

LAUDERDALE CITY COUNCIL MEETING AGENDA
TUESDAY, MARCH 11, 2003
CITY HALL, 7:00 P.M.



The City Council is meeting as a legislative body to conduct the business of the City according to ROBERT'S RULES OF ORDER AND THE STANDING RULES OF ORDER AND BUSINESS OF THE CITY COUNCIL. Unless so ordered by the Mayor, citizen participation is limited to the times indicated and always within the prescribed rules of conduct for public input at meetings.

1. **CALL MEETING TO ORDER AT 7:00 P. M.**

2. **ROLL:**

FILE

Councilmembers:

McCloskey _____ Christensen _____
Gill-Gerbig _____ Giannetti _____
Mayor Dains _____

Staff:

Administrator Getschow _____

3. **APPROVAL OF THE AGENDA**

4. **APPROVAL**

- A. Approval of minutes of 2/25/03 City Council Meeting
- B. Approval of claims totaling \$62,561.90

5. **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS NOT ON THE AGENDA**

Any member of the public may speak at this time on any item NOT on the agenda. In consideration of the public attending the meeting for specific items on the agenda, this portion of the meeting will be limited to fifteen (15) minutes. Individuals are requested to limit their comments to four (4) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued under Additional Items at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter any discussion without permission of the presiding officer. Your participation, as prescribed by the Council's ROBERT'S RULES OF ORDER AND THE STANDING RULES OF ORDER AND BUSINESS OF THE CITY COUNCIL, is welcomed and your cooperation is greatly appreciated.

6. CONSENT

7. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS/ CITIZENS ADDRESSING STREET AND UTILITY IMPROVEMENTS

8. INFORMATIONAL PRESENTATIONS

- A. State Senator John Marty and State Representative Mindy Greiling-
2003 Legislative Session

9. PUBLIC HEARINGS

Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings, all affected residents will be given an opportunity to speak pursuant to the ROBERT'S RULES OF ORDER AND THE STANDING RULES OF ORDER AND BUSINESS OF THE CITY COUNCIL.

10. ACTION

- A. Approval of Final Costs for the 1997 Ramsey County Larpenteur Avenue Reconstruction Project

11. REPORTS

- A. Refuse Collection Task Force Meeting Update *(no memorandum)*

12. ITEMS REMOVED FROM THE CONSENT AGENDA

13. ADDITIONAL ITEMS

14. SET AGENDA FOR NEXT MEETING

15. WORK SESSION DISCUSSION

- A. Larpenteur Avenue Redevelopment
- B. 2003 Improvements

16. ADJOURNMENT

**Lauderdale City Council
Meeting Minutes
February 25, 2003**

1. Meeting called to order at 7:35 P.M.

2. ROLL

Council present: Giannetti, McCloskey, Gill-Gerbig and Mayor Dains

Council absent: Christensen

Staff present: Administrator Getschow

3. APPROVAL OF THE AGENDA

A. Approval of Agenda. Motion by McCloskey, second by Gill-Gerbig to approve the agenda. Motion carried unanimously.

4. APPROVAL

A. Approval of Minutes. Motion by Giannetti, second by Gill-Gerbig to approve the minutes of the February 11, 2003 City Council meeting. Motion carried unanimously.

B. Approval of Claims totaling \$49,230.92. Motion by McCloskey, second by Gill-Gerbig to approve the claims totaling \$49,230.92. Motion carried unanimously.

5. OPPORTUNITY FOR THE PUBLIC TO ADDRESS ITEMS NOT ON THE AGENDA

6. CONSENT

7. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS
8. INFORMATIONAL PRESENTATIONS
9. PUBLIC HEARINGS
10. REPORTS

A. Governor's Budget Plan - State Aid Reductions. The City Administrator reported on the potential state aid cuts to Lauderdale stemming from the governor's 2004-2005 budget proposal. Even though there has been discussion that these cuts average 5% of a city's revenue and cuts to a city budget need not exceed that amount, the fact remains that cities will lose approximately 29% of their aid in 2003 and over 30% of their aid in 2004. The 5% number is not necessarily applicable because several components of a city budget, such as the debt service funds, do not have flexibility for cuts or reductions.

In providing information on the budget proposal and its several components that affect local government aid (LGA), the Administrator stated that the potential aid cuts have been planned and partially budgeted for by the city already. Fortunately, under the current proposal there should not be the need for major budget cuts or service reductions in the City of Lauderdale.

The proposed 2003 cut is approximately \$75,000. This will be covered by budgeting part of the loss in 2003 and using excess dollars retained from 2002. The 2004 cuts, proposed to be approximately \$47,000, is lower than most other communities because the formula used by the Governor in calculating this cut has elements and variables that are not as detrimental to Lauderdale as other communities that have relied on more "grandfathered" aid.

Another important point that was made is that this proposal is just that – a proposal. The Legislature has yet to take action on governor's initiative. As a result of this, the Mayor stated that the attendance of the Lauderdale state legislators at a future City Council meeting is important.

11. ACTION

A. Approval of Hiring for the Deputy Clerk Position. The City Administrator presented the position description, proposed pay scale, and draft advertisement for the vacant Deputy Clerk position.

Motion by Gill-Gerbig, second by McCloskey to approve the job announcement and job description for the Deputy Clerk position and to direct the City Administrator to advertise to fill the position. Roll: Yes: all. Motion carried.

B. Approval of Resolution 022503A: A Resolution Authorizing Application for CDBG Funds for the 2003 Utility Infrastructure Improvements. The City Administrator stated that Community Development Block Grant (CDBG) funds are available for 2003 from Ramsey County through the federal government on a competitive application basis once again this year. The City previously received \$80,000 in funds for the 2000 and 2002 Street and Utility Improvements.

This year's application once again would request \$80,000 in grant funds from Ramsey County that would be earmarked for the utility portion of the overall 2003 improvement project. The street reconstruction portion of the project is not eligible for CDBG funds due to the fact that assessable improvements are not eligible for these funds.

