

AGENDA
CITY OF MAPLEWOOD
HOUSING AND ECONOMIC DEVELOPMENT COMMISSION
Thursday, January 19, 2017
6:00 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. July 13, 2016
5. New Business:
 - a. 2016 Code Enforcement Year-End Report
 - b. EEDD Update on Gladstone Neighborhood
 - c. 2016 HEDC Annual Report
 - d. Election of Officers (No Report)
 - e. Recap of Recent Business Engagement Outreach Events (No Report)
6. Unfinished Business:
7. Visitor Presentations:
8. Commission Presentations:
 - a. New Member Introduction (No Report)
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
WEDNESDAY, JULY 13, 2016
7:00 P.M.

1. CALL TO ORDER

A meeting of the Commission was held in the City Hall Council Chambers and was called to order at 7:01 p.m. by Acting Chairperson Tkachuck.

2. ROLL CALL

Commissioners

Brian Finley, Commissioner	Present
Mark Jenkins, Commissioner	Present
Jennifer Lewis, Commissioner	Present
Joy Tkachuck, Vice Chair	Present
Dennis Unger, Commissioner	Absent
Warren Wessel, Commissioner	Present

Staff

Michael Martin, Planner, Economic Development Coordinator

3. APPROVAL OF AGENDA

Commissioner Jenkins moved to approve the agenda as submitted.

Seconded by Commissioner Finley. Ayes – All

The motion passed.

4. APPROVAL OF MINUTES

Commissioner Jenkins moved to approve the HEDC minutes for April 13, 2016 as submitted.

Seconded by Commissioner Wessel. Ayes – Acting Chairperson Tkachuck,
Commissioner's Finley,
Jenkins, Lewis & Wessel

Abstention – Commissioner Lewis

The motion passed.

5. NEW BUSINESS

a. Consider Selection of a Business Engagement Program

- i. Economic Development Coordinator, Michael Martin gave the report and answered questions of the commission.

Commissioner Unger could not be present but he let staff know his support for the program and he would like to find a way to include the Oakdale Area Chamber of Commerce in the process.

Commissioner's Jenkins moved to support the staff recommendation and enter into discussions with the Saint Paul Area Chamber of Commerce (SPACC) and the White Bear Area Chamber of Commerce (WBACC) on a Business Engagement Program.

Seconded by Commissioner Lewis.

Ayes - All

The motion passed.

The commission recommended inviting the city council to meet with the Oakdale Area Chamber of Commerce.

b. Consider Amendments to the HEDC's Rules of Procedure

- i. Economic Development Coordinator, Michael Martin gave the report on the HEDC rules of procedure and answered questions of the commission.

Commissioner Wessel asked if the commission could meet on Thursdays instead of Wednesdays.

Commissioners felt they could make the 6 p.m. time work but not earlier than that. Most of the commission felt Thursday could work if the commission changed the day they meet.

Commissioner Wessel moved to recommend that the HEDC meet every second third Wednesday Thursday of every quarter and change the start time of the meeting from 7 p.m. to 6 p.m.

Seconded by Commissioner Lewis.

Ayes – All

The motion passed.

Commissioner's Unger and Tkachuck will need to get back to staff after checking their calendars.

c. Resolution of Appreciation for Spencer Gansluckner

- i. Economic Development Coordinator, Michael Martin said Spencer Gansluckner resigned due to moving out of the city of Maplewood and there is a resolution of appreciation for him.

Commissioner Wessel moved to approve the resolution of appreciation for Commissioner Gansluckner.

Seconded by Commissioner Jenkins.

Ayes - All

The motion passed.

This item will go to the city council on July 25, 2016.

d. Election of Chairperson (No Report)

Due to the resignation of Chairperson Gansluckner the commission was required to elect a new chairperson.

Commissioner Tkachuck said she prefers to serve as the Vice Chairperson.

Commissioner Jenkins volunteered to serve in the role of Chairperson for the remainder of the year.

Commissioner Wessel move to approve Mark Jenkins as the Chairperson of the HEDC.

Seconded by Commissioner Finley.

Ayes – All

The motion passed.

Acting Chairperson Tkachuck turned the role over to the new Chairperson Jenkins.

6. UNFINISHED BUSINESS

None.

7. VISITOR PRESENTATIONS

None.

8. COMMISSION PRESENTATIONS

None.

9. STAFF PRESENTATIONS

a. Development Summary (No Report)

- i. Economic Development Coordinator, Michael Martin updated the commission on the development in the City of Maplewood.
 1. The North China Restaurant on White Bear Avenue will be demolished in order for a new AT&T retail building to be built there.
 2. The Taco Bell restaurant at 1965 County Road D has been demolished and the city has a building permit for a new Taco Bell to be built in that location.
 3. Costco on Beam Avenue has applied for their building permit for the liquor store that was approved and they have approval for expanding a gas canopy and fuel pumps but have not applied for that building permit yet.
 4. 1706 White Bear Avenue (formerly a Burger King and then Boca Chica taco house which vacated years ago) the city has met with representatives from Hardee's restaurant who had inquired about building a new Hardee's restaurant in this location. In order for this to happen changes would need to be made in the Mixed Use zoning district. The existing building would need to be demolished. There would need to be a change to the conditional use permit and the setbacks increased before this could be done.
 5. A new 140,000 square foot medical office building will be built in two phases located across the street from St. John's Hospital. The first phase would be 80,000 square feet. The second phase to follow and there is a potential third phase for a retail space.
 6. There is a vacant site on Gervais Avenue by Second Harvest, west of English Street, at 1205 Gervais Avenue there is a proposal for Koob Moo Spiritual Center for a funeral home. This will be going to the CDRB on July 26.
 7. Plaza 3000, 3000 White Bear Avenue there is a proposal for an Aldi grocery store which will be going to the CDRB July 26 for a comprehensive sign plan amendment.

10. ADJOURNMENT

Chairperson Jenkins adjourned the meeting at 8 p.m.

