WHITE BEAR TOWNSHIP

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

1858
RAMSEY COUNTY
MINNESOTA

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

AGENDA
ECONOMIC DEVELOPMENT ADVISORY BOARD
JANUARY 8, 2019

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 January 8, 2019 Agenda.
4. Approval of November 13, 2018 Minutes (Additions/Deletions).

5. 5685 Portland Avenue – Update.

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

EDAB Meeting
January 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 January 8, 2019 Agenda &
November 13, 2018 Minutes

Documentation:
January 8, 2019 Agenda
November 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:	January 8, 2019
Approval of Minutes:	November 13, 2018 Minutes

MINUTES
ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING
NOVEMBER 13, 2018

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

Present: Artner, Horak, Keleher, McCune, Scherman; Town Board Liaison: Kermes; Clerk-Treasurers: Short; Others: Christopherson.

APPROVAL OF AGENDA (Additions/Deletions: Artner moved approval of the agenda as submitted. Horak seconded. Ayes all.

APPROVAL OF SEPTEMBER 11, 2018 MINUTES: Horak moved approval of the September 11, 2018 Minutes. Artner seconded. Ayes all.

The Clerk introduced Patrick Christopherson who began employment today with the Township. Patrick will replace Bill Short who is retiring. Introductions were made and the members welcomed Patrick.

TOWN HALL: 1) FUNDRAISING UPDATE; 2) LEASE AGREEMENT RENEWAL WITH WBLAHS: The fundraising campaign has been going well. To date $89,429.00 has been received. Outstanding pledges of $9,600 are included in that total. It is anticipated that by the end of the year the fundraising campaign will reach $100,000.

Update of projects include: **Exterior/Finishing Highlights:** Northern Bedrock Historic Preservation partnership is completed. Historically accurate wooden shutters are currently being installed for weather and security protection. **Exterior Construction Highlights** Electrical wiring rough-in inspection complete; HVAC unit installed; drywall ceiling and walls scheduled for December/January; security system install once walls and electrical are complete. **Interpretive Highlights:** Historical markers research and writing complete; design phase underway; pursuing $10,000 MN Legacy Grant request for implementation phase in 2019.

Lease Agreement: The lease expires in December 2018. A budget summary of proposed operating expenses for 2019-2021 was provided. The WBLAHS referred to clarifications in the lease dealing with maintenance of the landscaping/grounds. This is included as part of the WBLAHS responsibilities. They believe that in practice, it is more efficient to have the public works crews include the area around the Town Hall as they are doing the park maintenance as they have done in the past. For clarification on the insurance status, the WBLAHS maintains coverage on contents within the building and liability coverage for the site with the Town listed as an additional insured. They cannot take out coverage on the building itself as they do not own the structure or the site. It must remain insured as a Town building in addition with the coverage brought by the WBLAHS.

It was noted that the lease is the same as the current lease with minor updates. The Town Attorney has not reviewed the Lease Agreement as yet. The WBLAHS fee to restore, manage, preserve, use and otherwise interpret the site for historical educational, and other compatible purposes for the years 2019 through 2021 is $15,000.

Horak moved to recommend to the EDA to authorize payment of $15,000 for the WBLAHS fee to manage and preserve the Town Hall with the $15,000 to be split between the Township General Fund and the EDA Loan Pay Back Account. Scherman seconded. Ayes all.

5685 PORTLAND AVENUE: The Clerk reported that he discussed the development of the 5685 Portland Avenue property with Gary Eagles, who coordinates all land development for the North Oaks Co. and has developed many residential projects with several different builders and developers over the last 20 years. Gary Eagles provided input relative to an R-1 development and how to market the property. He offered the following:

1. The more expensive the home, the more the builder will pay for the lot. As a rule of thumb, the finished lot will equal 25% of the final home price. As an example: a) 8 homes at $700,000 = $5,600,000 x .25 = $1,400,000; b) 13 homes at $450,000 = $5,850,000 x .25 = $1,462,500 (with higher development costs); 2) larger lots generally equate to larger more expensive homes; 3) Consider development costs carefully especially infrastructure costs (sewer, water and street) as they add significantly to the cost of the lot. The shorter the street and utility lines, the lower the cost of the infrastructure; 4) designate a plan that the Town will approve (layout, number of lots, street configuration, park/trail, stormwater ponding; 5) seek competitive proposals.

