

COUNTY ROAD E & BELLAIRE COMMUNITY CONVERSATION

Monday, September 17, 2018

Redeemer Lutheran Church

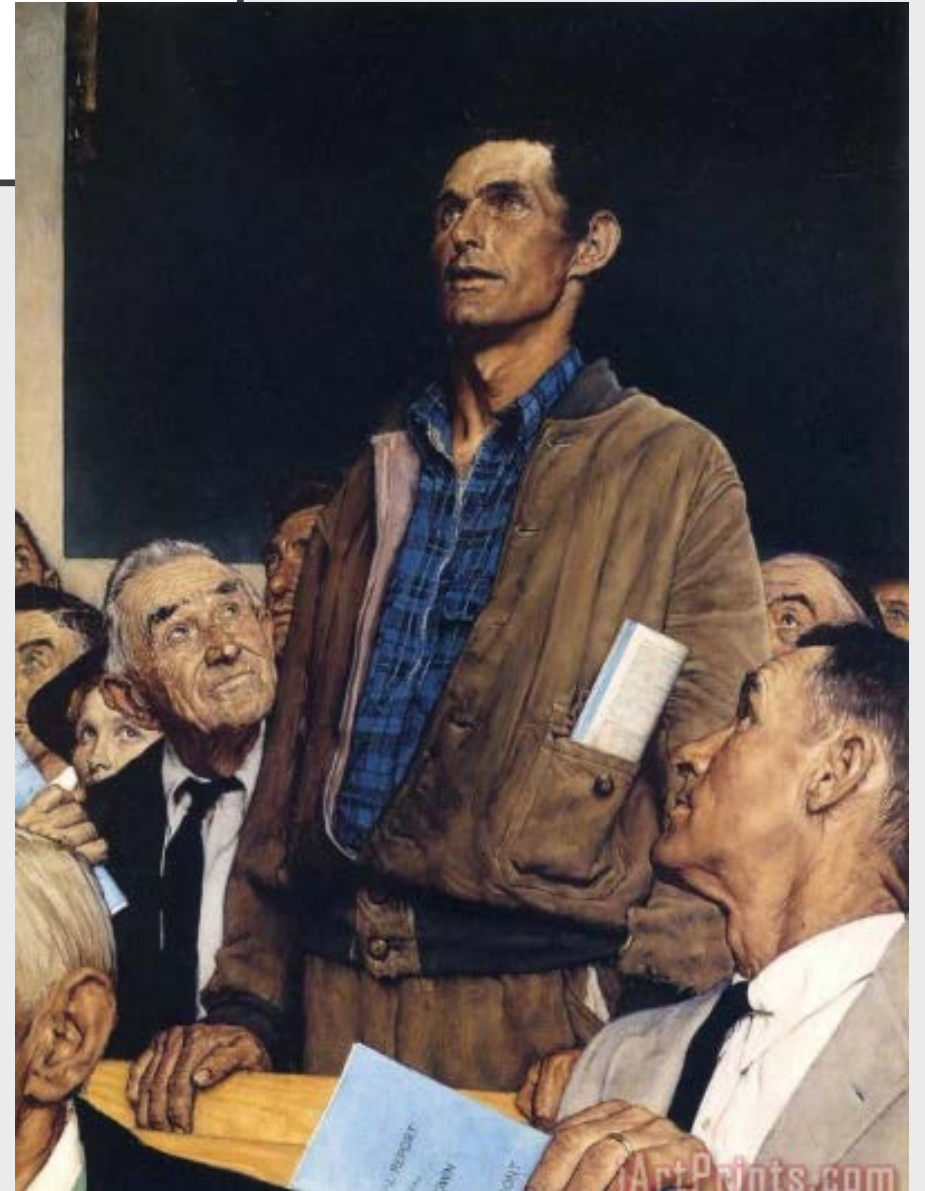
Kevin Edberg, Ward 4 Council Member

AGENDA FOR TONIGHT

- Welcome and ground rules
- Brief history of the situation, and implications of current conditions
- Facts about the City
- Four framing questions, and other questions
- Going forward and adjourn at 8:30p

GROUND RULES

- One person at a time: please state name and street.
- One question & one follow-up per person, until all have been heard.
- Please be respectful: Listen to each other! No clapping, booing or shouting-out.
- Honest questions get honest answers. I will stay until all questions have been asked.



