

**City of East Bethel**  
**Economic Development Authority Agenda**  
Regular Meeting – 7:00 p.m.  
Date: September 19, 2016



**AGENDA**

	<u>Item</u>	
<b>7:00 PM</b>	<b>1.0</b>	<b>Call to Order</b>
<b>7:01 PM</b>	p. 1	<b>2.0 Adopt Agenda</b>
<b>7:03 PM</b>	p. 2-4	<b>3.0 August 15, 2016 Minutes</b>
<b>7:04 PM</b>	p. 5-6	<b>4.0 Bruce Lawrence business request</b>
<b>7:15 PM</b>	p. 7-13	<b>5.0 Greater MSP request</b>
<b>7:40 PM</b>	<b>6.0</b>	<b>Update on upcoming events</b> - <b>Upper River Event</b> - <b>MNCAR Expo</b>
<b>7:45 PM</b>	<b>7.0</b>	<b>Chamber Update</b>
<b>7:45 PM</b>	<b>8.0</b>	<b>City Council Update</b>
<b>7:50 PM</b>	<b>9.0</b>	<b>Other Reports</b>
<b>8:00 PM</b>	<b>10.0</b>	<b>Adjournment</b>

EAST BETHEL ECONOMIC DEVELOPMENT AUTHORITY MEETING  
August 15, 2016

The Economic Development Authority (EDA) met for a regular meeting at 7:00 pm at City Hall.

MEMBERS PRESENT: Dan Butler, Chair      Oskar Granquist      Steve Voss  
                                 Brian Bezanson      Brian Mundle

ABSENT: Julie Lux  
            Doug Welter

ALSO PRESENT: Colleen Winter, Community Development Director  
                         Jack Davis, City Administrator

1. Call to Order              Chair Butler called the meeting to order at 7:00 pm.
  
2. Adopt Agenda              **Mr. Bezanson moved and Mr. Voss seconded to adopt the agenda as presented. Motion carried.**
  
3. Approve 6/20/16 Minutes              **Mr. Bezanson moved and Mr. Granquist seconded to approve the June 20, 2016 minutes as written. Motion carried.**
  
4. Business Development Report for June & July 2016              City Staff has assisted with or provided direct action on the following:
  - Working with Steve Strandlund – Prairie Ridge Estate, a rural 10 lot subdivision.
  - New business - CAM is renting space at 23773 Johnson St. They manufacture prototypes for other businesses. Currently they have three employees.
  - Viking Preserve will be proceeding with its 48 unit residential development. The Viking Preserve development was first brought forward in 2013/14. The developer now believes he is in a position to move forward with development.
  - Working with commercial real estate broker on a potential large industrial project.
  - East Bethel Theatre has been sold to a Detroit, MI company. Plans are to renovate in 2018.
  - The Anoka County Union ran an article on East Bethel's BR & E.
  
5. Available Land and Building Report              At the last EDA meeting marketing the community and what it had to offer was discussed. One of the items that came up as a positive was available and inexpensive land. These properties are currently marketed on the MNCAR website. Some questions to consider are:  
How does East Bethel promote these properties?  
Which of these properties have access to sewer and water?  
Would any of these sites be considered shovel ready?

A map showing the various available land was shown. There has been some interest shown in areas 15, 4, and 3. It was asked if businesses are required for lateral tie-ins. City sewer and water is provided south to Viking Blvd. and also on the north side of Viking, south of the existing water tower. Locations 12, 10

and 2 are serviced by utilities. Mr. Granquist thought infrastructure may be a joint venture with possible interested businesses. Mr. Bezanson noted a significant difference in property taxes between properties; #2 and #10 having much higher taxes. Staff will check into why the taxes are higher. It was suggested that Staff provide what utilities, besides WI-FI, are available and use that information for marketing purposes. Is there a master company to provide telecom services in Anoka County? Ms. Winter was not sure. The Office of Broadband and Development provides grants/funding to areas in need of broadband services. Broadband major players are ZAO, Mid-Continent (which currently has a lag time of two years behind), and Century Link.