Motion by McCloskey, second by Giannetti to approve Resolution 022503A: A Resolution Authorizing Application for CDBG Funds for the 2003 Utility Infrastructure Improvements. Roll: Yes: all. Motion carried.

C. City Code Revision to Title 1, Chapter 5, Section 2- Council Meeting Bylaws-Regular Meetings. The Administrator brought forward a city code revision that changes the start time of City Council meetings from 7:30 p.m. to 7:00 p.m. based upon earlier discussion by the Council to move to an earlier start time.

Motion by Gill-Gerbig, second by McCloskey to approve the revised City Code Title 1, Chapter 5, Section 2- Council Meeting Bylaws-Regular Meetings. Roll: Yes: all. Motion carried.

12. DISCUSSION

A. Potential Hazardous Building at 1728 Malvern Street. The City Administrator stated that in 2001, the City Council discussed the potential nuisance property at 1728 Malvern that has been vacant. At that time the City Council received a letter signed by a number of residents on Malvern Street between Larpenteur Avenue and Ione Street regarding the condition of a potentially vacant house at 1728 Malvern Street. The Council indicated that they would like to pursue dealing with this building as potentially hazardous under the Hazardous Building Act (State Statute Chapter 463).

The Administrator then reported that before the City initiated any proceedings, the owner of the property passed away and a surviving member of the family was planning on seeking a demolition permit to remove the house. This has not happened and the property has continued to sell and be listed for sale as a contact-for-deed property.

The Council was concerned about the property and indicated that they intend to address this issue once again under the Hazardous Building Act.

Motion by Gill-Gerbig, second by McCloskey to direct city staff to begin to go through the proper stages of the Hazardous Building Act for the property at 1728 Malvern Street. Roll: Yes: all. Motion carried.

B. Falcon Heights Nature Area DNR Trail Grant Application. The Administrator stated that he was approached by the City of Falcon Heights to be a partner in a DNR trails grant application for the main trail that goes through the Nature Area in Lauderdale and Falcon Heights from Lauderdale Hollows to Coffman Avenue. The grant would call for grading paving the trail for better use and access.

The Mayor stated that he has concerns with paving the trail. The Lauderdale portion of the trail has some steep slopes that could be a potential hazard for bikers and roller-bladers that may use a paved trail. Also, there could be further erosion on the slopes of the trail with additional paved surface. He felt that it was important to partner with Falcon Heights- and this gesture is very much appreciated- but the preference is for the Council to focus on the condition of the other paths in the Nature Area at this time.

13. ITEMS REMOVED FROM THE CONSENT AGENDA

13. ADDITIONAL ITEMS

14. SET AGENDA FOR NEXT MEETING

1. State Legislator's Presentation
2. Larpenteur Avenue 1997 Project Pay Requests
3. Work Session: Larpenteur Avenue Redevelopment

15. ADJOURNMENT

Motion by McCloskey, second by Gill-Gerbig to adjourn at 8:27 P.M. Ayes: All.

CITY OF LAUDERDALE

Claims for Approval

March 11, 2003 City Council Meeting

<u>Payroll</u>		
02/28/03 Payroll:	Check # 7328-7339	\$8,365.06
02/28/03 Payroll:	EFT: Federal Withholding Taxes/FICA	\$3,068.71
02/28/03 Payroll:	EFT: PERA	\$903.89
02/28/03 Payroll:	EFT: ICMA Retirement Fund	\$1,211.58
Feb '03 Payroll:	EFT: State Withholding Taxes	\$889.98
<u>Vendor Claims</u>		
03/11/03 Claims:	Check # 16220-16237	\$48,122.68

Subtotal of Claims From Above **\$62,561.90**

Total Claims for Approval	\$62,561.90
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CITY OF LAUDERDALE

Paid Register

Check Number	Employee Number	Employee Name	Pay Period	Pay Group Description	Check Amount	Check Date	Status
007328	000000101	DUBORD, ANDREW	5	BI-WEEKLY	\$109.16	2/28/03	Outstanding
007329	000000011	BOWNIK, JAMES	5	BI-WEEKLY	\$1,001.77	2/28/03	Outstanding
007330	000000014	CHRISTENSEN, CLAY	5	BI-WEEKLY	\$496.89	2/28/03	Outstanding
007331	000000010	DAINS, JEFFREY	5	BI-WEEKLY	\$718.37	2/28/03	Outstanding
007332	000000003	GETSCHOW, RICK	5	BI-WEEKLY	\$1,802.99	2/28/03	Outstanding
007333	000000015	GIANNETTI, MOOSE	5	BI-WEEKLY	\$462.13	2/28/03	Outstanding
007334	000000016	GILL-GERBIG, KAREN	5	BI-WEEKLY	\$496.89	2/28/03	Outstanding
007335	000000002	HINRICHS, DAVID C	5	BI-WEEKLY	\$1,216.36	2/28/03	Outstanding
007336	000000005	HUGHES, JOSEPH A	5	BI-WEEKLY	\$1,226.08	2/28/03	Outstanding
007337	000000102	McCLOSKEY, JEFF	5	BI-WEEKLY	\$496.89	2/28/03	Outstanding
007338	000000055	HAWKINSON, LUKE	5	BI-WEEKLY	\$208.01	2/28/03	Outstanding
007339	000000056	HINRICHS, RICHARD	5	BI-WEEKLY	\$129.52	2/28/03	Outstanding
007327		VOID	5		\$0.00	2/28/03	Void
					\$8,365.06		