BACKGROUND

- Business closures and years vacant (NE- 8, NW- 14, SE- 8, SW- 1)
- Deterioration of properties – absentee property owners
- Auto Owners Insurance & Aspen Medical Relocate
- City acquisition of NE corner property
- SW corner business closure – property on market
- Re-use inquiries, predominantly auto-oriented and restaurant uses
- Art/Creative/MakerSpace
- Small parcel sizes present unique challenges

CHALLENGES

- Small parcel sizes – ranging from 0.48 to 0.74 acres
- Obsolete buildings
- Environmental clean-up costs
- Other unknown costs
- Condition of the other 3 corners
- Challenging area for retail tenants
- Proximity to residential properties
- Streetscape improvements on County ROW

WHAT WE HEARD

- Too Dense!
- Traffic & parking impacts
- Pedestrian safety
- Market (demand and need?)
- Impact on property taxes
- Sewer/water and other infrastructure capacity

REDEVELOPMENT

WHAT ZONING ALLOWS:

(GENERALLY SUMMARIZED)

- Beauty Parlors
- Retail
- Laundromat
- Professional Office
- Restaurants/Cafes
- Indoor Recreation
- Hotel / Motel
- Gas Station / Auto Repair
- Outdoor Service, Sales and Rentals

REDEVELOPMENT IMPACTS

DEVELOPER REQUIREMENTS:

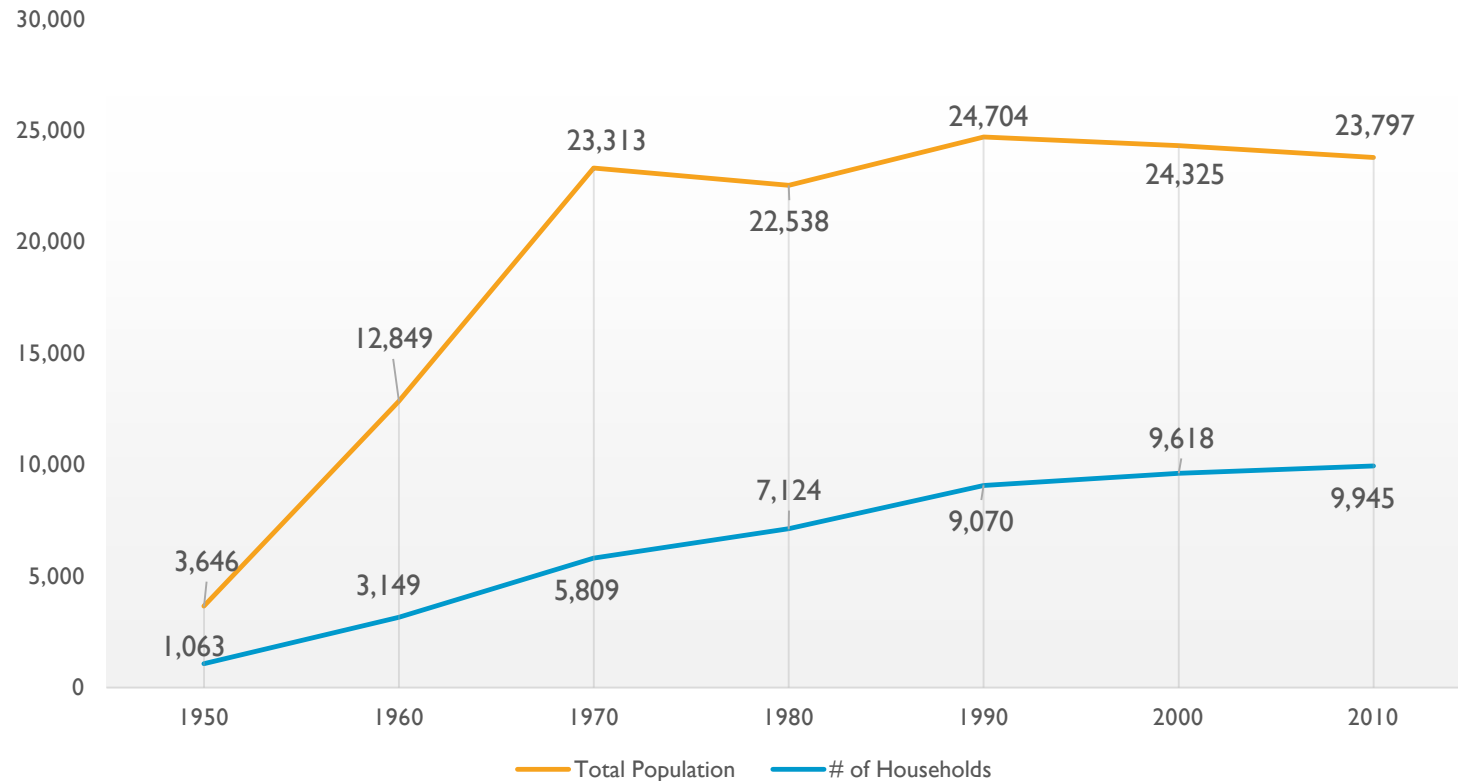
- Market Study
- Traffic Impact Study
- Parking Analysis
- Sewer & Water Analysis