A link to these available properties has been provided to MNCAR. East Bethel staff will make sure updated information is being supplied to the link and will provide a map that is set up to click on sites for more information. East Bethel will provide either a map showing available properties at the MNCAR Expo or a current wall chart showing information. It was suggested that whichever display is used at the Expo should be displayed at City Hall to show residents what business development is being done in the city. It was suggested that in addition to the display, newer business owners could provide why they chose East Bethel.

Ms. Winter noted that in addition to MNCAR, communities in Anoka County are hosting an event for commercial real estate developers and brokers, which is held just before MNCAR. East Bethel will be participating in it this year with an information table. Ms. Winter will bring more information on East Bethel's involvement with this event to the next EDA meeting.

6. Financing 101 Informational only.

Tax Increment Financing Tax Abatement Many communities utilize Tax Increment Financing and Tax Abatement as Economic development tools to bridge the financing gap for businesses that wish to locate in a community. The City of East Bethel has utilized TIF one time for Aggressive Hydraulics.

Questions to consider:

- Does the City of East Bethel want to utilize TIF and Tax Abatement as economic development tools?
- What types of businesses does East Bethel want to attract utilizing Tax incentives?
- Should TIF be utilized for housing and other projects?

Ms. Winter reviewed the basics of Tax Increment Financing. TIF can be used for sewer and water districts or where infrastructure needs to be brought in. She also reviewed Tax Abatement for public improvements and facilities.

7. Chamber Update Chair Butler reported that both Michelle Benson and Julie Braadstad attended last Thursday's Chamber meeting. The next meeting will be in conjunction with Ham Lake.

8. City Council Update

City Council liaison, Brian Mundle reported the following:

- The budget proposed to Council shows only a 1-1.5% increase.
- The Fire Department data system is estimated to increase.
- Having to do the 10-year Comp Plan added to the budget increase.
- Four consultant companies were interviewed to work on the Comp Plan.
- The City Administrator's contract was renewed for two years.
- The City is looking at an electric Zamboni to use at the Ice Area, due to exhaust fumes emitted by the current machine.
- The new East Bethel Royalty was introduced to the City Council.
- Prairie Ridge Preliminary Plat came before the City Council.

9. Other Reports

Ms. Winter noted that a promotional piece is being worked on for the two upcoming events that includes the following information:

- 1) Household income in East Bethel is higher than Anoka County's.
- 2) Education levels are in-line with the County and high school grad levels are higher than the County's, with the dropout rate lower than the County.
- 3) East Bethel wages fall behind the County wages.
- 4) Travel time is longer – 30-59 minutes.
- 5) East Bethel has 19 park areas, disc golf, etc.

For Expo preparation, promotional flash drives will be distributed with promotional information about East Bethel. A screen and table cloth are being purchased (similar to the Chamber's). Discussed having a spin wheel or trivia to keep customers in the East Bethel booth longer. Also discussed having a video playing in the booth with information about East Bethel.

Other ideas discussed:

- Have a drawing or raffle; local business donations could bring people into the City.
- Business card drawing.
- Big gift prize – Hotel at MOA or cabin rental.

10. Adjourn **Mr. Voss moved and Mr. Mundle seconded to adjourn at 8:01 pm.**

Respectfully submitted,

Gail Gessner, Recording Secretary  
Submitted 8/27/16



# City of East Bethel Economic Development Authority Agenda Information

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**Date:**

September 19, 2016

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**Agenda Item Number:**

Item 4.0

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**Agenda Item:**

Bruce Lawrence Business request/Vehicle Maxx Sales lot, Recreational trailer lot

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**Requested Action:**

Information only – affirm Staff’s position related to this type of business locating in the City of East Bethel.

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**Background Information:**

City Staff has met with Bruce Lawrence who have an interest in leasing property at 21217 Highway 65 NE for a used car lot and Recreational trailer sales lot in an area zoned B2 – Central Business District. Used car sales shall only be allowed when they are an integral part of a new automobile vehicle dealership or if such vehicles are located completely inside a principal or accessory building. Recreational trailers would fall under the category of manufactured home sales and are only allowed under a Conditional Use permit in an established Manufactured home park. The Lawrence’s were told by City staff that the current zoning does not allow the location of the type of business that they are proposing. The business model as proposed requires that vehicles and trailers to be displayed outside and B2 zoning only allows for 100 feet of Exterior storage.

