

**AGENDA**  
**CITY OF MAPLEWOOD**  
**HOUSING AND ECONOMIC DEVELOPMENT COMMISSION**  
**Wednesday, July 9, 2014**  
**7:00 P.M.**  
**Council Chambers - Maplewood City Hall**  
**1830 County Road B East**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes:
  - a. April 9, 2014
5. New Business:
  - a. Green Economy – Presentation by Tim Nolan, Sustainable Industrial Development Coordinator with the Minnesota Pollution Control Agency
  - b. Sale of Excess Real Property, Fire Department Properties
  - c. Update on RLF Guidelines and Broker Selection Subcommittees
6. Unfinished Business:
7. Visitor Presentations:
8. Commission Presentations:
9. Staff Presentations:
  - a. Development Summary (No Report)
10. Adjourn

**MINUTES OF THE HOUSING AND ECONOMIC DEVELOPMENT COMMISSION  
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA  
7:00 P.M., WEDNESDAY, APRIL 9, 2014**

**1. CALL TO ORDER**

A meeting of the Commission was held in the City Hall Council Chambers and was called to order at 7:00 p.m. by Chairperson Wessel.

**2. ROLL CALL**

Commissioners

Gary Klonecz, Commissioner	Present
Mark Jenkins, Commissioner	Present
Jennifer Lewis, Commissioner	<b>Absent</b>
Joy Tkachuck, Vice Chair	<b>Absent</b>
Beth Ulrich, Commissioner	Present
Dennis Unger, Commissioner	<b>Absent</b>
Warren Wessel, Chairperson	Present

Staff

Michael Martin, Planner  
Melinda Coleman, Assistant City Manager

**3. APPROVAL OF AGENDA**

Commissioner Jenkins moved to approve the agenda as submitted.

Seconded by Commissioner Ulrich. Ayes – All

The motion passed.

**4. APPROVAL OF MINUTES**

Commissioner Ulrich moved to approve the minutes for February 12, 2014, as submitted.

Seconded by Commissioner Klonecz. Ayes – All

The motion passed.

**5. NEW BUSINESS**

**a. Minnesota Waste Wise**

- i. Planner, Mike Martin introduced Mike Weitekamp on behalf of Minnesota Waste Wise to give a presentation.
- ii. Mike Weitekamp, Minnesota Waste Wise Foundation, 400 North Robert St, Suite 1500, St. Paul, gave the presentation on an outreach program to the business commercial community regarding getting involved in recycling.
- iii. Assistant City Manager, Melinda Coleman addressed Mr. Weitekamp and the commission regarding how to reach out to the business commercial community.

No action was required.

**b. Gladstone Phase 2 Improvements, Project 14-01**

- i. Planner, Mike Martin introduced the item and turned the discussion over to Jon Horn with Kimley-Horn and Associates.
- ii. Jon Horn, representative from Kimley-Horn and Associates, Inc., St. Paul, gave the presentation on the Gladstone neighborhood master plan and answered questions of the commission.

No action was required.

**c. Formation of Subcommittee to Draft RLF Guidelines**

- i. Planner, Mike Martin gave a brief update on the draft RLF guidelines looking for commissioners to volunteer to form a working group.

Commissioners Beth Ulrich and Gary Klonecz volunteered to form a temporary working group which will produce recommendations to draft RLF guidelines, staff is looking for one more commission member to volunteer.

**d. Broker Selection Committee**

- i. Planner, Mike Martin gave a brief update on the broker selection committee. Staff is looking for volunteers from the commission.

Chairperson Wessel volunteered to serve on the broker selection committee. Staff still needs one more commission member to volunteer to serve.

**6. UNFINISHED BUSINESS**

None.

**7. VISITOR PRESENTATIONS**

None.

**8. COMMISSION PRESENTATIONS**

None.

**9. STAFF PRESENTATIONS**

- a. Ramsey County Demographic Presentations** – Planner Martin will send an email with links to videos for the commission to watch on their own time due to a full agenda.

Assistant City Manager, Melinda Coleman addressed the commission.

- b. Development Summary** – Planner Martin gave an update on active applications in the City of Maplewood. A loading dock at Hobby Lobby at Plaza 3000, equipment for a cell phone tower in the Vista Hills neighborhood, and a CUP for an addition at the Beaver Lake School. There will also be a Herberger's Clearance Center at the old Office Max location.