CITY INITIATIVES:

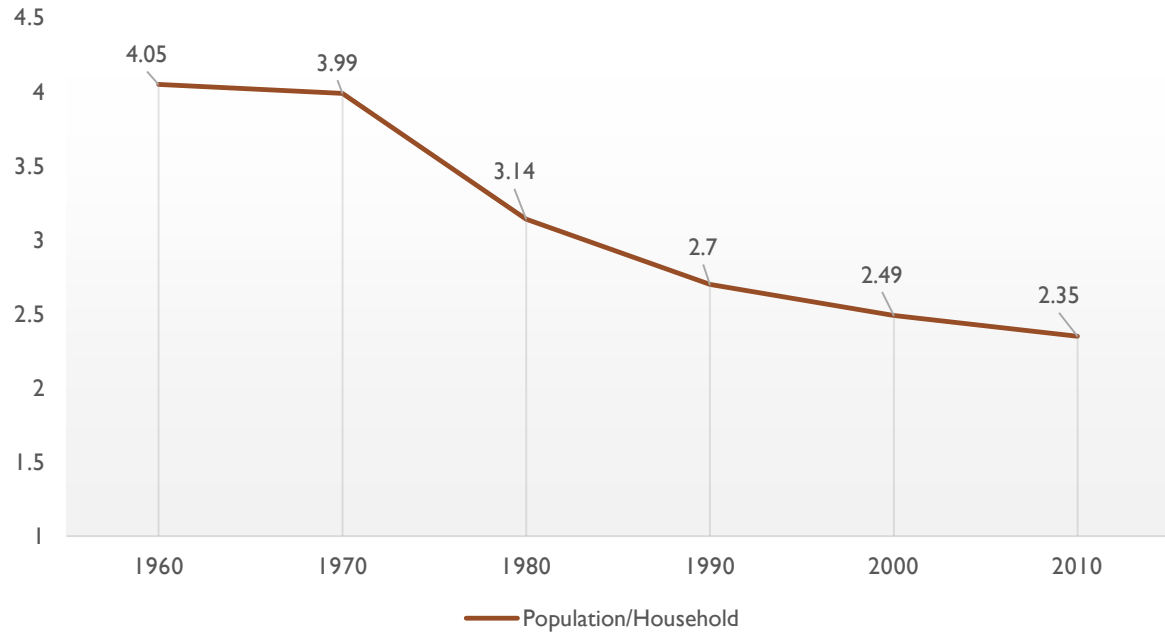
- Corridor Study
- Fiscal Impact Analysis
- Grant Opportunities

