



1858  
RAMSEY COUNTY  
MINNESOTA

1281 HAMMOND ROAD  
WHITE BEAR TOWNSHIP, MN 55110

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

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**AGENDA**  
**ECONOMIC DEVELOPMENT ADVISORY BOARD**  
**SEPTEMBER 10, 2019**

1. **5:30 p.m.** Call Meeting to Order.
2. Approval of September 10, 2019 Agenda.
3. Approval of July 9, 2019 Minutes (Additions/Deletions).
4. EDAB Member Requirements.

**6:00 – Mark Hogue, North Oaks Company**

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.





**EDAB Meeting  
September 10, 2019**

**Agenda Number:** 1 – 2 – 3

**Subject:** 5:30 p.m. - Call Meeting to Order

Approval of September 10, 2019 Agenda &  
July 9, 2019 Minutes

**Documentation:** September 10, 2019 Agenda  
July 9, 2019 Minutes

**Action / Motion for Consideration:**

Call Meeting to Order:	5:30 p.m.
Approval of Agenda:	September 10, 2019
Approval of Minutes:	July 9, 2019 Minutes

**MINUTES  
ECONOMIC DEVELOPMENT ADVISORY BOARD  
JULY 9, 2019**

The meeting was called to order at 5:30 p.m.

Present: Akenson, Artner, Brunner, Horak, Keleher, Stofferahn; Advisor: Christopherson;  
Commissioner: Prudhon; Consultant: Short.

Absent: Planner: Riedesel; Town Attorney: Kelly, both with notice.

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

**APPROVAL OF MINUTES MARCH 18, 2019:** Artner moved to approve the minutes of March 18, 2019. Brunner seconded. Ayes all.

**STABLE PROPERTY – UPDATE & DISCUSSION:** The Town Clerk gave the Board an update on the Stable Property since the last meeting. The Preliminary Plats are scheduled to take place in August, and at that time the Board can accept or deny any potential proposal in August.

As of last meeting, Staff were going to have the land appraised before putting out an RFP to contractors. It was noted that it is set for 8 single family homes, not 16 townhomes. The Town has invested \$1.22 million in this process and was since hoping for a number between \$650,000 and \$700,000, but the appraisal came back at \$440,000.

Short gave some history of the property and how the Town would potentially create a TIF district to compensate for some of the lost money. There was discussion of how the Town would have to create a TIF district first before signing a purchase agreement in order to keep the land private. The Town Clerk brought up selling the property out right on an open market and cut the losses, which seems beneficial. If the Town placed the land for bid at \$611,000 it would be exactly half of what the Town has already invested in the project. If the Town sells the land as TIF property, then the Town will benefit through the tax increments financially speaking, but the funds will be only in the EDA Fund. If the Town sells the land in the open market, then the funds would be considered unrestricted.

The Board discussed these options, and inquired as to what it would cost to get the land appraised again. It was noted that it would cost about \$5,000. There was discussion on waiting to see what the market does, since two years ago the land was appraised at \$528,000, though perhaps that was because of the 16 unit townhome plan.

There was discussion of placing the land on the open market with a minimum bid for the Town Board's approval or rejection and see if any private or public contractors are interested.

The land itself was discussed, situated near Bald Eagle Lake in a secluded area. It was the consensus that this property is highly valuable, though the Town has to bear some loss.

The Town Clerk explained that what the Township is trying to avoid is an interpretation of the TIF Law as it pertains to the past property owners, as they could turn around and buy it back.

**MINUTES  
ECONOMIC DEVELOPMENT ADVISORY BOARD  
JULY 9, 2019**

While the original property owners do get first right of refusal, the Town doesn't have to accept their proposal to buy.

It was also noted that the Town still has to invest the materials necessary to connect the roads and utilities to the land. It was also noted that TIF is still an option and that the Board will revisit these decisions after the Preliminary Plat is completed in August.

Artnr motioned to put the Stable Property on the open market for bid, recommending that the Town Board attach a minimum bid. Stofferahn seconded. Ayes all.

