



1858  
RAMSEY COUNTY  
MINNESOTA

Board of Supervisors  
ED M. PRUDHON, *Chair*  
STEVEN A. RUZEK  
SCOTT E. MCCUNE

1281 HAMMOND ROAD  
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750  
FAX 651-426-2258  
Email: [wbt@whitebeartownship.org](mailto:wbt@whitebeartownship.org)

**AGENDA  
SPECIAL ECONOMIC DEVELOPMENT  
ADVISORY BOARD MEETING  
MARCH 18, 2019**

1. **6:00 p.m.** Call Meeting to Order.
2. Approval of March 18, 2019 Agenda.
3. Approval of January 8, 2019 Notes.
4. 5685 Portland Avenue – Update.
5. Added Agenda Items.
6. 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.





**Special Economic Development  
Advisory Board Meeting  
March 18, 2019**

**Agenda Number:** 1 – 2 – 3

**Subject:** 6:00 p.m. - Call Meeting to Order

Approval of March 18, 2019 Agenda &  
January 8, 2019 Notes

**Documentation:** March 18, 2019 Agenda  
January 8, 2019 Notes

**Action / Motion for Consideration:**

Call Meeting to Order:	6:00 p.m.
Approval of Agenda:	March 18, 2019
Approval of Notes:	January 8, 2019 Notes



# WHITE BEAR TOWNSHIP

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Board of Supervisors  
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## NOTES FROM ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING JANUARY 8, 2019

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

Present: Brunner and Horak; Town Board Liaison: Prudhon; Clerk: Christopherson;  
Others Present: Short.

Absent: Keleher and Scherman with notice and Artner.

Due to lack of a quorum it was decided to have general discussion on membership recruitment and the 5685 Portland Avenue property with no action taken.

**Membership Recruitment:** There are three vacancies. Bob Scherman has indicated that he would like to resign his membership due to a conflict. He has offered to remain an active member until openings are filled. There are two business representatives and one non-resident business representative position open. Suggestions for recruitment included: 1) Herold Precision Metals (Tim Herold); Cub Foods (they would bring valued retail perspective); Water Gremlin (John Johnson. Would provide manufacturing versus retail perspective); ask Mike Brass, Township broker, regarding realtor representation. He would have to recuse himself since he represents the Township as its broker. It was the consensus that pursuing the education industry for recruitment would be of value. Suggestions included: Dunwoody, St. Paul Tech; and Century College as a few. Horak stated that he may be able to offer assistance with education recruitment.

**5685 Portland Avenue:** Bill Short provided a history of the property. The EDAB has been reviewing development and marketing of the property. The Town Attorney and TIF Attorney will help guide the Town in use of tax increment financing in marketing the property.

**Other Discussions: Nextern:** Nextern would like to acquire and redevelop the Comstock property and would be interested in tax increment financing for a redevelopment project. The northerly Comstock building is currently being leased by Nextern. The pole buildings would be considered substandard structures and removal would qualify for TIF. **SMC:** SMC will be adding a third building and will be requesting consideration of tax increment financing for their development. They were interested in acquiring the Siebenaler property which would give them exposure to the south. This would help with the third building they are adding, which will be attached to a current



recycled paper

NOTES FROM  
EDAB MEETING  
JANUARY 8, 2019

structure. With the addition additional employees will be hired. However, the property owner is not open to SMC's offer. SMC manufactures compliant fittings, check valves, flow controls, filters, grippers, instrumentation, tubing, regulators, silencers, stainless steel cylinders, vacuum accessories, and valves. They analyze and test with regard to function, material compatibility and product ratings.

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Patrick Christopherson,  
Clerk-Treasurer



**Special Economic Development  
Advisory Board Meeting  
March 18, 2019**

**Agenda Number:** 4

**Subject:** 5685 Portland Avenue - Update

**Documentation:** Bill Short Memo w/attachments

**Action / Motion for Consideration:**

Report at Meeting / Discussion

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Minutes  
Town Board Meeting  
March 4, 2019

**STABLE OF WHITE BEAR TOWNSHIP — 5685 PORTLAND AVENUE — REVIEW POTENTIAL DEVELOPMENT LAYOUT:** The Township currently owns the property at 5685 Portland Avenue. The Town has reviewed several development proposals for this property over the past 15 years. None have been approved by the Town as all of the proposals requested the Town to modify the Land Use Safety Zones to accommodate additional density on the property. Plans have proposed 14 lots, 19 lots, and other sketch plan alternatives in the past. Once the Town purchased the property Staff was asked to work with E.G. Rud & Sons Surveyors to lay out a development which meets current ordinance requirements. Staff asked Rud to lay out 8 single family home lots on the property for consideration by the Town. Previous layouts were also considered.

At this time the Town Board and EDAB are leaning towards the 8 single family proposal. The proposal includes: 1) 8 single family home lots; 2) 5 of the lots meet a 3 acre minimum size as required by Land Use Safety Zone B; 3) a trail is planned along the western edge of the upland portion of the property; 4) the existing Morgan Trail is planned to extend south into the stable property and extend to Portland Avenue; 5) the existing stormwater treatment pond would be expanded; 6) the Town would retain ownership of the trail corridor and the westerly portion of the property which is wetland.

The Park Board also reviewed this item because of the trails that extend south into the property. It was recommended that park fees could be applied as the Town remains the owner of the wetlands, prairie, and the trails that run along this property.

Ron Denn, Planning Commission Chair, proposed a one-way along this property. Residents at 5695 Portland Avenue oppose the idea because the corner house would not be able to drive the opposite direction toward a second driveway that may go to a garage or the backyard. Beth Arner can see the

resident's point of view because she lives on a one-way. A neighbor at 5675 Portland Avenue doesn't have a preference on a one-way or not, he is concerned with traffic and potential accidents that could land in his yard. He has a blind driveway and rides a motorcycle. He hopes the town has control over speed and signs in that area. It's more about the outlet than about the one-way or two-way.