**10. ADJOURNMENT**

Chairperson Wessel adjourned the meeting at 7:55 p.m.

## MEMORANDUM

**TO:** Melinda Coleman, Interim City Manager

**FROM:** Shann Finwall, AICP, Environmental Planner

**DATE:** July 1, 2014 for the July 9 Housing and Economic Development Commission Meeting

**SUBJECT:** Green Economy – Presentation by Tim Nolan, Sustainable Industrial Development Coordinator with the Minnesota Pollution Control Agency

### **Introduction**

Restoring and enhancing our environment is in the long-term interest of businesses and communities who hope to grow and ultimately be sustainable. To accommodate this transformation, businesses large or small and communities will have to adapt policies, processes, and practices that are significantly less resource-intensive and ecologically damaging. A Green Economy is not only about a new way of doing business that enhances the environment, but rather, it presents opportunities for business growth, job creation, and sustainable economic development.

### **Discussion**

Tim Nolan, Sustainable Industrial Development Coordinator with the Minnesota Pollution Control Agency will address the housing and economic development commission at its meeting on July 9.

### **Recommendation**

No action required.

### **Attachments**

1. What is the Green Economy?
2. Environmental Innovation Creates Business Growth and Quality Jobs



## What is the Green Economy?

The Green Economy – described in other terms as clean energy, low-carbon, sustainable, bioeconomy, and others – is not just about jobs, but involves the whole body of commerce, made up of the economic, legal, political, social, technological, and infrastructure systems, that constitute the conditions for doing business. It is about applying knowledge, and new ways of producing and delivering a range of products and services, while integrating ecological values as fundamental to long-term prosperity. Adapting in this emerging economy involves a focus on resource productivity, and optimizing economic, human, and natural capital to avoid degradation and depletion of natural assets. Fundamentally, if ecosystem services are degraded then economic value is lost.

Rather than resource intensive based growth, quality of life and standard of living are based less on overconsumption and more on balancing ecological stewardship with economic prosperity. Human systems that support commerce then move away from diminishing and degrading ecosystems and the services they provide. If we instead institute more resource-productive and environmentally restorative approaches, this will prevent future costs and position the region to capture significant economic development opportunities.

This new cleaner, greener, more sustainable economy will be the future. Restoring and enhancing our environment is seen as being in the long-term interest of businesses and communities who hope to grow and ultimately be sustainable. To accommodate this transformation, businesses large or small and communities will have to adapt policies, processes, and practices that are significantly less resource-intensive and ecologically damaging. The extent of green business activity involving adoption of technologies, products and services, consumer demand, jobs, etc. determines the scope and depth of the Green Economy.

## Represents a Major Shift and Opportunity

A growing body of evidence indicates that globally, nationally, and regionally many environmental challenges are escalating, and long-term solutions are not being achieved. Prime issues encompass water quality and scarcity, energy security and clean energy systems, sustainable food production, ecosystems decline, and climate change adaptation. Associated future costs and impacts on economies, businesses, and communities will impede prosperity.

A shift is occurring from traditional technologies used for pollution control and remediation to next-generation clean-green-sustainable technologies. This includes industrial processes that are much more closed-looped that optimize energy, water, and materials in ways that create less emissions and waste. This results in less pollution and need for regulation.

A 21<sup>st</sup> Century Clean Green Economy is not only about a new way of doing business that enhances the environment, but rather, it presents opportunities for business growth, job creation, and sustainable economic development. By leading in what we will call the new race for space, public and private organizations and communities can be on the crest of the wave, enhance competitive advantages, capture environmental and economic benefits, and create long-term prosperity.

**Green Goods or Services** are goods and services produced by an establishment that benefit the environment or conserve natural resources. Green goods and services fall into one or more of the following five groups: production of energy from renewable sources, energy efficiency, pollution reduction and removal, greenhouse gas reduction and recycling and reuse, natural resources conservation, and environmental compliance, education & training, and public awareness.