While this is in part a zoning issue, there are relations to economic development. Staff expressed to the Lawrence’s that from an economic development perspective their business model is not something that fits with the overall economic development vision for the City. There will be very few jobs created and it will simply be acreage that will be used for the parking of cars and trailers. The Lawrence’s wanted an opportunity to discuss this with the EDA.

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**Attachments:**

- 1.) Location map

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**Fiscal Impact:**

To be determined.

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**Recommendation:**

Information only

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**Economic Development Authority Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_



## Parcel Information

1 in = 376 ft

PIN: 173323120017

Acres: 3.810176

Owner Name: TWO TIMES INC

Address1: 21217 HIGHWAY 65 NE

Address 2: EAST BETHEL, MN 55011

Site Address1 : 21217 HIGHWAY 65 NE

Site Address 2: EAT BETHEL, MN 55011-9523

Zoning: B-2

Shoreland: Null

Legal: THAT PRT OF N 1034 FT OF NW1/4 OF NE1/4 OF SEC 17 TWP 33 RGE 23 LYG WLY OF E 435.6 FT THEREOF, LYG NLY OF S 470 FT THEREOF (AS MEAS AT RT ANG TO N LINE



© WSB &

September 16, 2017



# City of East Bethel Economic Development Authority Agenda Information

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**Date:**

September 19, 2016

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**Agenda Item Number:**

Item 5.0

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**Agenda Item:**

Greater MSP request

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**Requested Action:**

Discussion regarding proposal/response from the City of East Bethel

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**Background Information:**

City Staff received an alert through Greater MSP. GREATER MSP has been contacted about an international company considering the Greater MSP region, along with other regions, for a manufacturing project. The company is a universally recognized brand with over \$2B sales in 2015. The company is experiencing rapid growth in North America. The company’s history has a large focus on R&D (many new products and patents annually) and partnerships with local universities and research institutions for training programs. The company is looking at approximately a \$265M capital investment, 700 full-time jobs, a R&D center with 30 scientists and a training program of \$30M. The company would like to make a site decision by the end of 2016 with construction beginning the latter part of 2017. This project has many information requests. The Business Investment and Research teams at GREATER MSP will be covering many of these requests, however, they do need the Cities to respond if they meet the following criteria:

Site

- 35-60 acre industrial site for a 532,000sf to 861,000sf building. Ceiling heights of 23’ to 33’ with a small section going to 36’. – **City of East Bethel has two to three potential sites**

Electrical Energy Requirements (potential for a renewable energy supply preferred) – City is working with Connexus Energy and has been told the capacity exists.

- Power Factor of 95-100%
- Power Capacity demand of 9.8MVA
- Annual electrical usage of 49,600MWh
- Looking for dual feed and underground service

Thermal Energy Requirements – City is waiting to hear back from CenterPoint and Xcel Energy

- Max hourly usage of 11,942,000 BTU, or 3,500KWh
- Max daily usage of 214,956,000 BTU, or 63,000KWh

Water Service Requirements – **City has the capacity.**

- Daily usage of 31,700 gallons
- Annual usage of 11,359,398 gallons
- Maximum daily usage of 39,625 gallons
- Required delivery volume of 44GPM
- Required delivery pressure of 80PSI

No specific requirements for sanitary sewer

Data Service Requirements

- Fiber with bandwidth >100Mbps – **City has been assured by MIDCO and ZAYO that this is available**

Financial Incentives

The City of East Bethel currently has the ability to offer Tax Increment Financing.

Tax abatement is also an option IF Anoka County is willing to participate.

Infrastructure – There will be costs associated with bringing infrastructure into all of the sites.

SAC and WAC deferrals or partial waivers

Other incentives as approved by the City

Additional Information – The company has little to no knowledge about the Twin Cities region therefore all 14 counties in the Greater MSP area are in play for this project. Greater MSP is completing the bulk of the response and will include ALL responses that fully addresses the bullet points in the alert. Joel Akanson (Greater MSP) suggests that responses need to show the city really wants to land the project.

Other Cities – Many communities will be submitting proposals and in some cases if they have City owned property they are able to sell it for \$1.00/acre.

