



NOTICE OF A SPECIAL HRA MEETING THAT MAY INCLUDE A CLOSED SESSION

**White Bear Lake HRA
Tuesday, October 24, 2023
Immediately following the regular City Council
meeting, which starts at 7:00 p.m.
City Council Chambers
City Hall – 4701 Highway 61 N.
White Bear Lake, MN 55110**

The White Bear Lake Housing and Redevelopment Authority will hold a special meeting on **Tuesday, October 24, 2023** immediately following the regular meeting of the White Bear Lake City Council, which starts at 7:00 p.m. The meeting will be conducted in the Council Chambers at City Hall, 4701 Highway 61 North. The purpose of the meeting is to discuss the potential sale of the HRA property located at 1755 Highway 96 (PID # 153022440093). The Authority may go into closed session during the meeting, pursuant to Minnesota Statutes, section 13D.05, subdivision 3(c)(3), to consider an offer to purchase the property and possibly to prepare a counteroffer. The HRA will not take final action on the sale of the property at this meeting.



AGENDA
HOUSING & REDEVELOPMENT AUTHORITY
CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, OCTOBER 24, 2023
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL
MEETING IN THE COUNCIL CHAMBERS

*Pursuant to Minnesota Statutes, section 13D.05, subdivision 3(c)(3),
some portions of this meeting may be closed.*

- 1. CALL TO ORDER AND ATTENDANCE**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF THE MINUTES**
 - A. Minutes of the Housing & Redevelopment Authority Meeting on January 10, 2023
 - B. Minutes of the Housing & Redevelopment Authority Work Session on February 21, 2023
- 4. DISCUSSION ITEMS**
 - A. Housing Task Force Recommendations: Development Priorities
- 5. ADJOURNMENT**



**MINUTES
HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, JANUARY 10, 2023
FOLLOWING THE REGULAR CITY COUNCIL MEETING
IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ROLL CALL

The Housing and Redevelopment Authority (HRA) Chair Dan Jones convened the meeting at 8:06 p.m. The Clerk took attendance for Members Kevin Edberg, Steven Engstran, Heidi Hughes, Dan Jones and Bill Walsh.

2. APPROVAL OF MINUTES

It was moved by Member **Hughes**, seconded by Member **Walsh**, to approve the minutes of the HRA meeting on December 13, 2022. Motion carried unanimously.

3. APPROVAL THE AGENDA

It was moved by Member **Edberg**, seconded by Member **Engstran**, to approve the agenda as presented. Motion carried unanimously.

4. ELECTION OF CHAIR AND VICE CHAIR

Chair Dan Jones asked for nominations for chair. Member Walsh nominated Dan Jones as the chair, based on his performance. There being no other nominations, Chair Jones closed the nominations. Motion carried unanimously to elect Member Jones as the HRA chair.

Chairperson Dan Jones asked for nominations for vice president. Member Walsh nominated Kevin Edberg. There being no other nominations, Chair Jones closed the nominations. Motion carried unanimously to elect Member Edberg as the HRA vice chair.

5. ADJOURNMENT

There being no further business before the HRA, it was moved by Member **Walsh**, seconded by Member **Engstran**, to adjourn the meeting at 8:08 p.m. Motion carried unanimously.

Dan Jones, Chairperson

ATTEST:

Caley Longendyke, City Clerk



**MINUTES
CITY COUNCIL AND HRA WORK SESSION
TUESDAY, FEBRUARY 21, 2023
6:00 PM
CITY HALL BOARD ROOM**

Mayor Louismet opened the meeting at 6:05 PM. Councilmembers in attendance included: Bill Walsh, Heidi Hughes, Kevin Edberg and Dan Jones. Councilmember Engstran was excused. Staff members in attendance included: City Manager Lindy Crawford, Assistant City Manager Rick Juba, Community Development Director Jason Lindahl, and Housing and Economic Development Coordinator Tracy Shimek.

1. Housing Task Force Recommendations: Development Priorities

Lindahl summarized the four phases of the Housing Task Force Recommendations. The goal of the discussion was to outline priorities of the City owned future development sites. Staff recommended the City begin actively marketing the City owned property at 1755 Highway 96. Council and staff discussed how this property fits into the overall housing vision of the City. There was consensus to have staff draft a Request for Proposal regarding the development of this site for consideration at a future City Council meeting.

Council and staff discussed various other properties owned by the City. There was consensus for staff to prioritize the redevelopment of the City owned property at the northeast corner of County Road E and Bellaire. The former public works site should be the second priority, and staff will begin investigating the environmental and rail work needed to pursue future redevelopment of the site.

2. Housing Task Force Recommendations: Housing Policies and Programs

Shimek summarized three proposed housing goals from the City's 2040 Comprehensive Plan and the Housing Task Force Report including maintaining and reinvesting in existing housing stock, expanding housing options to meet the needs of people at all life stages and income levels, and keeping residents in housing. The Council discussed the three goals and deliberated as to how to prioritize them in future discussions regarding housing. The Council debated how to approach each of the goals, landing on proactively approaching "expand housing options to meet the needs of people at all life stages and income levels" and receptively approaching "maintaining and reinvesting in existing housing stock" and "keeping residents in housing".

There was further discussion on a broad range of specific tools that could be used to support the housing goals. The future use of these tools will require continued discussion and education for both the Council and staff, with the desire of a data driven process to refine priorities.

Adjourned 9:05 PM



City of White Bear Lake
Community Development Department

MEMORANDUM

To: Lindy Crawford, City Manager
From: Jason Lindahl AICP, Community Development Director
Date: October 24, 2023
Subject: **Housing Task Force Recommendations: Development Priorities**

SUMMARY

The Housing & Redevelopment Authority (HRA) will continue its development priorities discussion by reviewing the results from a request for proposal (RFP) for the HRA-owned property at 1755 Highway 96. Staff has completed the RFP process and will present the results during the meeting and ask the HRA to designate a preferred developer for this site.

BACKGROUND INFORMATION

Starting last year, City Council has been working to outline and implement a comprehensive housing strategy for the community. That process began with the City Council reviewing the 2040 Comprehensive Plan and Housing Task Force Report, establishing a housing work plan, and assigning tasks from the work plan to various bodies as detailed in the flow chart below.



Since then:

1. Staff, Planning Commission and City Council worked together to establish a new concept plan review process.
2. The City Council continued to gather data through a housing community survey and heard the results of that survey during the October 10, 2023 work session.
3. Staff began the zoning update project with the consultant team and Community Advisory Committee (CAC).
4. The City Council reviewed and provided direction to staff regarding its development priorities.

As its first development priority, the City Council directed staff to prepare an RFP for the HRA-owned property at 1755 Highway 96. Subsequently, the City Council authorized staff to

distribute that RFP to select a preferred developer for this property during its regular meeting on March 28, 2023.

Staff has completed the RFP process and will present the results during the meeting and request the HRA designate a preferred developer for this site. Designation of a preferred developer allows staff to work exclusively with the selected development partner to fully craft a development concept to bring through the City's land use review process.

RECOMMENDATIONS

Staff recommends the HRA designate a preferred developer for the property at 1755 Highway 96.

ATTACHMENTS

None