**ADDED AGENDA ITEMS:** There were no added agenda items.

Artnr moved to adjourn the meeting at 6:14 p.m. Brunner seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh  
Recording Secretary



**EDAB Meeting  
September 10, 2019**

**Agenda Number:**

**4**

**Subject:**

EDAB Member Requirements

**Documentation:**

E-Mail / Resolutions

**Action / Motion for Consideration:**

Report at Meeting / Discussion

## Patti Walstad

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**From:** PAUL KELEHER <pjkele@msn.com>  
**Sent:** Wednesday, July 24, 2019 2:41 PM  
**To:** Pat Christopherson; BadgerAke@hotmail.com  
**Cc:** justinstofferahn@gmail.com; t.horak@comcast.net; kbrunner@specialtymfg.com; beth.artner@mac.com; Patti Walstad  
**Subject:** Re: applicant

**Caution:** This email originated outside our organization; please use caution.

All, great input. Let's try to keep this applicant for a later date or join as an alternate. My opinion is keep the ordinance as is and add an addendum if needed. I request this to be an agenda item for next month. Hope everyone's summer is going well and heathy! Paul

----- Original Message -----

**From:** Curtis Akenson  
**To:** Pat Christopherson  
**Cc:** Justin Stofferahn ; TOM HORAK ; PAUL KELEHER ; Kent Brunner ; beth.artner@mac.com ; Patti Walstad  
**Sent:** Wednesday, July 24, 2019 2:09 PM  
**Subject:** Re: applicant

I would agree with Tom in regard of the value of having a business owner.  
Curt

Sent from my iPhone

On Jul 24, 2019, at 11:17 AM, Pat Christopherson <[Pat.Christopherson@whitebeartownship.org](mailto:Pat.Christopherson@whitebeartownship.org)> wrote:

Thanks Justin for the observations/input! Folks I think we need to have this as part of our next meeting's agenda to gain an appropriate level of consensus...

Thanks!

PC

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**From:** Justin Stofferahn <[justinstofferahn@gmail.com](mailto:justinstofferahn@gmail.com)>  
**Sent:** Tuesday, July 23, 2019 9:31 PM  
**To:** Pat Christopherson <[Pat.Christopherson@whitebeartownship.org](mailto:Pat.Christopherson@whitebeartownship.org)>  
**Cc:** TOM HORAK <[t.horak@comcast.net](mailto:t.horak@comcast.net)>; PAUL KELEHER <[pjkele@msn.com](mailto:pjkele@msn.com)>; Kent Brunner <[kbrunner@specialtymfg.com](mailto:kbrunner@specialtymfg.com)>; beth.artner@mac.com; Curtis Akenson <[BadgerAke@hotmail.com](mailto:BadgerAke@hotmail.com)>  
**Subject:** Re: applicant

**Caution:** This email originated outside our organization; please use caution.

I agree with Tom's points about the benefits of having a business owner on the board. That being said, hasn't this spot been vacant for a while? Do we need to think about changing the ordinance if that is the case? Is there something more we could be doing in terms of outreach to find someone? Talk to the Chamber, etc.?

Just some thoughts. Thanks!

On Tue, Jul 23, 2019 at 4:06 PM Pat Christopherson  
<Pat.Christopherson@whitebeartownship.org> wrote:

Got it Tom...Thanks! It was posted as a Business owner seat.....

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**From:** TOM HORAK <t.horak@comcast.net>  
**Sent:** Tuesday, July 23, 2019 3:49 PM  
**To:** Pat Christopherson <Pat.Christopherson@whitebeartownship.org>; PAUL KELEHER <pjkele@msn.com>; Kent Brunner <kbrunner@specialtyvmfg.com>; beth.artner@mac.com; Curtis Akenson <BadgerAke@hotmail.com>; Justin Stofferahn <justinstofferahn@gmail.com>  
**Subject:** Re: applicant

Caution: This email originated outside our organization; please use caution.

Pat,  
I think the EDAB benefits from having a local business owner as a member. The perspective and community presence of this representative enhances the discussion and gives credibility to the openness of the process.  
Did the vacancy notice specify the opening was for a business owner? If yes, the applicant should be informed as to why he is not eligible for the current open spot and ask if it can be held for consideration for a future opening. If no, he should know by ordinance the position is open only to a business owner and his application, with his permission, will be held for future consideration. Another possible option is to add an ad hoc position and consider him for it.  
Tom Horak

On July 23, 2019 at 12:23 PM Pat Christopherson  
<Pat.Christopherson@whitebeartownship.org> wrote:

Folks

We did receive another applicant to fill our last vacant seat on the EDAB, however, technically this is a spot that was reserved for another Business owner within the Township, and the applicant technically does not meet that requirement. Anyway, I have attached the application for your once over; do we need to adhere to the requirement of a Business Owner, or would the advisory board prefer to bypass that requirement?

Let me know what you think as I believe we would have to have an ordinance change to get it done

Pat Christopherson

**EXTRACT OF MINUTES OF A MEETING OF THE TOWN  
BOARD OF THE TOWN OF WHITE BEAR, MINNESOTA,  
HELD ON JANUARY 22, 2008**

Pursuant to due call and notice thereof, a Special Meeting of the Town Board of the Town of White Bear, Minnesota, was duly held at the Town Hall in said Town on January 22, 2008, at 7:00 o'clock p.m.