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Chris Swanson, Environmental and City Code Specialist
DATE: January 10, 2017
SUBJECT: 2016 Code Enforcement Year-End Report

Introduction

Property maintenance codes exist to prevent blight, maintain a residential atmosphere, and promote safe and healthful neighborhoods. Code Enforcement responds to a number of issues relating to vehicles, long grass/weeds, junk and debris, exterior storage, exterior property maintenance, home occupations, lighting, signs and other code related issues.

Discussion

Code enforcement complaints and abatements have continued to decline over the past few years as the number of foreclosed properties has decreased. There was a small increase in the number of violations in the past years but most of those have been in response to smaller issues. We are no longer seeing the large full yard encompassing or abandoned home issues of the past. There are still a few properties that have more substantial violations but staff is working with those homeowners to address those violations on a set schedule.

In 2016 staff responded to a large number of standard of living type of issues. These include hoarder, sanitary, and housing maintenance situations. These types of issues tend to take more time than a normal code violation and require a more goal oriented approach. The city has relied on the County to provide mental health, transitional housing, and abatement support for many of these issues.

Since 2014, the Code Enforcement Department has been working closely with the Maplewood Police Department to foster a more united response to community issues. Many of these recent standard of living situations have come from reports sent by the police or Fire/EMS after they have responded to an emergency situation. This partnership has been very helpful in providing support to both the code enforcement team and the residents who may need some help with their current living situation.

Code staff believes that the number of violations will continue to stay stable in the next few years as most of the formerly vacant homes are now occupied and a large number of the previous problem properties have switched owners.

Enforcement Matters Resolved

• Number of Complaints Resolved	315
• Enforcement Action in Progress	13 (most with compliance dates in 2017)
Total Number of Code Violations Received	500

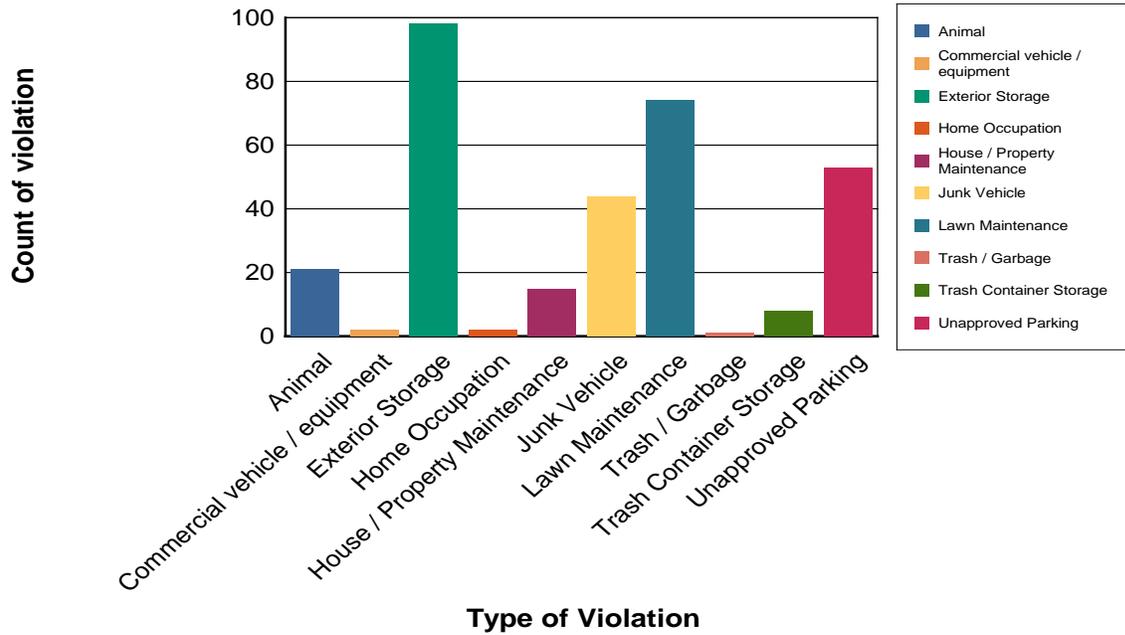
Correction letters/Citations/Abatements

Number of Correction Letters mailed	236 (down 14% from 2015)
Number of Citations Issued	1
Abatement Fees Charged	\$4891.15
Re-inspection Fees Charged	\$375

Type of Complaint	Number of Complaints Received	Pending
• Exterior Storage	98	11
• Unapproved Parking	53	0
• Lawn Maintenance	74	0
• House / Property Maintenance	15	2
• Junk Vehicles	44	0
• Trash / Garbage	1	0
• Trash Container Storage	8	0
• Commercial Vehicle / Equipment	2	0
• Home Occupation	1	0
• Miscellaneous Concerns*	<u>32</u>	<u>0</u>
Total Number of Violations	328	13

*Animal complaints fall under "Miscellaneous Concerns".

Code Enforcement



Code Enforcement Count by Year

Issue	2010	2011	2012	2013	2014	2015	2016	Total
Commercial vehicle / equipment	15	18	14	1	3	4	2	57
Exterior Storage	102	103	97	95	86	98	98	679
Home Occupation	15	23	17	10	10	1	1	77
House / Property Maintenance	54	38	55	39	37	19	15	257
Junk Vehicle	111	80	67	35	37	51	44	425
Lawn Maintenance	235	196	134	128	41	43	74	851
Trash / Garbage	35	50	35	27	18	8	1	174
Trash Container Storage	15	23	21	16	10	23	8	116
Unapproved Parking	124	123	123	60	50	62	53	595
Misc. Complaints	82	82	82	91	40	22	32	431
Total	788	736	645	502	332	331	328	3662

Summary

The number of foreclosed and abandoned properties in Maplewood has substantially decreased over the past few years. This has caused a significant drop in the number of code violations and abatements.

Code Enforcement continues to work through a community outreach model with a focus on educating violators and including stakeholders like landlords, residents, renters, and commercial

property owners. This approach helps the community understand what is expected for property upkeep. Code Enforcement will continue to work to keep Maplewood clean, safe, and attractive for the residents in the community.

Budget Impact

Code Enforcement is planned and budgeted through the General Fund.