CITY OF LAUDERDALE

Vendor Transactions

CHECK Nbr	Check Date	Batch Name Invoice	Amount	Comments
Search Name AMERICAN ENGINEERING TESTING				
016220	3/11/03	031103claims 3/11/03	\$217.80	soil testing '02 st/util improvements
<i>Search Name AMERICAN ENGINEERING TESTING</i>			<u>\$217.80</u>	
Search Name BONESTROO, ROSENE, ANDERLIK				
016221	3/11/03	031103claims 95754	\$194.00	01/03 general engineering
016221	3/11/03	031103claims 95755	\$3,643.86	01/03 '02 st/util improvements
016221	3/11/03	031103claims 95756	\$1,073.86	01/03 '03 st/util improvements
016221	3/11/03	031103claims 95757	\$5,740.00	01/03 npdes phase2 ms4 permit
<i>Search Name BONESTROO, ROSENE, ANDERLIK</i>			<u>\$10,651.72</u>	
Search Name CINTAS				
016222	3/11/03	031103claims 3/11/03	\$74.46	2/24, 3/3 pw uniforms
<i>Search Name CINTAS</i>			<u>\$74.46</u>	
Search Name CITY OF ROSEVILLE				
016223	3/11/03	031103claims 4003	\$328.16	jan, feb '02 jnt powers technical services
<i>Search Name CITY OF ROSEVILLE</i>			<u>\$328.16</u>	
Search Name GLENWOOD INGLEWOOD				
016224	3/11/03	031103claims 3/11/03	\$32.34	2/28 water delivery
<i>Search Name GLENWOOD INGLEWOOD</i>			<u>\$32.34</u>	
Search Name HOME DEPOT CRC				
016225	3/11/03	031103claims 9121730	\$75.57	cleaning/maintenance supplies
<i>Search Name HOME DEPOT CRC</i>			<u>\$75.57</u>	
Search Name HUGHES & COSTELLO				
016226	3/11/03	031103claims 3/11/03	\$850.00	03/03 legal services
016226	3/11/03	031103claims 3/11/03	\$70.25	03/03 print/process
<i>Search Name HUGHES & COSTELLO</i>			<u>\$920.25</u>	
Search Name KENNEDY & GRAVEN				
016227	3/11/03	031103claims 55193	\$41.23	01/03 print/process
016227	3/11/03	031103claims 55193	\$317.50	01/03 general legal
<i>Search Name KENNEDY & GRAVEN</i>			<u>\$358.73</u>	
Search Name MINNESOTA AFSCME				
016228	3/11/03	031103claims 3/11/03	\$52.64	02/03 union dues
<i>Search Name MINNESOTA AFSCME</i>			<u>\$52.64</u>	
Search Name NORTH STAR BANK, PETTY				
016229	3/11/03	031103claims 3/11/03	\$5.34	certified mail
016229	3/11/03	031103claims 3/11/03	\$53.95	mileage, parking dave
016229	3/11/03	031103claims 3/11/03	\$3.50	truck wash
016229	3/11/03	031103claims 3/11/03	\$14.00	pcic pizza, pop
016229	3/11/03	031103claims 3/11/03	\$6.84	mileage james
016229	3/11/03	031103claims 3/11/03	\$44.28	mileage rick
<i>Search Name NORTH STAR BANK, PETTY</i>			<u>\$127.91</u>	
Search Name OFFICE MAX				
016230	3/11/03	031103claims 5241j028	\$44.56	general office supplies

CITY OF LAUDERDALE

Vendor Transactions

CHECK Nbr	Check Date	Batch Name Invoice	Amount	Comments
<i>Search Name OFFICE MAX</i>			\$44.56	
Search Name PARK HARDWARE HANK				
016231	3/11/03	031103claims 3/11/03	\$20.74	cleaning/maintenance supplies
<i>Search Name PARK HARDWARE HANK</i>			\$20.74	
Search Name PARK SERVICE				
016232	3/11/03	031103claims 3/11/03	\$78.71	02/03 truck fuel
016232	3/11/03	031103claims 3/11/03	\$78.71	02/03 truck fuel
<i>Search Name PARK SERVICE</i>			\$157.42	
Search Name RAMSEY COUNTY, PROP REC & REV				
016233	3/11/03	031103claims pubw003082	\$1,188.43	larp ave reconstruction final
016233	3/11/03	031103claims pubw003082	\$31,516.15	larp ave reconstruction final
<i>Search Name RAMSEY COUNTY, PROP REC & REV</i>			\$32,704.58	
Search Name ST PAUL POSTMASTER				
016234	3/11/03	031103claims 3/11/03	\$250.00	2q03 newsletter postage
<i>Search Name ST PAUL POSTMASTER</i>			\$250.00	
Search Name WAGERS BUSINESS SYSTEMS				
016235	3/11/03	031103claims cnin005456	\$240.75	2q03 copier maintenance
<i>Search Name WAGERS BUSINESS SYSTEMS</i>			\$240.75	
Search Name XCEL ENERGY				
016236	3/11/03	031103claims 3/11/03	\$44.86	02/03 city hall electric
016236	3/11/03	031103claims 3/11/03	\$422.10	02/03 street lighting
016236	3/11/03	031103claims 3/11/03	\$101.30	02/03 park electric
016236	3/11/03	031103claims 3/11/03	\$241.88	02/03 park gas
016236	3/11/03	031103claims 3/11/03	\$9.68	02/03 garage electric
016236	3/11/03	031103claims 3/11/03	\$9.67	02/03 garage electric
016236	3/11/03	031103claims 3/11/03	\$88.67	02/03 garage gas
016236	3/11/03	031103claims 3/11/03	\$461.41	02/03 city hall gas
016236	3/11/03	031103claims 3/11/03	\$134.59	02/03 city hall electric
016236	3/11/03	031103claims 3/11/03	\$153.80	02/03 city hall gas
016236	3/11/03	031103claims 3/11/03	\$88.67	02/03 garage gas
<i>Search Name XCEL ENERGY</i>			\$1,756.63	
Search Name XCEL ENERGY, LIFT STATIONS				
016237	3/11/03	031103claims 3/11/03	\$92.68	02/03 malvern lift station electric
016237	3/11/03	031103claims 3/11/03	\$15.74	02/03 malvern lift station gas
<i>Search Name XCEL ENERGY, LIFT STATIONS</i>			\$108.42	
Grand Total			\$48,122.68	

Lauderdale City Council Memorandum

Council Meeting Date: March 11, 2003
To: Mayor and City Council
From: Rick Getschow, City Administrator
Agenda Item: 2003 Legislative Session- State Legislators

BACKGROUND:

Senator Marty and Representative Greiling will be in attendance at the March 11th meeting.