Bureau of Labor Statistics March 2012

## The Case for a Cleaner, Greener, More Sustainable Economy

Many forces are coming to bear on companies, making green a profitable (not optional) path. Resource issues – energy, carbon, and water – are a growing concern. How companies manage resources is a strategic issue and reason to embrace sustainability. Clean, green, and sustainability issues are complex, evolving, and integral to all industry sectors and levels of government. In effect, we are seeing a cleaner, greener, more sustainable economy – referred to as the next industrial revolution – emerge.

To confront and solve 21<sup>st</sup> century environmental problems we need 21<sup>st</sup> century solutions applied at the scale of the challenges. This includes the infrastructure supporting our industries and communities. Much of our national infrastructure is antiquated and reinvestment in 21<sup>st</sup> century smart infrastructure is necessary. This presents a historical opportunity to develop and invest in more advanced and interconnected systems that will be more resource-productive and will enhance reliability and security.

On the upside, the growing urgency to address these challenges presents opportunities, and is driving an array of public policy, research, and commercial endeavors. Traditional technologies used for pollution control and remediation are evolving to next generation clean-green-sustainable technologies. A growing emphasis on environmental sustainability is driving the development of entirely new technology platforms, products and services. It will be essential for the green workforce of the future to obtain specialized knowledge, skills, and competencies.

Arguments are moving away from the common perception – that higher environmental performance will hurt competitiveness – to the realization that such performance will be fundamental to competitiveness. Global businesses are taking the lead, embedding sustainability into overall business strategies. Most executives see the need to do more than what the government is asking.

A greener economy is a source of competitive strength, and the green marketplace offers significant opportunities for expansion and diversification. In the long term, businesses will be more competitive in the global economy when they offer products and services that reduce environmental harm and use renewable resources. Businesses can achieve multiple benefits and value including:

- Greater resource efficiency and decreased operating costs.
- Enhanced competitiveness and new market potential.
- Increased return on capital investments and asset value, and mitigated risks for investors.
- Energy and resource security.
- Improved worker health and higher productivity.
- Talent attraction by representing the values of the emerging workforce.
- Stronger connections with suppliers, customers, and community.
- New market potential from consumer demand for environmentally superior products.
- New approach to risk management, reducing future costs by avoiding clean-up liabilities.

*The mission of the Minnesota Pollution Control Agency is to protect  
and improve the environment and enhance human health*



## Environmental Innovation Creates Business Growth and Quality Jobs

Many businesses are initiating innovative sustainability strategies, far more advanced than government regulations. Deploying eco-innovations improves global competitiveness, and diffusion of superior performing technologies and products will result in environmental, economic, and social benefits. Greening of the economy could drive innovation, help strengthen the state's manufacturing base, and capture international trade opportunities. Green sector jobs show notable growth opportunity in disruptive technologies, based on the rising urgency to provide solutions for many environmental challenges.

**Eco-Innovation** is the intent to achieve a higher level of ecological improvement in the production of goods and services through knowledge and associated cleaner technologies. It leads to enhancement of natural assets, rather than their depletion or degradation. Eco-innovations can also occur in the infrastructure systems that support economies and natural resources use on which they depend.

Because of this, and other drivers, there is a shift in capital flows. Assets in sustainability and socially responsible investing rose by more than thirteen percent from 2007-2009, compared with a one percent gain by the broader professionally managed funds over the same period. Organizations such as the Midwest Chapter of the national Cleantech Open, are working to accelerate early stage cleantech ventures, and leverage the investments necessary to commercialize.

Studies indicate that growth in green sector jobs is significant and that this may be the fastest growing segment of the US economy over the next several decades, dramatically increasing its share of total employment. Generation of new green jobs nationally is projected to rise significantly from over 2.5 million in 2018 to over 4.2 million in 2038, and could provide as much as 10 percent of new job growth over the next 30 years, according to a recent U.S. Conference of Mayors report.

From 1998 to 2007 Minnesota's clean-energy economy grew faster than the overall state economy. Recent Minnesota-based labor market research on green jobs concludes that between the 4<sup>th</sup> quarter 2009 and 2<sup>nd</sup> quarter 2011, growth in hiring demand for green vacancies indicated 54 percent of positions were new. In contrast, 28 percent of projected total job openings from 2009 to 2019 will be new. This research indicates green jobs are:

- diverse in a wide variety of industries
- spread across over 150 occupations
- proportionally high in construction and manufacturing
- found predominantly in private firms
- balanced between the metro area and non-metro

Green jobs offer high-quality employment compared with total jobs based on higher required education, advanced specialty skill levels, average wage rate, high proportion of health care benefits, and stability.

