



**CITY OF SHOREVIEW
AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
Tuesday January 02, 2024
5:00 PM**

ANNUAL BUSINESS MEETING

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. ELECTION OF OFFICERS**
 - 3.a [Election of EDA Board Officers for 2024](#)
- 4. APPROVAL OF MINUTES**
 - 4.a [EDA Minutes - December 4, 2023](#)
- 5. FINANCES AND BUDGET**
 - 5.a [Acceptance of November 2023 Financial Reports and Approval of Claims and Purchases](#)
- 6. GENERAL BUSINESS**
 - 6.a [Update and Discussion - Seven Lakes Phase 2 Redevelopment \(Scannell Properties\)](#)
 - 6.b [EDA Goals and Work Plan Priorities for 2024-2025](#)
 - 6.c [Development and Project Updates](#)
- 7. ADJOURNMENT**

Memorandum

TO: Economic Development Authority
FROM: Tom Simonson , Assistant City Manager and Community Development Director
DATE: January 2, 2024
SUBJECT: Election of EDA Board Officers for 2024
ITEM NUMBER: 3.a
SECTION: ELECTION OF OFFICERS

REQUESTED MOTION

To elect the following officers to the Shoreview Economic Development Authority Board for 2024, pursuant to the adopted by-laws:

President _____

Vice President _____

Treasurer _____

INTRODUCTION

Pursuant to the governing by-laws of the Shoreview Economic Development Authority, the board must annually elect its officers. The EDA has typically elected officers at the first meeting of the year, which also serves as the official annual business meeting.

DISCUSSION

The adopted EDA by-laws stipulate that of the 5-member board, 3 shall consist of members of the city council and 2 shall be at-large members. State statute requires that for a 5-member EDA, a minimum of 2 must be members of the city council.

Currently, the EDA board members consists of the following members:

Sue Denkinger* - term expiring December 31, 2024 (first appointed March 4, 2013)

John Doan* - term expiring December 31, 2026 (appointed January 3, 2023)

Kaori Kenmotsu - term expiring December 31, 2026 (first appointed April 17, 2017)

Shelley Roe - term expiring December 31, 2026 (appointed April 17, 2023)

Cory Springhorn* - term expiring December 31, 2024 (appointed January 18, 2022)

* Concurrent with active terms on city council

The following members are presently officers of the EDA:

Kaori Kenmotsu – President

Cory Springhorn – Vice President

Sue Denkinger – Treasurer

When the EDA was first established in 2008, it was determined by the original board that the office of President Pro Tem identified in the establishing by-laws would be named as necessary for the purpose of conducting business with the required quorum in the absence of both the President and Vice President.

RECOMMENDATION

In accordance with the governing by-laws, the EDA board should take action to elect officers for 2024.

ATTACHMENTS

Memorandum

TO: Economic Development Authority
FROM: Tom Simonson , Assistant City Manager and Community Development Director
DATE: January 2, 2024
SUBJECT: EDA Minutes - December 4, 2023
ITEM NUMBER: 4.a
SECTION: APPROVAL OF MINUTES

REQUESTED MOTION

To approve the EDA meeting minutes from December 4, 2023.

INTRODUCTION

The draft minutes of the EDA meeting from December 4, 2023, are presented to the board for review and approval.

DISCUSSION

The draft minutes from December 4, 2023 are attached for review.

RECOMMENDATION

Staff recommends review and approval of the meeting minutes of the EDA for December 4, 2023.

ATTACHMENTS

[EDA Minutes - December 4, 2023](#)

SHOREVIEW ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

December 4, 2023

CALL TO ORDER

President Kaori Kenmotsu called the meeting to order on December 4, 2023, at 5:00 p.m.

ROLL CALL

The following members were present: President Kaori Kenmotsu; Board Members Sue Denkinger, John Doan, Shelley Roe and Cory Springhorn.

Staff attending:

Tom Simonson, Asst. City Manager/Community Development Director

Niki Hill, Asst. Community Development Director, AICP

Renee Eisenbeisz, Asst. City Manager

Liz Kohler, EDA Intern

APPROVAL OF AGENDA

MOTION: by Denkinger, seconded by Springhorn, to approve the December 4, 2023 agenda as presented.

ROLL CALL: AYES - 5 NAYS - 0

APPROVAL OF MINUTES

MOTION: by Springhorn, seconded by Denkinger, to approve the October 2, 2023 meeting minutes as presented.

VOTE: AYES - 4 NAYS - 0 ABSTAIN - 1 (Kenmotsu)

Kenmotsu abstained, as she did not attend the meeting.

FINANCES AND BUDGET

Hill noted that the check to Ramsey County for the purchase of 5931 Lexington was voided because the county gave the wrong amount for the purchase. It will show on the next finance report.

MOTION: by Roe, seconded by Springhorn, to accept the monthly financial reports for EDA Fund 240, and HRA Fund 241, and approve the following payments of claims and purchases:

1. CRF - August 2023 - Loan Service Fee \$11/4 loans \$44 (Fund 307)
Date Paid: 7/10/23
2. Allen, Deanne - EDA Minutes 9/5/23 \$200 (Fund 240)
Date Paid: 9/15/202
3. Kirstin Chatfield LLC - August EDA Consulting \$5,500 (Fund 240)
Date Paid: 9/18/2023
4. Kirstin Chatfield LLC - September EDA Consulting \$5,000 (Fund 240)
Date Paid: 10/5/2023
5. Allen, Deanne - EDA Minutes 10/2/23 \$200 (Fund 240)
Date Paid: 10/18/2023
6. WSB & Associates - Code Enforcement July \$7,945 (Fund 241)
Date Paid: 10/13/23
7. Nystrom Publishing - SHINE Flyers Fall 2023 (Fund 241)
Date Paid: 10/4/23
8. Postmaster - SHINE Mailing Deposit \$86.48 (Fund 241)
Date Paid: 10/17/23
9. Ramsey County - Purchase of 5931 Lexington Avenue - \$66,250.00
Check VOIDED - Date check issued: 10/6/23

VOTE: AYES - 5 NAYS - 0

GENERAL BUSINESS

REVIEW TAX INCREMENT FINANCING POLICIES, ESTABLISHED DISTRICTS AND AVAILABLE FINANCIAL RESOURCES

Simonson reviewed the city’s tax increment financing policies, TIF Districts and financial resources. The city has a robust Finance Assistance Policy adopted by the council and EDA a number of years ago. It contains the criteria for TIF assistance on a pay-as-you-go basis. Specific requirements for projects are listed. Developers can be reimbursed eligible costs as long as they are generating the increment from the approved agreement. The Finance Assistance Policy sets a number of objectives and specific requirements for projects and how financial assistance can be used. The Scannell project raised the issue of taking fiscal disparities inside or outside the

district. The Finance Policy established criteria on how that decision is made. The city also has Tax Abatement Policy that was adopted when the Edison was developed. There are agreement and reporting requirements for TIF and tax abatement, as well as the application and review process.

The legislature adopted a Written Spending Plan in 2021 to spur economic development after COVID. The city adopted a Written Spending Plan in 2022. It allows cities to maximize pooling of unallocated tax increment for broader uses than typically would be allowed. Often use of TIF funds are very restrictive. The city created a Temporary TIF Authority Fund to hold money for qualifying projects. The current balance is \$1.6 million. It is a stagnant fund that does not grow. Additional funds that can be pooled are \$500,000 plus the amount of \$165,000 held from the Minnesota Investment Fund for a project from 30 years ago. This raises the funds in the Temporary TIF Fund to \$2.2 million. The Temporary TIF Fund does not include other pooling from other districts over time.

The city will retain 25% of the increment from Scannell Phase 1 and from the McMillan project. It is projected that Scannell will bring \$10 million in tax increment. The city will retain \$6 million and a good portion of the \$4 million left. The Written Spending Plan allows cities more flexibility in how money can be used.

Roe asked why the increment would be sent back to a TIF district if it were not pooled. Simonson explained that even though TIF District 1 from 1988 has long expired, the city has been able to use resources from that district to this day. TIF District 1 is still open. Money was borrowed from TIF District 1 for Lakeview Terrace. The TIF District for Lakeview Terrace is paying back the funds borrowed. Other open districts include TIF 4, Scandia Shores, which was kept open for housing development because its s in a housing district. TIF 10 is the McMillan project that still has some pooling possibility. As long as the city can leverage TIF funds for some purpose, those TIF Districts will be kept open.

While not done often, the city has also been able to offer up front financial assistance. Funds are provided after execution of a development agreement and paid on a reimbursement basis once a project is completed. Examples include:

- Gradient Financial (Nextek) - \$225,000 as an incentive to locate in Shoreview
- Kowalski's Market - \$1.1 million plus the city funded a left turn lane on Highway 96 at Kowalski's for \$150,000
- PaR Systems - \$600,000 for a building expansion

- PaR Systems \$1.2 million for purchase of Sheriff's property and discounted sale to PaR as an incentive to stay in Shoreview
- Stonehenge (Red Fox Retail) - \$845,000 for Phase 1
- Stonehenge (Trader Joe's) - \$500,000
- TSI \$500,000 for a building expansion and set up a new TIF District with a note of \$500,000, its present value.

The benefit is since there is no TIF District being created, there is no tax base being captured. Once the project is complete, the property goes on the tax rolls.

Doan asked the sources for the direct payments. Simonson stated that it was all tax increment money, mostly from TIF District 1.

Kenmotsu asked if Phase 2 of Scannell is separate from the TIF District for Phase 1 and if that is the 25% pooling is used for housing. Simonson agreed that the 25% pooling from TIF District 14 (Phase 1) could be used. At this time, it is planned that there will be a separate TIF District 15 with a separate TIF agreements for Phase 2 developments.

Simonson stated that the city has taken a conservative approach to using TIF, although it is a main source of funding for development. Since the first district in 1988, there have been a total of 14 districts created with many having expired. The city's approach has been to create new districts to best leverage resources rather than using unallocated funds.

DEVELOPMENT AND PROJECT UPDATES

Simonson provided a summary on the status of the following projects:

Mozarc Medical: Originally, the agreement was that Mozarc would be leasing 80,000 square feet of space from Scannell, which is over half of one building. In the process of working out an agreement, it was realized that the actual planned space would be 68,000 square feet. This delayed the project because Scannell had to go back to renegotiate the private financing. A new agreement has just been proposed and is presently being evaluated by Mozarc. There has been no change to Mozarc's assistance request to the city so that project should be back on track.

Seven Lakes - Scannell: Scannell is working with PaR Systems to potentially lease one building in their phase one. PaR is also considering the expansion of their specialized 625 County Road E building. Certification from Ramsey County for TIF District 14 was stopped in order to incorporate the PaR expansion in the application for TIF District 14. Demolition has begun on the south former Deluxe building.

Scannell and a pharmaceutical company are close to finalizing a lease for a new building. Scannell has applied for a new TIF District for that building. Fairview anticipates bringing 700 to 900 new jobs to this new facility.

Roe asked for clarification on the amount of affordable housing that will be required with Phase 2 and noted there are different levels of affordability, 80% AMI, 60% AMI, etc. Hill answered that the city's policy is 10% of units have to be designated affordable. It is up to the developer to decide the level of affordability.

Doan noted that requiring affordable units implies that there will be financial assistance from the city.

Rice Street Crossing: The city has been informed that it did not receive the LCDA grant request from the Metropolitan Council to help support the project. Staff was able to find out that while the city scored very well in the grant review, this was one of the most competitive grant cycles the council has ever had to decide with \$30 million in requests for \$9 million in funding. No grants were awarded for market rate housing, while funding was approved for deeply affordable projects some of which targeted the homeless and disabled veterans.

Springhorn asked if any of the pooled money could be used to help with the shortfall from not receiving the grant. Simonson stated that the city is planning a TIF District for this site and so would likely not use pooled money unless absolutely necessary.

Negotiations continue with the Metropolitan Council on an agreeable fair market value for the property. Both the city and Metropolitan Council had their own appraisals done. At this time, the city's appraisal amount is being considered. The city will submit a proposal in January on the amount to be paid based on the cost of proposed units to be built by Enclave. It is not in the city's interest to sell the property if this project falls through, because it would be impossible to recoup the amount borrowed.

Hill provided updates on the following affordable housing projects:

5931 Lexington: The city has gone through a long process to acquire this property that was tax forfeited and available to the city as long as it would be used for affordable housing. The process was further delayed with a Minnesota Supreme Court ruling that does not allow gains on the sale. The city purchased the property for \$75,000. The city received a CDBG grant some time ago toward acquiring the property in the amount of \$110,000. The excess will be used toward renovation.

Denkinger asked if the property could be converted to a land trust. Hill answered that the city is open to ideas. A land trust is a possibility. The city has also talked about partnering with Habitat for Humanity.

Rondo Community Land Trust Project: Hill reported that the city purchased a parcel at Hodgson Road and County Road J last year for development by the Rondo Community Land Trust. Although Rondo CLT was awarded HRA funds to develop townhomes and is working with Habitat for Humanity, the project has not moved forward. In September, the city was notified by Ramsey County that unless the project starts construction, the county will cancel the CDBG funding. In November, the county had heard nothing and pulled the funding. Rondo will have to reapply.

Roe asked if the city received CDBG funding. Hill stated that the city received CDBG funding to purchase the property, but has not been reimbursed because the county cannot reimburse for vacant land. Rondo is working with Habitat, but there have been delays. Rondo has proposed a new meeting, but it is unknown whether they know they have lost the CDBG funding.

Doan asked staff if there are any updates on either Westinghouse and Cummins. Hill reported that Westinghouse has done some renovation to their office space and plans on leasing the second floor. Most workers work off-site.

Simonson said Cummins continues to utilize their property, but most workers are working remotely.

ADJOURNMENT

MOTION: by Roe, seconded by Springhorn, to adjourn the meeting at 6:27 p.m.

VOTE: **AYES - 5** **NAYS - 0**

President Kenmotsu declared the meeting adjourned.