Recommendation

Review the information provided in the report.

Attachments

None

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, Economic Development Coordinator
DuWayne Konewko, Environmental & Economic Development
Department Director

DATE: January 11, 2017

SUBJECT: EEDD Update on Gladstone Neighborhood and Comprehensive Plan

Introduction

At the January 19, 2017 HEDC meeting, staff from the city's Environmental & Economic Development Department will be updating the city council on several projects and initiatives the department is currently working on that will continue through 2017 and beyond.

Discussion

Gladstone Neighborhood Redevelopment

Gladstone House

For the past several weeks, staff has been in negotiation with Dr. Elmer Salovich over the purchase of 1375 Frost Avenue – the former “Gladstone House.” This structure has been home to several uses – bakery, church, furniture store, etc. – but has been vacant for more than 10 years and is in very poor condition. The intention is to demolish the structure and ready the property for new development. The city also owns a vacant parking lot across the street, adjacent to the Philippine Center of Minnesota. The Philippine Center of Minnesota in turn owns a vacant parking lot next to the Gladstone House building. City staff will explore options with the Philippine Center of Minnesota of transferring ownership of the two lots.

Frost-English Village

Staff has recently met with Sherman Associates, the developer of the Maplewood Bowl redevelopment, regarding phase two of its project. Sherman Associates intends to submit for land use approvals over the winter with a spring construction start targeted. Phase two is now intended to be a fully market rate building for seniors, with added amenities such as an in-ground pool. The developer has also indicated it has had ongoing discussions regarding commercial tenants for the third phase and strongly believes this will become a reality once the residential portions of the project are complete.

Upcoming Potential

The city has made substantial progress in seeing its vision implemented in this neighborhood – The Shores and Frost-English Village redevelopment, Gladstone Savannah and public improvements along Frost Avenue and English Street – staff is looking at future potential projects to continue this work. At the workshop, staff will go over a map of the neighborhood to show where the next potential opportunities exist.

2040 Comprehensive Plan Update

Background

Over the past two years, Environmental & Economic Development Department staff and the HEDC have worked to better reach out to the city's business community. This has resulted in several successful outreach events and the creation of a business engagement program which is being led by two of the city's chambers. For many years now the department has also been a leader – metro and state-wide – in implementing several environmentally sustainable programs.

Looking forward staff wants to build on our past experiences and seek opportunities with housing. Knowing the city has limited resources and not wanting to duplicate programs already available, staff is proposing to take advantage of the required 2040 comprehensive plan update to determine where best to use the city's dollars. This process also allows the city to take full use of its housing and economic development commission (HEDC) – the Maplewood citizen commission set up to review housing policy decisions. In addition, staff wants to take advantage of the work being done by Ramsey County and the survey being conducted right now by the League of Women Voters and incorporate these elements into the city's housing plan.

Plan Update

Every 10 years, all Twin Cities metro communities are required to update its comprehensive plan to ensure compatibility with the plans adopted by the Metropolitan Council. Chapters and areas of focus include land use, housing, sustainability, parks, natural resources, transportation, historical resources, surface water and sanitary sewer.

State statute requires the planning commission to review and make recommendations to the city council regarding all comprehensive plan matters and this group will serve as the main citizen group focused on the plan update. But the intention is to utilize all six of the city's commissions and its 40 citizen volunteers to review the relevant sections of the plan update – for instance the city's Environment and Natural Resources Commission will work heavily on the natural resources chapter of the plan and the aforementioned HEDC will work on the housing chapter.

Staff has already received approval for a \$32,000 planning grant from the Metropolitan Council and will continue to work interdepartmentally to refine a scope of work to assist in the selection of a consultant which is expected to occur early next year. Once selected, the consultant will work with city staff in identifying areas of focus – other than areas already mentioned – and will work to set up several citizen open houses to ensure feedback from the city's residents and businesses are ingrained in the plan update. These open houses will be expected to begin in late summer or early fall of 2017. These

open houses will be key in the development of the plan and work to ensure the plan will have support when it is time to be implemented. The intent is to have an updated plan ready for review by mid-2018 and adopted as required by the end of 2018.

The HEDC will be asked to be engaged with the comprehensive plan update process at several points over the next 1-2 years. As will the city's other volunteer citizen board and commissions. Staff sees great opportunities to use the plan update to expand upon several of the city's stated goals. The updated plan will provide staff with the policy guide to continue to work and implement these initiatives.

Budget Impact

None

Recommendation

No action required.

Attachment

1. PowerPoint Presentation



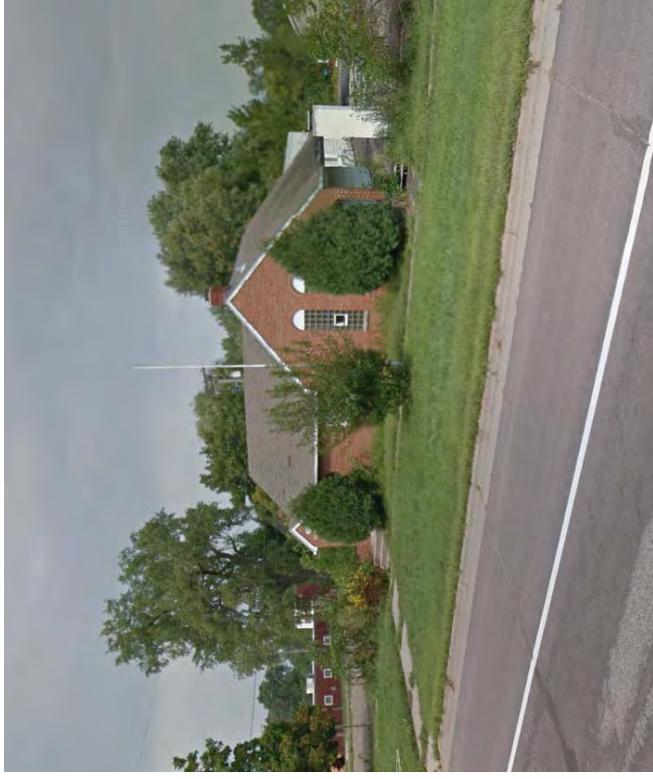
HEDC Meeting
January 19, 2017



Maplewood

Gladstone House

- City negotiating purchase
- Intend to demo building and prepare site for redevelopment
- Potential for additional site assemblage – more attractive for development partner