CITY FACTS

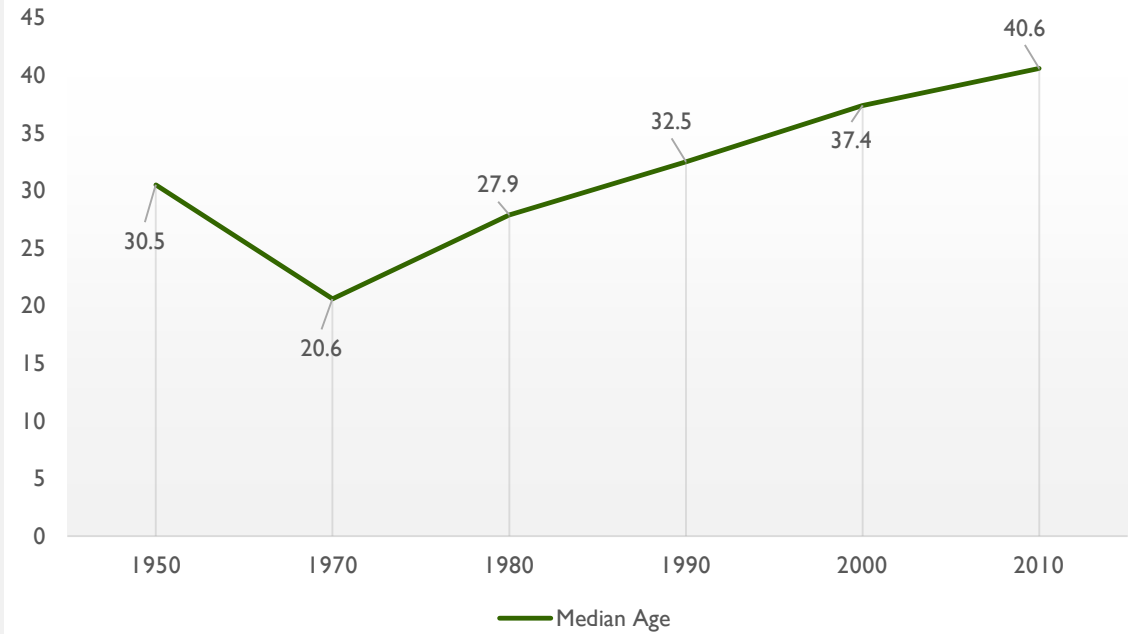
Population and Household Growth in White Bear Lake