The Board directed Staff to look into potential marketing and sale of this property. Staff have been consulting with Bill Short, Jenny Boulton, Town Board Counsel/EDA Counsel, and Attorney Chad Lemmons. However, because of legal reasons it doesn't look like this project will be able to be completed by the end of the year. Right now there is a plan, but no legal direction. Christopherson will update in the coming meetings. This agenda item will also be discussed at the Town Board Executive Meeting.

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**Minutes**  
**Planning Commission Meeting**  
**February 28, 2019**

**STABLE OF WHITE BEAR TOWNSHIP – 5685 PORTLAND AVENUE – REVIEW POTENTIAL DEVELOPMENT LAYOUT:** At the January Meeting, "Artnr motioned to make a recommendation to the Town Board for additional consideration for the traffic on Portland and possible discussion with the County, but keep the plan as is. Patrick seconded. Ayes all." The Planner explained that this item is in process and is being reviewed by the Town's EDAB

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**Minutes**  
**Park Board Meeting**  
**February 21, 2019**

**STABLE PROPERTY SUBDIVISION / DEER MEADOW PARK TRAIL EXTENSION:** Riedesel held a neighborhood meeting a week before the Park Board meeting. The neighbors seemed happy with this trail extension. Riedesel retold the opinion of the trail as being the "missing link" in that area. A trail was added between lots 2 and 3, according to the updated plan. This item is on the agenda for the Planning Commission and Planning has decided to move forward with this. Park Board may be requested to discuss engineering as the path will need to be stable enough to hold a Tool Cat. Any paving costs will be considered into the budget for the Stable Property.

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**Minutes**  
**Planning Commission Meeting**  
**January 24, 2019**

**STABLE OF WHITE BEAR TOWNSHIP – 5685 PORTLAND AVENUE – REVIEW POTENTIAL DEVELOPMENT LAYOUT:** The Township currently owns the property at 5685 Portland Avenue after an extended lawsuit with the previous owners. Settlement of the lawsuit included the Town's condemnation of the property and payment to the previous property owners. The Town has reviewed several development proposals for this property over the past 15 years. None have been approved by the Town as all of the proposals requested the Town to modify the Land Use Safety Zones to accommodate additional density on the property. Plans have proposed 14 lots, 19 lots, and other sketch plan alternatives in the past. Once the Town purchased the property Staff was asked to work with E.G. Rud & Sons Surveyors to lay out a development which meets current ordinance requirements. Staff asked Rud to lay out 8 single family home lots on the property for consideration by the Town. Previous layouts were also considered.

At this time the Town Board and EDAB are leaning towards the 8 single family proposal. The proposal includes: 1) 8 single family home lots; 2) 5 of the lots meet a 3 acre minimum size as required by Land Use Safety Zone B; 3) a trail is planned along the western edge of the upland portion of the property; 4) the existing Morgan Trail is planned to extend south into the stable property and extend to Portland Avenue; 5) the existing stormwater treatment pond would be expanded; 6) the Town could retain ownership of the trail corridor and the westerly portion of the property which is wetland.

The Park Board also reviewed this item because of the trails that extend south into the property. It was recommended that the Town take land in lieu of cash for park purposes for this development which would include Outlots A-E.

Denn proposed a one-way along this property. Mike and LuAnn Bailey live at 5695 Portland Ave. and they greatly opposed that idea because the corner house would not be able to drive the opposite direction toward a second driveway that may go to a garage or the backyard. Artnr can see Bailey's point of view because she lives on a one-way. Neighbor Dave Hassinger at 5675 Portland Ave. doesn't have a preference on a one-way or not, he is concerned with traffic and potential accidents that could land in his yard. He has a blind driveway and rides a motorcycle. He hopes the town has control over speed and signs in that area. It's more about the outlet than about the one-way or two-way, Hassinger said

Artnr motioned to make a recommendation to the Town Board for additional consideration for the traffic on Portland and possible discussion with the county, but keep the plan as is. Patrick seconded. Ayes all.

## MEMORANDUM

**TO:** Pat Christopherson, Clerk-Treasurer; Town Board, EDA, EDAB

**FROM:** William Short

**DATE:** March 14, 2019

**SUBJECT:** Portland Ave. Property

A meeting was held at the Town offices at 11:00 AM Monday morning (2/25/19) to discuss plans for selling the Portland Ave. property. In attendance were: Pat Christopherson, Clerk-Treasurer; Tom Riedesel, Town Planner; Chad Lemmons, Town Attorney; Jenny Boulton, Town Bond/EDA Counsel (via teleconference) and me. Following 90 minutes of discussion it was the consensus of the group to recommend the following to the Town Board/EDA:

1. Divide the property into two parts. The westerly 15+ acres would be retained by the Township for drainage, land use safety zone compliance and open space (approximately 16 acres). The remaining 7+/- acres would be sold for residential development per the 8-lot single family lot layout preferred by the Town Board
2. The Town would hire a consultant to complete the preliminary plat.
3. The project would complete the Township's required review steps including concept and preliminary plat review by the Planning Commission and public hearing and approval by the Town Board.
4. The Town would market the property with the approved preliminary plat in place. The developer who is chosen to purchase the property would be required to complete the normal subdivision development activities including but not limited to the following:
  - A. Correct all blighted conditions including removal a blighted buildings and improvements,
  - B. Grade the site in conformance with the approved preliminary plat grading plan.
  - C. Pay the "Utility Connection Fee" (amount to be determined by the Town Board) for the cost of extending sanitary sewer, watermain and street improvements from Morgan Trail.
  - D. Petition the Township for public improvements.

5. Consult with Town Attorney regarding compliance with condemnation statutes. Take necessary steps.
6. Complete sale of property.
7. The Town would create a Redevelopment District (TIF District 23). Tax increments would be applied to reimburse the Township for qualified land acquisition and development activities and TIF administrative costs.

Next steps will include:

1. Review the above recommendations with the EDAB/EDA for review and authorization to proceed with TIF application and all related reports.
2. Upon approval of above:
  - proceed to contract with engineering consultant for preparation of the preliminary plat,
  - Authorize Town Bond/EDA Counsel to advise regarding schedule and process relative to creation of TIF district.