As everyone is aware, THE preeminent issue is the state budget deficit and the proposed state aids cuts for 2003 and 2004. I have included in the packet some different background information on the issue, including an e-mail that was sent to a research aide, and copied to Representative Greiling, on the state aid issue.

I have also enclosed information about the legislation that Senator Marty and Representative Greiling have recently authored or co-authored, along with some biographical information.

ENCLOSURES:

1. Information form the Governor's Proposal on State Aid Cuts
2. E-mail regarding LGA Reform
3. Legislative Information on Senator Marty and Representative Greiling



-FridayFax-

A weekly legislative update from the League of Minnesota Cities

February 21, 2003

Page 1

When is 9 ½ percent equal to 40%?

City officials and others who have tried to digest the governor's budget proposal for aid reductions have been confronted with a wide array of seemingly contradictory statistics. Depending upon how you measure it, the governor's proposal could appear to be either modest or dramatic.

In the governor's budget proposal, he portrays the cuts as a 5 percent reduction for cities in calendar year 2003 and a 9.5 percent reduction in calendar year 2004. The governor characterized these cuts as reasonable when he recently stated "If you're on a city council or a city manager and you can't manage a 5-percent reduction in your total revenues without reducing police or fire services, you should be fired."

Elsewhere in his budget, he indicates that the cuts are 22 percent of aids and in other sections the cuts are described as 29 percent, 18.9 percent and 38.5 percent.

So which numbers are correct? As you might guess, all of the figures are, in their proper context, accurate.

Starting with the governor's 5% and 9.5% figures—he compares his proposed cuts to *total city revenues*. The problem is that *total city revenues* include revenues to all governmental funds including the general fund, debt service funds, special revenue funds and capital projects funds. In fact, about the only things excluded are enterprise fund revenues and proceeds from bond sales. By using such a broad number, the cut appears to be modest. However, most of the funds outside the general fund are not available for general government operations nor can they necessarily be reduced to cover state aid reductions.

The 22 percent figure refers to the city and county cuts as a percentage of total *property tax aids and credits*. This category is commonly used in state financial reports. However, property tax aids and credits include programs that do not fund cities or counties. In fact, programs like the circuit breaker, the renters' refund and the targeting program—all programs that provide direct payments to individuals based on their property tax burdens—are included in this broad category. These latter direct taxpayer programs are not cut under the governor's proposal and therefore including them results in the appearance of a smaller cut.

The 29 percent, 18.9 percent and 38.5 percent figures all are related to cuts in aids paid only to cities. **The total cut over the two-year period is 29 percent of ALL city aids.** All city aids include several specific programs such as aid to police and fire and PERA aid as well as LGA and market value homestead credit. **The first year cut—for 2003 aids—is actually 18.9 percent while the second-year permanent cut is 38.5 percent. The 29 percent is roughly an average of the two annual cuts.**

To really make your head spin, the League would like to suggest two additional statistics—**20.9 percent and 40.8 percent. These are the reductions in city LGA and market value homestead credit for calendar year 2003 and 2004 respectively.**

In the end, none of these measures accurately portrays the actual impact of the Governor's proposal on individual city's budgets. Perhaps the most accurate way to analyze the impact is to look at a cities' cut as a percent of their general operating budget, that is, the portion of their budget which includes the spending from which cuts would have to be made.