**Green Jobs** (Minnesota's Emerging Green Economy Green Jobs Report January 2012) are those that are directly related or essential to a green product, green service, or green process and at which workers spend at least 50 percent of the time in any of the following activities:

- Renewable energy or alternative fuels
- Energy and/or resource efficiency
- Environmental cleanup including recycling, pollution prevention, and mitigation activities
- Sustainable agriculture or natural resource conservation
- Environmental education, regulation, compliance, or research

Environmental programs can catalyze economic development as demonstrated by the growth of the recycling manufacturing sector. Economic benefits to the state have increased between 2004 and 2011. Direct jobs at the companies surveyed rose from 9,003 to 15,221, resulting in estimated 2011 tax revenue of \$272 million, and estimated total value-added activity of \$8.50 billion.

Minnesota firms have technical strengths associated with the clean green economy, including biochemistry, advanced materials and nanotechnology, renewable energy, waste treatment and recovery, energy generation, storage, and distribution, wireless and control technologies, and transportation technologies.

## Potential Community and Future Workforce Impacts

Communities with a clean local environment enhance quality of life and health for citizens, and are a preferred place to live, retaining younger generations and attracting talented workers. A clean green economy provides important local and national benefits that include economic development and investment, present and future cost savings, energy-food-water security and independence, and environmental quality gains. Findings from a two-year Minnesota Labor Market Office study indicate:

- Green and green-enabling technologies may have a substantial impact on state's workforce in the coming years.
- As certain products and services gain market acceptance as environmentally beneficial, and preferable compared to others, some jobs will be created and some will be lost.
- It will be essential for the green workforce of the future to obtain specialized knowledge, skills, and competencies.
- Advances in technology, consumer demand for green products and services, and the pace companies adopt green processes will drive future job growth in the State's green economy.
- As the concept of environmental performance becomes broader and more holistic, more interventions will be focused on tackling problems from the early stages of a product's commercial cycle rather than managing emissions and wastes downstream.
- Shifting from end-of-pipe treatment methods to prevention of environmental problems and green remediation technologies further increases hiring demand for people with science degrees and related experience.
- Green activity categories focused on pollution prevention, efficiency, and renewable energy may be the biggest areas of job growth.
- Green workforce expansion tends to be more predominant in small and micro businesses than large businesses.

*The Minnesota Pollution Control Agency's mission is to protect and improve the environment and enhance human health.*

## MEMORANDUM

**TO:** Melinda Coleman, City Manager  
**FROM:** Michael Martin, AICP, Planner  
**SUBJECT:** **Sale of Excess Real Property, Fire Department Properties**  
**DATE:** July 2, 2014

### Introduction

The city has received a purchase offer for property it has been marketing for sale. The property is located at 1177 Century Avenue. The property used to be utilized as a fire station but is currently dormant. A landscaping company is proposing to purchase the property. To operate it would be a conditional use permit for outdoor storage and a comprehensive plan amendment, which will be reviewed by the city later this summer. The site is zoned correctly for this proposed use. The applicant has been negotiating with the city council on a final sale price.

### Request

Staff would like the housing and economic development commission (HEDC) to make a recommendation to the city council deeming three parcels as being excess land owned by the city allowing the city council to receive and accept purchase offers. It should be noted that proceeds from the sale of these properties will not be used for redevelopment purposes.

### Discussion

#### Excess Land

In the fall of 2013, the city adopted a policy to guide the selling of city-owned real property. This process requires the housing and economic development commission make a recommendation to the city council deeming properties in excess and available for sale. In addition to the Century Avenue site, the city is looking to sell two other decommissioned fire station properties located at 2501 Londin and 2001 McMenemy.

Since these parcels do not have any deed restrictions and are not needed by the city for any additional public functions, staff is recommending the city deem the parcels in excess and move forward with selling the properties.

#### Purchase Agreement

The city hired Mike Brass, a real estate agent with Colliers International, to represent the city and market the parcels. Mr. Brass was hired through a request for proposal (RFP) that was reviewed by a subcommittee of the HEDC and approved by the city council. The city has received a purchase agreement for the Century Avenue property from a landscape company. The purchase agreement submitted to the city is considered confidential information but the city

council has been negotiating with the applicant and will approve the final agreement.

