



**WHITE BEAR
TOWNSHIP**

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MINNESOTA

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

**AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 16, 2019**

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 August 21, 2019.
4. September 10th EDAB Meeting Overview.
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
September 16, 2019**

Agenda Number: 1 - 2 - 3

Subject: Call to Order – 6:40 p.m.
Heritage Hall, 4200 Otter Lake Road

Approval of September 16, 2019 Agenda &
August 21, 2019 Minutes

Documentation: September 16, 2019 Agenda
August 21, 2019 Minutes

Action / Motion for Consideration:

Call meeting to order:	6:40 p.m.
Approval of Agenda:	September 16, 2019 (additions/deletions)
Approval of Minutes:	August 21, 2019

**MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 21, 2019**

The meeting was called to order at 6:40 p.m.

Present: Commissioners: Prudhon, Ruzek, McCune; Assistant Treasurer: Christopherson; Attorney: Lemmons.

Absent: Town Planner: Tom Riedesel; Finance Officer: Tom Kelly

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

APPROVAL OF MINUTES OF JULY 15, 2019: Ruzek moved approval of the Minutes of July 15, 2019. McCune seconded. Ayes all.

THE STABLE OF WHITE BEAR – UPDATE: The Town Clerk gave the Board an update on the Stable Property since the last meeting. A curve ball was thrown at Staff in the form of the wetland delineation. It is now in progress, but is taking longer than expected due to an error. It should be done in the next couple weeks. It was noted that the Planning Commission will review the Stable Property updates at the September 26th meeting and should have a recommendation to the Town Board by the October 7th meeting.

ADDED AGENDA ITEMS: None.

RECEIVE ALL AGENDA MATERIALS & SUPPLEMENTS FOR TODAY'S MEETING: Ruzek made the motion to receive all agenda materials and supplements for today's meeting. McCune seconded. Ayes all.

Ruzek motioned to adjourn the meeting at 6:44 p.m. McCune seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary



**EDA
Meeting
September 16, 2019**

Agenda Number: 4

Subject: September 10th EDAB Meeting Overview

Documentation: EDAB Agenda / Minutes

Action / Motion for Consideration:

Report at Meeting

**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 Houge, North Oaks Company.**
5. Added Agenda Items.
 6. Adjournment.

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

The meeting was called to order at 5:32 p.m. with Tom Horak acting as chair.

Present: Brunner, Horak, Stofferahn; Advisor: Christopherson; Commissioner: Prudhon

Absent: Akenson, Artner, Keleher, Planner: Riedesel; Town Attorney: Kelly, all with notice

APPROVAL OF AGENDA (Additions/Deletions): Brunner moved the approval of the agenda as submitted with the added agenda item of an update on the Stable Property. Stofferahn seconded. Ayes all.

APPROVAL OF MINUTES JULY 9, 2019: Stofferahn moved to approve the minutes of July 9, 2019. Brunner seconded. Ayes all.

EDAB MEMBER REQUIREMENTS: The Town Clerk summarized that in the past the EDAB has entertained applications as the ordinance states. The EDAB has received an application from a resident who is not a business owner, but the EDAB has only one spot open to a business owner. There was discussion as to whether the Board should keep the application on file, keep the applicant as an alternate, or change the ordinance. There was discussion on how to get another business representative on the Board, as there are 140 businesses in the Township. Brunner noted that he applied because he wanted to know what was going on in the community and how it would affect his business. It was the consensus that the EDAB is only in need of a local business owner because of the outside intelligence, outside perspective, addition of credibility, reasonable experience, etc. It was noted that previous bankers and investors have been involved in the EDAB, and they had good insight. Since the Township has a lot of industrial and manufacturing companies, it was noted that perhaps Staff could start with some of those companies. Some businesses in the Township were discussed, such as Schwing and other large businesses.

It was the consensus that the EDAB would discuss this agenda item again when Chair Paul Keleher is present, but in the meantime Staff, the Town Clerk or Planner could reach out to consultants such as Bill Short or Tom Snell with the White Bear Area Chamber of Commerce to help identify a few potential members to recruit on the EDAB.

6:00 – MARK HOUGE, NORTH OAKS COMPANY: White Bear Area Chamber of Commerce President Tom Snell was present to discuss the second plot of land Houge will present. Mark Houge began by giving an introduction of himself: he has worked in construction, for Cushman and Wakefield, and has worked for North Oaks Company since November of 2016. The North Oaks Company develops land, and there are two plots of land the company is working to develop in White Bear Township. Houge explained the Joint Powers Agreement between Lino Lakes, the Township, and North Oaks.

Houge first explained the property south of Siebenaler. He discussed the requests that he has gotten from folks: some wanting pods for storage, some wanting office showrooms; currently it is set up to accommodate a future data center. This site is just over 30 acres. There was discussion of wetland mitigation. North Oaks Company hopes to break ground on construction

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

in 2021, but before that will be back before the Town Board several times with updates and requests.

The second plot of land Houge discussed was the area that includes the intersection near Ash and County Road J. There is some concern by the counties (Ramsey and Anoka) and MnDOT because there is a hill and cars can be stopped due to traffic. There have been accidents in the past; and the future hope is to put a roundabout at that intersection, another one on the way to the exit ramp from I-35, and a third at the exit ramp from I-35 at County Road J.

Joe Lux of Ramsey County had volunteered to be the project manager and has been working on some preliminary designs with MnDOT. Lux has applied for some federal funds, but first needs to prove support of this project. There was discussion of the bipartisan support in the legislature and the senate. A question was asked of what needs to be done. It was explained that \$1.5 million dollars need to be bonded or raised, though it was noted that the three roundabouts will cost between \$10 and \$15 million, up to \$25 million if the bridge crossing I-35 is reconstructed as well. There was discussion of the economic development of the area near Ash and County Road J. There was discussion of what restaurants and developments Houge would like to see go in.

The roundabout near the exit ramp off of I-35 will cause some trouble with a right-of-way, as a house or two may need to be purchased, depending on how plans change. There was discussion on timing and funding. It was the consensus that this three roundabout project would have to be done in installments due to traffic. Houge is hopeful that this project will get support, as it will help the Town's development and tax dollars. It is at the forefront of every business owner's mind to have employee attraction and retention, with this in mind, Houge is hopeful for housing development and attraction of corporate users.

There was discussion of public transportation and how the community could benefit from outsourcing bus drivers to ensure transportation stays current. It was noted that the next step is ensuring all communities affected (White Bear Township, Lino Lakes, North Oaks, and Hugo) are first informed, and second are considering support. There will be more information and discussion at the September Executive Town Board Meeting.

ADDED AGENDA ITEMS: The Town Clerk gave the EDAB an update on the Stable Property. Staff has been working to get the preliminary plat and wetland delineation finished by the second Town Board meeting of September. Christopherson noted that he didn't think the plat would be completed beforehand. Best case scenario, Staff could draw up plans together of what the plat will look like for the Monday, September 16th Board meeting, however, it was noted that the discussion and next move will have to be made at the October EDAB meeting.

Stofferahn moved to adjourn the meeting at 6:41 p.m. Brunner seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary



**EDA
Meeting
September 16, 2019**

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