Maplewood

Frost-English Village

- Three-phased redevelopment of Maplewood Bowl site
- 50-unit building opened this summer
- Phase two – 105 units of market rate housing for seniors – additional amenities added to building
- Land use approvals over winter; spring construction start



Frost-English Village



Maplewood

Frost-English Village



Maplewood

Gladstone – Future Opportunities



Maplewood





Maplewood

Comprehensive Planning – Metropolitan Council

- Metropolitan Council has been in existence for nearly 50 years
- Created in 1967 to deal with issues such as wastewater treatment, transit, environmental protection and fiscal disparities among cities
- The Metropolitan Council was directed to plan for the orderly and economical development of the seven-county metro area, and coordinate the delivery of services that couldn't be provided by any one city or county



Maplewood

Comprehensive Planning – Metropolitan Council

- Metropolitan Land Planning Act of 1976 directed the Council to prepare a long-range development plan for the region every 10 years, as well as "system plans" for transportation, wastewater and water
- The law requires all local governments to adopt their own comprehensive plans consistent with the regional plan, and to share their plans with neighboring communities to facilitate regional cooperation
- Since the law's enactment, the Metropolitan Council has reviewed more than 2,200 local plans and plan amendments, requesting modifications in only 24



Maplewood

Comprehensive Planning – 2040 Update

- **Trends in the Region**
 - Continued job, household and population growth
 - Demographic shifts
 - Emerging environmental challenges
 - Economic competition with other regions
 - Constrained fiscal resources
- **Building on what we have learned from Susan Brower, Matt Kramer and Peter Frosch**



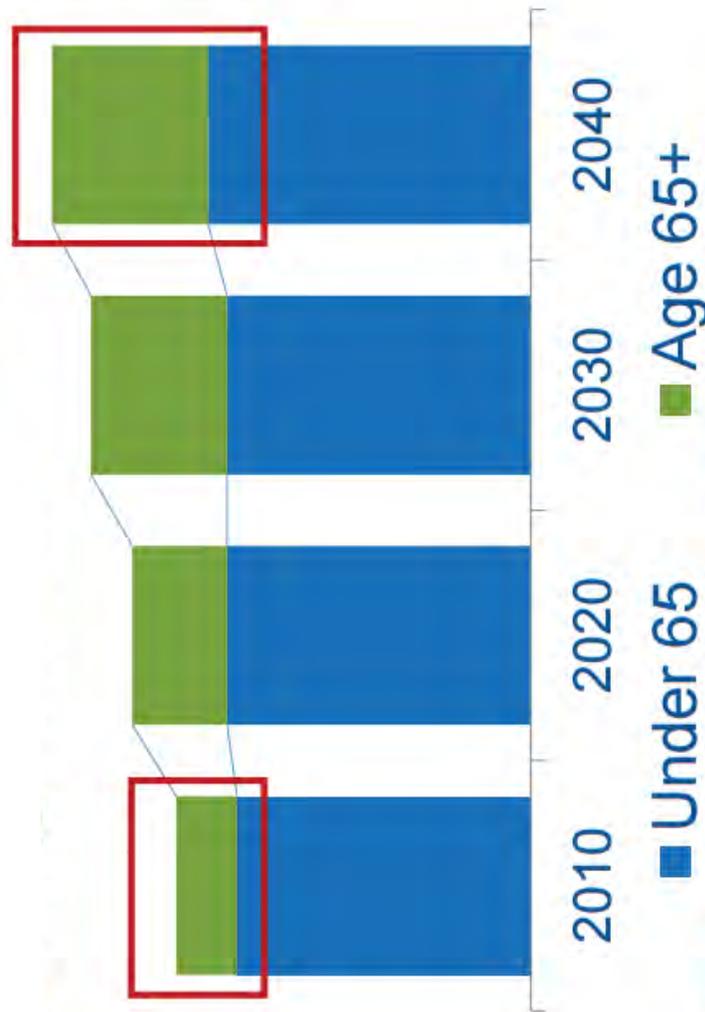
Maplewood

Comprehensive Planning – 2040 Update

- Older residents driving household growth

One in six households in 2010

One in three households in 2040



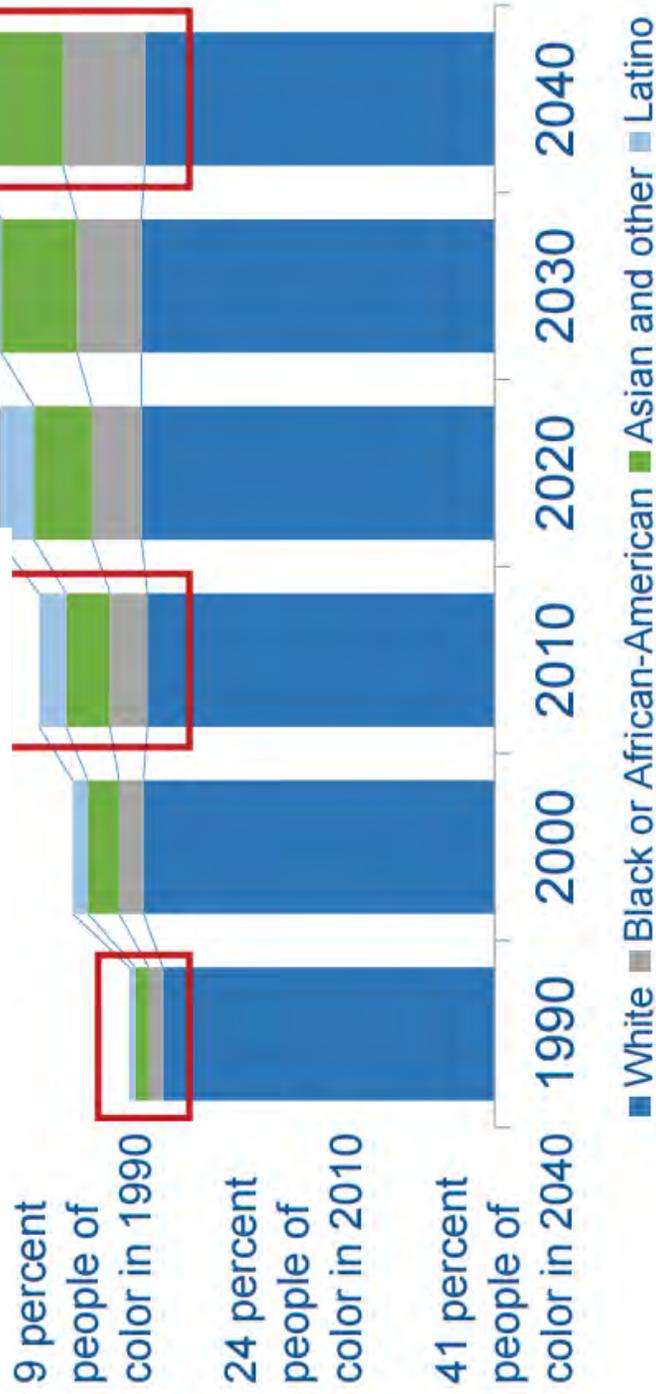
Source: 1990-2010 data on population from Census Bureau; 2040 forecasts from the Metropolitan Council (February 2014 release)



