Board of Supervisors
ROBERT J. KERMES, *Chair*
ED M. PRUDHON
STEVEN A. RUZEK

WHITE BEAR TOWNSHIP
1858
RAMSEY COUNTY
MINNESOTA

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750
FAX 651-426-2258
Email: wbt@whitebeartownship.org

AGENDA
ECONOMIC DEVELOPMENT ADVISORY BOARD
MAY 8, 2018

1. **5:30 p.m.** Call Informal Meeting to Order at Township Office Conference Room, 1281 Hammond Road.
2. **6:00 p.m.** Call Formal meeting to Order.

3. Approval of May 8, 2018 Agenda (Additions/Deletions).
4. Approval of February 13, 2018 Minutes.

Welcome New Member – Kent Brunner

5. Water Gremlin Update - John Johnson, Plant Manager to Attend.

6. Added Agenda Items.
7. Adjournment.

White Bear Township's
Mission:
To provide White Bear Township residents, businesses and visitors with reliable, high quality municipal services while serving as open and responsible stewards of the public trust.

recycled paper

WHITE BEAR TOWNSHIP

EDAB Meeting
May 8, 2018

Agenda Number: **1 – 2 – 3 - 4**

Subject: 5:30 p.m. - Call Informal Meeting to Order
6:00 p.m. - Call Formal Meeting to Order

Approval of May 8, 2018 Agenda &
February 13, 2018 Minutes

Documentation: May 8, 2018 Agenda
February 13, 2018 Minutes

Action / Motion for Consideration:

Call Information Meeting to Order:	5:30 p.m.
Call Formal Meeting to Order:	6:00 p.m.
Approval of Agenda:	May 8, 2018
Approval of Minutes:	February 13, 2018 Minutes

MINUTES
ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING
FEBRUARY 13, 2018

The meeting was called to order at 6:10 p.m.

Present: Artner, McCune, Scherman; Clerk: Short.

Absent: Kermes, Horak, Keleher, Zinschlag with notice.

APPROVAL OF AGENDA (Addition/Deletions): Artner moved to approve the agenda as submitted. McCune seconded. Ayes all.

APPROVAL OF NOVEMBER 14, 2017 MINUTES: Artner moved approval of the November 14, 2017 meeting minutes. McCune seconded. Ayes all.

CENTERVILLE ROAD SIGNAL & MEDIAN IMPROVEMENTS: The Clerk reviewed the concept plan for a new Lund's/Byerlys grocery store on an 8.4 acre site near the Cub Food store. Due to increased traffic, modifications to Centerville Road are proposed. One modification is a new northbound travel lane to the proposed Lund's/Byerlys entry drive. A second traffic modification is the installation of a traffic signal at the new intersection. Ramsey County has not budgeted either improvement. Changes to the median on Centerville would include widening and extending the median. There is also a plan to modify the intersection at Centerville Road and Meadowlands Drive. The County will pay for the median work but indicated that they have no funding for the traffic signal.

The Clerk reviewed the Centerville Road signal and median modifications. Total cost of the project is estimated to be $814,000. The cost for the signal is $300,000 traffic generated by all of the developed property at this corner will contribute to the need for a signal. The cost for the signal has not been identified as yet. Ramsey County has approved the layout for the traffic signal, lane changes, and median widening.

There was discussion regarding the potential source of Township funding, if necessary. Possible funding may be the following sources:

1. Meadowlands TIF – 1990 Meadowlands Agreement: 1) 70% Developer's assistance; 2) 10% Admin; 3) 10% Meadowlands Drive ($39,000); 4) General Surplus Increment – Park Board. All of this increment has been spent.
2. Assessments (must prove benefit exceeds cost – appraisals, public hearings, appeals).
3. Tax Abatement. This reduces Township property tax and the process is complicated.
4. Township Gas Tax: $25,000. These funds are currently placed in the General Fund under road maintenance, and would cause the need to raise the levy.
5. Township "Improvement Fund" (There is $972,000 in this fund. These are funds are not restricted but are set aside for curb replacement and contribution to seal coating programs.)
6. EDA Fund / General Surplus Increment. There are no qualified funds in this account at this time. (Cortec, Drill-A-Matic, Thermoform already spent.)
7. EDA Fund / Loan Payback Account. There are no restrictions for these funds. The balance as of January 1, 2018 is $445,000.

After review and considerable discussion it was the consensus that either number 5 or 7 be recommended to be used for the Town's share of the traffic signal.

DRAFT

McCune moved that if a Township contribution is necessary, that the EDAB recommend to the EDA that the traffic signal at Centerville Road is a reasonable economic development benefit and will improve traffic safety and movement in this important commercial area of the Township, noting that the benefits are for many nearby Township businesses and not only for the proposed Lund's/Byerlys store. Scherman seconded. Ayes all.