The Clerk discussed the 8 single family plan with developer, Larry Alm. Larry Alm felt that $700,000 is high. He noted that with the Land Use Safety Zone and because the land slopes to the west the price is more in the $400,000 - $600,000 line.

The Clerk noted TIF is recommended due to clean up of the site and removal of substandard buildings. The property will be marketed with a plan in place. He noted that this is just a status report and that a marketing plan needs to be put together before looking for a developer.

TIF DISTRICT #9 – COTTAGES: Tax Increment District 1-9, the Cottages of White Bear Township is a Housing District created in 1994 and is required to be decertified by December 31, 2020. The District had a budget of $785,000 and has spent $601,046.00 through 2017 with no additional obligations remaining. Through 2017, the district collected revenues totaling $838,276.00 which was $53,276.00 more than the budget. The $53,276.00 had to be returned to Ramsey County for redistribution to all taxing jurisdictions as it is deemed excess increment, as will all future increment the EDA collects on this district.

Based on this information, the EDA has the following options related to TIF District 9. 1) Do nothing and continue to collect approximately $50,655.00 in tax increments in 2019 and 2020. This increment will then be returned to Ramsey County for redistribution to each taxing jurisdiction each year; 2) Amend the budget so the Town can continue to collect increment through 2020. By amending the district, the Town can retain the increment collected in 2019 and 2020. Increment can only be used for qualifying housing districts in the future. It requires a public hearing and attorney fees are estimated to be between $10,000 and $20,000 to amend the budget; 3) decertify the District. This places approximately $50,000 in tax capacity back on the tax rolls, which will generate about $10,000 in taxes for the Township. Due to Conduit Debt requirements, the Cottages would remain below market rental housing units. Since this district

is a housing district, the Town can retain the TIF District balance of $237,229.86 for future qualifying housing districts.

If the consensus that the matter of TIF District #9 – Cottages be referred to the Planning Commission for review and recommendation. It was noted that the Planning Commission becomes involved in senior housing and affordable work force housing.

Horak moved to recommend to the EDA that the financing plan for TIF District #9 be amended to provide for $80,000 for qualified housing projects and to ask the Planning Commission for their thoughts before a recommendation for decertification is recommended. Artner seconded. Ayes all.

The Clerk reminded the members that the Town's Budget Meeting will be December 11th at 7:00 p.m. at Heritage Hall. This is the same date and time for the December EDAB meeting. It was the consensus that the December meeting be cancelled due to the budget meeting.

Artner moved to adjourn the meeting at 7:45 p.m. Horak seconded. Ayes all.

Respectfully Submitted,

William F. Short
Clerk-Treasurer

DRAFT

EDAB Meeting
January 8, 2019

Agenda Number: **5**

Subject: 5685 Portland Avenue - Update

Documentation: Letter to Residents w/attachments

Action / Motion for Consideration:

Report at Meeting / Discussion

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

January 2, 2019

Township Resident
White Bear Township, Minnesota

Dear Resident:

On January 9, 2019, Town staff will be holding a neighborhood meeting to introduce the development proposal for the former White Bear Stable property at 5685 Portland Avenue.

The Town has worked with several developers in the past to construct homes on this property. Previous development proposals requested modifications to the Zoning Ordinance in order to accommodate a higher density of homes. The Town has not supported higher density on this property and after many years of reviewing development proposals, the Town purchased the property with the intent of selling it to a home builder/developer to construct single family homes.

The Town Board has reviewed several development layouts since purchase of the property and will be formally reviewing a development proposal this winter.