Memorandum

TO: Economic Development Authority
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: January 2, 2024
SUBJECT: Acceptance of November 2023 Financial Reports and Approval of Claims and Purchases
ITEM NUMBER: 5.a
SECTION: FINANCES AND BUDGET

REQUESTED MOTION

To accept the monthly financial reports for EDA Fund 240, and HRA Fund 241, and approve the following payments of claims and purchases:

1. CRF - August 2023 - Loan Service Fee \$11/9 loans + new loan - \$119 (Fund 305) - Date Paid: 8/15/23
2. CRF - September 2023 - Loan Service Fee \$11/9 loans - \$99 (Fund 305) - Date Paid: 9/15/23
3. CRF - August 2023 - Loan Service Fee \$11/4 loans - \$44 (Fund 307) - Date Paid: 8/15/23
4. CRF - September 2023 - Loan Service Fee \$11/4 loans - \$44 (Fund 307) - Date Paid: 9/15/23
5. SPS Works - Nameplates - \$121.50 (Fund 240) - Date Paid: 11/16/23
6. Allen, Deanne - EDA Minutes 9/5/23 - \$200.00 (Fund 240) - Date Paid: 9/15/2023
7. Kirstin Chatfield LLC - October EDA Consulting - \$4,125 (Fund 240) - Date Paid: 11/9/2023
8. Braun Intertec - Geotechnical Eval and Phase 1 - \$329 (Fund 240) - Date Paid: 11/9/23
9. Braun Intertec - Environmental Consulting Rice Street - \$7,728.19 (Fund 240) - Date Paid: 11/13/23
10. St Paul Area Chamber of Commerce - Membership Investment - \$450 (Fund 240) - Date Paid: 11/9/23
11. WSB & Associates - Code Enforcement Aug - \$9,064.00 (Fund 241) - Date Paid: 11/9/23
12. WSB & Associates - Code Enforcement September - \$8,266.00 (Fund 241) - Date Paid: 11/9/23
- 13.
14. Ramsey County - Purchase of 5931 Lexington Avenue - \$76,241.50 - Date Paid: 11/13/23
15. Ramsey County - o County Rd J 2nd Half Taxes - \$138.24 (Fund 241) - Date Paid: 11/14/23
16. Ramsey County - o County Rd J 2nd Half Taxes - \$138.24 (Fund 241) - Date Paid: 11/14/23
17. Ramsey County - 910 County Road F - 2nd Half Taxes - \$1,737.72 (Fund 241) - Date Paid: 11/14/23

INTRODUCTION

Staff is presenting to the EDA board the EDA and HRA financial reports from November 2023, financial reports from October 2023 for Loan Funds 305 and 307, as well as the most recent claims and purchases recommended for approval.

DISCUSSION

The monthly financial reports for the EDA - EDA Fund 240, and HRA Fund 241, and Loan Funds 305 and 307 are attached for review. Also provided is a motion to approve payment of claims and purchases charged to EDA related funds.

RECOMMENDATION

It is recommended the EDA review and accept the monthly financial fund reports, and approve the claims and purchases listed in the proposed motion.

ATTACHMENTS

- Fund 240 - November
- Fund 241 - November
- Fund 305 - October
- Fund 307 - October

Shoreview EDA (Fund 240)
Balance Sheet
For the period ending November 30, 2023

Assets:

Cash and Investments	\$ 112,555.43
Taxes Receivable	\$ 1,310.93
Due from Other Gov	\$ 407.06
Total assets	<u>\$ 114,273.42</u>

Liabilities and Fund Balance:

Liabilities:

Accounts Payable	\$ (199.03)
Deferred Revenue-Taxes	\$ 1,310.93
Total liabilities	<u>\$ 1,111.90</u>

Fund Balance:

\$ 113,161.52

Total Liabilities and Fund Balance

\$ 114,273.42

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Fund 240

-

Shoreview EDA (Fund 240)
Operating Statement
For the period ending November 30, 2023

	<u>Budget</u>	<u>Actual</u>
Revenues:		
Property taxes	\$ 215,000.00	\$ 111,210.37
Total revenues	<u>\$ 215,000.00</u>	<u>\$ 111,210.37</u>
Expenditures:		
Employee wages	\$ 106,661.00	\$ 96,113.85
PERA contribution	\$ 6,666.00	\$ 7,179.21
FICA/Medicare contribution	\$ 7,897.00	\$ 7,169.83
Group insurance	\$ 8,637.00	\$ 8,225.11
Workers' compensation insurance	\$ 779.00	\$ 550.44
Supplies	\$ 7,000.00	\$ 1,850.13
Contractual fees	\$ 57,000.00	\$ 103,493.23
Printing	\$ 7,000.00	\$ -
Travel expense	\$ 3,000.00	\$ -
Business Exchange	\$ -	\$ -
General liability insurance	\$ 2,132.00	\$ 2,798.00
Dues and Subscriptions	\$ 3,000.00	\$ 4,464.97
Publications	\$ -	\$ -
Training	\$ 4,000.00	\$ 911.42
Other	\$ 1,000.00	\$ 1,000.00
Total expenditures	<u>\$ 214,772.00</u>	<u>\$ 233,756.19</u>
Net of Revenues & Expenditures	<u>\$ 228.00</u>	<u>\$ (122,545.82)</u>
Other Financing Sources (Uses):		
Transfer from General Fund	<u>165,777.50</u>	<u>165,777.50</u>
Net Change in Fund Balance	<u><u>\$ 166,005.50</u></u>	<u>\$ 43,231.68</u>
Fund equity balance January 1, 2023		<u>\$ 69,929.84</u>
Fund equity balance November 30, 2023		<u><u>\$ 113,161.52</u></u>

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Shoreview EDA (Fund 240)**Expenditure Detail****For the period ending November 30, 2023****Contractual Services**

<u>Date Paid</u>	<u>Check Number</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
3/31/2023	4734	Brueggers	EDC Meeting supplies	129.64
4/18/2023	5006	Taste of Scandanavia	EDA Meeting Supplies	127.78
4/25/2023	4975	Kowalski's Catering	Business Council Meeting Supplies	121.34
4/25/2023	4976	Kowalski's Catering	EDC Meeting Supplies	85.90
4/25/2023	4832	Panino's	EDA Meeting Supplies	281.00
4/11/2023	4974	Tavern Grill	EDA Meeting Supplies	229.00
6/12/2023	5084	The Winkin Rooster	EDA Meeting Supplies	153.60
6/12/2023	572154	Amazon	Comm Dev Office Supplies	55.75
8/24/2023	5295	Olivers	EDA Meeting Supplies	191.16
9/6/2023	5658	Siam Thai	EDA Meeting Supplies September	171.26
10/3/2023	5662	Olivers	October EDA Meeting Supplies	182.20
11/16/2023	574713	SPS Works	Nameplates	121.50
Total Supplies				1,850.13
2/7/2023	570493	Kirstin Chatfield LLC	January EDA Consulting	312.50
2/21/2023	570716	Audio Eye Inc	Audioeye Managed	10,585.00
2/14/2023	4654	Allen, Deanne	EDA Minutes 2/6/23	200.00
3/6/2023	571026	Kirstin Chatfield LLC	Febuary EDA Consulting	1,375.00
4/14/2023	571354	Kirstin Chatfield LLC	March Economic Development Consult	2,250.00
4/25/2023	4850	Allen, Deanne	EDA Minutes 3/6/23	200.00
5/8/2023	4857	Allen, Deanne	EDA Minutes 5/1/23	200.00
5/16/2023	571849	Golden Shovel Agency	Economic Gateway and Gatekeeper Serve	15,000.00
5/25/2023	571895	Kirstin Chatfield LLC	April EDA Consulting	1,500.00
6/13/2023	4989	Allen, Deanne	EDA Minutes 6/5/23	200.00
7/11/2023	572445	Braun Intertec	Rice ST Geotechnical	16,200.00
7/19/2023	572559	Braun Intertec	Rice ST Environmental	10,642.49
7/11/2023	572469	Hoisington Koegler Group	October Planning Services	942.50
8/21/2023	5189	Allen, Deanne	EDA Minutes 8/7/23	200.00
8/21/2023	573711	Braun Intertec	Rice ST Environmental	9,842.40
8/21/2023	573711	Braun Intertec	Rice ST Geotechnical	5,323.65
8/21/2023	573718	Kirstin Chatfield LLC	July EDA Consulting	5,437.50
9/15/2023	5306	Allen, Deanne	EDA Minutes 9/5/23	200.00
9/18/2023	574131	Kirstin Chatfield LLC	July EDA Consulting	5,500.00
10/5/2023	574352	Kirstin Chatfield LLC	September EDA Consulting	5,000.00
10/18/2023	5414	Allen, Deanne	EDA Minutes 9/5/23	200.00
11/9/2023	574598	Kirstin Chatfield LLC	October EDA Consulting	4,125.00
11/9/2023	574557	Braun Intertec	Geotechnical Eval and Phase 1	329.00

Shoreview EDA (Fund 240)
Expenditure Detail
For the period ending November 30, 2023

Contractual Services

<u>Date</u>	<u>Check</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
<u>Paid</u>	<u>Number</u>			
11/13/2023	574557	Braun Intertec	Environmental Consulting Rice street	7,728.19

Total Contractual Fees 103,493.23

1/23/2023	570552	League of MN Cities Ins Trust	EDA/HRA/liab annual installment	2,798.00
Total General Liability Insurance				<u>2,798.00</u>

Shoreview EDA (Fund 240)

Expenditure Detail

For the period ending November 30, 2023

Contractual Services

<u>Date</u>	<u>Check</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
<u>Paid</u>	<u>Number</u>			
1/6/2023	4735	Saint Paul Area Chamber of Comm	2022-2023 Membership Renewal	465.97
2/24/2023	4833	REDI	Annual Caylist/Listing Service	2,100.00
3/31/2023	4733	Pioneer Press	February Subscription	12.00
4/25/2023	4973	Pioneer Press	March Subscription	12.00
4/25/2023	4831	Pioneer Press	April Subscription	12.00
4/30/2023	5082	Pioneer Press	May Subscription	12.00
4/30/2023	5171	Pioneer Press	June Subscription	12.00
7/11/2023	5293	Pioneer Press	July Subscription	12.00
7/11/2023	5400	Pioneer Press	August Subscription	12.00
7/25/2023	5172	Finance & Commerce	digital subscription	329.00
8/13/2023	5544	Minneapolis/St Paul Business Jour	Renewal	170.00
8/24/2023	5400	Pioneer Press	Sept Subscription	12.00
9/8/2023	5540	Pioneer Press	Oct Subscription	12.00
9/14/2023	5661	Urban Land Institute	ULI Mmbership Renewal	830.00
9/15/2023	5656	Pioneer Press	Sept Subscription	12.00
11/9/2023	574643	St Paul Area Chamber of Commerc	Membership Investment	450.00
Total Dues and Subscriptions				4,464.97
Total Publications				-
3/31/2023	4673	EDAM	Refund of Friday Session Conference	(140.00)
3/31/2023	4732	Ehlers	Municipal Finance Conference	235.00
4/25/2023	Visa	Sensible Land Use Coalition	April SLUC Seminar	55.00
4/26/2023	Visa	EDAM	Summer Conference 2023	355.00
8/24/2023	5191	Marriott	EDAM Summer Conference	406.42
Total Training				911.42
3-Aug	5543	Twin Cities Chamber of Commerce	Manufacturers Cohort Sponsorship	1,000.00
Total Other				1,000.00
Total Contractual Services				114,517.75

Shoreview EDA (Fund 240)

Expenditure Detail

For the period ending November 30, 2023

Contractual Services

Date	Check	Payee	Description	Amount
Paid	Number			

Shoreview HRA (Fund 241)
Balance Sheet
For the period ending November 30, 2023

Assets:

Cash and Investments	\$ 248,896.64
Taxes Receivable	\$ 2,010.77
Accounts Receivable	\$ 4,809.00
Total assets	<u>\$ 255,716.41</u>

Liabilities and Fund Balance:

Liabilities:

Accounts Payable	\$ 904.15
Damage Deposit	\$ 1,000.00
Deferred Revenue	\$ 2,010.77
Total liabilities	<u>\$ 3,914.92</u>

Fund Balance: \$ 251,801.49

Total Liabilities and Fund Balance \$ 255,716.41

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Shoreview HRA (Fund 241)
Operating Statement
For the period ending November 30, 2023

	<u>Budget</u>	<u>Actual</u>
Revenues:		
Property taxes	\$295,000.00	\$ 162,935.83
Total revenues	<u>\$ 295,000.00</u>	<u>\$ 162,935.83</u>
Expenditures:		
Employee wages	\$ 165,591.00	\$ 149,106.18
PERA contribution	\$ 12,419.00	\$ 9,889.41
FICA/Medicare contribution	\$ 12,333.00	\$ 11,256.71
Group insurance	\$ 20,843.00	\$ 16,620.81
Workers' compensation insurance	\$ 1,180.00	\$ 762.37
Cell Phone	\$ 600.00	\$ 411.42
Other	\$ 1,302.00	\$ 469.65
Supplies	\$ -	\$ 85.99
Contractual fees	\$ 51,000.00	\$ 38,374.00
Training & Professional Development	\$ -	\$ 815.56
Building & Structure	\$ 2,000.00	\$ 81,586.38
Total expenditures	<u>\$ 287,768.00</u>	<u>\$ 309,378.48</u>
Net of Revenues & Expenditures	<u>\$ 7,232.00</u>	<u>\$ (146,442.65)</u>
Fund equity balance January 1, 2022		<u>\$398,244.14</u>
For the period ending November 30, 2023		<u><u>\$ 251,801.49</u></u>

Shoreview HRA (Fund 241)
Expenditure Detail
For the period ending November 30, 2023

Contractual Services

Date Paid	Check Number	Payee	Description	Amount
8/25/23	5297	Xtreme	Code Enforcement Uniforms	85.99
Supplies				\$ 85.99
2/22/23	570693	League of Minnesota Cities	Prop/Liability insurance 1st & 2nd Install	350.50
3/6/23	571059	Bennett Community Consulting	December to February Bennett Consulting	2,242.50
5/3/23		CAPRW	910 & 902 County Rd E reimbursment	(1,679.00)
5/3/23	571604	Bennett Community Consulting	HIA Application and Agreements	455.00
5/8/23	571648	League of Minnesota Cities	Prop/Liability insurance 3rd Install	175.25
6/8/23	572027	Braun Intertec Corp	ESA Phase II 5931 Lexington	1,004.00
8/7/23	573854	League of Minnesota Cities	Prop/Liability insurance 3rd Install	175.25
8/21/23	573763	WSB & Associates	Code Enforcement June	8,630.00
8/21/23	573764	WSB & Associates	Code Enforcement May	1,745.50
10/5/23	574317	WSB & Associates	Code Enforcement July	7,945.00
11/9/23	574654	WSB & Associates	Code Enforcement Aug	9,064.00
11/9/23	574654	WSB & Associates	Code Enforcement Sept	8,266.00
Total Contractual Fees				\$ 38,374.00
1/10/23	4705	Verizon Wireless	Cellular Phone Service Dec 11 - Jan 10	41.14
2/10/23	4806	Verizon Wireless	Cellular Phone Service Jan 11 - Feb 10	41.14
3/10/23	4944	Verizon Wireless	Cellular Phone Service Feb 11 - March 11	41.14
4/10/23	5051	Verizon Wireless	Cellular Phone Service Mar 11 - April 11	41.11
5/10/23	5151	Verizon Wireless	Cellular Phone Service Apr 11 - May 10	41.11
6/10/23	5273	Verizon Wireless	Cellular Phone Service May 11 - Jun 10	41.11
7/10/23	5381	Verizon Wireless	Cellular Phone Service Jun 11 - July 10	41.12
8/10/23	5515	Verizon Wireless	Cellular Phone Service July 11 - Aug 10	41.12
9/10/23	5646	Verizon Wireless	Cellular Phone Service Aug 11 - Sept 10	41.20
10/10/23	visa	Verizon Wireless	Cellular Phone Service Sept 11 - Oct 10	41.23
Cell Phone				\$ 411.42
10/4/23	574226	Nystrom Publishing	Shine Flyers Fall 2023	383.17
10/17/23	574414	Postmaster	Deposit mailing	86.48
Other				\$ 469.65
1/4/23	4629	University of Minnesota	AIBO - Cupery registration	450.00
2/9/23	4623	Sensible Land Coalition	Housing Market Update	58.00
4/25/23	5077	Sensible Land Coalition	April Seminar	58.00
9/6/23	5659	GMS Presentations And Training	Intro to Legal Aspects of Code Enforement	124.56
9/8/23	5660	Metric One Training & Consulting	Best Practices and Procedures for Officers	125.00
Training & Professional Development				\$ 815.56
5/3/23	571626	Ramsey County	910 County Road E First Half Tax Payment	1,609.00
5/3/23	571626	Ramsey County	902 County Road E 2023 Taxes and Assessment	70.00
5/3/23	571626	Ramsey County	0 Hodgson Road - 2023 1st Half Taxes	799.00
5/3/23	571626	Ramsey County	0 County Road J - 2023 1st Half Taxes	128.00
11/13/23	574750	Ramsey County	Purchase of 5931 Lexington Ave	76,241.50
11/14/23	574633	Ramsey County	0 County Road J - 2023 2nd Half Taxes	138.24
11/14/23	574882	Ramsey County	0 Hodgson Road - 2023 2nd Half Taxes	862.92
11/14/23	574633	Ramsey County	910 County Road E First Half Tax Payment	1,737.72
Building & Structure				\$ 81,586.38