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**Attachments:**

- 1.) Greater MSP alert
- 2.) Maps of potential areas in the City

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**Fiscal Impact:**

To be determined.

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**Recommendation:**

Information only

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**Economic Development Authority Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

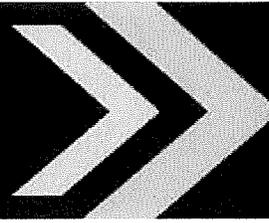
Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_

If you're having trouble viewing this email, you may [see it online](#).

# INSTANTALERTS

Breaking news from GREATER MSP.



# GREATER » MSP™

Minnesota's Saint Paul Regional Economic Development Partnership

Dear Greater MSP,

GREATER MSP has been contacted about an international company considering the Greater MSP region, along with other regions, for a manufacturing project. The company is a universally recognized brand with over \$2B sales in 2015. The company is experiencing rapid growth in North America. The company's history has a large focus on R&D (many new products and patents annually) and partnerships with local universities and research institutions for training programs.

The company is looking at approximately a \$265M capital investment, 700 full-time jobs, a R&D center with 30 scientists and a training program of \$30M. Jobs planned at long term full-capacity are as follows;

- Unskilled operators – 383
- Supervisors – 22
- Skilled operators – 134
- Technicians – 82
- Engineers – 41
- R&D Scientists – 31
- Support Staff - 21

The company would like to make a site decision by the end of 2016 with construction beginning the latter part of 2017.

This project has many information requests. The Business Investment and Research teams at GREATER MSP will be covering many of these requests, however, we do need all of your help in identifying sites that can accommodate the following requirements for new construction only:

#### Site

- 35-60 acre industrial site for a 532,000sf to 861,000sf building. Ceiling heights of 23' to 33' with a small section going to 36'.

#### Electrical Energy Requirements (potential for a renewable energy supply preferred)

- Power Factor of 95-100%
- Power Capacity demand of 9.8MVA
- Annual electrical usage of 49,600MWh
- Looking for dual feed and underground service

#### Thermal Energy Requirements

- Max hourly usage of 11,942,000 BTU, or 3,500KWh
- Max daily usage of 214,956,000 BTU, or 63,000KWh

#### Water Service Requirements

- Daily usage of 31,700 gallons
- Annual usage of 11,359,398 gallons
- Maximum daily usage of 39,625 gallons
- Required delivery volume of 44GPM
- Required delivery pressure of 80PSI

No specific requirements for sanitary sewer

Data Service Requirements

- Fiber with bandwidth >100Mbps

If your community has a site that can accommodate this request, **please provide a complete response to Joel Akason by 5:00pm on Thursday, September 22.** A complete response will include verified answers to the requirements listed above from energy providers, land owners/developers, etc. Please also list any and all local financial assistance that will be provided for this project.

Thank you.

Val Vannett  
Director of Research & Analysis



For questions: please contact Joel Akason, GREATER MSP Director of Business Investment, at 651-287-5807 or [joel.akason@greatersp.org](mailto:joel.akason@greatersp.org).

[Back to top ^](#)

GREATER » MSP™

ph: 651.287.1300  
toll free: 1.855.287.1300  
e: [info@greatersp.org](mailto:info@greatersp.org)