10%

Governor Pawlenty's city aid cut proposal of February 18, 2003

City	Population	2003 LGA + MVHC	2003 Cut	2003 Cut LGA + MVHC	2003 Cut As a % of Revenue Base*	2003 Cut as a % of Total City Revenue*	2004 Cut	2004 Cut LGA + MVHC	2004 Cut As a % of Revenue Base*	2004 Cut as a % of Total City Revenue*
KENT	120	23,464	1,052	4.5%	3.4%	3.5%	2,405	10.3%	7.8%	8.0%
KENYON	1,667	482,082	90,905	18.9%	9.2%	5.0%	172,719	35.8%	17.4%	9.5%
KERKHOVEN	764	198,692	14,591	7.3%	4.8%	3.5%	33,350	16.8%	11.1%	8.0%
KERRICK	71	7,147	811	11.3%	5.0%	3.5%	1,854	25.9%	11.4%	8.0%
KETTLE RIVER	167	43,343	7,842	18.1%	9.3%	2.4%	26,069	60.1%	30.9%	8.0%
KIESTER	540	200,088	6,588	3.3%	2.1%	3.5%	15,059	7.5%	4.8%	8.0%
KILKENNY	158	42,606	5,208	12.2%	9.3%	0.3%	28,693	67.3%	51.2%	1.7%
KIMBALL	626	126,561	25,171	19.9%	6.9%	3.5%	48,130	38.0%	13.3%	6.7%
KINBRAE	21	1,078	221	20.5%	5.5%	3.5%	505	46.8%	12.6%	8.0%
KINGSTON	119	12,387	667	5.4%	4.0%	3.5%	1,524	12.3%	9.1%	8.0%
KINNEY	191	97,196	11,450	11.8%	4.4%	3.5%	26,172	26.9%	10.1%	8.0%
LACRESCENT	5,011	586,106	151,994	25.9%	8.5%	5.0%	288,789	49.3%	16.1%	9.5%
LAFAYETTE	529	141,940	11,937	8.4%	5.7%	3.5%	27,284	19.2%	13.0%	8.0%
LAKE BENTON	710	277,931	14,135	5.1%	4.1%	3.5%	32,308	11.6%	9.4%	8.0%
LAKE BRONSON	242	76,439	9,493	12.4%	9.3%	3.1%	24,380	31.9%	23.9%	8.0%
LAKE CITY	5,104	1,257,625	199,144	15.8%	8.0%	5.0%	381,510	30.3%	17.8%	9.5%
LAKE CRYSTAL	2,452	769,284	111,066	14.4%	8.0%	5.0%	211,025	27.4%	15.3%	9.5%
LAKE ELMO	7,036	81,261	81,261	100.0%	4.5%	2.9%	81,261	100.0%	4.5%	2.9%
LAKE HENRY	91	7,826	1,951	24.9%	9.3%	2.2%	5,907	75.5%	28.2%	6.7%
LAKE LILLIAN	257	62,230	6,881	11.1%	6.4%	3.5%	15,729	25.3%	14.6%	8.0%
LAKE PARK	786	183,065	14,673	8.0%	5.9%	3.5%	33,539	18.3%	13.6%	8.0%
LAKE SHORE	989	24,366	23,296	95.6%	3.7%	3.5%	24,366	100.0%	3.9%	3.7%
LAKE ST CROIX BEAC	1,140	72,937	28,363	38.9%	7.4%	5.0%	42,426	58.2%	11.1%	7.5%
LAKE WILSON	269	82,337	9,669	11.7%	9.3%	1.9%	41,772	50.7%	40.2%	8.0%
LAKEFIELD	1,714	764,011	51,296	6.7%	4.8%	3.5%	117,247	15.3%	11.0%	8.0%
LAKELAND	1,920	128,967	35,244	27.3%	5.8%	5.0%	45,620	35.4%	7.6%	6.5%
LAKELAND SHORES	355	3,328	3,328	100.0%	5.0%	2.8%	3,328	100.0%	5.0%	2.8%
LAKEVILLE	44,751	1,201,233	1,155,781	96.2%	9.3%	4.0%	1,201,233	100.0%	9.7%	4.1%
LAMBERTON	850	318,287	21,811	6.9%	4.3%	3.5%	49,853	15.7%	9.8%	8.0%
LANCASTER	365	96,117	11,406	11.9%	9.3%	3.2%	28,142	29.3%	22.9%	8.0%
LANDFALL	700	37,742	37,742	100.0%	9.0%	3.5%	-	0.0%	0.0%	0.0%
LANESBORO	783	295,492	28,749	9.7%	4.8%	3.5%	65,711	22.2%	10.9%	8.0%
LAPORTE	142	10,609	977	9.2%	5.4%	3.5%	2,233	21.1%	12.3%	8.0%
LAPRAIRIE	608	86,413	18,424	21.3%	9.0%	3.5%	42,112	48.7%	20.5%	8.0%
LASALLE	89	14,690	1,044	7.1%	3.8%	3.5%	2,385	16.2%	8.7%	8.0%
LASTRUP	98	5,381	1,116	20.7%	8.5%	3.5%	2,551	47.4%	19.4%	8.0%
LAUDERDALE	2,364	372,507	75,306	20.2%	9.2%	5.0%	47,723	12.8%	5.8%	3.2%

Gettschow, Rick

From: Getschow, Rick
Sent: Friday, February 14, 2003 3:16 PM
To: 'Mwtraynor@aol.com'
Cc: Mindy Greiling (E-mail); Karen Gill-Gerbig (E-mail 3)
Subject: LGA

Mark:

Thank you for your e-mail. Here are my responses to your questions:

1) What are your general thoughts about changing the LGA formula to better account for the needs of a city?

Currently, approximately 20% of LGA funding is "needs-based". I am assuming that you are researching if this percentage needs to be increased to be fully "needs-based". Even though I feel that the current "need" factors apply well to our City, until I see how a major change in the formula affects our City, I could not comment on the change.

I believe that the four factors (population, % population decline, % pre-1940 housing, and % tax base that is commercial or industrial) that are used to assess need have been thoughtfully considered and have merit. I would always be open to discussing additional or replacement variables, but I have not yet considered what those would be.

However, the League of Minnesota Cities (LMC) has raised a concern with the pre-1940 housing variable. The concern is not necessarily with the variable itself, but with how it is collected or reported. It seems that for some cities the census statistic appears to fluctuate significantly and the actual age of the housing is not being accurately estimated. They have recommended that a replacement source for the data to measure the amount of housing be identified.

2) From your city's perspective, are there any variables -- current or potential -- that are better or worse in measuring the LGA needs of a city?

As I stated above, I believe the variables used have merit. But in Lauderdale, the % of commercial/industrial (C/I) property variable may be the most important. Lower percentages of C/I property usually means a lower tax capacity. This lower tax capacity can then translate to a higher tax rate from a smaller tax base to fund essential services.

3) Are there any particular concerns about "needs-based" or "means-tested" LGA that you think our elected officials should be aware of?

Each city has unique and individual circumstances. Fully developed, residential communities with an older housing stock in the metro area such as Lauderdale have certain characteristics and "needs" that are different than out state cities with declining populations and an equal residential and commercial mix, but that also has great "need" from possessing a low tax capacity. Therefore, it is important to understand that there are only a few certain variables that can be used in the LGA formula that show correlation with the need, overburden, or ability to pay of a community.

Other Thoughts:

Lauderdale would oppose major cuts to aid, regardless of formula reform, that:

- Would jeopardize city credit ratings;
- Would shift tax increases from state tax sources to property tax sources; and
- Include levy limits;

Finally, Lauderdale has a population of 2,364. Some early proposals have discussed not

applying the aid cuts to cities under 2,500 since it has been shown that these cities receive less than 15% of all aid and are more dependent on the aid. This is similar to the current levy limit requirements that also exempt these small cities. The City would obviously support such proposals that do not include smaller cities.

Please feel free to follow-up for any further information.

I look forward to seeing the information and research is collected.