Shoreview Home Improvement Loan Program (TIF #4 - Fund 305)
Balance Sheet
For the period ending October 31, 2023
unaudited

Assets:

Cash and Investments	\$ 104,003.94
Loan Receivable	<u>\$ 186,305.12</u>
Total assets	<u><u>\$ 290,309.06</u></u>

Liabilities and Fund Balance:

Liabilities:

Deferred Revenue	<u>\$ 186,305.12</u>
	<u>\$ 186,305.12</u>

Fund Balance:

	<u>\$ 104,003.94</u>
Total liabilities and fund balance	<u><u>\$ 290,309.06</u></u>

T:\Data\Excel\EDA and HRA\2020 EDA HRA and Fund 307 reports\2020 Comm Reinvestment (Fund 305) \Tab1:Bal Sheet

Shoreview Home Improvement Loan Program (TIF #4 - Fund 305)
Statement of Revenues, Expenditures, and
Changes in Fund Balance
For the period ending October 31, 2023

Revenues:

Interest revenue	\$ 5,292.91
Repayment of Loan Principal	<u>\$ 25,985.39</u>
Total revenues	<u>\$ 31,278.30</u>

Expenditures:

Total expenditures	<u>\$ 43,751.00</u>
Revenue (under) expenditures	\$ (12,472.70)

Fund balance January 1, 2023 \$ 116,476.64

For the period ending October 31, 2023 \$ 104,003.94

Shoreview Home Improvement Loan Program (TIF #4 - Fund 305)

Expenditure Detail

For the period ending October 31, 2023

Contractual Services

<u>Date Paid</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1/12/2023	CRF USA	CRF loan svc fee/5 loan @ \$11 new loan \$20	75.00
1/5/2023	Neighborworks Home Partners	Down Payment Loan 1210 Royal Oaks Dr	21,500.00
2/14/2023	CRF USA	CRF loan svc fee/5 loan @ \$11	55.00
4/10/2023	Neighborworks Home Partners	Down Payment Loan 5511 St Albans St N	21,500.00
4/14/2023	CRF USA	CRF loan svc fee/6 loan @ \$11 plus new loan	86.00
4/14/2023	CRF USA	CRF loan svc fee/6 loan @ \$11	66.00
5/15/2023	CRF USA	CRF loan svc fee/7 loan @ \$11 plus new loan	97.00
6/15/2023	CRF USA	CRF loan svc fee/7 loan @ \$11 plus new loan	77.00
7/10/2023	CRF USA	CRF loan svc fee/7 loan @ \$11 plus new loan	77.00
8/15/2023	CRF USA	CRF loan svc fee/9 loan @ \$11 plus new loan	119.00
9/15/2023	CRF USA	CRF loan svc fee/9 loan @ \$11	99.00
Total Contractual Services			<u>\$ 43,751.00</u>
Total Expenditures			<u><u>\$ 43,751.00</u></u>

Shoreview Home Improvement Loan Program (TIF #4 - Fund 305)

Loans Outstanding

For the period ending October 31, 2023

<u>Closing Date</u>	<u>Address</u>	<u>Loan Amount Approved</u>	<u>Loan Disbursed</u>	<u>Loan Repaid</u>	<u>Loan Balance</u>
2/21/19	Janice Avenue	25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
6/15/20	Ridge Creek Rd	25,000.00	25,000.00	220.53	24,779.47
6/3/21	Bluestem Lane	40,000.00	40,000.00	6,983.62	33,016.38
9/29/22	Hall Street	2,540.00	2,540.00	-	2,540.00
9/21/21	Carlson Street	7,687.00	7,687.00	1,699.96	5,987.04
8/16/22	County Rd F W	10,000.00	10,000.00	-	10,000.00
12/22/22	W Royal Oaks Drive	20,000.00	20,000.00	-	20,000.00
3/27/23	St Albans St N	20,000.00	20,000.00	-	20,000.00
		20,000.00	20,000.00	-	20,000.00
		49,982.23	49,982.23	-	49,982.23
Total		\$ 220,209.23	\$ 220,209.23	\$ 33,904.11	\$ 186,305.12

T:\Data\Excel\EDA and HRA\2020 EDA HRA and Fund 307 reports\20120Comm Reinvestment (Fund 307)\Tab4: Loan Balance

Shoreview Home Improvement Loan Program (TIF #4 - Fund 305)
 Interest Collections
 For the period ending October 31, 2023

Interest paid on fund

	Ebert	Kirkwood	Mooney	Stenzel	Loerke															Total
2019 Interest pd	513.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	513.49
2020 Interest pd	760.41	136.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	897.34
2021 Interest pd	604.11	291.06	511.59	69.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,476.09
2022 Interest pd	161.00	238.81	1,094.15	178.89	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,672.85
2023 Interest pd		195.49	841.04	171.45	73.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,281.95
Total Interest pd	2,039.01	666.80	1,605.74	248.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,886.92

Shoreview Home Energy Assistance Program (TIF #1 - Fund 307)
Balance Sheet
For the period ending October 31, 2023

Assets:

Cash and Investments	\$ 326,227.43
Loan Receivable	\$ 68,843.89
Total assets	<u>\$ 395,071.32</u>

Liabilities and Fund Balance:

Liabilities:

Deferred Revenue	\$ 68,843.89
	<u>\$68,843.89</u>

Fund Balance:

	<u>\$ 325,129.42</u>
--	----------------------

Total liabilities and fund balance	<u>\$ 393,973.31</u>
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T:\Data\Excel\EDA and HRA\2020 EDA HRA and Fund 307 reports\2019 Comm Reinvestment (Fund 307) \Tab1:Bal Sheet

Shoreview Home Energy Assistance Program (TIF #1 - Fund 307)
Statement of Revenues, Expenditures, and
Changes in Fund Balance
For the period ending October 31, 2023

Revenues:

Interest revenue	\$ 13,641.66
Repayment of Loan Principal	\$ 2,770.52
Total revenues	<u>\$ 16,412.18</u>

Expenditures:

Total expenditures	<u>\$ 396.00</u>
Revenue (under) expenditures	\$ 16,016.18

Fund balance January 1, 2023 \$ 309,113.24

Fund balance October 31, 2023 \$ 325,129.42

T:\Data\Excel\EDA and HRA\2020 EDA HRA and Fund 307 reports\2019 Comm Reinvestment (Fund 307)\Tab2:Income Stmt

Shoreview Home Energy Assistance Program (TIF #1 - Fund 307)

Expenditure Detail

For the period ending October 31, 2023

Contractual Services

<u>Date Paid</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1/12/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
2/14/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
3/9/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
4/14/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
5/15/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
6/12/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
7/10/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
8/15/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
9/15/2023	CRF	CRF loan svc fee/4 loan @ \$11	\$ 44.00
Total Contractual Services			\$ 396.00
Total Expenditures			\$ 396.00

T:\Data\Excel\EDA and HRA\2020 EDA HRA and Fund 307 reports\2019 Comm Reinvestment (Fund 307) \Tab3: Contractual

Shoreview Home Energy Assistance Program (TIF #1 - Fund 307)

Loans Outstanding

For the period ending October 31, 2023

Closing Date	Address	Loan Amount Approved	Loan Disbursed	Loan Repaid	Adjustments	Loan Balance
9/14/10	Asbury Street	\$ 11,179.00	\$ 11,179.00	\$ 11,179.00	\$ -	\$ 0.00
10/11/10	Glen Paul Court	14,381.06	14,381.06	14,381.06	-	(0.00)
10/15/10	Villa Drive	7,550.00	7,550.00	7,550.00	-	(0.00)
12/2/10	Westview Drive	15,000.00	15,000.00	14,999.87	(0.13)	(0.00)
12/14/10	Chatsworth Street	12,275.15	12,275.15	12,275.15	-	-
5/12/11	Reiland Lane	20,000.00	20,000.00	20,000.00	-	(0.00)
6/11/11	Lakeview Dr	18,726.00	18,726.00	18,724.51	(1.49)	0.00
6/27/11	Viewcrest Rd	2,646.00	2,646.00	2,645.76	(0.24)	0.00
8/26/11	Pinewood Dr	17,222.00	17,222.00	17,222.00	-	-
11/4/11	Kent Court	2,632.58	2,632.58	2,632.58	-	-
4/9/12	Grotto St. N	14,000.00	14,000.00	14,000.00	-	-
1/31/13	Lion Lane	9,575.00	9,575.00	9,575.00	-	-
2/13/13	Shirlee Lane S.	16,167.00	16,167.00	16,167.00	-	-
7/8/13	Kent Drive	15,184.39	15,184.39	15,184.39	-	-
9/30/13	Ridge Creek Rd	12,479.38	12,479.38	12,479.38	-	-
10/3/13	Hanson Rd	20,000.00	20,000.00	20,000.00	-	-
6/10/15	Churchill Street	20,000.00	20,000.00	15,618.74	-	4,381.26
6/12/15	Rustic Place	7,486.00	7,486.00	7,486.00	-	-
6/11/15	Lois Drive	20,000.00	20,000.00	20,000.00	-	-
4/1/16	Poplar Drive	20,000.00	20,000.00	20,000.00	-	-
6/27/17	Chatsworth Street	13,255.00	13,255.00	13,255.00	-	-
9/29/20	Wilshire Circle	25,000.00	25,000.00	-	-	25,000.00
10/16/20	Willow Trail	25,000.00	25,000.00	543.27	-	24,456.73
10/28/20	Lion Lane	16,900.00	16,900.00	1,894.10	-	15,005.90
Total		\$ 356,658.56	\$ 356,658.56	\$ 287,812.81	\$ (1.86)	\$ 68,843.89

T:\Data\Excel\EDA and HRA\2020 EDA HRA and Fund 307 reports\2019 Comm Reinvestment (Fund 307)\Tab4: Loan Balance

Shoreview Home Energy Assistance Program (TIF #1 - Fund 307)
Maximum Future Interest Liability
For the period ending October 31, 2023

Interest forgiveness date 10/11/2020 10/15/2020 9/14/2020 12/2/2020 12/14/2020 5/12/2021 6/11/2021 10/3/2023 6/10/2025 6/11/2025 4/1/2026 6/27/2027 N/A N/A N/A
final UB 4/09/2020 final UB 8/21/2019

Maximum Future Interest Refund Liability																
	Glen Paul Cou	Villa Drive	Asbury Street	Westview Dr	Chatsworth S	Reiland Lar	Lakeview Dr	Hanson Rd	Churchill Street	Lois Drive	Poplar Drive	Chatsworth S	Willow Trail	Lion lane	Wilshire Ci	Total
2010 Interest pd	157.32	47.96	123.67	-	-	-	-	-	-	-	-	-	-	-	-	328.95
2011 Interest pd	688.55	381.38	560.30	766.30	646.01	574.19	463.96	-	-	-	-	-	-	-	-	4,388.02
2012 Interest pd	666.90	413.83	515.16	697.21	516.70	900.82	924.32	-	-	-	-	-	-	-	-	6,236.60
2013 Interest pd	556.44	267.03	423.69	581.41	-	812.32	785.88	-	-	-	-	-	-	-	-	6,259.94
2014 Interest pd	535.60	245.57	416.41	566.63	-	809.61	768.69	-	-	-	-	-	-	-	-	7,574.27
2015 Interest pd	466.38	197.37	357.38	493.34	-	707.55	684.71	2,071.70	498.93	470.94	-	-	-	-	-	9,645.50
2016 Interest pd	422.53	156.87	321.72	446.67	-	465.25	616.26	898.22	1,049.53	1,070.85	720.43	-	-	-	-	9,160.60
2017 Interest pd	285.49	66.12	217.11	302.99	-	-	437.80	692.24	818.04	633.52	924.56	329.69	-	-	-	5,941.85
2018 Interest pd	246.89	13.64	180.98	264.01	-	-	400.37	41.60	875.32	618.03	1,063.62	809.71	-	-	-	4,965.37
2019 Interest pd	128.68			140.73			114.86		637.85	228.18	683.78	503.08	-	-	-	2,441.92
2020 Interest pd	50.17			62.43					661.24		601.27		31.18	13.85	56.01	1,476.15
2021 Interest pd									493.98				242.03	167.16	223.25	1,126.42
2022 Interest pd									353.21				243.17	162.92	8.28	767.58
2023 Interest pd									236.58				208.30	128.35		573.23
Total Interest pd	4,204.95	1,789.77	3,116.42	4,321.72	1,162.71	4,269.74	5,196.85	3,703.76	5,624.68	3,021.52	3,993.66	1,642.48	724.68	472.28	287.54	60,886.40
Check number issued:	561990	562610	561642	563350		564140										
Interest repaid to borrower:	4,204.95	1,789.77	3,116.42	4,321.72		4,269.74										22,092.33
remaining interest refundable	-	-	-	-	1,162.71	-	5,196.85	3,703.76	5,624.68	3,021.52	3,993.66	1,642.48	-	-	-	38,794.07

includes Principal and Interest Collections as of:
7/31/2021

T:\Data\Excel\EDA and HRA\2019 EDA HRA and Fund 307 reports\2020 Comm Reinvestment (Fund 307)\Tab5:Interest Liability

Memorandum

TO: Economic Development Authority
FROM: Tom Simonson , Assistant City Manager and Community Development Director
DATE: January 2, 2024
SUBJECT: Update and Discussion - Seven Lakes Phase 2 Redevelopment (Scannell Properties)
ITEM NUMBER: 6.a
SECTION: GENERAL BUSINESS

REQUESTED MOTION

No action requested - staff and developer will be providing an update on the Seven Lakes redevelopment project including phase two of the master plan.