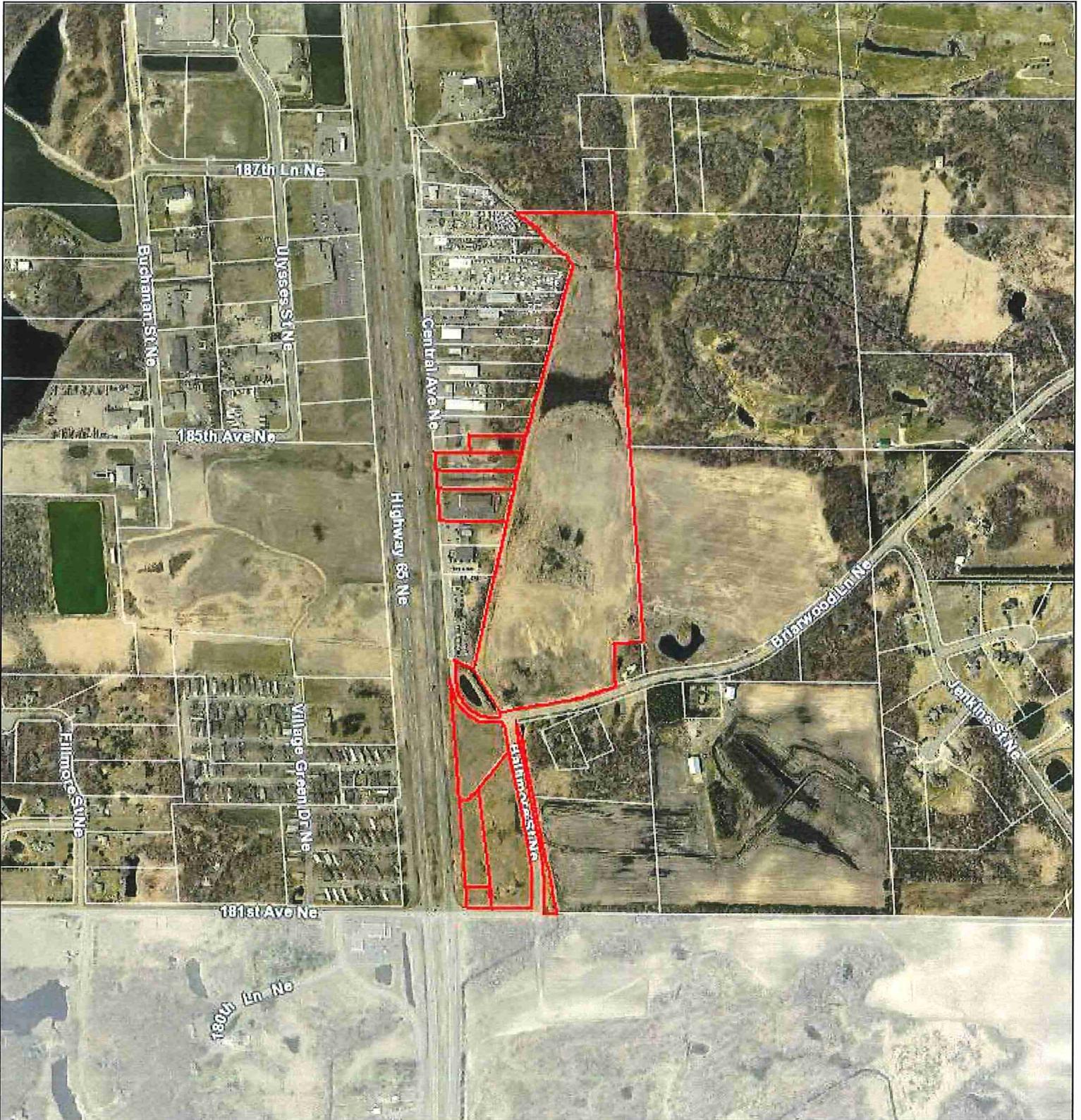
400 Robert Street North  
Suite 1600  
Saint Paul | MN 55101



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1 in = 752 ft



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September 14, 2011

Map Powered by DataLink



## Parcel Information

1 in = 752 ft

PIN: 323323310004

Acres: 40.93

Owner Name: T & G LAND INC

Address1: C/O SAUTER AND SON ESCAVATING, 6651

Address 2: EAST BETHEL, MN 55011

Site Address1:

Site Address 2: EAT BETHEL, MN 55011-9523

Zoning: B-3

Shoreland: Null

Legal: 141ST AVE NW

Legal: OUTLOT A T & G FIRST ADDITION EX THAT PRT DESC AS FOL: COM AT SE COR OF SD OUTLOT A, TH N 89 DEG 38 MIN 51 SEC W, ASSD BRG ALG S LINE OF SD OUTLOT A, 545.84 FT TO