Sincerely,

Rick Getschow
City Administrator
City of Lauderdale



2003 Session Preview

Representative Mindy Greiling & Senator John Marty

Dear Friends,

As the 2003 Legislative Session approaches, we welcome your input on issues that will be facing the Legislature. The dominant issue facing the state is likely to be the looming budget deficit. Two years ago, when the current state budget was adopted, we raised concerns about the budget and the state's financial health. We pointed to warnings from the state economist that slower growth could cause revenue shortfalls, and said that lack of attention to those warnings could lead to budget deficits. Unfortunately, the budget approved by the Legislature and signed by the Governor did not prepare for the potential shortfall.

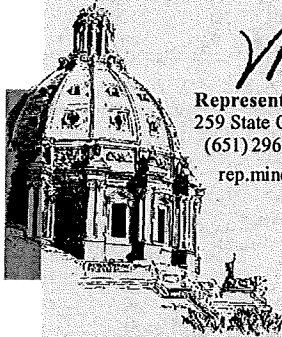
Since that time, the economic slowdown has created a budget deficit that is projected to top \$5 billion over the next couple years! To bring the budget back into balance, the Legislature and Governor will face some difficult choices.

Even before the deficit appeared, many schools were forced to lay off teachers, traffic congestion was increasing due to inadequate road and transit funding, and environmental protection efforts were reduced due to budget-induced layoffs at the Pollution Control Agency. Now, with a large deficit to address, these problems will likely get much worse.

We hope that the Governor and lawmakers are able to work together in a non-partisan manner to resolve the budget shortfall for the current fiscal year and for the next biennium. We will urge our colleagues to learn a lesson from the budget situation – that the state should use a long-term perspective to prepare future budgets, and we should use economic good times to prepare for more difficult times.

We invite you to join us for a Town Meeting Saturday, January 25th at Roseville City Hall from 9 - 10:15 a.m. We would appreciate hearing your ideas and suggestions on the state budget and other issues there, or please take a few minutes to complete the survey on the back of this report. If you ever have comments or ideas to share, please contact us at the addresses below.

Thank you for giving us the honor of representing you.

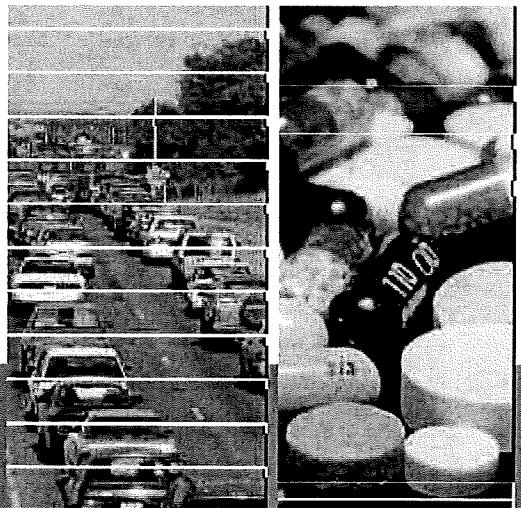
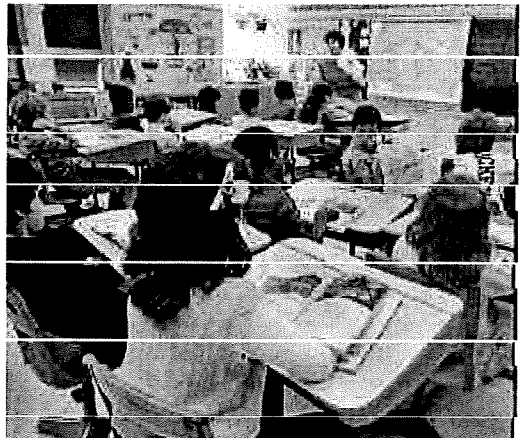


Mindy
Representative Mindy Greiling
259 State Office Building
(651) 296-5387
rep.mindy.greiling@house.mn

John
Senator John Marty
323 State Capitol
(651) 296-5645
sen.john.marty@senate.mn

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Paid for by the Greiling Volunteer Committee, 385 Transit, Roseville, MN and the Senator Marty Volunteer Committee, 2478 Lydia Ave. W., Roseville, MN.



Senator John Marty & Mindy Greiling Representative

Solving the Deficit

Senator Marty said that "the 'no new taxes' pledges by candidates are hiding the reality that they will shift the tax burden onto homeowners and renters -- and property taxes are the most unfair of all. It is not just realistic to pretend that cuts in state aid won't drive up property taxes. Plowing streets, educating our children, and taking care of seniors in nursing homes are not optional things, and they cost money."

Representative Greiling pointed out, "Many people who received only minimal tax cuts in the last few years, will now be forced to make up the difference with regressive property taxes. For some seniors on a fixed income, this burden can force them out of their homes."

"We want to make sure that the budget resolution is fair, that it doesn't hit middle and lower-income citizens hardest, and that it is not made through short-term savings that will drive up costs over the long haul," Rep. Greiling added.



Mindy Greiling and John Marty confer on legislation.

How serious is the budget deficit?

The budget shortfall is estimated to total \$356 million for the fiscal year that ends next June. For the following two-year budget period, the deficit is projected to total \$4.2 billion. If inflation is factored in for expenditures as it is for revenues, the total deficit is over \$5 billion.

To put the size of this problem in perspective, *if the state eliminated all employee costs (salary, benefits and pensions) for all employees on the state payroll through the General Fund, we would not have eliminated even half of the deficit!*

Obviously, it is not realistically possible to do this -- laying off judges, court employees, the Governor and his employees, the Legislature, prison guards, the employees in state agencies -- but even if it could be done, it would not be sufficient to solve the deficit.

In addition, the latest forecast is based on national economic figures which do not take into account the impact of a war with Iraq. However, the budget forecasters mention the possibility and state that a war would cause a significant increase in the size of the budget problem.

Environment

John Marty has been selected as the Chair of the Senate Environment and Natural Resources Committee.

"Senator Marty has an outstanding record of leadership on environmental policy," Representative Greiling said. "Minnesota's record as an environmental state has faded in recent years. We are fortunate to get such a strong advocate for environmental protection in this important position."