INTRODUCTION

Scannell Properties is now moving forward with their phase two plans for the Seven Lakes redevelopment project on the 50-acre former Deluxe corporate campus. Scannell representatives will be attending the January 2 meeting of the EDA to discuss the building plans for phase two and the request for financial assistance.

DISCUSSION

Phase two of the Seven Lakes master plan redevelopment is proposed to include a large single-level office/production/manufacturing building to support a major pharmaceutical company, and a multifamily apartment complex. Both projects will be constructed and owned by Scannell Properties. A copy of the PUD development plans for phase two are included with this memorandum.

The purpose of this agenda discussion is to introduce the plans for phase two for both the proposed developments and general scope of public financial assistance that has been requested. More details on the financing will be forthcoming at future meetings once the formal application review process moves forward.

RECOMMENDATION

No formal action is required or requested at this time - the developer and staff would like to introduce the phase two plans and request for financial assistance to receive initial feedback and identify any questions/issues from the EDA board prior to the formal review process.

ATTACHMENTS

[Seven Lakes \(Scannell\) - Phase 2 PUD](#)



SCANNELL PROPERTIES

3660 VICTORIA STREET

SEVEN LAKES PHASE II

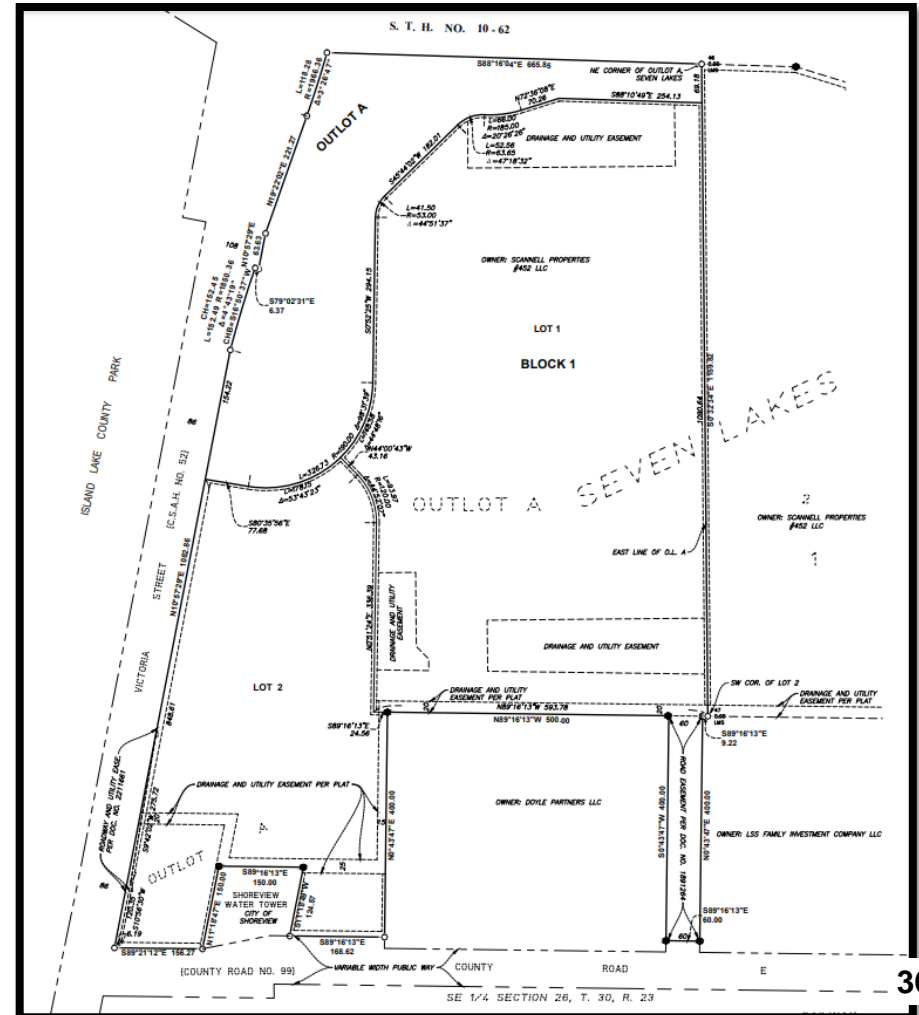
- PRELIMINARY PLAT**
- PUD DEVELOPMENT STAGE FOR PHASE II**

3660 VICTORIA STREET PROJECT SITE

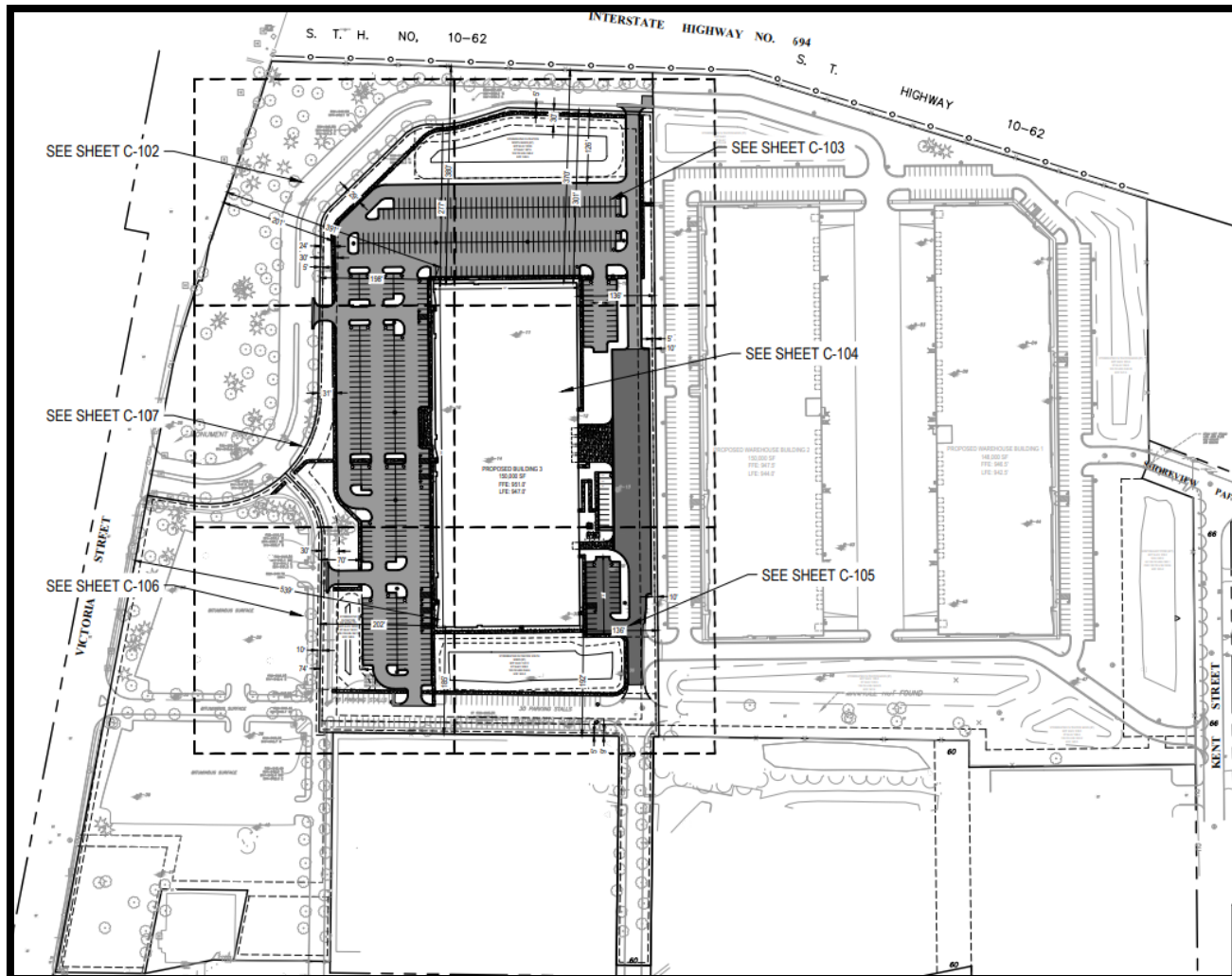


3660 VICTORIA STREET PRELIMINARY PLAT (MAJOR SUBDIVISION)

Lot 1	14.8 acres	Frontage on Victoria and County Rd. E / access from Victoria, Co. Rd. E and Kent
Lot 2	6.9 acres	
Outlot A	4.9 acres	N/A

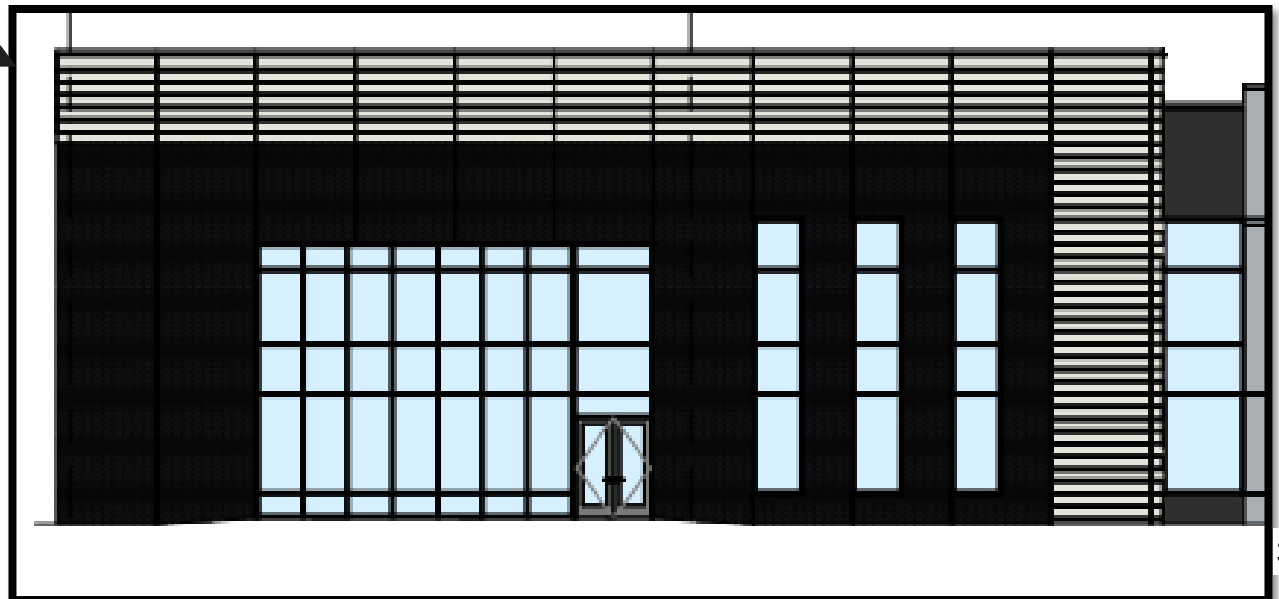
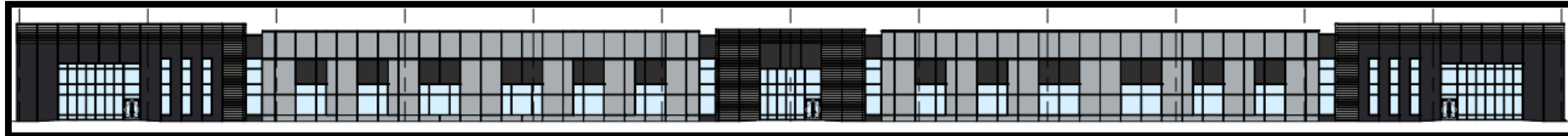


3660 VICTORIA STREET PUD – DEVELOPMENT STAGE (PHASE II)



3660 VICTORIA STREET PUD – DEVELOPMENT STAGE (PHASE II)

Building Design



Memorandum

TO: Economic Development Authority
FROM: Tom Simonson , Assistant City Manager and Community Development Director
DATE: January 2, 2024
SUBJECT: EDA Goals and Work Plan Priorities for 2024-2025
ITEM NUMBER: 6.b
SECTION: GENERAL BUSINESS

REQUESTED MOTION

No formal action is required at this time - staff is seeking board discussion of the strategic goals and priorities to incorporate into EDA Work Plan for 2024-2025.

INTRODUCTION

Typically each year, the economic development authority reviews and updates their major goals and work plan priorities for the coming two-year cycle. Staff has provided the most recent work plan and other background materials to assist with the board discussion.

DISCUSSION

Attached is the most recently adopted goals and work plan priorities of the EDA, which encompasses business and economic development, redevelopment, business outreach, partnerships, housing programs and initiatives, and financial resources. Staff is suggesting the board discuss and provide direction on establishing your goals and priorities for the next two years. We would return with an updated work plan at your February meeting for review and formal adoption.

The economic development commission will also be updating their work plan in the next month, so staff anticipates scheduling a joint meeting of the EDA, City Council, and EDC in March or April. Due to the health pandemic and other factors, it has been several years since the three groups have met jointly to discuss business and economic development goals and priorities.

RECOMMENDATION

No action is required at this time - staff is seeking board discussion of updating the goals and priorities to incorporate into EDA Work Plan for 2024-2025.