Values	Current MV 450,000	Tax Capacity 4,500.00
1/1/2015	2 900,000.00	9,000.00
1/1/2016	3 2,250,000.00	22,500.00
1/1/2017	3 3,600,000.00	36,000.00

Base Value 486,000.00 4,860.00

Tax Rates  
21.681%  
52.652%  
26.034%  
9.764%

Total Rate 110.131%

Fiscal Disparities Contribution Rate 0.000%

Annual Period Ending	Total Market Value	Total Net Tax Capacity	Less: Original Net Tax Capacity	Less: Fiscal Disp. @ 0.000%	Retained Captured Net Tax Capacity	Times: Tax Capacity Rate	Annual Gross Tax Increment	Less: State Aid Deduction 0.360%	Subtotal Gross Tax Increment	Less: Admin Retainage 10.00%	Annual Net Revenue
12/31/2019	0.00	4,860.00	4,860.00	0.00	0.00	110.131%	0.00	0.00	0.00	0.00	0.00
12/31/2020	900,000.00	9,000.00	4,860.00	0.00	4,140.00	110.131%	4,559.42	16.41	4,543.01	454.30	4,088.71
12/31/2021	2,250,000.00	22,500.00	4,860.00	0.00	17,640.00	110.131%	19,427.11	69.94	19,357.17	1,935.72	17,421.45
12/31/2022	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2023	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2024	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2025	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2026	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2027	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2028	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2029	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2030	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2031	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2032	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2033	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2034	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2035	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2036	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2037	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2038	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2039	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2040	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2041	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2042	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2043	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
12/31/2044	3,600,000.00	36,000.00	4,860.00	0.00	31,140.00	110.131%	34,294.79	123.46	34,171.33	3,417.13	30,754.20
Totals							812,766.78	2,925.96	809,840.82	80,984.08	728,856.74

## Patti Walstad

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**From:** Pat Christopherson  
**Sent:** Thursday, March 14, 2019 11:08 AM  
**To:** Patti Walstad  
**Subject:** FW: Stable Property  
**Attachments:** SKM\_C554e19031314000.pdf; SKM\_C554e19031315100.pdf

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**From:** Bill Short <Bill.Short@whitebeartownship.org>  
**Sent:** Wednesday, March 13, 2019 4:25 PM  
**To:** Boulton, Jenny S. <JBoulton@Kennedy-Graven.com>  
**Cc:** Pat Christopherson <Pat.Christopherson@whitebeartownship.org>  
**Subject:** Stable Property

Hi Jenny,

We are preparing to meet with the Township's EDA and EDAB next Monday night to discuss the sale and development of the stable property that we discussed with you during a conference call a couple of weeks ago. As we were going over our plans, you expressed concern about whether the County would allow having only a portion of a single family lot in a TIF district. I mentioned that we did the same thing on the Wylde Ridge Preserve subdivision which was developed adjacent to the north side of the stable site. That project was developed by Steve May in 2005. Six full lots and three partial lots of the 25 lot subdivision were included in TIF District 18. I've attached maps that show the location of those three lots and property reports that indicate how one of those lots ( 2586 Border Pine Court) consists of two lots (one within the TIF District and one not).... 2566 and 2576 are similar. We would like to do something very similar with the stable property. A sketch plan is attached. We would appreciate it if you'd review this information and let us know if it adequately addresses your concerns.

Thank you!

