



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

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

AGENDA EDA MEETING MAY 18, 2020

1. **6:40 p.m.** Call Virtual Meeting to Order at Township Administrative Offices, 1281 Hammond Road.
2. Approval of Agenda (Additions/Deletions).
3. Approval of Minutes of March 16, 2020.
4. Stable Property – Update.
5. Added Agenda Items.
6. Receipt of Agenda Materials / Supplements.
7. Adjournment.

White Bear Township's Mission:

To provide White Bear Township residents, businesses and visitors with reliable, high quality municipal services while serving as open and responsible stewards of the public trust.



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**EDA Meeting
May 18, 2020**

Agenda Number: 1 - 2 - 3

Subject: Call to Order – 6:40 p.m.
Township Administrative Offices

Approval of May 18, 2020 Agenda &
Minutes of March 16, 2020

Documentation: May 18, 2020 Agenda
March 16, 2020 Minutes

Action / Motion for Consideration:

Call meeting to order:	6:00 p.m.
Approval of Agenda:	May 18, 2020 (additions/deletions)
Approval of Minutes:	March 16, 2020 Minutes

**MINUTES
ECONOMIC DEVELOPMENT ADVISORY
MARCH 16, 2020**

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

Present: Commissioners: Prudhon, Ruzek, McCune; Clerk Treasurer: Christopherson;
Attorney: Chad Lemmons; Town Planner: Tom Riedesel

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

APPROVAL OF EDA MINUTES OF FEBRUARY 19, 2020: Ruzek moved approval of the EDA minutes of February 19, 2020. McCune seconded. Ayes all.

5253 EAGLE STREET – FIRE DEPARTMENT RENTAL HOUSE: The Town Clerk reported that a fire department employee reached out regarding this property. The fire department used to have a rental unit for a residency requirement, though currently there is no residency requirement. The property belongs to the Town as an EDA property. It was noted that there are no other properties like this. It was noted that the EDAB should review this agenda item at their April meeting.

There was some discussion of the history of this property. It was also noted that the Town Building Inspector should look at the house and verify the conditions. There will be an update after the EDAB reviews this agenda item in April.

STABLE PROPERTY – UPDATE: The Town Planner reported on the preliminary plat and that he has been speaking to developers and builders about the property. The most pressing road block in this agenda item is the 25,000 to 235,000 yards of dirt that would have to be hauled in. He explained that there could be anywhere from \$100,000 to \$400,000 worth of developing costs. It was noted that developers would more benefit from twin homes versus single family homes. Then the lots could be sold as \$110,000 to \$400,000. It was noted that this agenda item again deserves deliberation with the EDAB.

The Town Clerk's preference, with a few caveats as they come, would be to sell the property at the appraised value, and derive income from the new owners in the form of property taxes. There was some discussion of TIF and the time deadlines. If the Town follows the Clerk's preference it would not involve TIF. There was some discussion of splitting the lot up into two lots and selling them for \$300,000 each.

It was the consensus that this agenda item will be discussed in depth at the April EDAB 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.



**EDA Meeting
May 18, 2020**

Agenda Number: 4

Subject: Stable Property - Update

Documentation: None

Action / Motion for Consideration:

Report at Meeting

Based on EDAB Recommendation Authorize the Listing of the Stable Property on the Real Estate Market for the Next 60 Days

Minutes
EDA Meeting
March 16, 2020

STABLE PROPERTY – UPDATE: The Town Planner reported on the preliminary plat and that he has been speaking to developers and builders about the property. The most pressing road block in this agenda item is the 25,000 to 235,000 yards of dirt that would have to be hauled in. He explained that there could be anywhere from \$100,000 to \$400,000 worth of developing costs. It was noted that developers would more benefit from twin homes versus single family homes. Then the lots could be sold as \$110,000 to \$400,000. It was noted that this agenda item again deserves deliberation with the EDAB.

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**EDA Meeting
May 18, 2020**

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