



# WHITE BEAR TOWNSHIP

1858  
RAMSEY COUNTY  
MINNESOTA

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

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## AGENDA ECONOMIC DEVELOPMENT AUTHORITY JUNE 18, 2018

1. **6:40 p.m.** - Call to Order at Heritage Hall, 4200 Otter Lake Road.
2. Approval of Agenda (Additions/Deletions).
3. Approval of Minutes of May 21, 2018.
4. Town Hall Fundraising – Update.
5. Added Agenda Items.
6. Receipt of Agenda Materials/Supplements.
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.



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**EDA  
Meeting  
June 18, 2018**

**Agenda Number:** 1 - 2 - 3

**Subject:** Call to Order – 6:40 p.m.  
Heritage Hall, 4200 Otter Lake Road  
  
Approval of June 18, 2018 Agenda &  
May 21, 2018 Minutes

**Documentation:** June 18, 2018 Agenda  
May 21, 2018 Minutes

**Action / Motion for Consideration:**

Call meeting to order: 6:40 p.m.  
Approval of Agenda: June 18, 2018 (additions/deletions)  
Approval of Minutes: May 21, 2018

**MINUTES  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
MAY 21, 2018**

The meeting was called to order at 6:45 p.m.

Present: Commissioners: Kermes, Prudhon, Ruzek; Assistant Treasurer / Secretary: Short; Attorney: Lemmons.

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

**APPROVAL OF MINUTES OF APRIL 16, 2018**: Prudhon moved approval of the Minutes of April 16, 2018. Ruzek seconded. Ayes all.

**TOWN HALL FUNDRAISING**: The fund raising goal is \$145,000. To date \$67,690 has been raised. This amount includes the following donations: two \$15,000; five \$5000; two \$1,000; and two \$100 donations. Grants received are \$10,490 which will be used for historical markers. Expenses are \$9,600. There is \$58,090.00 in the bank to fund interior work and exterior window shutters from Historic Northern Bedrock. Electrical work will be done pro bono by a local electrician under his employer's license. HVAC will be funded through a Legacy grant. Gene and Cathy Johnson are committed to chair the fundraising project.

Prudhon moved to adjourn the meeting at 6:55 p.m.

Respectfully Submitted,

William F. Short  
Assistant Treasurer/Secretary



**EDA  
Meeting  
June 18, 2018**

**Agenda Number:** 4

**Subject:** Town Hall Fundraising

**Documentation:** WBTH Capital Campaign Information

**Action / Motion for Consideration:**

Town Clerk Report at Meeting / Discuss

# WBTH Capital Campaign

<b>Total Raised</b>	\$ 68,790.00	<b>Total Outstanding Pledges</b>	10,000.00	<b>Total Income Rec'd</b>	\$ 58,790.00
Breakdown					
\$15,000 donations	2	\$ 30,000.00			
\$5000 donations	5	\$ 25,000.00			
\$1000 donations	3	\$ 3,000.00			
\$100 donations	2	\$ 200.00			
Grants		\$ 10,490.00			

Item	Steps	Cost	Timing	Responsible
Major Donors Phase	<ul style="list-style-type: none"> <li>Meet with Gene &amp; Kathy ✓</li> <li>Circle Back w/prospective donors (underway)</li> <li>Connect w/Bob Ratte &amp; Jim &amp; Marilyn Muellner (underway)</li> <li>Media coverage of status</li> </ul>		Completed by June 15 <sup>th</sup>	Sara/Gene & Kathy
Business/Organization Phase	<ul style="list-style-type: none"> <li>Develop list of historic WBT businesses ✓</li> <li>Identify key target groups-WBL Lion's Club, NO Co, Schwing, etc.</li> <li>Create mailing &amp; enclosures (underway)</li> <li>Process mailing &amp; conduct follow up calls</li> </ul>	\$1000	Completed by July 15th	Sara/Bill/Tom WBLAHS office
Individual Donors	<ul style="list-style-type: none"> <li>Media coverage of status</li> <li>Develop list of Twp Residents</li> <li>Create mailing &amp; enclosures</li> <li>Process mailing</li> </ul>	\$4000	Late July	Sara WBLAHS office
Campaign Wrap Up	<ul style="list-style-type: none"> <li>Recognition events/unveiling</li> </ul>	\$1500	Township Day – Sept 8th	Sara WBLAHS

## White Bear Township Town Hall Restoration Campaign

### **Vision**

The White Bear Township Board in partnership with the White Bear Lake Area Historical Society envisions the Town Hall as an important historical centerpiece for the community. Its space will be used to tell the story of White Bear Township, the history of the building and its function as a "town house" for meetings, elections and township operations. It will become open to the public and an active meeting place once again. The facility, managed by WBLAHS, will be recognized as a historical site providing interpretive programs, professionally guided tours, exhibits, living history and many other educational presentations.