ATTACHMENTS

[EDA 2022-2023 Work Plan Priorities May 2022](#)
[City Strategic Goals 2023-2024](#)
[Shoreview Housing Study - Housing Strategies Section](#)

EDA WORK PLAN PRIORITIES 2022 - 2023

ECONOMIC DEVELOPMENT

Project/Initiative	Objectives/Goals	Strategies/Actions
Rice Street Crossing	Seek proposals from qualified developers for the sale and development of the City-owned (former County Public Works) site at Rice Street and Interstate 694	<ul style="list-style-type: none"> • Request for Interest and Qualifications is drafted with goal to distribute to developers by end of May, 2022 with review/selection process involving EDA and Council • Sale of property must be for fair market value per RALF reimbursement to the Metropolitan Council • City engaged LHB and Braun Intertec to undertake Alta survey and environmental analysis of the site • City received grant funding from the MnPCA to conduct geotechnical and vapor testing
Scannell (Deluxe) Site	Work with Scannell Properties, buyer of the 50-acre former Deluxe campus to create a master plan that meets the City's vision and objectives for the premier property	<ul style="list-style-type: none"> • Developer has gone through informal concept review and must receive formal PUD approval for a new development master plan for the site (EAW also required) • City has identified goals of high employment/well-paying jobs, targeting high tech/med tech businesses, and mixed-uses of high density residential and retail services that complement the surrounding amenities such as parks, lakes, trails, open spaces and housing • City will consider financial assistance to support redevelopment goals and attract targeted businesses
Shoreview Corporate Center	Work with Eagle Ridge Partners (property owner) to attract new quality business employers at the Lex@4100 west building and redevelopment of the 1050 County Road F building	<ul style="list-style-type: none"> • City continues to work closely with Eagle Ridge on attracting high tech/med device tenant to the Lex@4100 building – could include financial incentives • Planned tear down of obsolete 1050 building will require new HVAC mechanical system for 4100 building and relocation of parking to create new building pad • Greco Properties partnering with Eagle Ridge to develop a third phase of market rate apartments – developer is seeking tax increment financing • City will require mixed-income affordable units in third phase apartments

Business Expansions

Retain and support potential expansions by key BRE companies including PaR Systems and TSI Incorporated

- City created new TIF district to support planned expansions by Mead Metals and TSI
- Mead Metals completed 30,000 square foot building expansion with tax increment support from the city
- TSI has paused expansion plans due to COVID – remote work, but City will communicate with company to determine and respond to long-range growth plans
- Gradient Financial acquired vacant medical building and relocated software division Nextek Development after major renovations and funding assistance from the City of Shoreview
- City will reach out to PaR Systems, with a goal to meet with their new ownership/leadership team in 2022 to discuss long-range growth and support

HOUSING

Project/Initiative	Objectives/Goals	Strategies/Actions
<p>Affordable Housing Projects</p>	<p>Acquisition of tax forfeiture property at 5931 Lexington Avenue North for affordable housing</p>	<ul style="list-style-type: none"> • CDBG grant from Ramsey County for the city’s purchase of the property • Agreement with Community Action Partnerships of Ramsey and Washington Counties (CAPRW) to acquire, renovate existing home, and possibly develop up to two additional affordable homes on the site
	<p>Canalbrook Townhomes affordable housing development project southwest quadrant of County Road J and Hodson Road</p>	<ul style="list-style-type: none"> • City partnership with CAPRW and Habitat for Humanity to acquire vacant land for development of 3 twin homes totaling 6 units for affordable owner-occupied housing using the land trust concept • Project requires funding assistance through grants awarded by CDBG from Ramsey County and Metropolitan Council (for property acquisition), and the Minnesota Housing Finance Agency and Ramsey County HRA (for development)
<p>Housing Study Strategies</p>	<p>Home Improvement Loan Program modifications and enhancements to incentivize home renovations and reinvestment, and home ownership</p>	<ul style="list-style-type: none"> • Increase program utilization through a combination of improving loan terms for the first two categories of buyers, and investing time and effort into additional marketing of the programs. Loan terms need to be notably preferable to those that can be obtained elsewhere. • Resource Requirements <ul style="list-style-type: none"> ○ Financial resources to increase benefits to loan recipients ○ Staff time for communication, marketing, and outreach
	<p>Home upkeep services from nonprofit providers - make Shoreview residents aware of a full range of external resources that they may be able to access to help them with home upkeep and to remain in their homes.</p>	<ul style="list-style-type: none"> • To make a concerted effort to gather information about home upkeep services being provided by others, and to make its potentially needy and vulnerable residents aware of their availability. • Resource Requirements. Staff time for communication, marketing, and outreach
	<p>Preservation of Naturally Occurring Affordable Housing (NOAH) Take proactive steps to lay the groundwork for preserving the long term affordability of one or more of the City's legacy apartment buildings.</p>	<ul style="list-style-type: none"> • Invite a collaboration with one of the region's affordable housing developers who will partner with Shoreview on preparing a strategy for acquisition, rehabilitation and financial restructuring of one or more of the City's legacy apartment buildings. Additional steps including outreach to building owners, financial strategies, etc, would be identified through the collaboration.

	<p>Protect the affordability of Brookside manufactured home community. Ensure the long-term viability of Brookside as a low income homeownership location through mediating a transition to community ownership or land trust ownership.</p>	<ul style="list-style-type: none"> • Build on the region's experience with preserving NOAH apartment buildings to begin coalition building, and identifying public and philanthropic resources, for a prospective ownership conversion at Brookside. Redevelopment threat can also be diminished through maintaining a zoning category that is favorable to its current use and not favorable to the likely redevelopment scenarios.
	<p>Augment financial capacity for advancing housing related goals. Increase capacity for furthering the City's housing goals through building the City's housing-related capital resources.</p>	<ul style="list-style-type: none"> • Resources could be used for: <ul style="list-style-type: none"> ○ Creation or preservation of additional affordable housing units ○ Land assembly for housing projects ○ Housing focused community development staff ○ Study different approaches to creating an affordable housing capital fund, such as: <ul style="list-style-type: none"> ○ Aggregating and bonding against excess TIF ○ Value capture models ○ Increasing HRA levy
<p>Inclusionary Housing Policy</p>	<p>Adoption of a more specific policy for requiring affordable housing units with multifamily residential development projects of 20 or more units</p>	<ul style="list-style-type: none"> • EDA adopted formal policy in April, 2022 with implementation pending additional actions including the creation of an affordable housing trust fund policy and amendment to the development regulations codifying certain deviations allowed under the inclusionary housing policy



2023 – 2024 STRATEGIC GOALS

Financial stability

Maintain and further improve the city's financial stability. The city's commitment to long-term financial planning has been critical to achieving its financial strength. Maintaining a solid financial position allows the city to fund essential municipal services, maintain our infrastructure, and make key investments in many projects and activities that enhance the community's quality of life.

- Continue an institutional commitment to five-year operating plan, two-year budget cycles, and long range infrastructure planning.
- Maintain the city's AAA bond rating
- Maintain Shoreview's current tax levy ranking among peer communities.
 - Investigate opportunities to increase non-tax revenue to reduce property tax impacts

Organizational excellence

Ensure Shoreview's culture and values continue as key staff and council leaders retire. Attracting and retaining a high quality, skilled workforce as an employer of choice is important to the city's future.

- Clearly articulate Shoreview's work culture, mission, vision, and values:
 - Review Shoreview's values for council approval
 - Enhance the onboarding and mentoring program for staff and new city council members
 - Maintain the city's high community satisfaction rates
- Continue to encourage and support staff development
 - Host staff academy for current and new employees
- Strengthen and enhance communication between departments
- Be an employer of choice in Twin Cities region by maintaining a competitive wage and benefit structure and a quality work environment
 - Coordinate annual employee survey to measure employee engagement and culture
- Evaluate staffing needs to maintain Shoreview's high standards of service delivery
 - Establish a five-year organizational staffing plan



Community and economic development

Community development

Continue to enhance the quality of life in Shoreview through the development and upgrading of city parks and provision of comprehensive recreation program offerings that meet the evolving needs of the community. In addition, it is critical that the city continue to provide a well maintained and safe transportation network of roads and trails throughout the city.

- Enhance and upgrade our park and recreation infrastructure
 - Implement the park system master plan
- Maintain and improve transportation infrastructure
 - Partner with Ramsey County to facilitate Lexington Avenue and Hodgson Road reconstruction projects
 - Develop and implement strategies for residential street maintenance following the end of our street reconstruction program
 - Continue to construct trail segments to better connect the community (including Hodgson Road and Victoria Street corridors)

Housing and economic development

Continue to prioritize high quality development and targeted redevelopment opportunities to provide diverse housing choices, maintain and create jobs, increase retail options, and further diversify the city's tax base.

- Continue to support the economic development authority's programs and initiatives
 - Review housing loan programs to provide opportunities for first-time home buyers and home improvements
 - Adopt a comprehensive housing approach that addresses housing choices, affordability levels, home ownership opportunities, and maintenance of existing housing
- Continue to monitor and explore potential business redevelopment opportunities at the former Deluxe Corporation site, Rice Street Crossing, Shoreview Village Mall and older industrial sites
 - Review the Town Center plan
- Continue to monitor and explore potential housing redevelopment opportunities at the Gospel Mission site, Shoreview Hills, the intersection of Hodgson Road and County Road J, and the intersection of Hodgson and Gramsie Roads
- Evaluate code enforcement program and recommend adjustments to increase code compliance



Environmental initiatives

Continue to be a leader in sustainable practices and policies.

- Continue participation in GreenStep Cities
- Focus on maintaining sound environmental practices
 - Create a climate action statement and plan
 - Review recommendations from environmental quality committee

Inclusion and Engagement

Strengthen commitment to fostering inclusion and incorporate strategies across all city functions while expanding communications and engagement within the community.

- Use committees and commissions for engagement and cultivation of future leaders
- Provide a variety of outreach and engagement opportunities that meet the needs of Shoreview's changing demographics
 - Host a citizens' leadership academy in 2023
 - Develop a youth citizens' leadership academy
 - Coordinate a community survey in 2025
 - Develop strategies and events to reach residents in multi-family units
 - Develop strategies to leverage outreach at Night to Unite
- Increase information transparency for greater resident confidence and understanding
- Develop and implement a plan to incorporate racial equity into our decision making

IV. Housing Strategies

It's clear that a strong housing market context in Shoreview provides support for maintaining the conditions of existing housing, and for producing new housing. But it's also evident that new housing production has been centered on a narrow band of age restricted and general occupancy apartment development. A range of other housing types are not being produced in significant numbers, and affordable housing is only being produced in limited quantities. Beyond that, some existing affordable housing faces potential threats.

In this section, we review Shoreview's housing goals, and present a set of strategies that can serve to further some of these goals by promoting the preservation or production of certain types of housing that are unlikely to be preserved or produced organically in the present housing market.

Shoreview's Housing Goals

The following are Shoreview's housing goals, excerpted from its comprehensive plan—Destination Shoreview 2040.

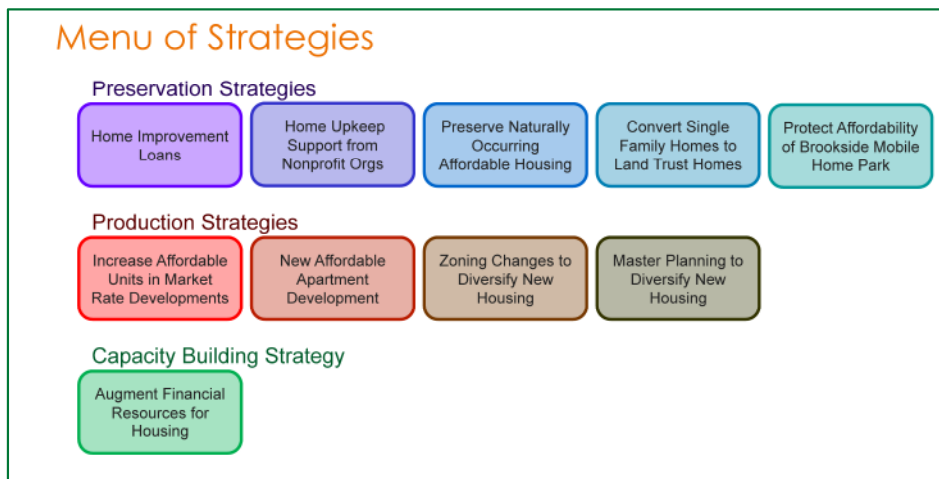
- **Goal – Primary.** Support the community's vitality and character by providing housing opportunities that are accessible and meet the needs, preferences and financial capabilities of all households.
- **Goal – Neighborhoods and Housing Reinvestment.** Maintain the quality of life in our neighborhoods by encouraging reinvestment, preserving neighborhood assets and fostering a safe and healthy environment.
- **Goal – Mixed Income Housing/Housing Opportunity/Life-Cycle.** Strive for a livable mixed-income community that incorporates a diversity of housing types, tenures (rental and ownership) and provides housing for different age groups, capabilities and income levels.
- **Goal – Infill and Redevelopment.** Provide housing opportunities through infill and redevelopment that is sensitive to the surrounding environment, complements existing land uses and meets community needs.
- **Goal – Connections.** Enhance access to housing for the local workforce by supporting multi-modal transportation improvements.
- **Goal – Partnerships.** Maintain an active role in affordable and mixed-income housing through partnerships with other governmental agencies, non-profit organizations and mission-driven housing developers.

To reiterate a key part of the primary goal, Shoreview strives to “meet the needs, preferences and financial capabilities of all households.”

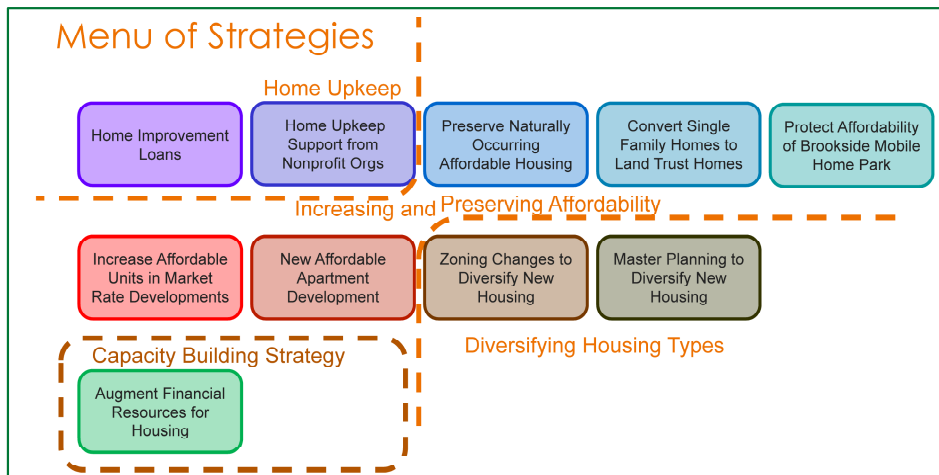
Housing Strategies

Ten housing strategies are presented here. These strategies are not prioritized because they are all worthy of investment of resources and energy. The selection of strategies to undertake in the short, medium and long term will entail a range of considerations, including their potential impact, the ease or difficulty of accomplishing them, and the personal motivation of policy makers, community development staff and community stakeholders.

The first diagram categorizes the ten strategies as housing preservation versus housing production strategies. The sole capacity building strategy focuses on the expansion of resources that can be brought to bear on housing related objectives.



The second diagram categorizes the ten strategies in terms of its purpose—that is, whether it promotes better home upkeep, the expansion or preservation of affordability, or broadening the housing types that are being produced.



The third diagram illustrates the city adopted housing goals that might be furthered by each of the ten strategies.

Menu of Strategies

Housing Goals	Home Improvement Loans	Home Upkeep Support from Nonprofit Orgs	Preserve Naturally Occurring Affordable Housing	Convert Single Family Homes to Land Trust Homes	Protect Affordability of Brookside Mobile Home Park	Increase Affordable Units in Market Rate Developments	New Affordable Apartment Development	Zoning Changes to Diversify New Housing	Master Planning to Diversify New Housing	Augment Financial Resources for Housing
Neighborhood & Housing Reinvestment	X	X		X	X					X
Mixed Income Housing/ Housing Opportunity/ Life-Cycle Housing		X	X	X	X	X	X	X	X	X
Infill & Redevelopment						X	X	X	X	X
Partnerships	X	X	X	X	X		X		X	

The housing strategies are discussed individually below.

