

**WORKSHOP MEETING  
OF THE COUNCIL OF THE  
CITY OF VADNAIS HEIGHTS  
APRIL 20, 2016**

The workshop meeting of the Council of the City of Vadnais Heights was held on the above date and called to order by Acting Mayor Auge at 5:30 p.m.

The following members were present: Acting Mayor Jerry Auge. Councilmembers: Terry Nyblom, Craig Johnson, and Bob Fletcher.

The following member was absent: Mayor Marc Johannsen.

Also present were: Administrator Kevin Watson, Assistant Administrator Kathy Keefe, Fire Chief Ed Leier, Planning/Community Development Director Carie Fuhrman, Engineer Mark Graham, Finance Director Bob Sundberg, and Deputy Clerk Beckie Gumatz.

**1. Discussion of Potential Residential Development on Frattalone Property**

- Fuhrman noted that staff is working with Frank Frattalone on redevelopment of his property along Centerville Rd. down by 694.
- Tonight Mr. Frattalone looking to discuss his rough draft concept plan and receive feedback from Council.
- One issue is that watermain ends prior to reaching this property. Discussion of potentially extending watermain and the effect on property owners.
- Discussion of Mr. Frattalone potentially purchasing some homes along Centerville to build road into potential development.
- The proposed development includes 34 single family homes, 22 twin home townhomes, and 5 detached single townhomes.
- Mr. Frattalone talked about type of homes in this development. He is looking for them to be starter homes for families. Like the Meadowbrook neighborhood.
- Johnson asked about an association. Frattalone stated that townhomes would be in one but single family homes would not.
- Fletcher would like to see development tied into City's parks and trails system.
- Council is generally supportive of continuing with this development plan.
- Further discussion regarding running watermain pipe to the site. Johnson asked about an estimated cost to run watermain. Would need to run about 1,000ft of pipe to get to the property.
- Further discussion of running watermain to the property, having to tear up road, and then assess property owners. Some properties on Vadnais Rd currently do not have water, may not be happy about having to hook up.
- Further discussion of the route options to run watermain to development. Could come from Vadnais Road or come down from either Witt Court or Costa Drive.
- Discussion of creating a potential housing TIF district.
- Council consensus that more cost estimate numbers are needed before deciding on any route to run watermain or do any street improvement projects.

**2. Discussion of Breweries/Taprooms – Northgate Brewing**

- Item postponed to the May 18, 2016 meeting.

**3. Discussion of Pooled TIF Current Fund Balance**

- Sundberg prepared a worksheet. Broken out into future estimated revenues, commitments, and potential commitments.

- Total available before any commitments is about \$7.1 million.
- Total amount already committed is about \$3.5 million. Total left after commitments is about \$3.6 million.
- Total amount not committed to any project currently about \$2.1 million.
- Watson went over what city has spent TIF money on over last 5 years.
- After 2017, all TIF districts will be expired.
- Council needs to have discussion regarding how to pay for street projects long term. TIF revenues will be exhausted at some point.
- Fletcher asked how long City has used TIF to pay for streets. Answer is 10+ years.
- Watson reached out to Bloomington regarding how they pay for street projects. They do combo of assessments, franchise fee for streets and trails, and bonding.
- Watson working to schedule a developers roundtable with Ehlers. They have connection to developers who will come look at sites in community. Look at potential for redevelopment.
- Council consensus to not change method of residential assessment.

#### **4. Discussion regarding Garceau Corner Demolition and Clean-Up Grant Application**

- Furhman stated that grant applications are due May 2, 2016. Next application period not until November, 2016.
- There are 3 grant opportunities available that staff would like to apply for: Met Council Livable Communities Tax Base Revitalization Account (TBRA), DEED Contamination Cleanup, and Ramsey County Environmental Response Fund (ERF).
- These agencies all work together with grant applications.
- At tonight's council meeting, looking for authorization for staff to submit grant applications.
- The DEED Contamination Cleanup Grant requires a 12% match, roughly \$160,000.
- Staff is currently in talks with 2 development groups, Dominion and Blackhawk Investment Group, about potential redevelopment plans for property.
- Staff will find out in July of 2016 if grants are awarded.
- Today, staff received an estimated cost for soil remediation; was about \$900,000.
- Discussion of soil conditions under each building.
- Total grant amount requested going to be \$1.3 million.
- Discussion about demolition of the hardware building on the Hardware site.

#### **5. Other Staff Items**

- Staff continuing discussions with veterans housing group regarding Housing Our Heroes project. Would be built on City owned property that hasn't been platted. Working with County Commissioner Huffman and Ramsey County to buy property for about \$75,000. Council consensus to continue talking with Commissioner Huffman.
- There has been some pushback from E-Cig Warehouse regarding sampling and our Ordinance. Can have someone from Ramsey County Tobacco come to future workshop meeting.
- Bell Beckman reported on the contractor who has been cited for deck encroachment. Court is not treating violation as a misdemeanor, so he has paid a fine and will not have court date.

**Adjourned at 6:59 p.m.**

Prepared for and approved by:

Attest:

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Kevin Watson, City Administrator

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Gerald Auge, Acting Mayor