### **History**

The Town of White Bear was formed on May 11, 1858 when Minnesota became a state. For the next 27 years the three person town board met at various locations to conduct their business. Since there was no historic downtown, business district, or town center to gather around, it was determined in early 1885 that a building designated for the purpose of their meeting hall was necessary and the residents of the town avidly supported this endeavor. By the end of that year, a structure was erected that has lasted more than 125 years where it has served its residents and connected them to their government, allowed them to conduct business and linked them to their past. Since 1885 all of these residents would have to conduct whatever business they had, be it variances, licenses or other items to come before the Town Board, at the White Bear Town Hall

Evidence has been uncovered to connect Cass Gilbert to the project. The demographics of White Bear in the 1880s included a small number of year round residents and an ever growing population of summer visitors, including the wealthy and social elite of St. Paul such as L. P. Ordway. This was precisely the clientele Gilbert hoped to establish. By designing a structure at White Bear he was able to connect with this population. The November 1885 issue of the trade publication *The Inland Architect and Builder* states: "The architect Cass Gilbert reports; preparing plans for a town hall, 26 x 40 feet; at White Bear Lake." The design for the White Bear Town Hall is not extravagant. It has been described by historian Paul Larson as "the first step on Gilbert's distinguished career of public building design".

### **Current Condition**

In 2011, the White Bear Town Board made the decision to cease meeting at the historic structure due to its deteriorating condition and lack of ADA compliant features such as a functional and safe entry ramp. After much deliberation and study over the next 5 years, the Board decided to relocate the building and create a new purpose for its town hall that has long served this community.

In November of 2015 the building was moved from its third location to the west end of Polar Lakes Park near the Town's Administrative Offices. The new site, including a full basement, was prepared and the structure was moved into place in 2016. Significant roof repairs were completed and the exterior of the structure has been restored to what extensive research has revealed it would have looked like when first designed. And, the interior has been stripped

down to the studs for study and documentation prior to restoration.

### **The Plan**

The Township Board recognized the advantages of a mutually beneficial partnership with the WBLAHS in managing the site and signed an agreement with their board that essentially assigns to the WBLAHS responsibility and authority for its management, including this campaign. They will lead this campaign and accept tax deductible donations specified for the restoration needs. Once the campaign is completed, the WBLAHS will oversee the expenditures for the project, increase local interest in and support for the site, reduce duplication and cost of services and programs, and expand the site's visitations, interpretations, promotion, security, and operations. The Township retains ownership of the building and all accompanying rights and obligations.

### **Needs**

While public money was used to move the building, create the new site and replace and repair its critical structural components, the goal of this campaign is to raise the \$145,000 needed to complete the restoration so that it can re-open to the public and schools. The facility, managed by WBLAHS, will become a recognized historical site providing interpretive programs, professionally guided tours, exhibits, living history and other educational presentations.

To complete its restoration, the town hall needs new windows and shutters (\$30,000), lighting (\$40,000), HVAC (\$15,000), display cabinets(\$5,000), furnishings(\$10,000), a security system(\$10,000) and historical markers (\$35,000). Each need category will be assigned a work order when required funds are available. Priority is given to lighting, HVAC and security.

### **Call to Action**

You are invited to help with this important community project by contributing to the restoration fund. The campaign begins on July 1 and concludes once the goal has been reached. You may contribute for a specific need category or where most needed. Recognition will be given to donors through publicity and on-site plaque as follows:

Patron	\$5000
Benefactor	\$2500-4999
Sponsor	\$1000-2499
Supporter	\$500-999
Friend	\$1- 499

Every donor contributing \$100 or more will receive a thank you copy of the History of White Bear Township.

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**EDA  
Regular Meeting  
June 18, 2018**

**Agenda Number:** 5 – 6 - 7

**Subject:** Added Agenda Items  
Receipt of Agenda Materials / Supplements  
Adjournment

**Action / Motion for Consideration:**

Receive Added Agenda Items

Receive All Agenda Materials & Supplements for Today's Meeting

Adjourn Meeting