The property development currently being considered by the Board proposes a total of 8 single family home lots. Morgan Trail is proposed to be extended to Portland Avenue, which is consistent with development plans previously reviewed by the Town. A trail connecting the dead end trail in the Wyldridge development to Deer Meadow Park is also planned to be completed as part of this development.

Town staff invites you to an **Open House on January 9th at the Town Offices, 1281 Hammond Road, at 6:00 p.m.** to review the proposed development. If you are unavailable to attend the meeting and would like additional information, please contact Town Staff at 651.747.2761 or stop by the Town Offices.

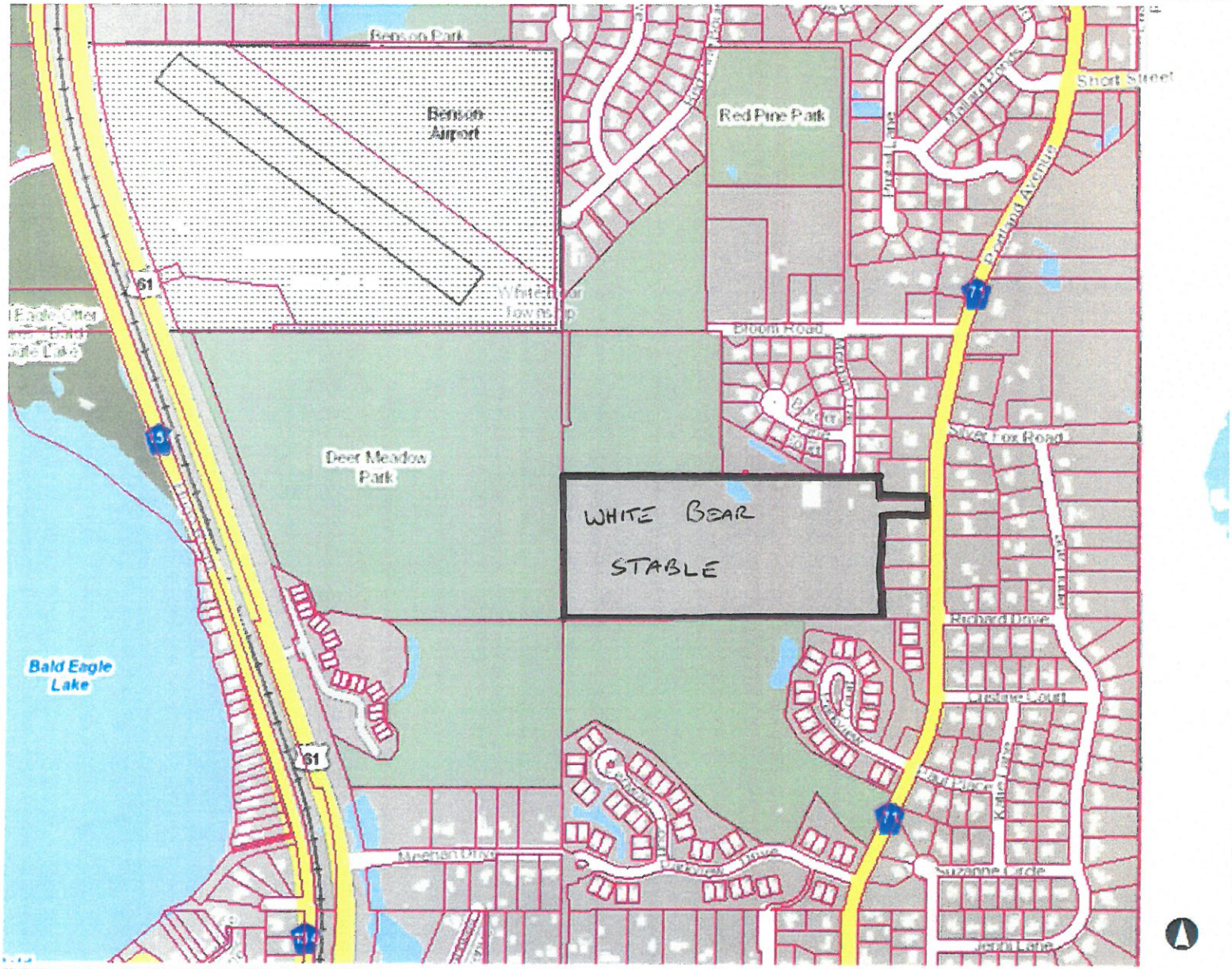
The Township Planning Commission will be reviewing the proposal at their regular meeting on January 24th. This meeting is scheduled for January 24th at 6:30 p.m. This meeting will be held at Heritage Hall, 4200 Otter Lake Road.