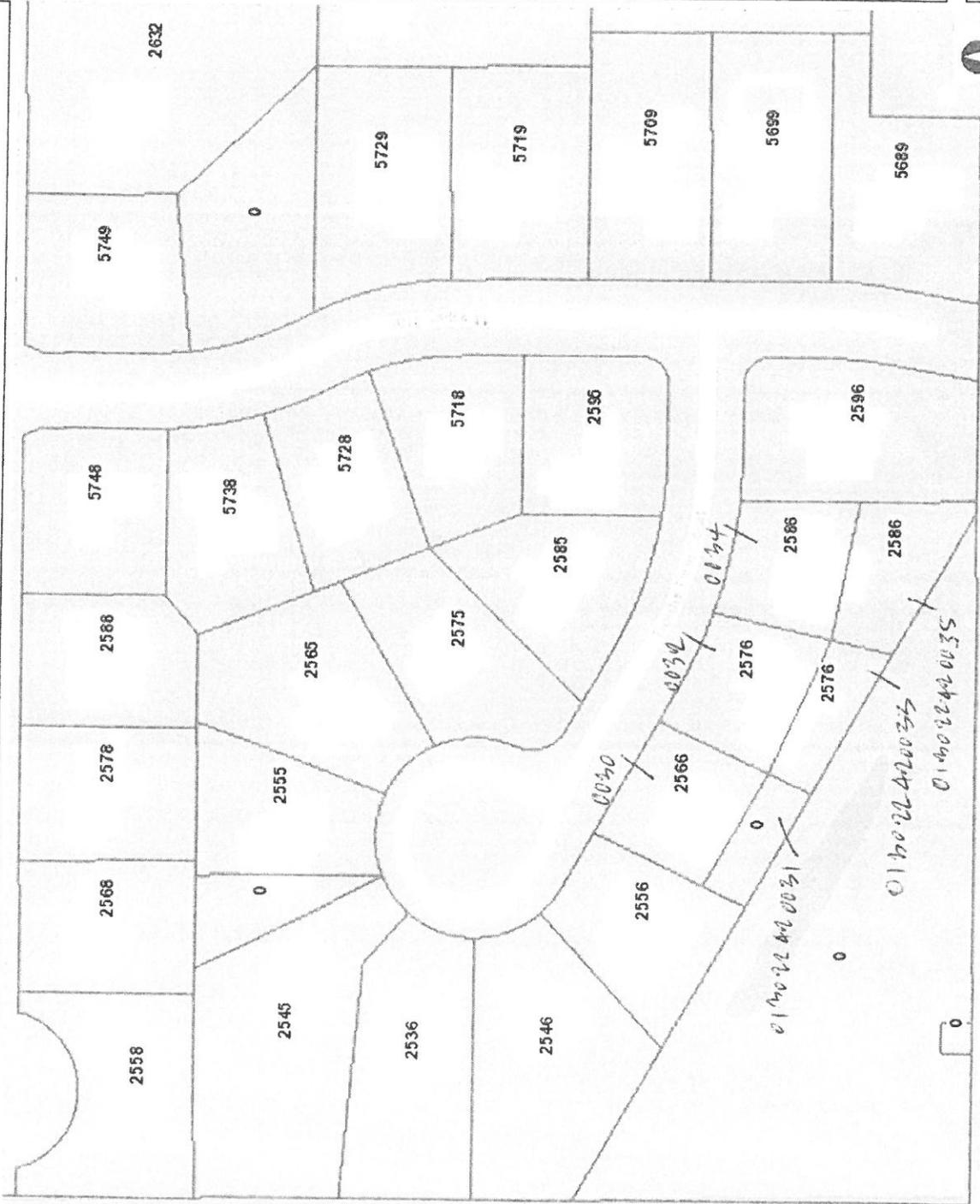
Bill

*William F. Short*

*(Cell) 651-249-3553*

[bill.short@whitebeartownship.org](mailto:bill.short@whitebeartownship.org)





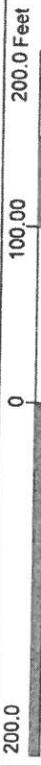
**Legend**



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

**Notes**

Enter Map Description



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



Pay Property Tax

Pay Property Taxes

Summary View

Parcel ID 013022420034  
 Parcel Status Active  
 Property Address 2586 BORDER PINE CT  
 WHITE BEAR TOWN, MN 55110  
 Sec/Twp/Rng 01/030/022  
 Brief Tax Description Lot 20, Block 1 of WYLDRIDGE PRESERVE OF WBT  
 PART IN THE TIF DISTRICT NO. 256 OF LOT 20 BLK 1 ←  
 (Note: Not to be used on legal documents)  
 Parcel Area 0.16 Acres  
 Parcel Width 77 Feet  
 Parcel Depth 90 Feet  
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)  
 Tax Classification 1A-Residential Homestead  
 Roll Type Real Property  
 Municipality WHITE BEAR TOWN  
 School District ISD #624  
 Watershed RICE CREEK W/S  
 TIF District 0256-0 WBT #1-18; 0256-0  
 Land Use Code 510 R - SINGLE FAMILY DWELLING, PLATTED LOT  
 \* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.  
 \* Please contact the zoning authority for information regarding zoning.  
 \* To determine whether your property is Abstract or Torrens, call 651-266-2050

Multi-Parcel Link

\* Multi-Parcel Link displays additional parcels that are linked together for computation of net tax capacity

013022420035

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name
Owner	Duy Bui 2586 Border Pine CT White Bear Lake MN 55110-6213

Current Tax Year

\* Information listed is as of yesterday. For specific payoff information contact Property Tax Info at 651-266-2000

First Half Due 05-15-2018		Second Half Due 10-15-2018	
Amount Due	\$2,930.00	Amount Due	\$2,930.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$2,930.00	Sub Total	\$2,930.00
Payments Made	(\$2,930.00)	Payments Made	(\$2,930.00)
Balance Due	\$0.00	Balance Due	\$0.00

Total Due \$0.00

Tax Summary

	2018 Payable	2017 Payable	2016 Payable	2015 Payable	2014 Payable
Estimated Market Value	\$451,500	\$396,300	\$408,600	\$387,400	\$368,800
Taxable Market Value	\$451,500	\$396,300	\$408,600	\$387,400	\$367,200
+ Net Tax Amount	\$5,860.00	\$5,266.00	\$5,744.00	\$5,474.00	\$5,656.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Taxes</b>	<b>\$5,860.00</b>	<b>\$5,266.00</b>	<b>\$5,744.00</b>	<b>\$5,474.00</b>	<b>\$5,656.00</b>
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$5,860.00	\$5,266.00	\$5,744.00	\$5,474.00	\$5,656.00
<b>Outstanding Balance</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax Transaction History**

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2018	10/12/2018	10/12/2018	Payment	(\$2,930.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,930.00)
2018	7/12/2018	5/15/2018	Payment	(\$2,930.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,930.00)
2018	2/28/2018		Original Charge	\$5,860.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,860.00
2017	10/12/2017	10/12/2017	Payment	(\$2,633.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,633.00)
2017	5/3/2017	5/3/2017	Payment	(\$2,633.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,633.00)
2017	2/19/2017		Original Charge	\$5,266.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,266.00
2016	10/3/2016	10/3/2016	Payment	(\$2,872.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,872.00)
2016	5/2/2016	5/2/2016	Payment	(\$2,872.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,872.00)
2016	2/15/2016		Original Charge	\$5,744.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,744.00

**Sales**

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Stdy Rec
6/4/2010		\$380,000	N	15-DISTRESSED OR FORCED SALE	N
10/1/2011		\$375,000	N	22-CD WITH LESS THAN MINIMUM DOWN	N
11/20/2012		\$364,500	Y		Y
6/23/2015	374691	\$410,000	Y		Y

**Service Company and Lender**

Lender: FIRST AMERICAN TAX SERVICE

Service Company: CORELOGIC

**Pay Property Tax**

Pay Property Taxes

**Statements and Notices**

2019  
Proposed Tax Statement

2018  
Value Notice  
Tax Statement  
Payment Stubs  
Proposed Tax Statement

2017  
Value Notice  
Tax Statement  
Payment Stubs  
Proposed Tax Statement

2016  
Value Notice  
Tax Statement

2015  
Value Notice  
Tax Statement

**State of Minnesota**

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781 or visit the website here

Form M1PR(Property Tax Refund)

No data available for the following modules: Delinquent Taxes, Special Assessments.