Population per Household in White Bear Lake



Median Age in White Bear Lake



MARKET DEMAND/NEED

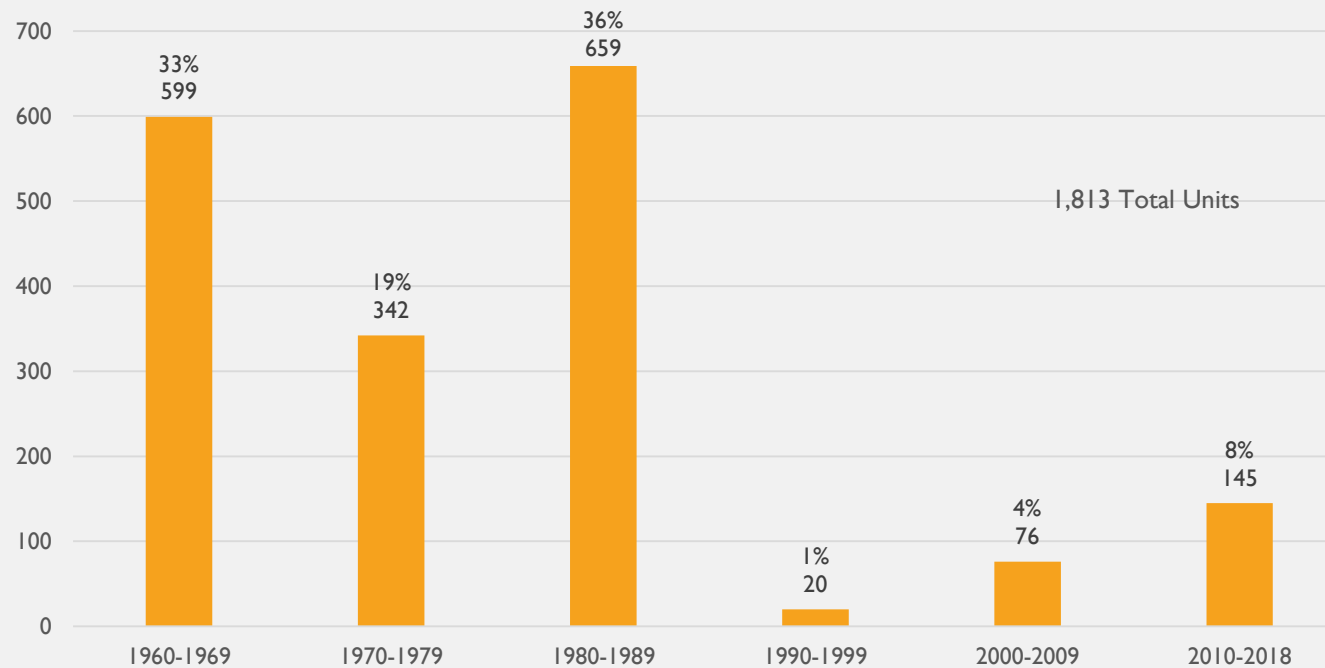
Current Inventory: Apartment Units* by Decade

	1960- 1969	1970- 1979	1980- 1989	1990- 1999	2000- 2009	2010- 2018	
TOTAL # Units:	599	342	631	20	76	145	= 1,813
# of Buildings:	10	4	5	1	2	2	
Percent of Total:	33%	18%	36%	1%	4%	8%	

*Senior housing not included

MARKET DEMAND/NEED

Current Inventory: Apartments by Decade



Senior housing not included

Current Inventory: Apartments by Price Point

% Median Income	# Units	% of Total	# Buildings	Example Building
100%	85	5%	1	Boatworks
80%	0	0%	0	-
60%	514	28%	4	Lakewood Place
50%	1,101	61%	16	Bellaire Apt
30%	113	6%	3	Century Commons
TOTAL	1,813	100%	24	

Based on a 2-bedrm unit
 Senior housing not included
 Ramsey County Area Median Income: \$94,300/yr.

TAXES

- 2019 Combined Taxable Value, all 4 corners: \$777,000
- Pre-Development Tax Generated: \$20,932
- After Tax Generated from \$18 Mil Project: \$235,000
- Impact of \$18 mil development on median value home taxes:
Reduction by \$3.20 annually.
- Impact of removal from tax rolls on median value home taxes:
Increase by \$0.14 annually.

