

**MINUTES
JOINT ECONOMIC DEVELOPMENT ADVISORY BOARD
AND
PARK BOARD MEETING
APRIL 12, 2016**

The Park Board Meeting was called to order at 6:02 p.m.

The Economic Development Advisory Board Meeting was called to order at 6:02 p.m.

APPROVAL OF AGENDA (Additions / Deletions): Horak moved approval of the agenda with the following amendment: Add to Agenda Item 6) Township Day: Movies in the Park. McCune seconded. Ayes all.

APPROVAL OF FEBRUARY 9, 2016 EDAB MEETING MINUTES: Artner moved approval of the February 9, 2016 Meeting Minutes. Zinschlag seconded. Ayes all.

TOWN HALL: Sara Hanson's fund raising efforts are at \$11,039 which includes a designated pledge of \$11,000. There are some open pledges and some designated pledges. All pledges to date are from non-Township residents. (Bill, I am not real sure of this info. You may have to clean it up and verify that I got it right.) In an effort to reach Township residents Sara Hanson, WBLA Historical Society has prepared a letter to Township residents which will be signed by Rheanna O'Brien, WBLAHS President and Robert Kermes, White Bear Town Chair. The letter recaps the history of the Town Hall designed by architect Cass Gilbert and the journey of the Town Hall from two locations and two fires to its final destination at Polar Lakes Park. The letter informs

Town residents that the cost for moving the Town Hall to its new site, building the basement, and completing initial site work has been funded through non-property tax sources and the Town Board is committed to minimizing the use of property tax for on-going costs. The WBLAHS has created a Town Hall Fund to help offset the cost of the project. The letter asks for consideration of a contribution that will help carry this historic treasure into the future. The Historical Society will be the body to handle contributions. Horak asked how the money will be spent and if the Township will have any input. It was noted that since the funds are being donated to the Historical Society the funds will be used for the portion of the project that the Historical Society will take care of. Nasvik stated that any money donated should go through the Township approval process. The Historical Society's objective may not live up to the Park Board's objective regarding the importance of the building in the park. The Clerk noted that the Town Hall is a Township building and the use of the building has been decided on. Horak stated that it needs to be clarified before people donate money. Anyone who donates has the right to decide how their money will be used. Nasvik stated that the Historical Society may have specific ideas of what they want to do and direct funds toward that. The fundraising needs to be looked at clearly with how the money will be spent and work through that before soliciting funds. It was recommended that the Park Board have a seat on any committee that deals with the use of the donated funds and that the Park Board have a vote in any recommendation. It was noted that "designated" gifts need to be defined. Swisher asked if an account has been set up to receive the funds. The Clerk reported that the Historical Society has opened a separate account. The Clerk will provide Sara Hanson with feedback from tonight's meeting and ask her to

take the EDAB through the steps they will use for handling donations. He will also report back to the EDAB on the next steps for managing the funds. It was the consensus that the drawing of the Town Hall on the letter be edited to delete the word "Save" from the drawing since the Town Hall has been saved. The words "our historic" should be enlarged to match the size of the words "Town Hall". There was discussion regarding the use of the Town Hall. The Clerk reported that the Historical Society has prepared a programming outline for use as field trips for 3rd graders and use as a historic museum. Kermes asked if the Park Board has seen the outline prepared by Sara Hanson for the use of the building. They have not seen it. The Clerk will see that they get the information.

There was general discussion regarding the use of the Town Hall once the necessary repairs are done. It was the consensus that use of the building is too far in the future to spend time on now. Nasvik stated that the Park Board has discussed how the Town Hall can be used as park of park uses and not just as a museum or monument. The Town Hall needs to be incorporated into Polar Lakes Park.

There was discussion regarding when repairs will be made to the Town Hall and who will do them. The Clerk reported that Supervisor Prudhon, who has contracting experience, Bob Scherman, EDAB, Mike Johnson, Building Inspector, and the Town Engineer went through the building and noted all the area where repairs are needed. Scherman reported that one of the things that need to be done is that the roof needs to come off. There are two ceilings and a lot of charring. The roof eaves soffit brackets

have to be taken back to the building line and rebuilt. The fascia needs work, the outside trim needs to go; the stucco needs to be removed; there is patching that is needed; and the upper portion has a different texture. Archer asked if the Historical Society will do the bidding for the work. The Clerk stated that the Township will do the bidding. Nasvik stated that the Town Hall project seems to be Sara's project. Horak noted that Sara Hanson is only the conduit. Kermes noted that the historical significance was one of the justifications for use of the Town Hall and that the building be part of White Bear Township's center. Sara has a critical role but it is not Sara's project. She has some contributions regarding the historical significance of the Town Hall. The financial program issue has work to be done yet. Nasvik noted that the building was moved because of the history of the Township. He asked what role the Park Board has in it. If it is primarily a historical function building that is between the Historical Society and the Town Board. Kermes stated that the Town Hall is filling a neighborhood need as a community facility. The Clerk noted that the historical resource provided the effort to provide resources and funds to move the building. The Town Board will solicit proposals from contractors for the work. The Town will also proceed with soils work, stairway, and retaining wall. Nasvik stated that the selection committed talked about heat, water, etc. being installed. The Clerk reported that the building has been sleeved for mechanical and stubbed. The work that initially will be done is to make the building functional.