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Version 2.2.5





Pay Property Tax

Pay Property Taxes

Summary View

Parcel ID: 013022420035  
 Parcel Status: Active  
 Property Address: 2586 BORDER PINE CT  
 WHITE BEAR TOWN, MN 55110  
 Sec/Twp/Rng: 01/030/022  
 Brief Tax Description: Lot 20 Block 1 of WYLDRIDGE PRESERVE OF WBT  
 PART NOT IN TIF DISTRICT NO.256 OF LOT 20 BLK 1  
 (Note: Not to be used on legal documents)  
 Parcel Area: 0.13 Acres  
 Parcel Width: 100 Feet  
 Parcel Depth: 56 Feet  
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)  
 Tax Classification: 1A-Residential Homestead  
 Roll Type: Real Property  
 Municipality: WHITE BEAR TOWN  
 School District: ISD #624  
 Watershed: RICE CREEK W/S  
 TIF District:  
 Land Use Code: 500 R - RESIDENTIAL, VACANT LAND, LOT  
 \* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.  
 \* Please contact the zoning authority for information regarding zoning.  
 \* To determine whether your property is Abstract or Torrens, call 651-266-2050

Multi-Parcel Link

\* Multi-Parcel Link displays additional parcels that are linked together for computation of net tax capacity  
 013022420034

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name
Owner	Duy Bui 2586 Border Pine CT White Bear Lake MN 55110-6213

Current Tax Year

\*Information listed is as of yesterday. For specific payoff information contact Property Tax Info at 651-266-2000

First Half Due 05-15-2018		Second Half Due 10-15-2018	
Amount Due	\$208.00	Amount Due	\$208.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
<b>Sub Total</b>	<b>\$208.00</b>	<b>Sub Total</b>	<b>\$208.00</b>
Payments Made	(\$208.00)	Payments Made	(\$208.00)
Balance Due	\$0.00	Balance Due	\$0.00

Total Due \$0.00

Tax Summary

	2018 Payable	2017 Payable	2016 Payable	2015 Payable	2014 Payable
Estimated Market Value	\$32,100	\$32,100	\$29,900	\$29,900	\$27,200
Taxable Market Value	\$32,100	\$32,100	\$29,900	\$29,900	\$27,200
+ Net Tax Amount	\$416.00	\$426.00	\$420.00	\$422.00	\$418.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Total Taxes</b>	<b>\$416.00</b>	<b>\$426.00</b>	<b>\$420.00</b>	<b>\$422.00</b>	<b>\$418.00</b>
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$416.00	\$426.00	\$420.00	\$422.00	\$418.00
<b>= Outstanding Balance</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2018	10/12/2018	10/12/2018	Payment	(\$208.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$208.00)
2018	7/12/2018	5/15/2018	Payment	(\$208.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$208.00)
2018	2/28/2018		Original Charge	\$416.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$416.00
2017	10/12/2017	10/12/2017	Payment	(\$213.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$213.00)
2017	5/3/2017	5/3/2017	Payment	(\$213.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$213.00)
2017	2/19/2017		Original Charge	\$426.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$426.00
2016	10/3/2016	10/3/2016	Payment	(\$210.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$210.00)
2016	5/2/2016	5/2/2016	Payment	(\$210.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$210.00)
2016	2/15/2016		Original Charge	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00

Sales

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Study Rec
11/20/2012		\$364,500	Y		Y
6/23/2015	374691	\$410,000	Y		1

Service Company and Lender

Lender: FIRST AMERICAN TAX SERVICE

Service Company: CORELOGIC

Pay Property Tax

Pay Property Taxes

Statements and Notices

2019  
Proposed Tax Statement

2018  
Value Notice  
Tax Statement  
Payment Stubs  
Proposed Tax Statement

2017  
Value Notice  
Tax Statement  
Payment Stubs  
Proposed Tax Statement

2016  
Value Notice  
Tax Statement

2015  
Value Notice  
Tax Statement

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# WHITE BEAR TOWNSHIP

1858  
RAMSEY COUNTY  
MINNESOTA

1281 HAMMOND ROAD  
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750  
FAX 651-426-2258

Email: [wbt@ci.white-bear-township.mn.us](mailto:wbt@ci.white-bear-township.mn.us)

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

## MINUTES ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING FEBRUARY 14, 2017

The meeting was called to order at 6:05 p.m.

Present: Artner, Keleher, McCune, Sherman, Zinschlag, Town Board Liaison: Kermes; Clerk: Short; Guest: Sara Hanson, WBLA Historical Society.

Absent: Horak and Johnson with notice.

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

**APPROVAL OF NOVEMBER 15, 2016 MEETING MINUTES:** Artner moved approval of the November 15, 2016 meeting minutes. Zinschlag seconded. Ayes all.

**TOWN HALL:** Sara Hanson provided a report on her visit to the Library of Congress to research information on Cass Gilbert, specifically as it relates to the Town Hall being designed by Cass Gilbert. She reported that she did not find any confirmation on his designing the structure but did find some sketches in a 700 page scrapbook of buildings he designed. Some of the sketches have a similarity in design to the Town Hall. They were not labeled so there was no evidence that any of the sketches were of the Town Hall. The sketches were not dated but were in with a group of other things from the 1880's. One of the sketches dated 1884 is of the home of Charles Noyes on Manitou Island designed by Cass Gilbert which shows Mr. Gilbert's preference for a "swooped" roof. The next project that Sara Hanson is pursuing is for the Town Hall to have historical markers depicting the history of the Town Hall. Sara Hanson will meet with an exhibit designer consultant, Bluestem Heritage Group. Sara Hanson stated that she has not considered a vendor for the markers as yet. She is talking with another historical society regarding other communities who have a partnership with government.

Sara Hanson stated that she is interested in getting volunteers for landscaping around the Town Hall. She reported that she may be able to get middle school students as a service project. Kermes stated that a deadline needs to be established for when the building will be ready for use.

