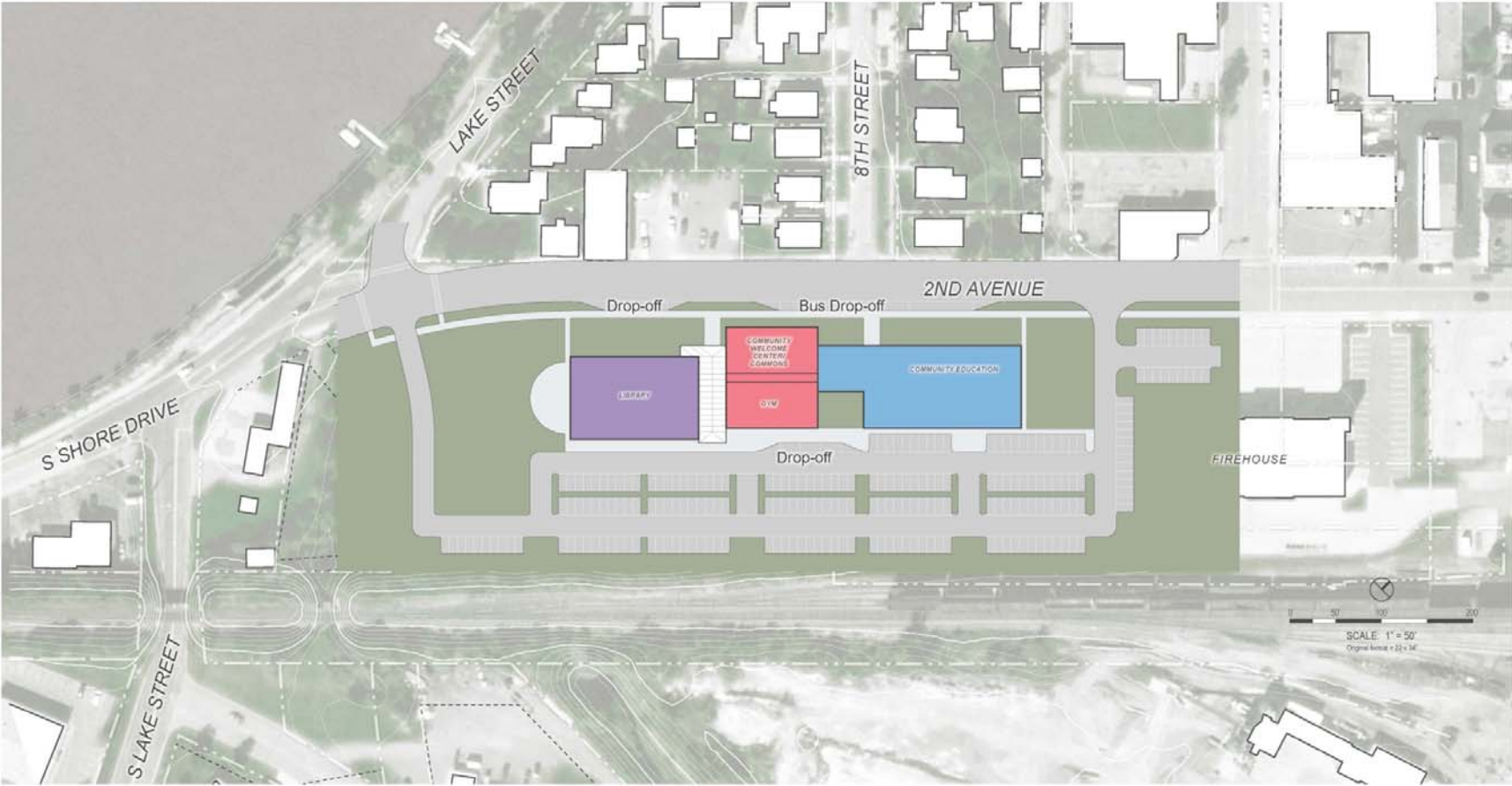
Program	Independent	Collaboration	Savings
Community Education Library	\$13,125,000	\$7,487,760	
Nobles County Integration Collaborative Welcome/Wellness Center	\$ 7,840,000	\$6,583,920	
The Commons	\$ 537,500	\$ 0	
	\$ 752,500	\$ 599,635	
	\$ 0	\$4,0029,000	
Subtotal Construction	\$22,255,000	\$18,700,315	
Subtotal Site	\$ 1,613,163	\$ 1,613,163	
Subtotal Remediation	\$ 2,000,000		
Total	\$23,868,163	\$20,313,478	
Soft Costs			
-General Conditions	\$ 1,909,453	\$ 1,625,078	
-Design/Construction Contingency	\$ 2,386,816	\$ 2,031,348	
-Construction Management Services	\$ 656,374	\$ 558,621	
-Architectural/Engineering Services	\$ 2,148,135	\$ 1,828,213	
Subtotal Soft Costs	\$ 7,100,778	\$ 6,043,260	
FFE – Furniture, Fixtures, & Equipment	\$ 0	\$ 0	
Land – Land Acquisition	\$ 0	\$ 0	
Total Site, Construction, Soft Costs, & FFE	\$30,968,641	\$26,356,738	