Maplewood

Comprehensive Planning – 2040 Update

- More diverse populations



Source: 1990-2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (February 2014 release)



Maplewood

Comprehensive Planning – 2040 Update

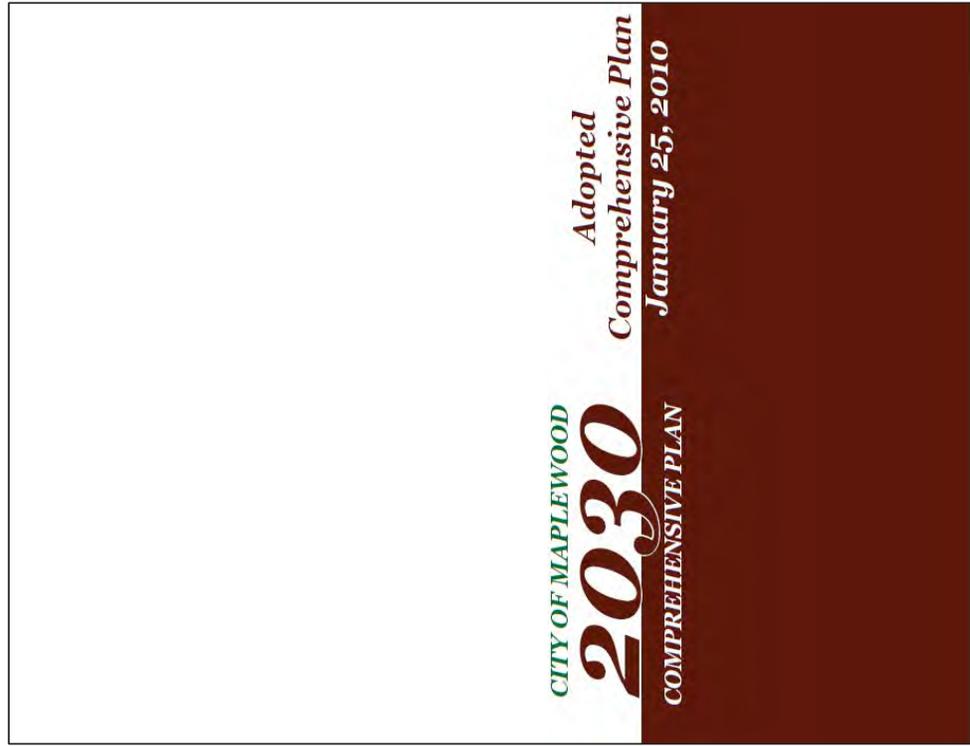


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Maplewood

Comprehensive Planning – Land Use



Planning for
Capital
Improvements



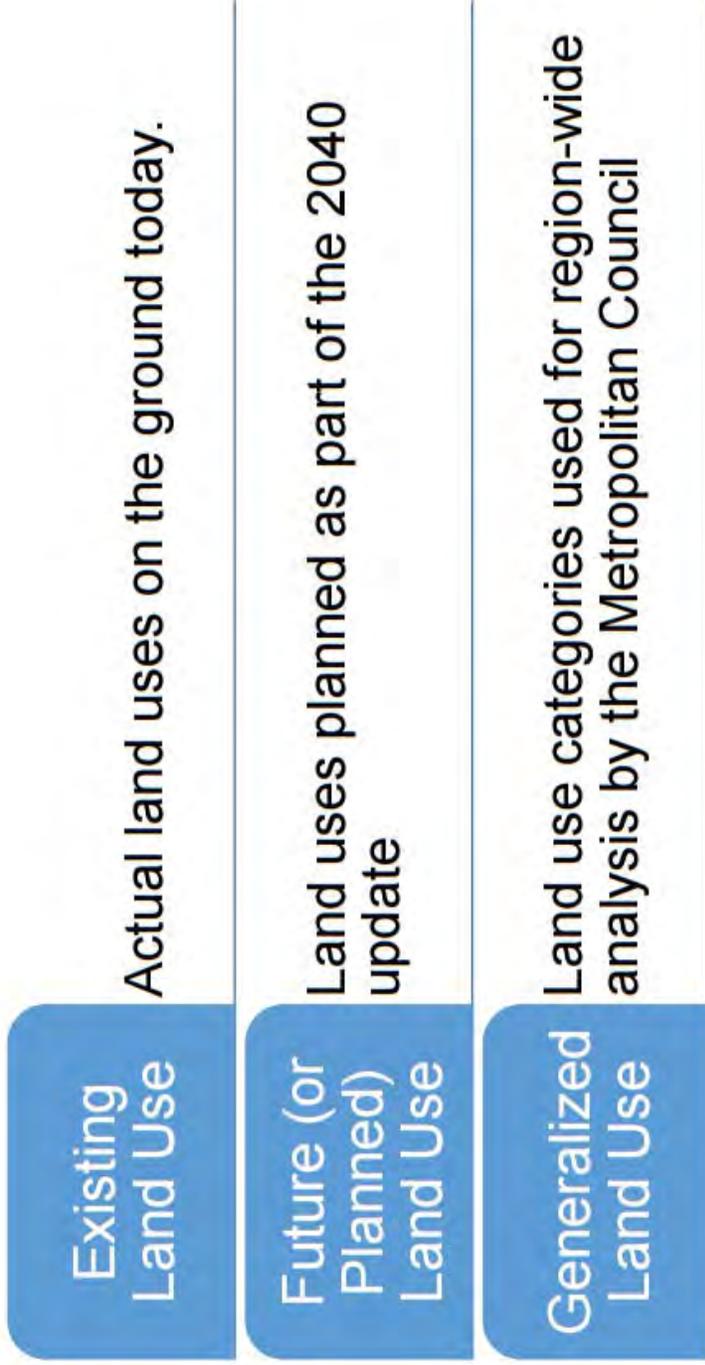
Supporting
Forecasted
Growth



Maplewood

Comprehensive Planning – Land Use

- Land Use Terminology

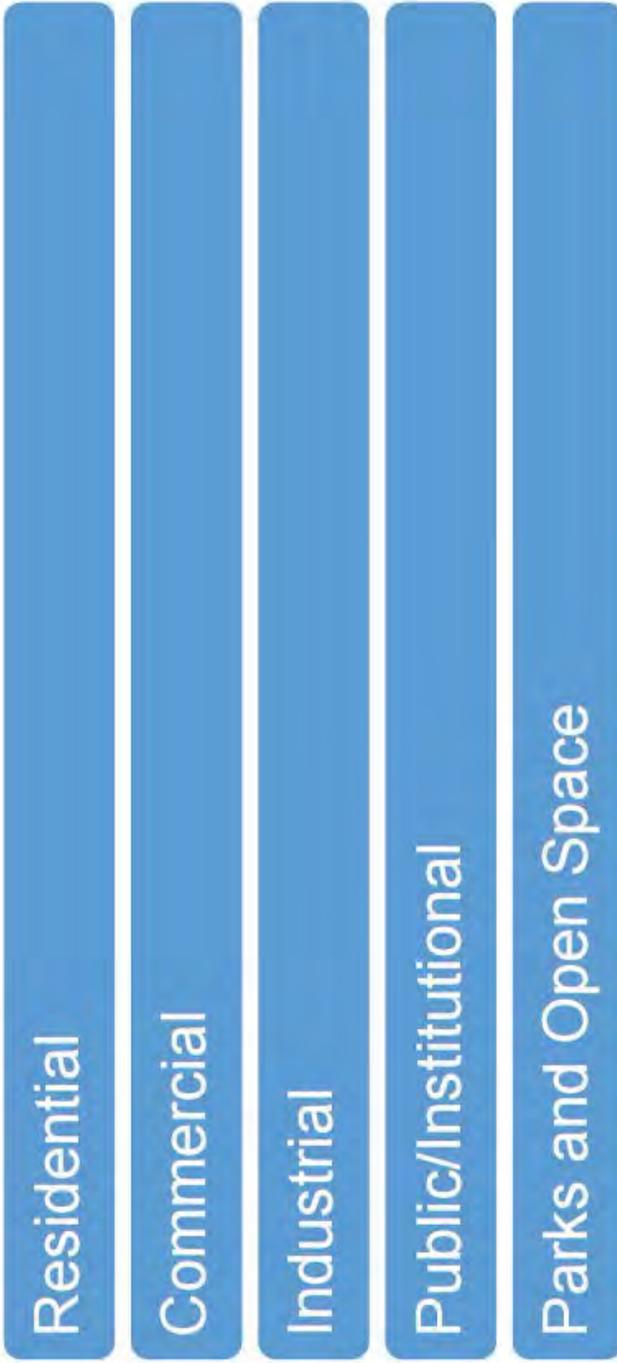




Maplewood

Comprehensive Planning – Land Use

- Land Use Categories