Scherman moved to recommend to the EDA that if a Township contribution is necessary, that the EDAB sees benefit for the traffic signal and recommends approval of the project and if the EDA chooses to assist in funding the signal #5) Township Improvement Fund or #7) EDA Fund / Loan Payback Account be used, or a combination of both. McCune seconded. Ayes: Scherman and McCune. Nay: Artner.

McCune noted that it was a tough decision for the EDAB to accept who is responsible for what regarding this project.

TIF UPDATE: The Clerk reviewed the Administration Account for TIF districts. The Board used to transfer the administration fees to the General Fund to cover staff time involved in economic development including such things as preparing development agreements. The TIF attorney's time is sometimes paid from administration fees. Usually TIF consultants are paid out of the application fee paid by a developer for a development agreement. In 2018 the beginning fund balance for administration fees is $6,669.74.

MARCH MEETING – RESCHEDULE: The regular date for the March EDAB meeting is March 13th. The Annual Town Meeting is also scheduled for that date. It was the consensus that a March meeting would not be necessary. If something comes up that needs discussion the March EDAB meeting will be held on Wednesday, March 14th at the regular time.

McCune moved to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

William F. Short
Clerk-Treasurer

DRAFT

EDAB Meeting
May 8, 2018

Agenda Number:

Subject: **Welcome New Member – Kent Brunner**

Documentation: Oath

Action / Motion for Consideration:

Town Clerk Report at Meeting / Discussion

WHITE BEAR TOWNSHIP
1858
RAMSEY COUNTY
MINNESOTA

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY) ss.
)
TOWN OF WHITE BEAR)

I, KENT BRUNNER, do solemnly swear that I will support the constitution of the United States and of the State of Minnesota and faithfully discharge the duties of a member of the Economic Development Advisory Board of the Town of White Bear, in the County of Ramsey and State of Minnesota to the best of my judgment and ability so help me God.

_____
KENT BRUNNER

Subscribed and sworn to before me
this 8th day of May, 2018.

_____
Notary Public, Ramsey Cty., Minn.

EDAB Meeting
May 8, 2018

Agenda Number: **5**

Subject: Water Gremlin Update – John Johnson, Plant Manager to Attend

Documentation: None

Action / Motion for Consideration:

Report at Meeting / Discussion

EDAB Meeting
May 8, 2018

Agenda Number: **6 - 7**

Subject: Added Agenda Items

Adjournment

Documentation: Miscellaneous Minutes of Interest / Miscellaneous Articles of Interest

Action / Motion for Consideration:

Receive Added Agenda Items

Adjourn Meeting

Bill Short

From: Tom Snell <tom@whitebearchamber.com>
Sent: Wednesday, April 25, 2018 11:05 AM
To: 'Shari Wilson'; maureen@whitebearchamber.com
Cc: tom@whitebearchamber.com
Subject: Chamber WBL DNR
Attachments: Legislators to contact in our area.docx

Attention Board Members & Advisors and others

I apologize for getting this information to you a little late. If you decide to connect with our legislative delegation I suggest calling their office to leave a message concerning Judge Marran's ruling. Below, I've outlined several talking points to use. Time is of the essence-please make you calls today! E-mal addresses and phone numbers are listed in the above attachment.

At the April Board meeting I was asked to prepare a series of talking points relative the Judge Marrian's ruling concerning the impact of the law suit on White Bear Area businesses. The respective House and Senate Files are; HF 4009 and SF 3573 combined they prohibit the Department of Natural Resources from enforcing the court ordered condition that impacts water appropriation permits.

Talking points relating to the DNR from enforcing any court ordered conditions that impact water appropriation permits:

- **The majority of businesses purchase water from area municipalities, who have water appropriation permits, allowing for water to be extracted from the ground and delivered to customers for business, domestic and other important uses.**

- **The continued availability of water for use by businesses is critical and obvious for their future success.**

- **The court order prohibits new or expanded appropriations of water which may inhibit business growth and expansion, will likely discourage new business in the region, will hinder economic development efforts, affects area's ability to attract jobs, and lowers the region's overall prosperity.**

- **The court order requires the review of all existing water appropriation permits, and could downsize the permits, resulting in less water available to meet the region's needs, including business needs.**

- **The court order requires the creation of plans for conversion of water supplies to surface water sources, which, if implemented, would cost hundreds of millions of dollars, likely making the cost of water much more expensive and creating a competitive disadvantage for area businesses.**

- **The court order requires the creation of plans to phase down total per capita water use. Since nearly every business lacks on-site residents, businesses will always contribute to increases in per capita water use in**

direct opposition to the order. This condition unfairly targets all businesses, even those who are excellent stewards of the region's water resources.

- Vagueness in the language of the court order leads to uncertainty in how it will be interpreted. For this reason, there may be additional impacts to business that are unexpected or unintended.

The chamber remains open to alternative, responsible solutions that increase water levels of White Bear Lake