The following members were present: Weisenburger, Sand, Mample; and the following members were absent: None.

Supervisor Sand introduced the following Motion and moved its adoption:

**RESOLUTION AMENDING THE BY-LAWS OF THE  
ECONOMIC DEVELOPMENT ADVISORY COMMISSION**

WHEREAS , the Town Board of Supervisors of the Town of White Bear established the Economic Development Advisory Commission on August 15, 1988;

AND WHEREAS, the Commission was established to consist of seven members: two members representing the business community, two members from the public at large, two members from the Planning Commission and one member from the Utility Commission; and amended on May 2, 1994, directing that the appointments made from the Planning Commission and the Utility Commission shall be optional, and not mandatory;

AND WHEREAS, it is the desire of the Town Board of Supervisors to amend the By-Laws of this Commission:

NOW, THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA:

That the Economic Development Advisory Commission shall consist of five residents at large, two business members, and one alternate member, and that such alternate member may attend and take part in the Commission Meetings, but shall have no vote, except in the event that a regular member is absent from any meeting, the alternate member may substitute with all of the privileges of a member, for that meeting only.



## **EDAB BY-LAWS**

The EDAB shall consist of the following members: five (5) residents at large; two (2) from the business community, and one (1) alternate member. The alternate member may attend and take part in all of the EDAB Meetings, and shall have a vote in the event that a regular member is absent from any meeting, at which time the alternate member may substitute with all of the privileges of a regular member.

The Park Board, Planning Commission and Utility Commission members will have the first opportunity to be appointed as a "resident at large" on the EDAB.

All EDAB member terms shall be alternating three-year terms.

Established August 15, 1988 by Town Board Resolution  
Amended May 2, 1994 by Town Board Resolution  
Amended January 22, 2008 by Town Board Resolution

S: commission members - edab bylaws

**Minutes**  
**Town Board Meeting**  
**January 22, 2008**

**EDAB BY-LAWS – Alternate Member:** Sand moved to adopt the resolution amending the by-laws of the Economic Development Advisory Commission, directing that the Commission shall consist of a five residents at large, two business members, and one alternate member, and that such alternate member may attend and take part in the commission meetings, but shall have no vote, except in the event that a regular member is absent from any meeting, the alternate member may substitute with all of the privileges of a member, for that meeting only. Mample seconded. Ayes all.

EXTRACT OF MINUTES OF A MEETING OF THE TOWN  
BOARD OF THE TOWN OF WHITE BEAR, MINNESOTA,  
HELD ON MAY 2, 1994

Pursuant to due call and notice thereof, a Regular Meeting of the Town Board of the Town of White Bear, Minnesota, was duly held at the Town Hall in said Town on May 2, 1994, at 7:00 o'clock P.M.

The following members were present: Weisenburger, Sand, Ford; and the following members were absent: None.

Supervisor Sand introduced the following Resolution and moved its adoption:

RESOLUTION AMENDING THE BY-LAWS OF  
THE ECONOMIC DEVELOPMENT ADVISORY  
COMMISSION

WHEREAS, the Town Board of Supervisors of the Town of White Bear established the Economic Development Advisory Commission on August 15, 1988,

AND WHEREAS, the Commission was established to consist of seven members: two members representing the business community, two members from the public at large, two members of the Planning Commission and one member from the Utility Commission,

AND WHEREAS, it is now the desire of the Town Board of Supervisors to amend the by-laws of this Commission,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA:

That the appointments made to the Economic Development Advisory Commission from the Planning Commission and the Utility Commission are optional and not mandatory.

The motion for the adoption of the foregoing Resolution was duly seconded by Supervisor Ford, and upon vote being taken thereon, the following voted in favor thereof: Weisenburger, Sand, Ford; and the following voted against the same: None.

Whereupon said Resolution was declared duly passed and adopted.

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

I, the undersigned, being the duly qualified and acting Clerk of the Town of White Bear, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached and foregoing Extract of Minutes of a Regular Meeting of the Town Board of the said Town held on the 2nd day of May, 1994, with the original on file in my office, and that the same is a full, true and complete transcript therefrom, insofar as the same relates to a Resolution relating to the Economic Development Advisory Commission.

WITNESS my hand as such Clerk and the Town Clerk's Seal this  
\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
TOWN CLERK, TOWN OF WHITE BEAR, MINN.