1. Home Improvement Loans

Context. Shoreview has an existing home improvement loan program that has been developed in collaboration with NeighborWorks and is administered by NeighborWorks. It provides loans for home upkeep and improvements to homeowners that fall within three income categories.

- **Homeowner households who earn 120% of area median income or less.** Loans are traditionally structured with competitive interest rate.
- **Homeowner households who earn 80% of area median income or less.** Loans are structured with 0% interest rate, and no monthly payment requirement. The loans are reimbursed on sale of property.
- **Owners of manufactured homes.** New loan terms have just been approved for this group. Loans are forgivable after 10 years of continued ownership.

These programs have been lightly utilized.

Objective. Increase program utilization to support additional maintenance and improvement of existing single family homes.

Strategy. Increase program utilization through a combination of improving loan terms for the first two categories of buyers, and investing time and effort into additional marketing of the programs. Loan terms need to be notably preferable to those that can be obtained elsewhere.

Resource Requirements

- Financial resources to increase benefits to loan recipients
- Staff time for communication, marketing, and outreach

2. Home Upkeep Services from Nonprofit Providers

Context. Local nonprofit organizations can play an important role in supporting home upkeep, and helping people stay in their homes. Program examples include:

- **Age Well at Home.** This is a program of Habitat for Humanity. Its goal, per the program website is “to change the home, so homeowners don’t need to change their address.”
- **A Brush with Kindness.** This is another program of Habitat for Humanity, described as “an exterior home repair preservation program that offers painting, in addition to landscaping, and minor exterior home repair services”
- **Hearts & Hammers—Twin Cities.** The mission of this local organization is “to provide exterior home improvement assistance for Senior Citizens, Disabled Individuals, and Veterans of the United States Armed Forces or their Surviving Spouse so that they may continue living independently.”

The City of Shoreview has highlighted Hearts and Hammers (previously called Metro Paint-a-Thon) in the past as a resource to its residents.

Objective. Make Shoreview residents aware of a full range of external resources that they may be able to access to help them with home upkeep and to remain in their homes.

Strategy. To make a concerted effort to gather information about home upkeep services being provided by others, and to make its potentially needy and vulnerable residents aware of their availability.

Resource Requirements. Staff time for communication, marketing, and outreach

3. Preserve Naturally Occurring Affordable Housing

Context. Shoreview’s legacy apartment buildings, mostly from the 1970s, are an important asset for lower and middle income households because their rent levels are relatively affordable. Such developments also face risks.

- Underinvestment and deterioration can occur.
- Properties can be rehabbed and repositioned to target a higher income demographic, with rent increases that are no longer affordable for current residents.
- Properties can be redeveloped entirely, resulting in the loss of the affordable housing units.

Objective. Take proactive steps to lay the groundwork for preserving the long term affordability of one or more of the City’s legacy apartment buildings.

Strategy. Invite a collaboration with one of the region’s affordable housing developers who will partner with Shoreview on preparing a strategy for acquisition, rehabilitation and financial restructuring of one or more of the City’s legacy apartment buildings. Additional steps including outreach to building owners, financial strategies, etc, would be identified through the collaboration.

Resource Requirements. Requires proactive relationship building with an affordable housing developer, and ultimately to support the restructuring effort with public financial resources.

4. Convert Single Family Homes to Land Trust Homes

Context. Community land trusts can play a role in creating long-term affordability for single family or townhome homeowners. The land trust holds the high valued land under a home, so the homeowner faces the lower cost of purchasing just the home itself. When the house is sold, the next owner also acquires the home at an affordable price since they are again just purchasing the home and not the land that the home is situated on. In this way the single family home remains affordable to a succession of homeowners.

This is a strategy that Shoreview is currently employing in a collaboration with Rondo Community Land Trust. They are pursuing the acquisition of land for the development of six brand new land trust townhomes. The strategy can also be employed in the acquisition and conversion of existing single family homes.

Objective. Increase the number of Shoreview homes that are affordable over the long run to low income homeowners.

Strategy. Partner with a community land trust in the acquisition and conversion of additional single family properties to land trust affordable homes.

Resource Requirements. Local community development financial resources are required to buy out the land value of the acquired property.

5. Protect the Affordability of Brookside Mobile Home Community

Context. The manufactured homes in Brookside are the most affordable owner occupied housing option in the City of Shoreview, and are thus an important option for Shoreview's lower income homeowners. Brookside is well situated for its lower income owner occupant households because of its proximity to the regional transportation network and to the amenities of the Rice Creek parks and trails.

Manufactured home developments like Brookside are at risk of events that result in displacement of their residents. Often coinciding with the acquisition of the property, new property owners are sometimes dramatically increased rents. In a location this attractive, the property could also be acquired for redevelopment.

Objective. Ensure the long term viability of Brookside as a low income homeownership location through mediating a transition to community ownership or land trust ownership.

Strategy. Build on the region's experience with preserving NOAH apartment buildings to begin coalition building, and identifying public and philanthropic resources, for a prospective ownership conversion at Brookside. Redevelopment threat can also be diminished through maintaining a zoning category that is favorable to its current use and not favorable to the likely redevelopment scenarios.

Resource Requirements. Some dedicated time will be needed initially by local staff or through a consultant contract to build and convene potential partners, and bring best practices information to the conversation. Ultimately gap funding will need to be identified to preserve the affordability of the site.

6. Increase Affordable Housing Units in Market Rate Developments

Context. The City of Shoreview has had recent success in asking apartment developers to include rent restricted affordable housing units in their developments.

- Loden SV and Emrik SV both provide 5% of the dwelling units affordable to households earning 80% of Area Median Income.
- The Edison offers 22 affordable housing units.

These affordable housing units have been provided City financial support through tax increment financing or tax abatement.

Objective. Achieve greater numbers of affordable housing units in the market rate housing that is being developed in Shoreview.

Strategy. Set higher targets or requirements for the number of affordable housing units that are provided in new market rate housing developments, and establish corresponding policies and financial resources to support those targets. This could encompass:

- The adoption of “inclusionary zoning” to require affordable housing units in new multifamily development.
- The consideration of zoning incentives or reductions in costly requirements that could offset some of the cost of providing affordable housing units.

Resource Requirements. Tax increment financing, tax abatement, and potentially other community development resources would be needed to support affordable units. Staff or consultant capacity would be required to evaluate and adopt inclusionary zoning requirement and zoning incentives for affordable housing.

7. New Affordable Housing Development

Context. Low Income Housing Tax Credits (LIHTC) are the primary engine for producing affordable housing regionally. Tax credit affordable housing isn't being developed in Shoreview presently.

Tax credit funding for affordable housing projects is very competitive. But technical aspects of the program make it likely that a tax credit affordable housing development in Shoreview would be a large apartment development providing 120 to 150 affordable apartment units.

- Note that LIHTC housing is affordable for households earning 60% of Area Median Income or less (equates to \$63,000 per year), with rents restricted to \$1,180 for 1-bedroom units and \$1,417 for 2-bedroom units.

Objective. Foster the production of one or more new affordable housing projects in Shoreview in appropriate locations.

Strategy. Build a relationship with one of the Twin Cities's Community Development Corporations (CDCs). Collaborate in identifying a suitable site, and supporting an affordable housing development on a suitable site.

The public might be more accepting of the project if it is an element of a larger master planned site that also included market rate housing.

Resource Requirements. Staff time in relationship building with a local CDC. Tax increment financing and potentially other public financial resources to support the development project.

8. Zoning Changes to Diversify New Housing

Context. Shoreview is an attractive location for new multifamily development, but current development finance realities tend to produce a fairly consistent development type—that is, large, highly amenitized apartment communities. It won't produce significant numbers of other desirable housing types—townhomes, villa homes, smaller apartment buildings, workforce/affordable housing—without intentional efforts.

Zoning changes to allow townhome densities in appropriate lower density parts of the City may invite consideration of lower density multifamily development.

Objective. Foster “missing middle” housing typologies through zoning modifications.

Strategy. Analyze the City's platting and development patterns to identify locations where low density multifamily development would be appropriate if redevelopment occurs. Make zoning modifications to support the development of lower density multifamily communities such as townhomes and smaller apartment buildings.

Resource Requirements. Staff time or consultant services to undertake analysis and make recommendations for zoning modifications.

9. Master Planning to Diversify New Housing

Context. Shoreview is an attractive location for new multifamily development, but current development finance realities tend to produce a fairly consistent development type—that is, large, highly amenitized apartment communities. It won't produce significant numbers of other desirable housing types—townhomes, villa homes, smaller apartment buildings, workforce/affordable housing—without intentional efforts.

Master planning of large sites in partnership with property owners can incorporate a broader mix of development types into proposed site development scenarios, and set the stage for promoting that mix.

Objective. Foster “missing middle” housing typologies through master planning initiatives.

Strategy. Partner with owners of large properties in creating a master planned development concept for their properties which meet public goals for mix of development types, formats, and scales—and can be used to attract developer interest to the site.

Use the master plan process to define development guidelines for the site.

Modify PUD standards to include mixed scale and affordability of development as objectives.

Resource Requirements. Staff time for relationship building with identified property owners. Financial resources to support master planning consultant.

10. Augment Financial Capacity for Advancing Housing Related Goals

Context. The City of Shoreview's willingness to use tax increment financing and tax abatement to further its housing preservation and production goals has made a difference in housing outcomes. Housing production and preservation could be scaled up further with the creation of a local housing capital fund intended to support programmatic goals.

Resources could be used for:

- Creation or preservation of additional affordable housing units
- Land assembly for housing projects
- Housing focused community development staff.

Objective. Increase capacity for furthering the City's housing goals through building the City's housing-related capital resources.

Strategy. Study different approaches to creating an affordable housing capital fund, such as:

- Aggregating and bonding against excess TIF
- Value capture models
- Increasing HRA levy

Resource Requirements

Each of the preceding strategies identifies the categories of City resources that may be required to advance that strategy. Allocating funds between competing programmatic priorities is an important responsibility of policy makers.

In considering those resource allocations, there is an important distinction between strategies that can be accomplished with tax increment financing, and strategies that utilize other public resources. The use of tax increment financing on a project doesn't reduce the availability of public resources for other City priorities. It simply delays the time that the City can utilize new property tax revenues from that particular project. The same is true for financing projects through tax abatement. These "value capture" approaches don't diminish the availability of the City's community development funding capacity for other purposes.

By contrast, a number of the housing strategies in the preceding pages require community development capital resources, as opposed to or in addition to tax increment financing or tax abatement. In those instances, there the housing strategies may be in competition for the same limited capital resources, and it may be important to prioritize between those strategies.

These considerations imply the following rules of thumb in terms of resource utilization.

- Utilize value capture approaches (tax increment financing or tax abatement) where that is a feasible resource for housing related projects.
- Establish strategic priorities for other housing related capital funds.
- Build relationships with external parties to stretch local resources (e.g. CDC partnership).

Housing Strategies Summary

A menu of housing strategies have been identified to address Shoreview's goals to provide a range of housing to meet the needs of its residents.

Proposed strategies would diversify the housing inventory in the production of new housing, and in the preservation of important existing housing types.

Proposed strategies relate to maintaining the condition of existing housing, preserving housing affordability, increasing the stock of affordable housing, and increasing the diversity of housing types.

Implementation of this housing study will involve prioritization of strategies to reflect the city's view of their relative impact, their ease of implementation, and the availability of resources.

Memorandum

TO: Economic Development Authority
FROM: Tom Simonson , Assistant City Manager and Community Development Director
DATE: January 2, 2024
SUBJECT: Development and Project Updates
ITEM NUMBER: 6.c
SECTION: GENERAL BUSINESS

REQUESTED MOTION

No action required - information and discussion purposes only.

INTRODUCTION

Staff would like to provide the EDA board updates on current business, development, and housing related developments and projects. A monthly report is attached along with other materials as background for your review.

DISCUSSION

The January, 2024 monthly report is attached for your review, along with other background materials.

RECOMMENDATION

For review and discussion purposes - no formal action requested.

ATTACHMENTS

[EDA monthly report - January 2024](#)

[Community Development Year in Review 2023](#)

[Shoreview Affordable Housing Efforts - 2023 Summary](#)

[Shoreview Home Sales Market Report \(November 2023\) - SPAAR](#)

[Met Council grants promote efficient land use in affordable housing development](#) - Metropolitan Council

Memorandum

To: Economic Development Authority Board
From: Tom Simonson
Community Development Director and Assistant City Manager
Date: December 29, 2023
Re: EDA Monthly Report

Economic Development Authority

Due to the New Year's holiday, the EDA will be meeting on Tuesday, January 2 at the usual start time of 5pm. As the first meeting of the year, this is officially the Annual Business Meeting and the board will need to elect officers for 2024. The agenda also includes the following discussion items:

- Update and discussion with Jake Kurth from Scannell Properties on the Seven Lake project, including their plans for the phase two area of the master plan.
- Review and updates of goals and priorities for the 2024-2025 EDA Work Plan
- Project and development updates

Planning Commission

The planning commission met on December 19, and the following items were on their agenda for consideration:

- 0 Christopher Lane - Revision of Minor Subdivision
- 4858 Hanson Road - Variances and Minor Subdivision
- 915 Oakridge Avenue - Residential Design Review and Variance
- 3382 Lexington Avenue - Minor Subdivision / Variances
- 3204 West Owasso Boulevard - Residential Design Review and Variances
- Seven Lakes (Phase 2), 3660 Victoria Street - Planned Unit Development / Preliminary Plat / Rezone (Scannell Properties)

Economic Development Authority

- The EDA board met on December 4, with the following agenda items discussed:
 - Reviewed city financial assistance policies, tax increment districts, and financial resources available for housing and economic development including the temporary special written spending plan and related funds
 - Heard development and business updates for the following projects:

- Rice Street Crossing redevelopment project by Enclave Companies
- Seven Lakes project by Scannell Properties - including Mozarc Medical, potential expansion by PaR Systems, and Phase Two development
- o Affordable housing project updates (see updates below)
 - Community Action Partnership of Ramsey and Washington County (CAPRW) – 5931 Lexington Avenue
 - Rondo Community Land Trust/Habitat for Humanity – Canalbrook Townhomes development
- o Discussed holding a joint strategic planning session on business and economic development priorities with the city council and economic development commission in the first quarter of 2024
- **Rice Street Crossing** – Staff and the developer Enclave Companies continue working on moving the Rice Street Crossings mixed-use redevelopment project forward. While it was disappointing that the LCDA grant request of \$2 million was not awarded, we did receive positive news on several other grant awards as listed below:
 - o Department of Employment and Economic Development - Contamination Cleanup and Investigation Grant Program: \$624,693
 - o Met Council Tax Base Revitalization Account: Rice Street Crossings \$147,800
 - o Ramsey County Critical Corridors Development & Infrastructure program - \$500,000

Staff will provide an update to the EDA at the January meeting on the continuing discussions with the Metropolitan Council on the settlement of the RALF loan reimbursement and status of the overall project.