It was the consensus that it would be good to be able to showcase the Town Hall at the 2017 Township Day event in September. Sara Hanson reported that there is \$22,000 in



recycled paper

MINUTES  
EDAB MEETING  
FEBRUARY 14, 2017

the Town Hall account with another \$10,000 pledged. It was noted that there needs to be a record of contributions acknowledged.

Sara Hanson stated that a multi-level fund raising campaign using Polar Lakes Park overall and not just the Town Hall may be beneficial such as including the plans for an amphitheater, restrooms, etc. It was the consensus that the next step for the Town Hall is to do the exterior work on the structure and the landscaping.

**STODDARD PROPERTY ACQUISITION:** On August 15, 2016 the Town, by resolution of the Town Board, authorized the exercise of the powers of eminent domain to acquire all right title and interest in the Stoddard property to enforce Town Ordinances, particularly the airport safety zones. The Stoddard's requested that the Town be ordered to commence an eminent domain action taking their property. The Town deposited \$528,200.00, the appraised value of the property, with the Court. Any money owed by the Stoddard's for attorney's fees, mortgage payment on the property and other liens will be deducted from the \$528,200.00 before the remainder is provided to the Stoddard's. The Court by separate order will appoint three commissioners and two alternates to ascertain and report the amount of damages that will be sustained by the Stoddard's on account of the taking. The Court establishes compensation for each commissioner at \$600.00 per day for each 8 hour day, \$300.00 for each half-day and \$125.00 for each hour of administrative activities occupied by them in the performance of their duties. Reimbursement for mileage actually traveled in their own conveyance at the rate of 53.5 cents per mile.

The Clerk reviewed the memo prepared by the Finance Officer regarding financing the Stoddard land. The Town does have the funds available to acquire the property. The original funding source would be the EDA Fund which has the following funds available as of August 5, 2016:

Cortec Surplus Increment	\$ 53,132.77
Drill-A-Matic Surplus Increment	44,504.77
Thermoform Surplus Increment	25,216.21
Thermoform Redevelopment Pool	<u>323,629.31</u>
Subtotal	\$ 446,483.06
Other EDA Funding Sources:	
Unrestricted Loan Payback	\$ 427,344.77
Other TIF Districts' Surplus Increment	<u>305,904.73</u>
Total Available EDA Funds	\$1,179,732.56

The TIF spreadsheets, updated August 5, 2016, which were provided for these funds were reviewed. These funds could either be the actual funding source or could be used as a loan for the purchase with possible loan paybacks from future land sales or other

MINUTES  
EDAB MEETING  
FEBRUARY 14, 2017

Town funds based on final use of the property, such as if some of the property is used for storm drainage, the Storm Water Utility Fund would pay that portion of the loan.

**RESCHEDULE MARCH MEETING:** The next EDAB meeting is scheduled for March 14, 2017. The Town's Annual Meeting is scheduled for that date. It was the consensus to reschedule the EDAB meeting to the following Tuesday, March 7<sup>th</sup> if needed.

Sherman moved to add Meadowlands Shopping Area to the agenda. McCune seconded. Ayes all.

**MEADOWLANDS SHOPPING AREA:** A traffic study prepared for the White Bear HyVee indicates a signal is warranted at the north driveway of Cub Foods. Ramsey County requires that the signal be in place before HyVee can access Centerville Road. A rough estimate for a new signal is \$300,000. HyVee indicated that they are willing to contribute some funding for the signal but it is not known what that amount will be. Although Cub likes the signal they do not think that they should contribute. Cub would also have to agree to an intersection improvement on their property. TIF District #5, Meadowlands, was a 10 year district. It provided TIF assistance for business assessment for the Centerville Road/Highway 96 improvements. There was a \$39,000 balance in this district when the district decertified. If the Township contributes to the signal it might be able to use this sort of approach citing enhanced safety issues on Meadowlands Drive and Centerville Road.

Artner moved to adjourn the meeting at 7:50 p.m. McCune seconded. Ayes all.

Respectfully Submitted,

William F. Short  
Clerk-Treasurer

**MINUTES  
ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING  
AUGUST 11, 2015**

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

Presents: Artner, Horak, Keleher, Scherman, Zinschlag; Town Board Liaison: Kermes; Clerk: Short; Guests: Rich Farrell, Nextern; Mike Brass, Welsh Companies; Dick Sand.

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

**APPROVAL OF MAY 12, 2015 & JULY 14, 2015 MEETING MINUTES:** Horak moved approval of the Minutes of May 12, 2015. Artner seconded. Ayes all.

Horak moved approval of the July 14, 2015 Minutes with minor adjustments. Artner seconded. Ayes all.

**TOWN HALL – Update:** At the August 3, 2015 Town Board meeting, the Board authorized TKDA to proceed with preparation of plans and specs for the relocation of the Town Hall structure to Polar Lakes Park, perform the bidding process, and to provide construction administration in the amount of \$7,850.00. The intent is to move the structure this year. The existing handicap ramp and front steps will be removed by the Township. The side door will be boarded up temporarily from any use. The existing septic system will be located and abandoned by Township staff. The current Town Hall site will be leveled off using existing material. A lease agreement has been signed with Universal Forest Products and they have begun using a portion of the site for employee parking. The parking lot will be gravel and not paved. Township Public Works will continue to use a portion of the site for storage of materials. The new location for the Town Hall in Polar Lakes Park will have the existing parking lot retaining wall removed to allow placement of the Town Hall building. The removed wall will be stock piled next to the remaining wall for future use. Trees and stumps will be removed with this project. A full basement will be constructed with a walkout single door to the south. The building will have provisions for future utility connections. No sidewalk will be constructed at this time. The site will be seeded when finished.