The Clerk reported that Sara Hanson applied for Legacy Grant funding for her to fly to New York to go through the files at (at where?) to go through the files to see what she can find relative to the Town Hall.

TOWNSHIP DAY AND MOVIES IN THE PARK: **Township Day:** The 2016 Township Event budget was provided for review. It was noted that the event planning is below budget due to careful research on the part of the Park Board and Deb Stender, Township Day Coordinator. Deb Stender stated that with sponsorships the event can be a self-sufficient event. She reviewed a draft of a letter to Township businesses asking for support of the event. Her letter invites businesses to participate in a number of ways that they can help support the event either as a vendor or outright donation. She reported that sponsors would have an individual banner/sign displayed onsite as sponsor of the activity, such as fireworks, entertainment, children's activities, petting zoo, community sponsorship, and silent auction. Deb Stender reported that she needs the names of individual contacts at several businesses. She stated that she prefers a face-to-face meeting, rather than email or phone call. Horak noted that the EDAB has developed good relationships with Town businesses. It was the consensus that the EDAB can provide Deb Stender with contact information. Horak suggested inviting the person contacted to come and see the park and provide photos of past events. Nasvik noted that businesses could rally around as part of the community. He noted that the needs for the park are large, such as restrooms, concessions, playground replacement etc. There was discussion regarding soliciting donations. The Town or its commissioners cannot solicit. It was the thought that Deb Stender would be allowed.

The Clerk will check the legal aspect. It was noted that recognition of sponsors is important. Nasvik stated that naming a business or two on the billboard would be a good incentive. The Clerk will provide Deb Stender the contact information she needs to proceed with soliciting sponsorships.

Movies in the Park: Deb Stender reported that she was approached by a local company, Twilight Zone Cinema who owns a large portable movie screen about showing movies at Polar Lakes Park for training purposes. They would put up the screen and take it down. The only expense for the Town is a license fee which is dependent on the type of movie being shown. She stated that \$600 would be well in excess of what the license fee would be. They have asked if they could put a screen in Polar Lakes Park on Saturday, May 21st. They propose to do a newer animated movie. All the movies shown would be family oriented. She reported that there is undesignated money in the Township Day budget. All expenses are accounted for and there is an overage in the budget (!). The price for admission to the movie could be a food shelf donation. Horak asked if concessions would be a good idea. He stated that the Township Theatre could sponsor by having popcorn. A food truck was also suggested.

Peterson moved to recommend to the Town Board to approve a Movie in the Park night for May 21, 2016, provided by Twilight Zone Cinema as a training function and to authorize payment of a license fee not to exceed \$600.00, noting that there is sufficient funding in the Township Day Event budget. Nasvik seconded. Ayes all. (Might be a

good idea to verify with Tom Riedesel that funding for the license fee would come from the Township Day budget. Don't want to get in trouble!!!!)

The Park Board adjourned at 7:23 p.m.

The EDAB meeting re-convened at 7:25 p.m.

TAX ABATEMENT: The Clerk reported that the North Oaks Company owns 45 acres zoned light industrial on Centerville Road and I-35E. They have been approached by a data center who would like to have tax increment financing for their project. After consulting with Township TIF Counsel, it is clear that a data center is not a qualified use in an Economic Development TIF District. Therefore the North Oaks Co. property does not qualify as a Redevelopment TIF District. The Regional Economic Development Partnership also asked about tax abatement for the project. The Township does not have provided tax abatements in the past, but that does not mean that it cannot be done. The Town's 22.031% tax rate does not amount to much compared to TIF. Jenny Boulton, TIF Counsel said that in rough terms, the Town can give them any portion of the Town's share of taxes from their property for up to 15 years if all three taxing districts participate (Town, County, School District) or up to 20 years if only 1 or 2 jurisdictions participate. What Jenny Boulton sees is that the Town would give them the taxes only on the increase resulting from the new construction, i.e. subtract out the existing land value based on the current valuation. Then it ends up like TIF from the Town's perspective. But if the Town wants to give them the taxes from the land value, it can. It is really up to each taxing district so the Town can do what it wants. In response

to a question how the Town would benefit, it was stated that it would be just that there would be one new project in the Town. It was noted that a data center consumes a lot of water for cooling equipment. The Clerk noted that his report was for informational purposes at this time.

The EDAB meeting adjourned at 7:51 p.m.

Respectfully Submitted,

William F. Short

Clerk-Treasurer