Comprehensive Planning – Land Use

- Think of Land Use Categories as Umbrella over Zoning Categories

Residential
Commercial
Industrial
Public/Institutional
Parks and Open Space

- F, R1, R1R, RE, R1S, R2, R3, MU
- NC, CO, BC, BCM, LBC, SC, M1, MU
- M1, M2
- Any zoning district with CUP
- OSP



Maplewood

Comprehensive Planning – Land Use

- Land Use Categories

Residential

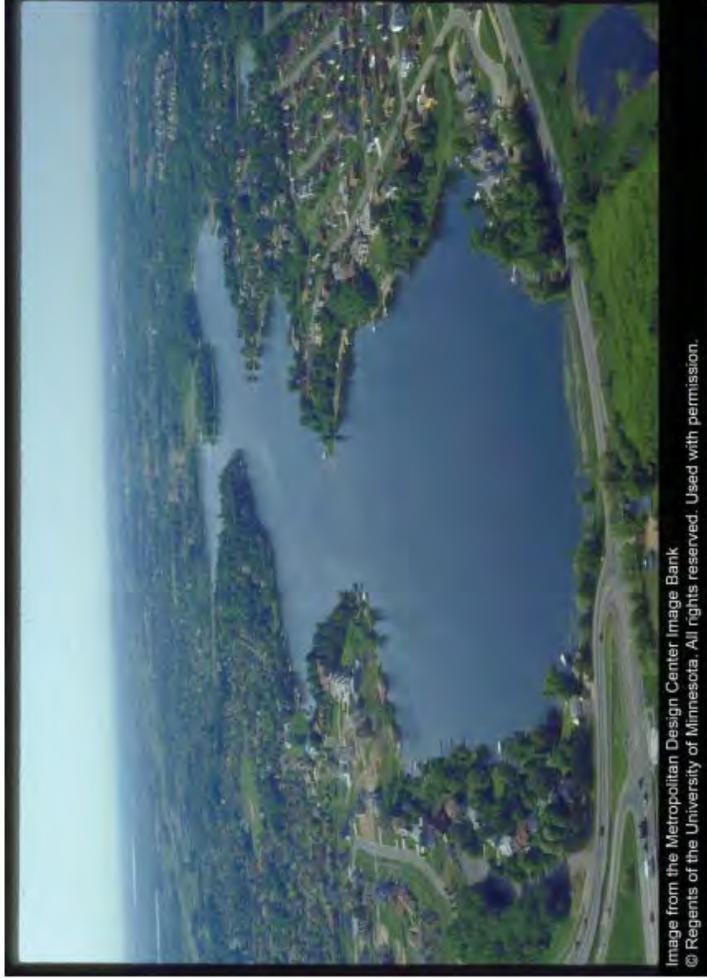
- **Rural Residential** - .05 – 1.5 upa - F, R1R, RE
- **Low Density Residential** - 2.6 – 6 upa - F, R1, R1S, R2
- **Medium Density Residential** - 6.1 – 10 upa - R3
- **High Density Residential** - 10.1 – 25 upa - R3
- **Mixed Use Residential** - 6 – 31 upa - MU