MINUTES  
EDAB MEETING  
AUGUST 11, 2015

The Finance Officer presented funding sources for the project at the August 3, 2015, Town Board Meeting. Identified sources include:

1. TIF Redevelopment Pool Fund: \$25,000 is proposed to be provided by this fund. The TIF Redevelopment Pool currently has a fund balance of \$241,000.00
2. Loan Pay Back Account of the EDA Fund: \$50,000 is proposed to be provided by this fund. The Fund has a current balance of \$532,000.00
3. Polar Lakes Park Fund: \$45,000 is proposed to be provided by this fund. One of its financing sources is 50% of the billboard lease payments the Town receives. For 2015 the Polar Lakes Park Fund will receive \$48,770.00 from the billboards which could be used. The Polar Lakes Park Fund has a current balance of \$245,048.80.
4. Capital Building Fund: \$25,000 is proposed to be provided by this fund. Funding sources from this fund is from charges to the General Fund, Water Operating Fund, Sanitary Sewer Fund, and Storm Water Fund. The fund is used to finance major capital improvements to Town buildings. The Town Hall is a Town building so this fund could be used to finance the move. The fund currently has a fund balance of \$722,456.00.
5. Town Hall Site Lease: \$49,000.00 is proposed to be provided from lease proceeds. Universal Forest Products has signed a lease for \$4,500 per year for the next 10 years. The lease includes increases of 2% each year.

These three funding sources provide \$190,000 to \$194,000 for relocating the Town Hall to Polar Lakes Park. None of the funding provisions will come from property tax levy. The Town Board will make the decision regarding which funds would be used first.

Horak asked how the building will be maintained, how maintenance will be funded, and will there be a security system. The Clerk reported that the building will be maintained. He reported that the Town Hall is a Town building and will be maintained by the Town.

Horak moved, based on rationale presented at tonight's meeting, to recommend to the EDA to approve an amount not to exceed \$50,000.00 from the Loan Pay Back Account to assist in the relocation of the Town Hall site to Polar Lakes Park, noting that the contribution will not have a major impact on the Loan Pay Back Account in the future. Zinschlag seconded. Ayes: Horak, Zinschlag, Scherman, Keleher. Abstain: Artner.

**TOWN HALL SITE – Update:** The lease has been signed by the Town Board and Universal Forest Products. They will start using the site by the end of the week. UFP was not interested in having the site that they are leasing paved. If they need improvements they will come back to the Town.

**BIRCH LAKE BUSINESS CENTER – PARCEL 2 – NEXTERN:** The Clerk and Supervisor Kermes met with Rich Farrell, Nextern, regarding their interest in purchasing Parcel 2 of the Birch Lake Business Center. They are ready to sign a purchase agreement which would allow them to build an 18,000 square foot facility. They may be interested in the future to acquire a portion of the Comstock property for expansion.

Rich Farrell introduced himself to the EDAB. He reported that Nextern will be owned equally, by himself and Ryan Douglas, and 10% owned by employees. Nextern is 12 years old with \$14 million dollars in annual revenue. He reported that Nextern provides a range of production options that leverage its foreign and domestic manufacturing capabilities. They offer a wide range of reliable, cost-conscious component alternatives ranging from high precision mechanical parts to hi-tech and regulated electro-mechanical assemblies. They provide product design, design for manufacturing, and continuation and value engineering. Manufacturing capabilities include electrical capabilities, prototyping and assembly, production and quality management, logistics and distribution. He reported that initially they were concerned that they may be landlocked, but with the possibility of future purchase of a portion of the Comstock property the concern is not great.

The Clerk reported that Nextern is requesting TIF assistance to assist with soil corrections and excess soils. The existing building pad will need to be soil corrected to support the new building. Based on current soils report the cost is anticipated to be \$89,355. There is a large soil export required on this site to bring it to the pad ready elevation. Based on current soils report and estimated grades the cost is anticipated to be \$159,100.

The EDAB reviewed the Tax Increment Financing Policy. It was the consensus that Nextern's request meets the public purpose of the policy because:

- A. The project promotes increased employment within the Township.
- B. The project substantially increases the market valuation of the Township.
- C. The project encourages the location and/or expansion of manufacturing concerns within the Township.
- D. The project enhances quality standards for development of the Township.

The Clerk reviewed Nextern's estimated increment. The district would be a 25 year district. Nextern would like to close on the property by the end of August. If a new TIF District is created it would need to be established before they could break ground. It was the consensus that the quality of Nextern's business, and because it meets the public purpose of the Tax Increment Financing Policy, that TIF assistance be recommended.

Scherman moved, based on review to recommend to the EDA that Tax Increment Financing assistance be considered for Nextern in the amount of \$250,000 to assist in land acquisition and soil correction because of the quality of the business, and because it meets the public purpose of the Tax Increment Financing Policy. Artner seconded. Ayes all.

**SOUTHWIND OF WYLDERIDGE SOUTH – APPLICATION FOR TIF:** The Clerk reported that the developer for the Southwind of Wyldrige South project has prepared an application for Tax Increment Financing to provide assistance for extraordinary costs. The project contains 22 buildable acres but only 6 are buildable. The site plan provides for a simple development of 19 units on the 6+ acres. The project will be a Planned Unit Development of detached town homes. The cost of the homes is proposed to be \$400,000 to \$450,000. The Land Use Safety Zone will have an impact on the development. The Township established the Land Use Safety Zone in 1984 to protect people around the airport and pilots and the Town has the authority to adjust it. The Planning Commission will be reviewing the site plan. It was noted that TIF is a way to help with what impacts a project. The owner of the Development Agreement has the right to sell the rights. The requested amount of TIF assistance is \$650,000. The assistance will provide for extraordinary development cost, utilities, low elevations and difficulty to develop the property.

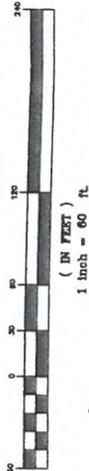
Zinschlag moved, based on public purpose of the Tax Increment Financing Policy, Item F) the project provides enhanced housing opportunities for Township residents, and additional tax revenue to recommend to the EDA to approve the application for Tax Increment Financing in the amount of \$650,000 due to extraordinary development costs, is consistent with the Comprehensive Plan use and to proceed with calling a Public Hearing. Keleher seconded. Ayes all.