Cost Savings from Collaboration:



CONCEPT SITE PLAN 3B

BUILDING LEVEL 1, PARKING, AND ACCESS

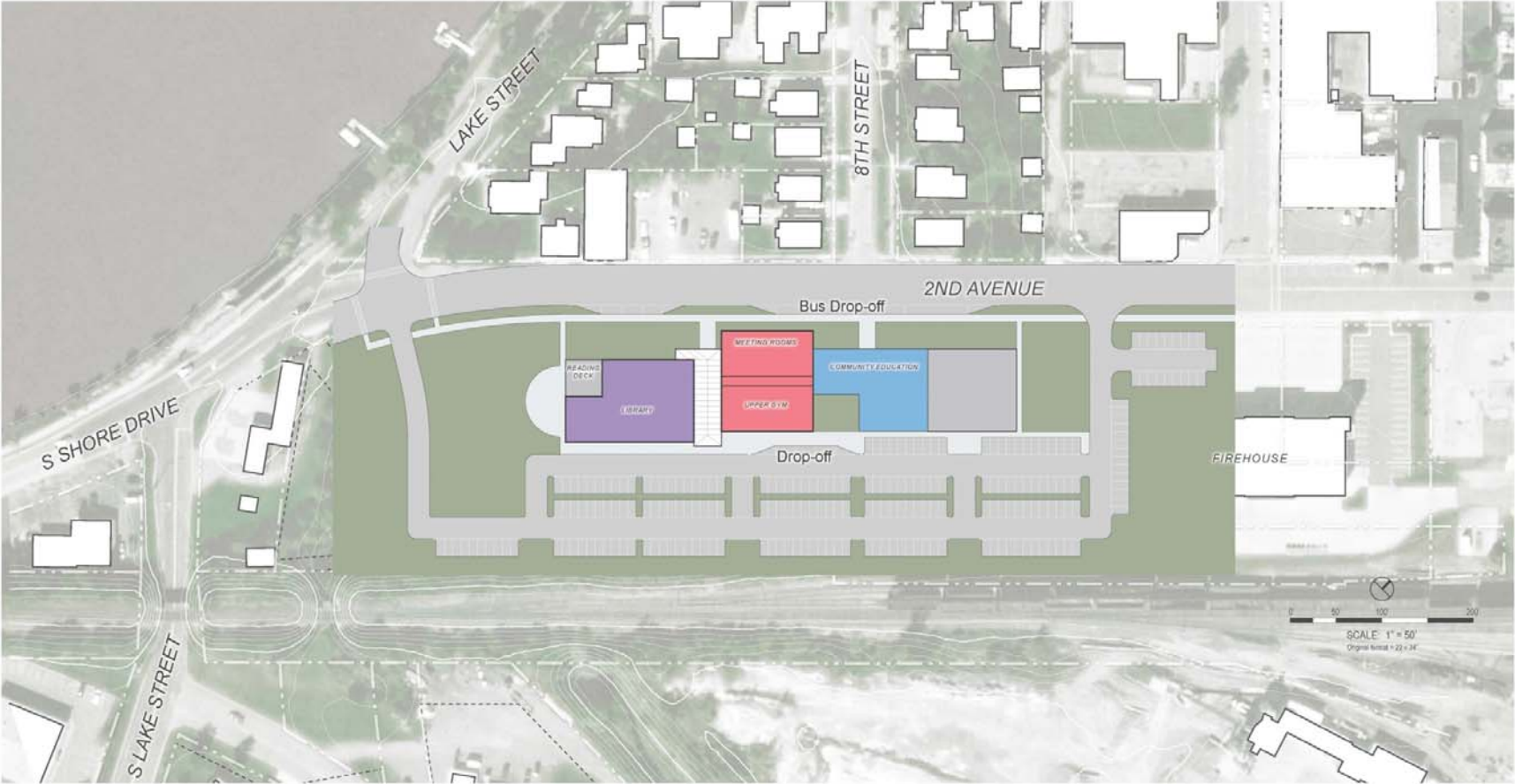


WORTHINGTON CIVIC CENTER CONCEPT PLAN
WORTHINGTON, MINNESOTA

November 3, 2017 

CONCEPT SITE PLAN 3B

BUILDING LEVEL 2, PARKING, AND ACCESS



WORTHINGTON CIVIC CENTER CONCEPT PLAN

WORTHINGTON, MINNESOTA

November 3, 2017