Resources to Keep Citizens Informed

There are a number of ways for citizens to follow major issues and get a behind-the-scenes look at the legislative process. The Senate and House produce regular publications during the legislative session to keep citizens informed. For general information about the Senate (651/296-0504), House (651/296-2146) and legislative process, visit the Legislature's website at www.leg.state.mn.us/leg/geninfo.asp. For TDD (Telecommunications Device for the Deaf) services: Senate TDD: 651.295.0250, House TDD: 651.296.9896. Many legislative committee hearings and floor sessions are broadcast locally on KTCI-TV, Channel 17.



Representative

Senator

Mindy Greiling & John Marty

Education

Mindy Greiling has been appointed to serve as the lead minority member of the Education Finance Committee in the House of Representatives during the 2003-04 Session.

"Representative Greiling's commitment to education and her expertise on education issues is widely recognized. I am pleased that she will be serving in this important position," Sen. Marty said. "Our schools continue to face difficult budget times, and her strong advocacy for quality schools is much needed."

Campaign Reform

During the recent political campaign season, almost everyone was tired of the mud-slinging ads flying back and forth between candidates, the parties and special-interest groups. In some of the Congressional races, the ads were particularly nasty. Many of the negative attacks were misleading, and did not provide useful information to voters. The continual mudslinging alienates people, turning them off to the point that they do not even vote.

Sen. Marty and Rep. Greiling are working on a Clean Campaign Code designed to reduce this growing problem. They are also continuing their reform efforts to increase financial disclosure, as well as their efforts to stop the flow of special-interest money.



Rep. Greiling meets with Roseville Ambassadors for the Winter Carnival.

----- Cut here, fold in thirds with questions on the inside, tape, stamp and return. -----

Place
Stamp
Here

2003 Legislative Survey
**John Marty &
Mindy Greiling**
323 State Capitol
St. Paul, MN 55155-1606

Be sure to provide us with your name and address if you would like to receive a copy of the survey results.

Share your comments with:



Rep. Mindy Greiling

259 State Office Building
St. Paul, Minnesota 55155
(651) 296-5387

rep.mindy.greiling@house.mn



Sen. John Marty

323 State Capitol
St. Paul, Minnesota 55155
(651) 296-5645

sen.john.marty@senate.mn

Representative **Mindy Greiling** & Senator **John Marty**



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invite you to attend a
Town Meeting
Saturday, Jan. 25, 2003
9:00 a.m. - 10:15 a.m.

Roseville City Hall
County Road C & Lexington Ave.

Please come share your concerns
and discuss important issues facing
the 2003 Legislature.

2003 Session Preview

**John Marty
& Mindy Greiling**

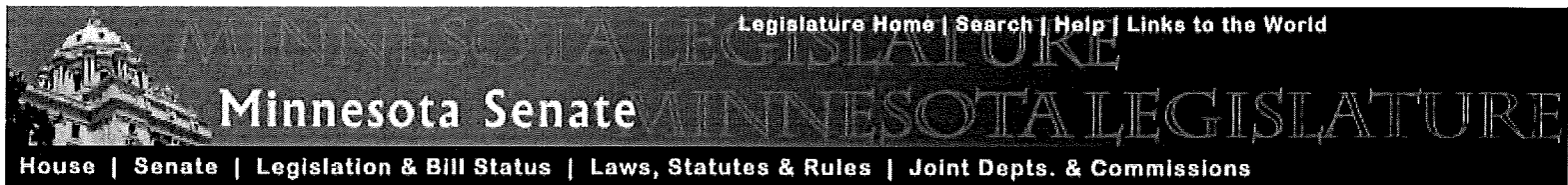
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St. Paul, MN 55155

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Sen. John Marty & Rep. Mindy Greiling – 2003 Legislative Survey

1. A recent non-partisan analysis of statewide property taxes indicates that the average homeowner will see a property tax increase averaging over 13% in 2003, 25 times the rate of increase for most business property. Do you favor measures that would reduce or eliminate this shift of property taxes from business to residential property?
 Yes No
 2. Should the state provide public funding for the construction of professional sports stadiums?
 Yes No
 3. What do you consider to be the biggest environmental problems in Minnesota? (check all that apply):
 Contaminated air quality
 Polluted lakes, streams and rivers
 Loss of wildlife habitat to development and urban sprawl
 Pollution from pesticides and animal feedlots
 Impact of motorized recreation vehicles on public lands
 Energy consumption and global warming
 4. On an average night, shelters for the homeless provide bed space for about 7,000 Minnesotans, almost half of whom are children. With the current level of funding from government, churches, and non-profit housing groups, about 1,000 people are turned away each night. Last year, an estimated 100 homeless Minnesotans died on the streets and in health care centers from exposure, illness and violence. Should state funding for shelters be cut as part of the budget-balancing package?
 The state should provide more funding for homeless shelters and affordable housing
 Affordable housing funds should be cut as part of the budget-balancing measures
 5. Should Minnesota state law be changed to make it easier for people to get a permit to carry a handgun in public places?
 Yes No
 6. There is a proposal for the state to begin borrowing money to build roads. Do you favor paying for roads when they are constructed, or borrowing money and paying back the bonds over a period of years?
 Pay up front
 Borrow money and pay it back over time with interest
 Don't make road improvements at this time
 7. In the tobacco lawsuit settlement in 1998, the state used approximately three quarters of the money for general budget purposes, but set aside one-quarter in an endowment to be paid out over many years for efforts to reduce smoking and improve health care. Should the state use the money in the tobacco endowment to balance the budget, or keep the endowment for smoking prevention and health care?
 Use up the tobacco endowment money to balance the budget now
 Keep the tobacco endowment for smoking prevention and health care
 8. As a result of school budget shortages, many teachers have been laid off, and many school districts are asking voters to pass levy referendums using property taxes to pay for schools. When state funding for local schools is considered during the upcoming session, should the level of funding be:
 Increased Decreased
 Kept the same with inflation adjustment
 Kept the same with no inflation adjustment
 9. With the state facing a \$5 billion budget shortfall, how do you think the deficit should be addressed? Please check all the items you would support:
 Reduce state aid to schools
 Reduce state funding and raise tuition for higher education
 Reduce government subsidies to private businesses
 Reduce funding for nursing homes and other health and human services
 Reduce transportation funding
 Make across-the-board cuts
 Undo recent tax cuts (Specify):
 Income tax
 Residential property tax
 Commercial & Industrial property tax
 License tab fees for higher-valued cars
 Expand sales tax to more goods and services
 Increase gasoline tax
 Shift tax burden to local government property taxes by reducing state aid to local governments
 Other (specify): _____

