

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

SEPTEMBER 12, 2018

Pursuant to due call and notice thereof a workshop meeting of the City Council of Little Canada, Minnesota was convened on the 12th day of September, 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
	Council Member	Mr. Mike McGraw
	Council Member	Mr. Christian Torkelson

ALSO PRESENT:	City Administrator	Mr. Chris Heineman
	Finance Director	Ms. Sharon Provos
	Assoc. Planner/Code Enf.	Ms. Jessica Jagoe
	City Clerk	Ms. Heidi Heller

**DISCUSS
ECONOMIC
DEVELOPMENT
OPTIONS**

Mayor Keis stated that the purpose of this evening's workshop is to discuss a proposed economic development project in Little Canada. Keis stated that a representative from Ehlers will complete the analysis once information has been received from the Ramsey County assessor. He noted that the Council will need to decide if there is an interest to assist a new business in any way.

The City Administrator reported that he has talked with Rachel Gradner, CBRE, regarding the site on Centerville Road. He stated that the developer anticipates an investment of \$14,706,000 into the existing building. He noted that Ramsey County needed specific information about how much square footage for the various uses within the building in order to determine the future tax capacity. He explained that the company is only requesting assistance on tax increment from improvements to the property over the existing property tax level.

McGraw asked if the County has a higher minimum wage level like Minneapolis and St. Paul does, and does this company offer benefits. The City Administrator stated that Ramsey County does not have a wage requirement other than Federal standards; however the City of St. Paul is considering a citywide increase to the minimum wage. This business does offer benefits and their current entry-level pay exceeds the Federal minimum wage.

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Administrator Heineman noted that the Minnesota Department of Employment and Economic Development (DEED) has wage and benefit requirements that must be met before they provide assistance to a company. He stated that if the City of Little Canada has adopted a Business Subsidy Policy, there are typically wage and benefit requirements included in the Policy.

The Council discussed concerns about traffic levels and whether there is Council interest in financially assisting a new business. Keis asked what information the Council wants and what does the Council need to do tonight.

The City Administrator stated that this company is asking the City Council for a Resolution of support of the DEED Job Creation Fund (JCF) incentive. The company is also requesting support of a transfer credits for Sewer Availability Charges (SAC) if St. Paul and the Metropolitan Council agree to it.

Keis stated that there could be a workshop in two weeks with the company to discuss the Council's concerns. The Council is looking for answers to the following questions:

- What will the projected workflow be for the facility? Specifically, how would the loading docks be utilized and many trucks would be backing up and loading between 11:00 pm and 7:00 am?
- How are the employees going to get to the facility?
 - How many employees drive and park at the facility?
 - How many employees typically utilize public transportation?
 - Does the business currently provide any shuttle transportation? If not, would they be willing to do so?
 - If needed, would the business be willing to work with the City of Little Canada to request expansion of Metro Transit routes?
- What are the pay and benefits for existing employees and entry-level employees? (Information was provided on the anticipated hiring schedule for 160 net new positions over five years with an average salary of \$32,600 but not for existing or entry-level employees).

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

John T. Keis, Mayor

Attest: _____
Christopher Heineman, City Administrator