

**MINUTES
ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING
AUGUST 9, 2016**

The meeting was called to order at 6:00 p.m.

Present: Horak, McCune, Scherman; Town Board Liaison: Kermes; Clerk: Short.

Absent: Keleher and Zinschlag with notice and Artner.

APPROVAL OF AGENDA (Additions / Deletions): Scherman moved approval of the agenda as submitted. McCune seconded. Ayes all.

APPROVAL OF JUNE 14, 2016 MEETING MINUTES: Scherman moved approval of the June 14, 2016 Meeting Minutes. McCune Seconded. Ayes all.

WHITE BEAR LAKE CHAMBER EVENT HONORING BORIS MIKSIC – SEPTEMBER 26, 2016: The Clerk reported that Boris Miksic is the owner of Cortec Corporation, a company that specializes in rust and corrosion inhibitors. Cortec headquarters has been in the Township for many years. Boris Miksic has hosted EDAB and Public Safety Commission meetings at his facility and provided tours of the facility. Cortec started operations in St. Paul. In 1988 the Town Board authorized, by legislative approval, to use Economic Development authority and tax increment financing to provide an incentive to encourage Cortec to select White Bear Township and the State of Minnesota for the expansion. Cortec was the first TIF District in the Township. Boris Miksic started a Croatian consulate in his building. He also created the Croatian Cultural Society of Minnesota. The Chamber of Commerce would like to recognize Boris Miksic for his business and achievements.

There was discussion regarding recognizing business in the Township. It was suggested to have a booth at the Township Day event to feature businesses for their positive influence in the Township. It was suggested to have a “Wall of Honor” in the entry way to the Town offices. Cortec could be the first with a plaque on the Wall of Honor. As time goes by, more business could be featured. It was noted that placing a plaque recognizes the businesses’ contribution to the Township. It was suggested that the Town extend an invitation to other businesses in the Township to the Chamber event to enforce the Township’s economic development program. It was noted that the Chamber will most

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likely be inviting businesses to the event. It was the consensus that the EDAB supports the Chamber's event honoring Boris Miksic and the EDAB members attend the event.

McCune moved to inform the EDA that the EDAB supports the White Bear Lake Chamber event honoring Boris Miksic and to recommend authorization for purchase of a plaque recognizing Boris Miksic with funding from the Loan Pay Back Account, noting that available EDAB members will be attending the event. Scherman seconded. Ayes all.

ECONOMIC DEVELOPMENT PROJECTS: The Clerk reviewed projects that were considered for financing with the EDA Fund in 1999. Five of the projects have been completed and several new candidates have been added. Completed projects include: **1) Harstad Property Acquisition (\$1,600,000):** This acquisition of land was for Polar Lakes Park. The sources of acquisition funds were the Park Acquisition Fund and General Excess Increment. **2) Baseball and Soccer Fields (\$1,000,000 plus):** This project was for the baseball and soccer fields as well as for an amphitheatre, grandstand, and restroom building. The project is mostly complete. The amphitheatre, grandstand, and restroom building are still to be designed and constructed. Sources for funding are the Park Acquisition and Development Fund; donations from user groups (White Bear Soccer Association); General Obligation Bond Levy; General Excess Increment; General Fund Balance, and grants. **3) Township Parkway: (\$670,000)** Sources for this project were from Assessments to Porous Media; ComTal and Brennan Medical; excess increment from Brennan (Lawin); ComTal Restricted Redevelopment (TIF) through 2006 or longer if necessary. **4) Hammond Road Reconstruction (\$800,000):** Sources for funding were assessments to Ramsey County, Herold Precision Metals, Porous, Brennan, Residential; Restricted Redevelopment (2010-2021: \$70,000/year and five single family homes. **Public Works Site: (\$200,000).** Coordinated with Public Works Building expansion. Sources for funding from ComTal restricted redevelopment TIF. **Cartier Property/Polling Place/Meeting Rooms: (\$200,000) (Heritage Hall).** Cooperative effort with City of Gem Lake. Source of funding from Thermoform redevelopment pool. **Ayde/Comstock Redevelopment: (\$300,000 - \$400,000).** Acquire Ayde property, demolish buildings; clean-up site contamination; assist Tecweigh and Nextern. Sources of funding from TIF District 2 (Thermoform) Redevelopment District; TIF District 15 (Birch Lake Villas); TIF District 21 (Tecweigh).

Candidate Economic Development Projects include: **Proposed 2013-2014: Labore Road/White Bear Parkway Connection (\$458,000).** Grading, paving, and storm sewer. **Partially Completed: Meadowlands Plaza / Streetscape / Entrance (\$260,000).** Includes Highway 96 Streetscape, Centerville Road, Highway 96 Entrance, Birch Bend/Highway 96 Entrance and Meadowlands Drive. **Otter Lake Elementary School Soccer Fields (\$200,000).** **Garley Property (\$150,000).** Site acquisition, demolition and clean up; incorporate with adjacent property on single family development. **Old State Tool Building (\$300,000 - \$400,000).** Pole building on 2.78 acres. **Flex Fletch Building (\$100,000-\$150,000).** Pole building on 0.78 acres. Acquire, demolish, incorporate with North Oaks Company development. **Quality Wood Treating (2,500,000+).** Several pole

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buildings on 14.6 acres. Acquire, demolish, redevelopment into industrial or multi-family site.

Other Projects: 1) Park Trust Fund (\$500,000); Housing Rehabilitation Program; Economic Development Loan Program; Township wide sign program; relocate and restore old Town Hall (\$100,000 - \$400,000).

It was the consensus that the list of projects be prioritized. The Clerk provided a historical summary of projects within the Town over the years.

There was discussion regarding a vision of what the Township would like to see for providing reliable and high quality service to Town residents. The Clerk reported that a consultant has been working with the Town Board on creating a mission statement and vision for what the Town would envision and how the Town Board can best provide services to the Town residents. The Clerk will provide a copy of the mission statement and vision to the EDAB. It was suggested that the mission statement, once finalized, be read at the Budget and Annual meetings.

The meeting adjourned at 8:05 p.m.

Respectfully Submitted,

William F. Short
Clerk-Treasurer