The meeting adjourned at 8:50 p.m.

Respectfully Submitted,

William F. Short  
Clerk-Treasurer

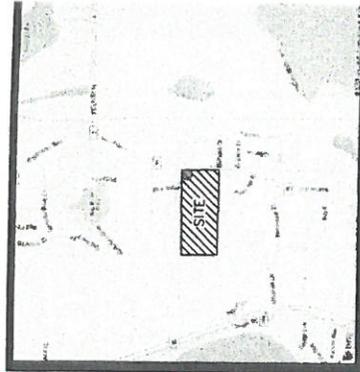
**GRAPHIC SCALE**



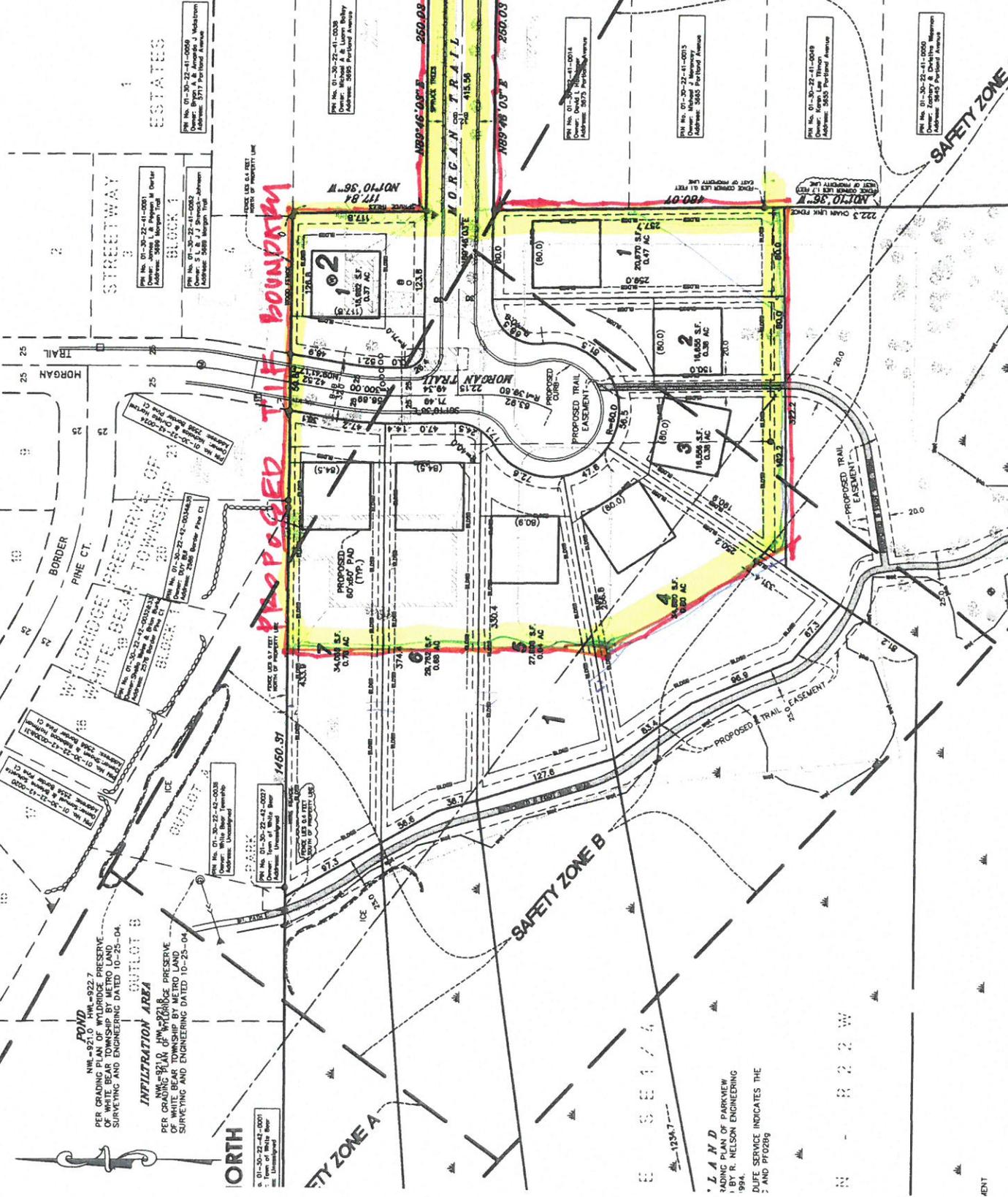
**BENCHMARK**  
 MN/DOT STATION NAME: WELTZIN MNDT  
 ELEVATION = 943.125 (NAVDS88)

**VICINITY MAP**

PART OF SEC. 01, TWP. 30, RNG. 22



RAMSEY COUNTY, MINNESOTA  
 (NO SCALE)



**WILDRIDGE PRESERVE OF WHITE BEAR TOWNSHIP**  
 PER GRADING PLAN OF WILDRIDGE PRESERVE OF WHITE BEAR TOWNSHIP BY METRO LAND SURVEYING AND ENGINEERING DATED 10-25-04

**INTEGRATION AREA**  
 PER GRADING PLAN OF WILDRIDGE PRESERVE OF WHITE BEAR TOWNSHIP BY METRO LAND SURVEYING AND ENGINEERING DATED 10-25-04

**ORTH**  
 01-30-22-42-0001  
 Owner: Town of White Bear  
 Address: 10000 White Bear Avenue  
 White Bear, MN 55120

**PROVID**  
 01-30-22-42-0002  
 Owner: White Bear Township  
 Address: 10000 White Bear Avenue  
 White Bear, MN 55120

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**Special Economic Development  
Advisory Board Meeting  
March 18, 2019**

**Agenda Number:** 5 - 6

**Subject:** Added Agenda Items  
Adjournment

**Documentation:** Miscellaneous Minutes of Interest /  
Miscellaneous Articles of Interest

**Action / Motion for Consideration:**

Receive Added Agenda Items

Adjourn Meeting