EXTRACT OF MINUTES OF A MEETING OF THE TOWN BOARD OF THE TOWN OF WHITE BEAR, MINNESOTA, HELD ON AUGUST 15, 1988

Pursuant to due call and notice thereof, a Special Meeting of the Town Board of the Town of White Bear, Minnesota, was duly held at the Town Hall in said Town on August 15, 1988, at 7:30 o'clock P.M.

The following members were present: Jungkunz and Sand; and the following members were absent: Weisenburger.

Supervisor Sand introduced the following Resolution and moved its adoption:

RESOLUTION ESTABLISHING AN ECONOMIC DEVELOPMENT ADVISORY COMMISSION

WHEREAS, the Town Board of Supervisors of the Town of White Bear wishes to establish an Economic Development Advisory Commission consisting of seven members: two members representing the business community, two members from the public at large, two members of the Planning Commission and one member from the Utility Commission,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA:

That the Town Board of Supervisors of the Town of White Bear hereby establishes an Economic Development Advisory Commission consisting of seven members as hereinbefore stated.

The motion for the adoption of the foregoing Resolution was duly seconded by Supervisor Jungkunz, and upon vote being taken thereon, the following voted in favor thereof: Jungkunz and Sand; and the following voted against the same: None.

Whereupon said Resolution was declared duly passed and adopted.

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

I, the undersigned, being the duly qualified and acting Clerk of the Town of White Bear, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached and foregoing Extract of Minutes of a Special Meeting of the Town Board of the said Town held on the 15th day of August, 1988, with the original on file in my office, and that the same is a full, true and complete transcript therefrom, insofar as the same relates to a Resolution relating to the creation of the Economic Development Advisory Commission.

WITNESS my hand as such Clerk and the Town Clerk's seal this 28<sup>th</sup> day of December, 1988.

Wm Malinen  
TOWN CLERK, TOWN OF WHITE BEAR



**EDAB Meeting  
September 10, 2019**

**Agenda Number:**

**6:00 – Mark Houge, North Oaks Company**

**Subject:**

**Documentation: E-Mail**

**Action / Motion for Consideration:**

**Report at Meeting / Discussion**

## Patti Walstad

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**From:** Pat Christopherson  
**Sent:** Thursday, June 6, 2019 8:36 AM  
**To:** Patti Walstad  
**Subject:** FW: I35E and County Road J  
**Attachments:** I35E Meeting 03.29.19 attendees.docx

We have something to discuss at EDAB!!!

PC

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**From:** Mark Houge <mark@northoaks.com>  
**Sent:** Wednesday, June 5, 2019 5:32 PM  
**To:** Pat Christopherson <Pat.Christopherson@whitebeartownship.org>  
**Subject:** I35E and County Road J

Hello Pat,

I hope you are doing well. I am writing to ensure you are aware of the meeting March 29<sup>th</sup> with the purpose of coordinating efforts between Anoka County and Ramsey County and outline the case for funding improvements to the intersection of I35E and County Road J, the intersection of Centerville Road and County Road J, and the section of County Road J that connects these two intersections to elected officials. See attached list of attendees, everyone in attendance stated they supported funding the project.

It is my understanding Doug Fischer and others provided Senator Chamberlin the necessary information in response to his offer to put include \$1.5 million in the 2019 Bonding bill for design of the necessary improvements. These improvements will contribute greatly to the economic vitality of the area, provide major employers in the immediate access to needed workers living to the north, and mitigate traffic safety problems.

Please let me know if you need any additional information to apprise you of the details of this effort. Also, would it be possible to attend a meeting of the Economic Development Authority to discuss these benefits of the proposed intersection improvements?

Best regards,  
Mark

**Mark Houge**  
President  
T: 651-484-3361, Ext #405  
C: 651-231-6226  
[mark@northoaks.com](mailto:mark@northoaks.com)

  
**NORTH OAKS**  
C O M P A N Y L L C  
5959 Centerville Road  
North Oaks, MN 55127  
[www.northoaks.com](http://www.northoaks.com)

Roger	Chamberlin	Senate
Doug	Fischer	Anoka County Engineering
Dale	Gade	MNDOT
Mike	Grochala	Lino Lakes
Dale	Haider	Emagine Entertainment
Lori Higgins	Higgins	Metro North Chamber
Mark	Houge	North Oaks Company
Blake	Huffman	Ramsey County Commissioner
Sheila	Kauppi	MNDOT
Rob	Lahammer	Presbyterian Homes & Services
Dan	McKeown	Specialty Manufacturing
Bill	Murray	Schwing America
Victoria	Reinhart	Ramsey County Commissioner
Ted	Schoenecker	Ramsey County
Rhonda	Sivarajah	Anoka County Engineering
Tom	Snell	White Bear Area Chamber



**EDAB Meeting  
September 10, 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