- **Rondo Community Land Trust Project** – Shoreview was awarded 2019 CDBG funds for the acquisition of a parcel at Hodgson Road and County Road J. The parcel was to be developed by Rondo Community Land Trust into the Canalbrook Townhomes. In 2022, Rondo Land Trust was awarded HRA funds for the development of the townhomes. The project consists of developing 3 twin homes totaling 6 units on vacant land near the southwest quadrant of Hodgson Road and County Road J. The city purchased the site. Twin Cities Habitat for Humanity has joined the project to partner with the Rondo CLT and be co-developers. In preliminary conversations, 3 units would be Habitat homes and 3 would be traditional land trust homes. All would fall under the land trust model and reach greater affordability in perpetuity.

There have been delays and Rondo CLT and Habitat for Humanity have not taken steps to move forward on the project as of yet. In September of 2023 Ramsey County reached out to the city and Rondo to see what the timeline will be for the development of the townhomes and stated that unless this project starts construction by the end of June 2024 they would cancel the Community Development Block Grant activity and have Rondo reapply for funds. These 2019 funds are affecting the county's spending timeliness requirements with HUD. CDBG funds cannot be used to land bank per federal regulations so unless a reasonable development timeframe this activity would fall into a land banking category if the county were to reimburse Shoreview for their costs. Rondo CLT and Ramsey County met but there was still not a definitive timeline, so the County indicated they will reallocate the 2022 HRA award for Canalbrook Townhomes and encourage a reapplication once a definitive new timeline is set and the development team is re-established. The CDBG award to Shoreview for the land acquisition is also being reallocated and Ramsey County suggested the developer apply for the land acquisition costs and then purchase directly from the city.

The city received an email this week from Rondo CLT inquiring about re-starting the process by having a neighborhood meeting in early 2024, as well as going through the development process. We are awaiting response.

- **5931 Lexington Avenue Project** – The property was tax forfeited and available to the city so long as it is used for affordable housing. The city worked through a long process with Ramsey County on the acquisition of the property. That process was further delayed by the Tyler v. Hennepin County, Minnesota ruling by the Supreme Court as Ramsey County needed to ensure that no money of the excess value of the home above the tax debt was unconstitutionally retained in violation of the takings clause. It was ultimately decided to keep the price the same as the original agreement. Ramsey County has been sent a check for the funds. The city still intends on working with the Community Action Partnership of Ramsey and Washington County (CAPRW) on a plan to renovate the existing home and possibly construct two additional homes that all would be targeted as affordable housing.

[Economic Development Commission](#)

The EDC met on November 28, to discuss the following agenda items:

- Continued review and discussion of the results of the business survey that was sent to the local business community. A total of 31 businesses completed the

survey. The review included a look at trends from past surveys the City has undertaken with the business community.

- Utilizing feedback from the survey, the commission is continuing discussion of establishing an updated top work plan priorities and revising their mission statement.
- Staff also updated the commission on several exciting economic development projects that could bring significant jobs to the community.

Department News

As the EDA board is aware, the department has faced some staffing challenges this year and has been down several key position. We are excited to report that two full-time positions were recently posted and we are currently accepting application for the following jobs:

- Property Maintenance Specialist (previously referred to as a code enforcement officer position)
- Office Support Specialist

Additionally, we are working with the Human Resources director on completing a job description for posting of a new full-time position approved by the city council and EDA – Housing Program Specialist. This position will manage the rental licensing program, housing maintenance enforcement including hoarding cases, and assist with other housing programs.

Code Enforcement

- Code enforcement staff have completed the fall SHINE neighborhood inspections. The SHINE program was established 20 years ago as a new approach to code enforcement by educate residents of city regulations and raise awareness on the importance of maintaining properties. This helps protect property values, improves livability, and enhances the quality of our neighborhoods. SHINE Flyers were mailed out to property owners/residents in advance of the drive by inspections. The areas for SHINE this fall is located north of Tanglewood Drive and southeast of Turtle Lake and across Hodgson Road encompassing approximately 350 properties. Staff is following up on properties that had code violations. Additionally, staff will be reviewing feedback received from residents and continue to make improvements to the program in consultation with the EDA and City Council.
- There were 145 new Code Enforcement cases opened in October of 2023. Of those, 120 of the cases are now compliant and closed, with 25 still open enforcement cases.

- Below is a table summarizing code enforcement activity this year through October:

CODE ENFORCEMENT 2023 (through October)				
Year	Total Cases	New Cases	Abatements/Citations	Hoarding
2023	426	146	11	11

October Enforcement Cases by Categories

- Building without a permit - 2
- Composting - 1
- Exterior Housing Maintenance - 3
- Fence - 1
- Hoarding Cases - 1 (Ongoing)
- Home Occupation - 1
- Outside storage - 59
- Parking and storage of vehicles - 21
- Refuse - 55
- Tall grass and weeds - 2

Rental Licensing

- The following table shows the number of issued rental licenses through November of this year, including a recent increase in license applications, and comparing the numbers to the past few years:

Rental Licenses (General Dwellings)				
Year	2023	2022	2021	2020
Issued	535*	509	513	523
* to date				

Building Permit Activity

- Below is the building permit activity showing continued strong construction valuation with over \$95 million so far this year through November, surpassing last year's total of \$91 million
- Building related permits issued: 2023 – 2,679 (through November)

SHOREVIEW COMMUNITY DEVELOPMENT		Monthly Building Permit Activity Current Year To Previous							November 2023
Year									
	November Permits	2023 Valuation	To Date Permits	2023 Valuation	2022 November Permits	2022 Valuation	2022 To date	2022 Valuation	
Dwellings	1	\$1,886,625	4	\$4,021,625	1	\$875,000	6	\$3,866,228	
Townhomes			0	\$0			0	\$0	
Additions	1	\$180,000	11	\$1,474,930			8	\$573,499	
Garages			3	\$140,937			2	\$26,660	
Miscellaneous	87	\$1,791,005	1443	\$24,342,146	50	\$694,154	854	\$15,313,940	
Apartments			1	\$44,102,096			0	\$0	
Offices			0	\$0			1	\$1,530,000	
Retail			0	\$0			1	\$2,686,500	
Industrial/Warehouse			0	\$0			0	\$0	
Public buildings			0	\$0			0	\$0	
Commercial Additions			0	\$0			3	\$50,384,135	
Comercial Alter	2	\$5,050,000	27	\$21,179,510	1	\$40,000	101	\$6,840,631	
HVAC	99		652	\$0	51		656	\$0	
Plumbing	56		538	\$0	42		594	\$0	
TOTAL	246	\$8,907,630	2679	\$95,261,244	145	\$1,609,154	2226	\$81,221,593	



Community Development 2023 Year in Review

DEPARTMENT NEWS

- The department and entire organization mourned the untimely passing of our wonderful teammate and friend, Kristine Kroll. Kristine as the department office tech/permit tech and passed away after a brief illness. Kristine was remembered at the employee appreciation holiday event, where it was announced a tree will be planted in the Commons this spring to honor her impact on the organization.



- After a long and distinguished career, Dave Scherbel retired as Shoreview's full-time building official on June 30. Fortunately, he agreed to a phased retirement and will continue in a part-time capacity for the next year or so to assist with the transition. Dave had served as building official since January of 2019, coming to Shoreview after 22 years in the same capacity for the City of Arden Hills. Dave is one of the most respected and knowledgeable people in the building inspection profession, and we have been very fortunate to have him in our organization.



- We were excited to announce the promotion of Brent Marshall to the position of building official. Brent officially took over the position on July 3, as Dave Scherbel moves to a phased retirement to work part-time and help with the transition. Brent came to Shoreview in 2011 as our housing and code enforcement officer. He was promoted to a residential building inspector in 2018.



- We were also pleased to announce that Frank Cupery accepted a promotion to the building inspector position July. Frank moved into the position vacated by Brent Marshall upon his recent appointment as building official. Frank recently passed the State exam to receive a Certified Building Official Limited License. He has overseen the city's code enforcement and rental housing licensing programs since his arrival in October of 2019.



- This fall, Bonnie Garfield received a much deserved promotion to office tech/permit tech in the department. Bonnie is the primary support for the building division and is responsible for administering the building permit and inspection process and data system. Bonnie began at Shoreview in May of 2022, as a customer service representative.



BUILDING INSPECTION

Highlights and accomplishments:

- Successfully planned and implemented the transition of the retirement of a very experienced Building Official, by internally promoting the Building Inspector to the lead position
- Filled the Building Inspector position vacancy due to their promotion to Building Official, by internally promoting the Housing and Code Enforcement Officer to the Building Inspector position
- Continued to improve customer service and records management with the recent promotion of a full-time Office/Permit Tech and assigning the position to the building division
- Managed the implementation the permitting software move to a Cloud-based system application to improve online permitting and manage inspections, permit tracking, and records
- Construction of both commercial and residential was very strong in 2022, with nearly \$91 million in valuation – the highest valuation in the past five years, and was only exceeded once in the past decade
- Building permit activity through eleven months of 2023 shows continued strong construction valuation with over \$95 million through November
- Building related permits issued: 2023 – 2,679 (through November)

Monthly Building Permit Activity Current Year To Previous November 2023 Year								
	November Permits	2023 Valuation	To Date Permits	2023 Valuation	2022 November Permits	2022 Valuation	2022 To date	2022 Valuation
Dwellings	1	\$1,886,625	4	\$4,021,625	1	\$875,000	6	\$3,866,228
Townhomes			0	\$0			0	\$0
Additions	1	\$180,000	11	\$1,474,930			8	\$573,499
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Public buildings			0	\$0			0	\$0
Commercial Additions			0	\$0			3	\$50,384,135
Commercial Alter	2	\$5,050,000	27	\$21,179,510	1	\$40,000	101	\$6,840,631
HVAC	99		652	\$0	51		656	\$0
Plumbing	56		538	\$0	42		594	\$0
TOTAL	246	\$8,907,630	2679	\$95,261,244	145	\$1,609,154	2226	\$81,221,593

- Some of the more notable commercial building projects over the past year included:
 - 1803 Parkview Drive - Wells Fargo, building addition, data/security upgrades
 - 1801 Parkview Drive - Wells Fargo install of solar energy storage system
 - 4600 Churchill Street - Cafesjian Art Trust Museum major building renovation
 - 1600 County Rd E - Schoonover Auto Body building expansion
 - 3467 Rice Street - Holiday gas station new store opening
 - 3353 Rice Street - Building Trades Credit Union new building opening
 - 3720 Lexington Avenue - Ambassador Church addition
 - 1050 County Road F (Shoreview Corporate Center) building demolition
 - 4100 Lexington Avenue building upgrades, mechanical, and new parking
 - 4066 Lexington Avenue new apartment building
 - 3680 and 3660 Victoria Street (Scannell Properties) demolition of former Deluxe buildings
 - 1080 County Road E, In Vino Veritas, new wine bar opening
 - Tower lighting system upgrades at Fox/KMSP tower and Telefarm towers

CODE ENFORCEMENT & RENTAL LICENSING

Highlights and accomplishments:

- Due to significant increases in code enforcement cases and rental licensing permits/inspections, the EDA and City Council approved the addition of one full-time staff position, splitting the previous Housing and Code Enforcement Officer position into a Property Maintenance Specialist and a Housing Program Specialist
- Increases to rental licensing related fees were adopted for 2024, the first time since the program began ten years ago.
- Rental licensing revenue was moved from General Fund to HRA Fund to be consistent with all housing programs, and the revenue will be utilized to offset the personnel costs of an added position
- City continued and expanded contracting for code enforcement services with WSB due to staffing shortages
- Code enforcement staff have completed the fall SHINE neighborhood inspections encompassing approximately 350 properties.
- Code enforcement staff presented on overview of the program to the EDA and City Council discussing enforcement methods and receiving direction on how to improve upon effectiveness and communications with residents

- Updated, improved, and simplified communications materials for code enforcement actions and the SHINE program
- Discussed and received direction from the EDA to develop an ordinance and license for regulating vacation and short-term home rentals such as AirBnB and VRBO

CODE ENFORCEMENT 2023 (through October)			
Year	Total Cases	Abatements/Citations	Hoarding
2023	426	11	11

RENTAL LICENSES (General Dwellings only – through October)				
Year	2023	2022	2021	2020
Issued	529*	509	513	523
* 15 additional applications pending				

PLANNING & ZONING

Highlights and accomplishments:

- Completed a comprehensive update and cleanup of the sign code regulations to make it more understandable and consistent with laws governing signs and constitutional rights
- Coordinated and successfully managed development approvals for key projects including Shoreview Corporate Center Phase III, Hodgson/Gramsie residential apartments/townhomes, Seven Lakes master plan and Phase I, and Rice Street Crossing redevelopment concept
- Other development projects and actions the past two years included:
 - Cafesjian Art Trust Museum site and building plan
 - Amending conditional use permit for expansion of urban farming business
 - The McMillan/Oliver’s restaurant parking expansion
 - Wells Fargo expansion and solar energy system
 - Text amendment revising regulations for urban container farming

- Text amendment allowing accessory structures in R2 zoning districts
- Text amendment allowing for the sale of edible cannabinoid products in retail zoning districts
- Text amendment modifying time period for Temporary Events and Seasonal Sales
- Text amendment to revise/clarify accessory buildings and structures
- Text amendment allowing the keeping of chickens on larger lots in the R2 zoning district

ECONOMIC DEVELOPMENT

Highlights and accomplishments:

- Adopted a Written Spending Plan, based on legislation that granted cities greater flexibility in the use of unallocated tax increment funds as a tool to help support economic recovery and job creation, and established a Temporary TIF Authority Fund to utilize for qualifying projects
- Continue redevelopment and growth in its business and commercial areas, including:
 - The Lex at 4100 – a project involving a major renovation of an older office building in the Shoreview Corporate Center with the city assisting with the renovations to modernize the corporate offices to convert it from a single user to a high-end multi-tenant facility. An older vacant adjacent building has been torn down to make way for a new upgraded parking area and entrance. The building full leased with companies including technology company PTC, Progressive Insurance, Great Waters Financial, Alerus Financial, and Circle of Life administrative offices.
 - Rice Street Crossing – executed a Letter of Intent with Enclave Companies on the redevelopment of an 11-acre city-owned brownfield site for 250 apartments, 9 live/work units, retail center with possible restaurant, and public gathering plaza –will also be the most deeply affordable project assisted by the City with 50 affordable housing units available to people at 50% AMI
 - Seven Lakes – master planned mixed-use redevelopment of the 50-acre former Deluxe corporate campus by Scannell Properties that will

include upwards of 500,000 square feet of med tech/high tech tenant space and multifamily apartments

- Established Tax Increment District 14 for the Phase 1 Seven Lakes
- Approved a MnDEED MIF application and city assistance for Mozarc Medical to locate world headquarter operations in Shoreview
- Other commercial projects that have been approved or completed this past year include:
 - Cafesjian Art Museum at 4600 Churchill Street
 - Holiday Station Store at 3467 Rice
 - Schoonover Bodyworks major expansion and renovation
 - Wells Fargo major security & infrastructure upgrades at their data center and installation of a solar energy system on the roof and over part of the parking lot at the operations center
 - Opening of a new wine bar called “In Vino Veritas” at 1080 County Road E, with the EDA approving the City joining a SAC deferral program through the Metropolitan Council to assist small businesses
- Continued partnerships with BizRecycling and Open to Business to assist and support the local business community
- Operate and maintain a business and economic development focused website: ThinkShoreview.com
- EDC completed an online business survey of all local businesses to learn more about business needs, concerns, resource needs, and communication preferences
- EDC partnered with Ramsey County to conduct workforce oriented business visits
- Held 4 quarterly Arden Hills-Shoreview Business Council meetings in 2023
- Shoreview became a founding partner/supporter of a Manufacturer’s Cohort initiated by the Twin Cities North Chamber and manufacturer’s in the area
- Shoreview, partnered with the Twin Cities North Chamber of Commerce and Arden Hills, launched a promotional effort “Welcome back to Lexington Avenue” to support and assist businesses impacted by the Lexington Avenue

reconstruction project. The campaign included a special website, which along with digital marketing, billboard advertisements, and social media, as an effort to help promote businesses in the Lexington Avenue corridor.