Year	Median Value	Taxable Value	City's Tax
2019	222,500	205,300	413.54
2018	208,400	189,916	359.42
2017	194,700	177,683	331.51
2016	184,700	164,083	323.08
2015	181,300	160,377	326.64
2014	167,100	144,899	305.77
2013	163,600	141,084	303.27
2012	179,200	158,088	315.23
2011	186,450	186,450	330.11
2010	196,200	196,200	324.12
2009	213,500	213,500	326.70
2008	224,800	224,800	371.46
2007	224,000	224,000	396.61

MEDIAN VALUE HOME EXAMPLES

(2019 County Estimates)



Elm Drive - \$222,500



Cranbrook Drive - \$222,500



Ebba Street - \$222,500

City's share of property taxes for median-valued White Bear Lake home in 2018

\$ 208,400 valued home

	2018		
	Property		
Community	Tax		
Crystal	934		
Elk River	874		
Maplewood	872		
Ramsey	792		
Rosemount	778		
New Brighton	775		
Champlin	754		
Oakdale	732		
Roseville	725		
Andover	658		
Shoreview	638		
Prior Lake	621		
Chaska	517		
Chanhassen	431		
White Bear Lake	359		
White Bear Lake	382	(2019 Property Tax)	

	2016	2018	Per
City	Pop.	Levy	Capita
Red Wing	16,545	23,205,223	1,402.55
Golden Valley	21,556	22,420,742	1,040.12
Hopkins	19,000	14,221,880	748.52
West St. Paul	20,886	14,344,671	686.81
Stillwater	19,693	12,859,515	653.00
Hastings	22,400	13,503,307	602.83
Inver Grove Heights	34,999	21,041,791	601.21
New Hope	21,600	12,712,742	588.55
Roseville	35,836	21,040,655	587.14
Savage	30,285	17,499,645	577.83
Farmington	22,343	12,681,188	567.57
Richfield	36,338	20,621,911	567.50
Columbia Heights	20,158	11,324,913	561.81
South St. Paul	20,407	11,434,102	560.30
Brooklyn Center	31,231	17,105,950	547.72
Fridley	28,631	14,807,913	517.20
Rosemount	23,559	11,874,781	504.04
Forest Lake	20,344	10,002,450	491.67
Buffalo	16,119	7,906,723	490.52
Prior Lake	25,520	12,077,538	473.26
Owatonna	25,862	12,219,328	472.48
Lino Lakes	20,803	9,776,732	469.97
Crystal	22,855	10,627,889	465.01
Elk River	24,368	11,063,830	454.03
Hibbing	16,265	7,309,777	449.42
Shoreview	26,366	11,631,971	441.17
Ramsey	26,251	11,374,395	433.29

	2016	2018	Per
City	Pop.	Levy	Capita
Chanhassen	25,448	10,913,868	428.87
Cottage Grove	35,939	15,235,000	423.91
Champlin	23,343	9,858,928	422.35
Oakdale	27,937	11,645,249	416.84
Northfield	20,355	8,437,869	414.54
Andover	32,335	12,416,357	383.99
New Brighton	22,618	8,661,170	382.93
Otsego	16,019	6,103,302	381.00
Anoka	17,995	6,838,335	380.01
Faribault	23,718	8,658,704	365.07
Sartell	17,582	6,313,935	359.11
St. Michael	17,174	6,153,694	358.31
Albert Lea	18,045	6,310,770	349.72
Chaska	26,439	8,581,604	324.58
Winona	27,478	8,153,000	296.71
Willmar	19,891	4,974,245	250.08
Austin	25,104	5,941,000	236.66
White Bear Lake	25,001	5,625,000	224.99
White Bear Lake	25,512	6,345,000	248.71

**Levy per capita for Minnesota cities
with populations between
16,000 – 37,000**

FRAMING QUESTIONS

- How urgent is our desire for redevelopment?
- How important is a four-corner solution?
- What do you want to see there?
- How active a role should the City play in redevelopment?

ADDITIONAL QUESTIONS



GOING FORWARD

- Sign up for email notification from the City on future meetings about this intersection
- Notes of this meeting will be on City website in about 2 weeks
- Watch for information about other related updates: corridor study, bus rapid transit development, etc.
- Contact me: Kedberg@aol.com or ward4@whitebearlake.org 651-307-8420

THANK YOU!

This powerpoint will be posted on the City's website tomorrow. Notes of this meeting will be available on the City's website within a week or two.