

**MINUTES OF THE WORKSHOP MEETING  
CITY COUNCIL  
LITTLE CANADA, MINNESOTA**

**MAY 23, 2018**

Pursuant to due call and notice thereof a workshop meeting of the City Council of Little Canada, Minnesota was convened on the 23<sup>rd</sup> day of May, 2018 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 6:00 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL:	Mayor	Mr. John Keis
	Council Member	Mr. Tom Fischer
	Council Member	Mr. Rick Montour
ABSENT:	Council Member	Mr. Mike McGraw
	Council Member	Mr. Christian Torkelson
ALSO PRESENT:	City Administrator	Mr. Joel Hanson
	Assoc. Planner/Code Enf.	Ms. Jessica Jagoe
	City Clerk	Ms. Heidi Heller
	Parks & Rec/Comm. Serv.	Mr. Bryce Shearen

Mayor Keis stated that the purpose of this evening's workshop is to discuss redevelopment and determine next steps, and discuss objectives of a downtown area.

**REVIEW  
REDEVELOPMENT  
& DISCUSS  
OBJECTIVES OF  
A DOWNTOWN  
AREA**

The City Administrator explained that buying property and holding until a redevelopment becomes practical is critical to redevelopment since it is rarely possible to buy property when needed. He stated that property owners will often want more money when they know the City needs the property, or the parcels are not available at the time for various reasons. He noted that he also has a list of examples of properties that the City has purchased and the end result. The City Administrator stated that the City has also used "first right of refusal" options to purchase when certain properties become available for sale. He suggested that it is probably worth pursuing a first right of refusal agreement with the property owner of 2828 Condit since the City owns the adjacent properties and they will all need to be developed together.

The City Administrator reviewed the list of potential redevelopment areas throughout the city.

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City-owned Twin Lake land: A sewer line needs to be installed to serve the area, but should be done in conjunction with the reconstruction of Twin Lake Boulevard and coordinated with the City of Vadnais Heights. It does not make economic sense to tear the street up to install the sewer line without replacing the street at the same time. He noted that Vadnais Heights has not budgeted funds to do street reconstruction projects. He stated that Masterpiece Homes does not appear to be pursuing a development here any longer since they know what the issues are with getting utilities to the site. He noted that an apartment building could generate the largest return for the property but may not be well received by the neighborhood.

Pre-Wire area: Mark Sullivan, a developer met with City staff yesterday and has control of the Pre-Wire building and a few other of the properties here except for the apartment building next door, whose owner has indicated to stop contacting them. Mr. Sullivan suggested he would remove the buildings and use the properties temporarily for outdoor storage until he can acquire more land in order to do a new development. The City Administrator reported that Mr. Sullivan would like to talk to the City Council about options.

The City Administrator noted that Tom Tubbesing called him recently and stated he was having an appraisal done and would let the City know when he gets that information. If this parcel was available, it could be combined with the existing mini-storage business to redevelop the area. Montour asked if Ramsey County was still going to redo the County Road C and Rice Street intersection. The City Administrator stated that it is on the back burner for the County.

Area east of the fire station: The City Administrator noted that after the house at 331 Little Canada Road was torn down for the parking lot expansion, it became obvious that other redevelopment of this area might make sense. He stated that some of the houses nearby could become available in the near term, but noted it is a challenging area due to the lot dimensions.

Woodlyn (east of railroad tracks)/McGough: This area, along with 53 & 167 South Owasso properties have drainage issues and to remedy it with storm sewer that could cost \$100,000. He noted that the City Engineer is waiting for survey information and will have a recommendation soon.

Site east of Culvers: The City owns the lot, but developer George Sherman has the right to develop it as part of his redevelopment project in this area. The City Administrator explained that with closing out the TIF district here, he believes Mr. Sherman's rights will lapse. The City Administrator stated that he recently met with a dentist who is shopping around for land, but he noted that there is no reason for the City to provide free or reduced land cost. Keis asked if US Bank has ever indicated a desire to rebuild or improve the property. The City

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Administrator stated they have not. He noted that the City should get the easement from US Bank for a sidewalk along Rice Street.

Montour stated that for the downtown idea, he thinks that the Council should find examples of what they would like it to be, and then find a location to fit that vision. Keis stated that the vacant lot by Culvers could be used to start with fairly easily. He stated we could bring in food trucks and put the farmer's market there and see how it goes. Montour and Fischer agreed that could be an option. Keis asked if an RFP could be done for someone to help plan a community gathering place. The City Administrator stated that is possible to hire a planning firm, but it will cost the City to do that.

There being no further business, the workshop was adjourned at 7:22pm.

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John T. Keis, Mayor

Attest: \_\_\_\_\_  
Joel Hanson, City Administrator