Maplewood

Comprehensive Planning – Land Use

- Residential Density
 - Overall minimum average net density
 - Include areas that are newly guided to support forecasted growth
 - Exclude lakes, wetlands, public parks and open space, and areas protected by local ordinance



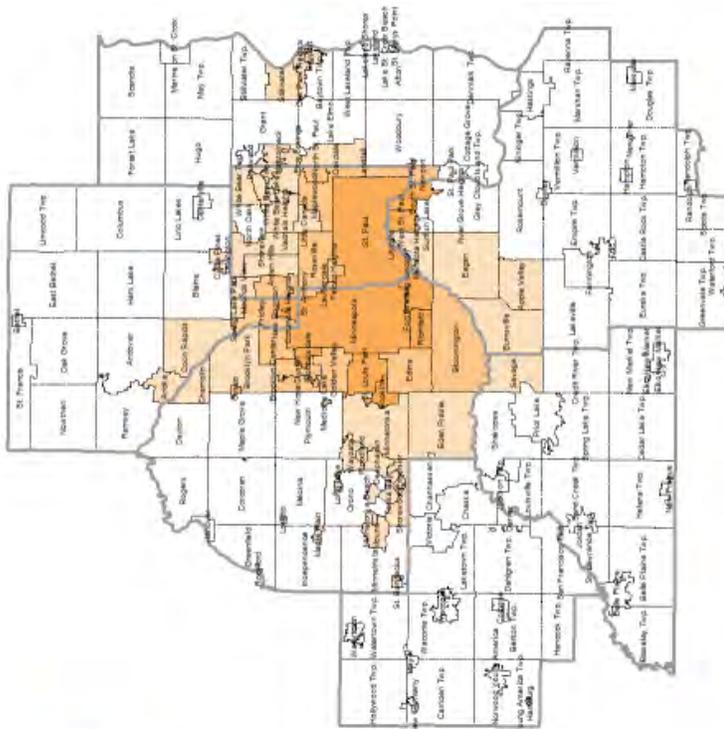


Maplewood

Comprehensive Planning – Land Use

Redevelopment

- Be as specific as possible and what type of development will occur on the identified properties
- May want to call for further studies in the future
- Recognize the uncertainty around development, but discuss priorities or other factors (e.g. CIP) around timing of potential redevelopment projects



Metropolitan Urban Service Area

- Urban Center
- Urban
- Suburban



Maplewood

Comprehensive Planning – Land Use

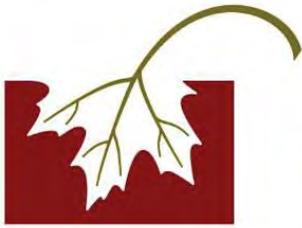
- Key points

Start with current densities in existing neighborhoods

Designate areas to support new development

Relate development areas to your community's vision and goals

Develop land use categories that are descriptive, but flexible



Maplewood

Comprehensive Planning – Resiliency

Resiliency in Comprehensive Plans:

1. Infrastructure and Environment
2. Energy Infrastructure and Resources
3. Healthy Communities
4. Economy and Society





Maplewood

Comprehensive Planning – Housing

Housing in Comprehensive Plans:

1. 2040 forecasted population of 48,600
2. Affordable Housing Need Allocation of 510 Units
3. Implementation Plan
4. Better Utilize Existing Programs
5. Provide Programs that Fill Gap/Demonstration Projects
6. Utilize Information from Partners





Maplewood

Comprehensive Planning – Economic Competitiveness

Economic Competitiveness in Comprehensive Plans:

1. Identify key industries and where growth will come from
2. Develop policies for retention, attraction, and creation of businesses
3. Identify redevelopment areas
4. Examine education and training programs and resources
5. Partner with neighbor cities to strengthen corridors and encourage investment





Maplewood

Comprehensive Planning – Timeline

- Maplewood's 2030 plan adopted January 2010
- 2040 Updates due end of 2018
- City recently received planning grant from Met Council
- Staff working across disciplines to develop scope of work to assist with selecting consultant
- Open house expected to start late summer/early fall – will inform plan update



Maplewood

Comprehensive Planning – Timeline

- Staff will be providing several updates to the council regarding the plan update over the next 1-2 years
- The council can also expect to be asked to be involved with and provide direction for the update at numerous points
- The city's citizen board and commissions will also be relied upon to guide the direction of this plan update
- Questions/comments

MEMORANDUM

TO: Mark Jenkins, Housing and Economic Development Commission
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: January 11, 2017
SUBJECT: 2016 Annual Report

Introduction

Attached to this memo is the draft of the housing and economic development's (HEDC) 2016 Annual Report. This report is produced every year and then forwarded on to the city council for its review of the HEDC's work throughout the previous year.