Respectfully,

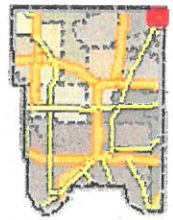
Tom Riedesel
Planner

recycled paper

MapRamsey



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Enter Map Description

1,333.3 0 666.67 1,333.3 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

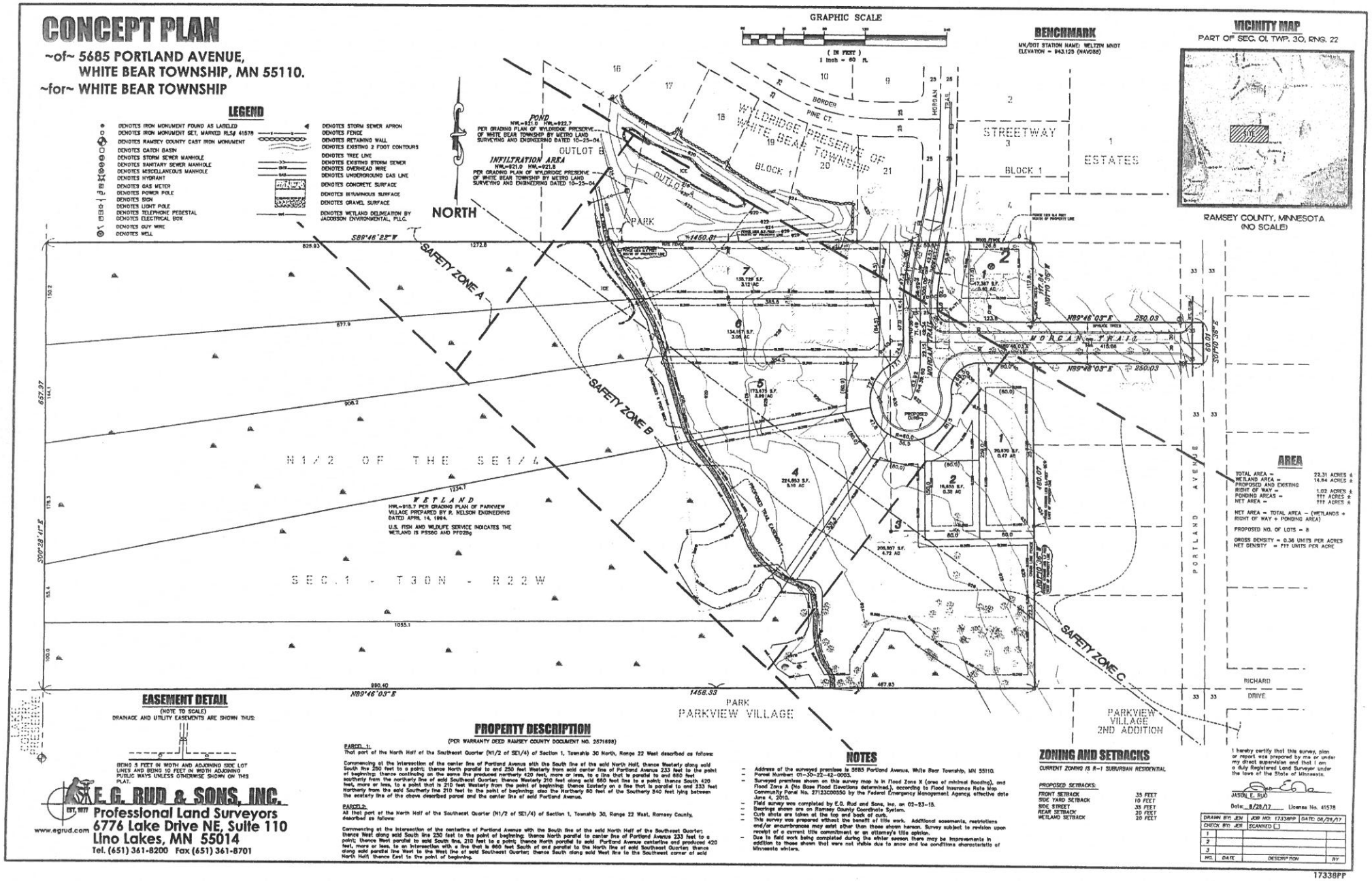
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CONCEPT PLAN