September 14, 2018



## Parcel Information

1 in = 376 ft

PIN: 293423430012

Acres: 39.22

Owner Name: HOKANSON ROBERT & WYATT TRUSTEE KATHY

Address1: 5821 W 61ST ST

Address 2: EAST BETHEL, MN 55011

Site Address1: 23805 HIGHWAY 65 NE

Site Address 2: EAT BETHEL, MN 55011-9523

Zoning: I

Shoreland: Null

Legal: THAT PRT OF LOTS 7 & 8 AUDITORS

SUBDIVISION NO 130 LYG S OF LINE 457.42 FT S

OF & PRL/W N LINE OF SD LOTS, EX PRT OF SD

LOT 7 LYG WITHIN FOL DESC TRACT: THAT PRT



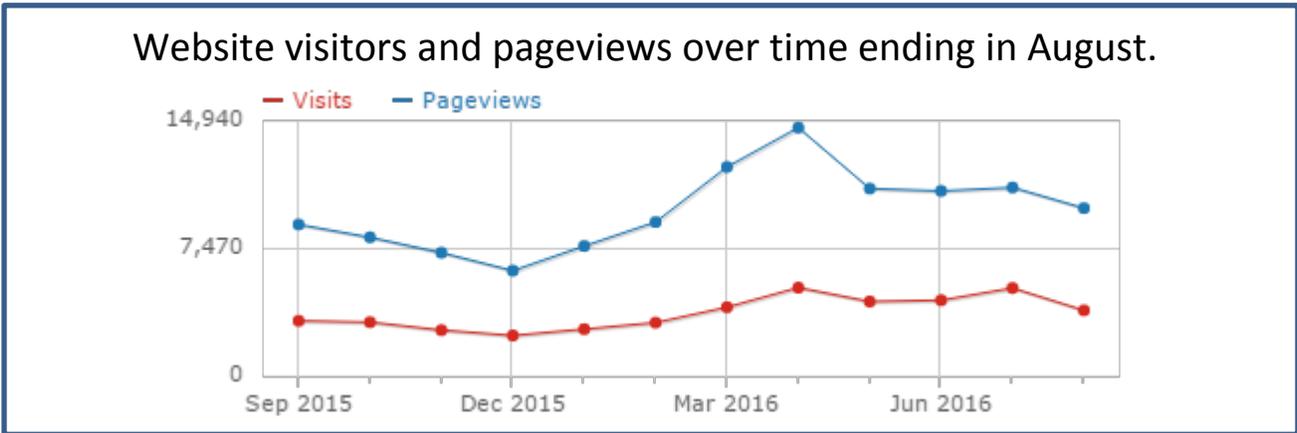
September 12, 2018

# August 2016 Piwik Analysis

Most frequently viewed webpages this month		
Label	Total Pageviews	Bounce Rate
East Bethel, MN - Official Website	1739	47%
East Bethel, MN	846	47%
Building Inspections & Permits	158	49%
City Council	158	30%
City Code	106	21%
City Maps	103	41%
Residents	101	43%
GIS	75	20%
Community Development	65	56%
City Government	60	50%
Parks & Recreation	59	33%
Planning Commission	57	60%
Agendas & Minutes	56	0%
Administration	52	40%
East Bethel Booster Day	47	60%
Elections	45	44%
Public Utilities	45	30%
Departments	41	28%
Public Works	40	60%
Economic Development Authority	37	57%
Fire	37	58%
Police	36	65%
About East Bethel	33	25%
Recycling Events	33	79%
Reporting Animal Issues	33	94%

Searches within our Site this month	
Searched	# of searches
search	5
internet	3
application	2
building	2
building inspection & permits	2
city code	2
gis	2
meet the candidates	2
rfp	2
tierney	2
website intern hired amy 2013	2
zoning map	2
"plat for the viking preserve"	1
"rod saba"	1
"viking preserve"	1
"viking preserve plat"	1
447 cedar road	1
2014 fall news letter	1
2015 public water	1
2016 fee schedule	1
3120	1
accessory building size	1
animal complaints	1
appeal	1
appeal process	1

33% of users viewed our site via mobile devices this month.



Most Downloaded Documents from our Website	
Document	# of times downloaded this month
East Bethel Resident Guide	170
Amended 2014 Zoning Map	49
Accessory Structure Pamphlet	40
Permit Application for Accessory Structure	34
Zoning map	32
Quick Reference Guide for the Sewage Treatment Ordinance	31
Permit Application for Electrical Permit	30