HOUSING

Highlights and accomplishments:

- Housing development projects:
 - Phase 3 Apartments – construction has begun on the third phase of 200 additional apartments adjacent to the Emrik and Loden, that will include 20 affordable units
 - Tyme Properties – project approved for 53 apartments and 21 row-style townhomes that will target moderate income residents
- Acquisition of forfeiture property at 5931 Lexington Avenue with CDBG funding and CAPRW for up to 3 affordable units (including major renovation of existing house)
- Partnering with Rondo Community Land Trust and Habitat for Humanity to develop 6 owner-occupied units in 3 twin-homes (obtained nearly \$900,000 in grants) on city-purchased property through a CDBG grant
- Adopted the Shoreview Housing Improvement Area Policy (HIA) to support housing reinvestment and maintenance of common area improvements
- Approved a revised loan administrator agreement with NeighborWorks Home Partners for the Shoreview home loan program
- EDA and City Council earmarked an additional \$500,000 towards new housing programs and affordable housing projects



SHOREVIEW AFFORDABLE HOUSING EFFORTS

Shoreview Housing

Factors

- Shoreview is a very strong housing development market
- Shoreview has an extraordinarily broad mix of housing types, including a great variety of multifamily housing — apartments, apartment style condominiums and cooperatives — as well as townhomes, quad homes, twin homes, single family homes, and manufactured homes — as well as age restricted and affordable housing communities
- With its location, amenities, schools, Shoreview is an attractive location — creating a very tight housing market especially for younger people
- Shoreview has many existing households that are housing cost burdened or extremely housing cost burdened — according to a Housing Study undertaken 2 years ago
- Public financial support is required for housing projects that often involve redevelopment with building demolition and environmental cleanup, and incorporate affordable housing units
- There are still development opportunity sites, but primarily redevelopments

Shoreview Housing

Affordable Housing Development

- Requires proactive City interest, supportive regulations, public financial support, building developer relationships, and partnership in educating the public on critical need
- Preserving affordability can be explored for:
 - Naturally occurring affordable housing (NOAH)
 - Mobile home park conversion to owner cooperative
 - Single family homes through land trust model
- Many apartments were built in the 1970s — in just the past several years over 1,500 apartment dwelling units have been built, with upwards of 750+ additional units either under construction or proposed for development in the next year

Shoreview Housing Strategies

Shoreview has been innovative and proactive in furthering housing goals through:

- Offering home improvement loans to stabilize and maintain the older housing stock
- Providing down payment assistance to assist with home ownership, especially first-time homebuyers
- Requiring market rate developers to include affordable housing units through adopted Inclusionary Housing policies
- Pursuing new land trust homeownership housing in partnership with Rondo Land Trust and Habitat for Humanity
- Utilizing its tax increment financing authority, partnership grants, and other community development resources to further its housing goals

Shoreview NOAH Housing

Naturally Occurring Affordable Housing (NOAH)

- Shoreview's legacy apartment buildings, mostly from the 1970s, are an important asset for lower and middle income households because their rent levels are relatively affordable
 - These developments face risks
 - Underinvestment and deterioration can occur
 - Properties can be rehabbed and repositioned to target a higher income demographic, yielding rents that are no longer affordable for current residents
 - Properties can be redeveloped entirely, resulting in the loss of the affordable housing units
- Objective is to preserve the condition and affordability of Shoreview's legacy apartment buildings
- Fortunate that ownership of most older complexes have reinvested in properties and are well maintained

Shoreview Affordable Housing Actions

Affordable housing actions taken by the City:

- Adopted a Housing Action Plan
- Adopted a Renter Protection Ordinance
- Adopted a Fairness in Housing Policy
- Participate in the Livable Communities program through the Metropolitan Council
- Administer a Rental Licensing Program (requiring inspections and annual licensing) of all rental properties (dwellings and apartments)
- Adopted an Inclusionary Mixed-Income Housing policy incorporated into city code that requires all multi-family residential projects include up to 10% affordable units
- Contract with NeighborWorks Home Partners to provide housing program assistance, resources, and loan administration

Shoreview Affordable Housing Units

Projects completed/under construction:

- **Edison at Rice Creek** – 401 rental housing units consisting of 300 apartments and 101 townhomes, includes 22 affordable units supported by City's first local tax abatement
- **Loden SV and Emrik SV** – 410 apartments with 24 affordable units supported by City financial assistance
- **Rental Homes** – City acquired two single-family homes (902 and 910 County Road E), completed renovation of both houses, and partnered with CAPRW to use as affordable rental homes

Shoreview Affordable Housing Units

Projects approved/proposed:

- **Phase 3 Eagle Ridge** – construction underway on 3rd phase of 200 additional apartments adjacent to Emrik and Loden, that will include 20 affordable units funding by City assistance
- **Tyme Properties** – project approved for 53 apartments and 21 row-style townhomes targeting moderate income residents
- **5931 Lexington** – City acquisition of forfeiture property with CDBG funding, partnering with CAPRW for up to 3 affordable units (including renovation of existing house)
- **Canalbrook** – City land purchase and partnering with Rondo Community Land Trust and Habitat for Humanity to develop 6 owner-occupied affordable land trust homes
- **Seven Lakes** – Scannell Properties proposal to develop 220-240 apartment units within their master plan campus (former Deluxe site) including 10% affordable units support by City funding
- **Rice Street Crossing** – partnering with Enclave Companies to redevelop city-owned brownfield site that will include 250-260 apartments with 20% at 50% AMI (50 affordable units) through City financial assistance

Shoreview Affordable Housing

City funding support:

- Edison (phase one) – 12 units @ 80% AMI (4 townhomes, 2 carriage house units and 6 apartment units) Tax abatement: \$860,000
- Edison (phase two) – 10 units @ 80% AMI (1 carriage house, 2 townhomes, 2 apartments) Tax abatement: \$780,000
- Loden SV (phase one) – 12 units total (8 units @ 80% AMI – city funded --- and 4 units at 60% AMI – HOME funded) TIF: \$7.4 million total (est. \$800,000 for 8 units)
- Emrik SV (phase two) – 12 units total (8 units @ 80% AMI – city funded --- and 4 units at 60% AMI – also city funded) TIF: \$5.8 million (est. \$1.2 million for 12 units)
- Eagle Ridge (phase three) – 20 units @ 80% AMI (per Inclusionary Policy) TIF: \$10 million (est. \$2.8 million for 20 units)
- 902 County Road E – single family home for affordable rental (acquisition cost: \$251,400)
- 910 County Road E – single family home for affordable rental (acquisition cost: \$ 165,000)



+ 81.3%

- 40.0%

0.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

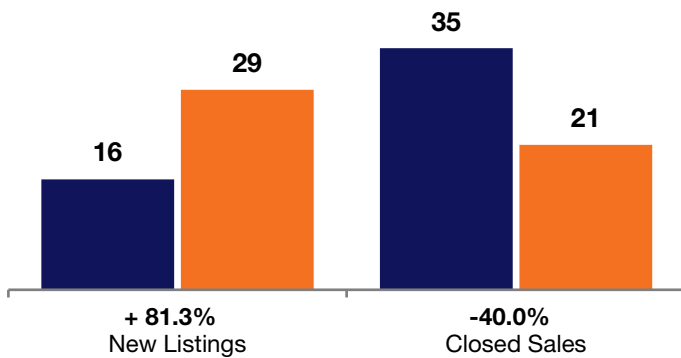
Shoreview

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	29	+ 81.3%	440	396	-10.0%
Closed Sales	35	21	-40.0%	371	313	-15.6%
Median Sales Price*	\$320,000	\$320,000	0.0%	\$361,000	\$360,000	-0.3%
Average Sales Price*	\$366,206	\$350,095	-4.4%	\$383,356	\$395,601	+ 3.2%
Price Per Square Foot*	\$197	\$194	-1.7%	\$203	\$209	+ 3.0%
Percent of Original List Price Received*	97.8%	95.6%	-2.2%	102.3%	100.6%	-1.7%
Days on Market Until Sale	28	33	+ 17.9%	20	23	+ 15.0%
Inventory of Homes for Sale	32	49	+ 53.1%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 2022 ■ 2023



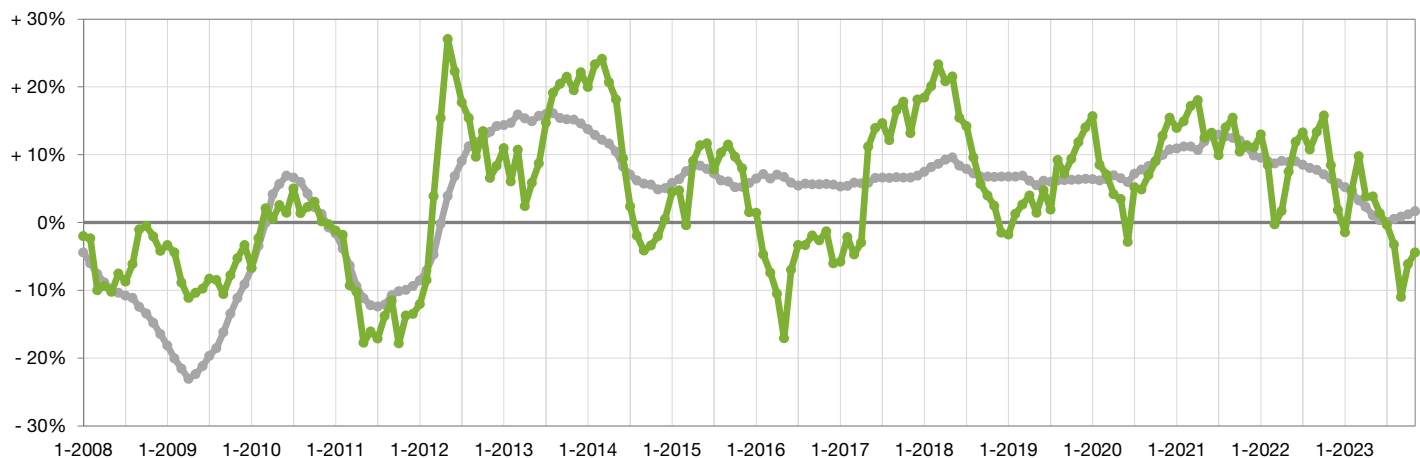
Year to Date

■ 2022 ■ 2023



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region — 16-County Twin Cities Region
Shoreview — Shoreview



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

MET COUNCIL GRANTS PROMOTE EFFICIENT LAND USE IN AFFORDABLE HOUSING DEVELOPMENT

Date: Thursday, December 14, 2023

The Met Council has awarded nearly \$10 million in grants for projects that promote efficient development, affordable housing, economic opportunities, and jobs. The grants are part of the Livable Communities program and help fund projects that include housing choices and advance goals of prosperity, living wages, and connections between where people live and need to go.

Recipient cities in this grant round include Bloomington, Brooklyn Center, Edina, Maplewood, Minneapolis, and Saint Paul.

“These grants from the Livable Communities Fund encourage communities to take on projects that advance regional priorities, including connecting jobs, transit, services, and housing,” said Sarah Berke, senior manager of the Livable Communities program.

The program has been in place since the state created it in 1995. Berke says Livable Communities funds promote choices for residents with a range of incomes and demographic characteristics. The 2023 funding round includes projects that preserve and add affordable housing options in the region, as well as a business incubator and retail space.



Gladstone Village 1, in Maplewood, will be mixed-income rental housing with a focus on families. (Artist rendering.)

“Housing that’s affordable is foundational to healthy people, families, communities, and the region,” said Berke.

2023 Livable Communities demonstration grant awards

New Generations LLC - 1500 69th Ave, Brooklyn Center: \$1 million toward a mixed-use building with affordable housing for veterans and people experiencing homelessness and who may have physical and mental disabilities. The development will include commercial space, spaces focused on health and well-being, youth programming, and a youth-led coffee shop.

Little Earth of United Tribes, Minneapolis: \$2 million toward much needed rehabilitation and preservation of the Little Earth affordable housing community. Little Earth is home to nearly 1,000 residents and has 38 different tribal affiliations.

Sabathani Family Housing, Minneapolis: \$1,145,000 toward construction of a 71-unit affordable apartment building. The development will be located on Sabathani’s campus, which houses the community center and affordable senior apartment building.

2260 Bohland Avenue (Common Bond Ford Site II), Saint Paul: \$575,000 toward a 60-unit senior development, the second of five affordable housing developments in the Highland Bridge development.

5780 Lincoln, Edina: \$1.5 million toward an 89-unit affordable housing development, with some of the units committed for people experiencing homelessness and people with disabilities. Community engagement included the school district.

Gladstone Village 1, Maplewood: \$1,150,000 toward a 65-unit mixed-income affordable rental housing development focused on families. The development will include amenities like community gathering and fitness spaces. Some of the units will be committed to housing for people with disabilities and individuals experiencing homelessness.

Innovation and Catalyst Center, Brooklyn Center: \$600,000 toward redeveloping a strip mall/shopping center that will serve as a business incubation space with economic development programming. The project includes workforce training, the opportunity for wealth building, and support for businesses owned primarily by residents of color and immigrant business owners.

700 American, Bloomington: \$1,793,250 toward 125 units of affordable housing for people 55 and older, including commercial space at a vacant corner at American Boulevard West and Lyndale Avenue South.

To be eligible and compete for **Livable Communities** funding, metro area cities must participate in the Livable Communities program. 75 cities and 1 township are participating in the Livable Communities program in 2023.



The New Generations development in Brooklyn Center will include affordable housing for veterans and people experiencing homelessness, and will offer support services and youth programming. (Artist rendering.)

Posted In: **Communities**