The property is zoned business commercial and guided by the city's comprehensive plan for government use. Any purchase of the property would be contingent on the buyer making the appropriate land use applications to guide the land for commercial use. The city's normal public hearing and notification process would be utilized for any land use applications. The city council approves all official land use and map amendments.

### **Recommendation**

- A. Approval of a recommendation to the city council in determining the properties the city owns at 1177 Century Avenue, 2501 Londin and 2001 McMenemy are in excess and not needed for any public use and should be marketed for sale.
- B. Approval of a recommendation to the city council to move forward with a purchase agreement to sell the property located at 1177 Century Avenue.

### **Attachment**

- 1. 1177 Century Avenue
- 2. 2501 Londin
- 3. 2001 McMenemy

# Development Opportunity

**1177 CENTURY AVENUE, MAPLEWOOD MINNESOTA**

Prime infill commercial land in Maplewood. Great access to Maplewood, Saint Paul, Woodbury and Oakdale. Near Interstate 94 and Stillwater Boulevard commercial node.

Potential for lot to be divided for additional development north of the existing building.



**Price:**  
**\$1,235,000**

**Lot Site:**  
1.84 Acres

**Land Use:**  
Government  
(Subject to change)

**Zoning:**  
Business  
Commercial

**Current Use:**  
Vacant Building,  
additional developable land to the north

**Contact:**  
**Melinda Coleman,**  
**Assistant City Manager**  
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Maplewood Minnesota  
55109

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**MAPLEWOOD**

# Development Opportunity

**2501 LONDIN LANE, MAPLEWOOD MINNESOTA**

Prime infill residential land in Maplewood. Great access to Maplewood, Saint Paul, Woodbury and Oakdale. Near Interstates 94 and 494. Just south of Battle Creek Regional Park.

Property to be reguired and rezoned for residential purposes. Adjacent to existing multi-family and single-family homes.



**Price:**  
**\$1,990,000**

**Lot Site:**  
5.92 Acres

**Land Use:**  
Government  
(Subject to  
change)

**Zoning:**  
Farm (Subject to  
change)

**Current Use:**  
Vacant Building, to  
be removed

**Contact:**  
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**MAPLEWOOD**

# Development Opportunity

**2001 MCMENEMY STREET, MAPLEWOOD MINNESOTA**

Prime infill commercial land in Maplewood. Great access to Maplewood, Saint Paul and Roseville. Near Interstate 35E and many office and industrial parks.

Potential for lot to be divided for additional development north of the existing building. Property to be reguided and rezoned for commercial purposes.



**Price:**  
**\$849,000**

**Lot Site:**  
1.3 Acres

**Land Use:**  
Government  
(Subject to  
change)

**Zoning:**  
Farm (Subject to  
change)

**Current Use:**  
Vacant Building,  
additional  
developable land  
to the north

**Contact:**  
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**MAPLEWOOD**

## MEMORANDUM

**TO:** Melinda Coleman, City Manager  
**FROM:** Michael Martin, AICP, Planner  
**DATE:** July 2, 2014  
**SUBJECT:** Update on RLF Guidelines and Broker Selection Subcommittees

### **Introduction**

At the July housing and economic development commission (HEDC) meeting, staff will give the commission updates on the two subcommittees that the HEDC established early this year.

### **Discussion**

#### **Revolving Loan Fund Guidelines Subcommittee**

The HEDC selected three members to serve on this committee to create some draft revolving loan fund guideline recommendations. Melinda Coleman had intended to lead this process but had to assume the interim city manager position after Charles Ahl's retirement. The HEDC's staff liaison was also out on parental leave leaving the city short staffed and unable to being this process. Staff is intended to jumpstart this process now and will be working with the subcommittee to establish meeting times.

#### **Broker Selection Subcommittee**

The HEDC selected two members to site on this subcommittee. The subcommittee reviewed proposals from brokers to represent the city as it moves forward with selling real property. Mike Brass was recommended to be hired to represent the city. The city council approved an agreement to have Mr. Brass represent the city on real estate matters.

### **Recommendation**

No action required.