Discussion

The format of the 2016 Annual Report is similar to last year's report and what other city commissions submit to the city council.

Recommendation

Recommend approval of the HEDC's 2016 Annual Report.

Attachments

1. 2016 HEDC Annual Report

MEMORANDUM

TO: Melinda Coleman City Manager

FROM: Mark Jenkins, Housing and Economic Development Commission

DATE: January 19, 2017

SUBJECT: Approval of 2016 Housing Economic Development Commission Annual Report

Introduction

Annually, the housing and economic development commission (HEDC) is required to report the HEDC's actions and activities for the city council for the previous year. In 2016, the HEDC reviewed the following 15 items during its meetings:

<i>Type of Proposal</i>	<i># Reviewed</i>
<u>HEDC Reviews</u>	6
1. Update on Agreement between Maplewood Area EDA and Larkin Dance Studio (February 10, 2016)	
2. Consider Selection of a Business Retention Program (February 10, 2016 and July 13, 2016)	
3. Recap of Recent Business Engagement Outreach Events (February 10, 2016)	
4. Business Retention – University of Minnesota Extension Presentation (April 13, 2016)	
5. Consider Amendments to the HEDC's Rules of Procedure (July 13, 2016)	
6. Development Summaries (every meeting)	
 <u>Miscellaneous Reviews and Actions</u>	 3
1. 2015 Code Enforcement Year-End Report (February 10, 2016)	
2. 2015 HEDC Annual Report (February 10, 2016)	
3. Election of Officers (February 10, 2016, April 13, 2016 and July 13, 2016)	
 Total	 9

Comparative Information

<u>Year</u>	<u>Number of Items Reviewed</u>
2010	17
2011	15
2012	14
2013	21
2014	18
2015	15
2016	9

Membership

The HEDC consists of seven members appointed by the city council. Membership terms are for three years, with extensions for additional terms approved by the city council. During 2016, Commissioners Tkachuck, Lewis and Jenkins were reappointed to additional three-year terms. Commissioner Gansluckner resigned from the board in 2016 as he moved out of the city. On August 8, 2016, the city council appointed Benosi Maduka to fill the open spot. In 2017, commissioners Wessel and Finley will be up for reappointment. The membership as of the date of this report:

<u>Board Member</u>	<u>Membership Began</u>	<u>Term Expires</u>
Warren Wessel	12/13/10	9/30/17
Brian Finley	01/25/16	9/30/17
Benosi Maduka	08/08/16	9/30/18
Dennis Unger	07/25/11	9/30/18
Joy Tkachuck	09/25/06	9/30/19
Mark Jenkins	01/25/10	9/30/19
Jennifer Lewis	04/25/11	9/30/19

Discussion*2016 Actions/Activities*

In 2016, the HEDC continued its commitment to development and redevelopment in the city of Maplewood by working on several projects. The HEDC spent a good portion of its year giving direction and guidance to the creation of the city's business engagement program. The city worked with the University of Minnesota Extension office to get a better sense of what goes into a business engagement program and several member of the city council, HEDC and city staff took and completed an educational course in business retention and expansion. The HEDC parlayed these lessons learned into recommending the city choose to work with its area chamber of commerce on conducting the business engagement program. The city executed a contract with the Saint Paul Area Chamber of Commerce to conduct 25 business visits in 2017, while also working with the White Bear Area Chamber of Commerce to collaborate on selected visits. The results of these visits will be presented to the HEDC at one of its quarterly meetings in 2017. In addition, these results will act as a basis of a presentation and discussion held at the city's annual business engagement breakfast this October.

Speaking of the business engagement breakfast, which is a direct result of the efforts and guidance of the HEDC, the second annual event was held on October 12, 2016. This breakfast fostered a discussion regarding demographic trends and changes that will be affecting the future of the local business community and the City. Speakers for the event included Matt Kramer, President of the Saint Paul Area Chamber of Commerce and Peter Frosch, Vice President of Strategic Partnerships at Greater MSP. They shared information regarding trends in population shifts, workforce development, and an increase in demand for high-skilled and service industry jobs. Mayor Nora Slawik also unveiled Maplewood's business engagement program and City Manager Melinda Coleman discussed the Maplewood Awards Program.

Also part of the HEDC and the city's continued and evolving effort at business outreach the first State of the Maplewood event was held on January 14, 2016 where the then HEDC chairperson, Spencer Gansluckner represented and spoke on behalf of the HEDC and handed out the Maplewood Awards. The second annual State of the Maplewood was recently held on January 12, 2017 and Mark Jenkins represented the HEDC.

The HEDC also led the creation of the Maplewood Awards program, which works to inspire, recognize and reward business achievements in terms of growth, environmental awareness and contributions to the community. The HEDC reviewed nominations for the programs second year and selected the following winners for the three categories:

Sherman Associates – Entrepreneurship/Innovation/Growth Award

5-8 Tavern Grill and Bar – Environmental Sustainability Award

Tubman Center – Community Contribution Award

Finally, the HEDC reviewed its rules of procedure and recommended a couple of changes in terms of how the group functions. The group agreed to meeting formally on a quarterly basis and will also meet for additional meetings if the need arises. The HEDC also changed its meeting time and date. The HEDC now meets the Third Thursday of every January, April, July and October at 6 p.m. The city council reviewed and approved these changes.

2017 Activities

In 2017, the HEDC will continue to implement its work plan and concentrate on key redevelopment areas within the city. The HEDC's work plan has identified the Gladstone neighborhood as an area the city and the HEDC would focus its efforts on. As an example, the HEDC had reviewed and recommend approval of the tax increment-financing request by Sherman Associates for the Frost-English Villages project. The city is now in a position to continue its efforts in this neighborhood. Starting with the January meeting the HEDC will be considering projects related to site acquisition and preparation for future development projects. The HEDC will be a key guiding force as the city embarks on becoming more aggressive in implementing it vision for a revitalized Gladstone. In addition, the HEDC will be asked to continue meeting directly with businesses as part of the business engagement program and work to enhance and improve the city's business engagement events.

Recommendation

Approve the HEDC's 2017 annual report.