~of~ 5685 PORTLAND AVENUE,
WHITE BEAR TOWNSHIP, MN 55110.
~for~ WHITE BEAR TOWNSHIP



EASEMENT DETAIL

(NOTE TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS UNLESS OTHERWISE SHOWN ON THIS PLAT.

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
www.egrud.com
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

PROPERTY DESCRIPTION

(PER WARRANTY DEED RAMSEY COUNTY DOCUMENT NO. 2571898)

PARCEL 1:
That part of the North Half of the Southeast Quarter (N1/2 of SE1/4) of Section 1, Township 30 North, Range 22 West described as follows:

Commencing at the intersection of the center line of Portland Avenue with the South line of the said North Half, thence Westerly along said South line 250 feet to a point; thence North parallel to and 250 feet Westerly from said center line of Portland Avenue 233 feet to the point of beginning; thence continuing on the same line produced northerly 420 feet, more or less, to a line that is parallel to and 680 feet southerly from the northerly line of said Southeast Quarter; thence Westerly 210 feet along said 680 feet line to a point; thence South 420 feet, more or less, to a point that is 210 feet Westerly from the point of beginning; thence Easterly on a line that is parallel to and 233 feet Northerly from the said Southerly line 210 feet to the point of beginning; also the Northerly 80 feet of the Southerly 340 feet lying between the easterly line of the above described parcel and the center line of said Portland Avenue.

PARCEL 2:
All that part of the North Half of the Southeast Quarter (N1/2 of SE1/4) of Section 1, Township 30, Range 22 West, Ramsey County, described as follows:

Commencing at the intersection of the centerline of Portland Avenue with the South line of the said North Half of the Southeast Quarter; thence West along said South line 250 feet to the point of beginning; thence North parallel to center line of Portland Avenue 233 feet to a point; thence West parallel to said South line, 210 feet to a point; thence North parallel to said Portland Avenue centerline and produced 420 feet, more or less, to an intersection with a line that is 680 feet South of and parallel to the North line of said Southeast Quarter; thence along said parallel line West to the West line of said Southeast Quarter; thence South along said West line to the Southeast corner of said North Half; thence East to the point of beginning.

NOTES

- Address of the surveyed premises is 5685 Portland Avenue, White Bear Township, MN 55110.
- Parcel Number: 01-30-22-42-0003.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), and Flood Zone A (No Base Flood Elevations determined.), according to Flood Insurance Rate Map Community Panel No. 27123C0055D by the Federal Emergency Management Agency, effective date June 4, 2010.
- Field survey was completed by E.G. Rud and Sons, Inc. on 02-23-15.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

ZONING AND SETBACKS

CURRENT ZONING IS R-1 SUBURBAN RESIDENTIAL

PROPOSED SETBACKS:

FRONT SETBACK	35 FEET
SIDE YARD SETBACK	10 FEET
SIDE STREET	35 FEET
REAR SETBACK	20 FEET
WETLAND SETBACK	20 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 8/28/17 License No. 41578

DRAWN BY: JEN	JOB NO: 17338PP	DATE: 08/28/17
CHECK BY: JER	SCANNED [ ]	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

17338PP

EDAB Meeting
January 8, 2019

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