 10. If taxes go up next year, would you rather have local property taxes increase, or prefer to have the state handle the problem with state taxes such as sales and income taxes, or fees.
 Local property taxes
 State taxes
- Other issues or concerns: (use additional paper if necessary)


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Senator John Marty (DFL)

District 54

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[Bills Co-Authored](#)

[District Map](#)

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Capitol address: *323 State Capitol
St. Paul, MN 55155

Capitol phone: (651) 296-5645

E-mail: sen.john.marty@senate.mn

Home: Roseville

2478 Lydia Ave W 55113

Home phone: (651) 633-8934

Born: 11/1/56

Married: Spouse Connie, 2 children.

Occupation: Writer.

Education: St. Olaf College.

Elected: 1986, re-elected 1990, 1992, 1996, 2000, 2002.

Term: 6th.

Special legislative concerns: Education, environment, ethics, criminal justice.

Committees: Environment and Natural Resources, chair; Judiciary; Rules and Administration; Taxes.

*prefers interim mail at this address.

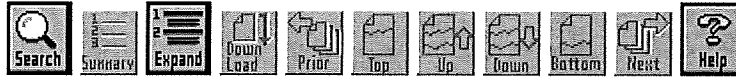
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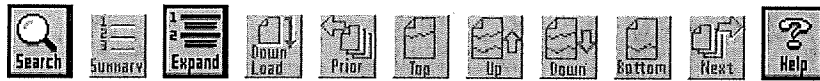
Minnesota Senate



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Status	Full Text	Short Description
SF0005	Bill Text	Election clean campaign council, pledge and advertising code
SF0006	Bill Text	Election campaign finance provisions modifications
SF0007	Bill Text	Absentee voting procedures simplification
SF0008	Bill Text	Election campaign contributions acceptance as conflict of interest
SF0009	Bill Text	Legislative open meeting law expansion
SF0010	Bill Text	Lobbyist reporting requirements expansion
SF0011	Bill Text	Election campaign independent expenditures regulation modifications
SF0012	Bill Text	Legislative political party caucuses election campaign contribution and spending limits
SF0013	Bill Text	Lobbying restriction
SF0077	Bill Text	Ramsey county Edgerton street bridge reconstruction bond issue and appropriation
SF0148	Bill Text	Election campaign contributions and expenditures reporting requirements expansion
SF0149	Bill Text	Tribal governments tribal state compacts revision negotiation request
SF0240	Bill Text	Telephone solicitations regulation expansion
SF0316	Bill Text	Open meeting law violations administrative remedy
SF0317	Bill	Government data practices act violations administrative remedies

	Text	
SF0453	Bill Text	Cigarettes fire retardant standards
SF0648	Bill Text	Resolution to apologize to persons with mental illness and developmental and other disabilities for wrongful commitment to state institutions
SF0649	Bill Text	Workers compensation coverage for personal injury caused by mental stress
SF0650	Bill Text	Civil remedy for employer willful or repeated occupational safety violations causing serious injury or death
SF0705	Bill Text	City and county election districts redrawing options and council and board membership election requirements following redistricting



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Session 1997 - 1998

Session 1999 - 2000

Session 2001 - 2002

Assistant Minority Leader Mindy Greiling (DFL) 54A

* 259 State Office Building
 Saint Paul, Minnesota 55155
 (651) 296-5387

E-mail: rep.mindy.greiling@house.mn

* Prefers interim mail at this address.

Legislative Assistant: Krysta Niedernhofer 296-7173

Committees: [Education Finance](#); [Education Policy](#); [Rules and Legislative Administration](#).

Recent News Items

[DESPITE GOVERNOR'S CLAIMS, K-12 EDUCATION WILL BE HARMED BY BUDGET CUTS](#) - (Posted: 2/27/2003)

[DRIVER'S LICENSE BILL WRONG APPROACH TO SECURITY CONCERNS](#) - (Posted: 2/5/2003)

[2003 Session Preview](#) - (Posted: 1/27/2003)



Click on picture for larger image

Biographical Information

Home: Roseville; 2495 Marion St., 55113; (651) 490-0013

Born: 2/48

Family: Married; spouse Roger, 2 children

Occupation: Legislator/Homemaker/Community Volunteer

Education: BA, education, Gustavus Adolphus College; MA, education, University of Minnesota

Elected: 1992

Term: 6th

Additional Biographical Information

Rep. Greiling is a former elementary school teacher and mother of two. She graduated from Gustavus Adolphus College with a B.A. in education and earned a master's degree in education from the University of Minnesota. Active in several community groups, Greiling kicked off her political career as a state action coordinator for the League of Women Voters. She served for two terms on her local Girl Scout Council and two terms on the Roseville Area School Board before running for the Legislature. Greiling has served in the Minnesota House of Representatives since 1992. This biennium, she is the lead minority member of the Education Finance Committee and an assistant minority leader to the DFL caucus.

As a former educator, Greiling has focused her legislative work on school policy and funding. She has passed legislation to streamline K-12 special education regulations in order to free up more time for teachers to spend with students. She has supported school choice initiatives such as charter schools and open enrollments, and she has worked for increased funding to address the needs of gifted students. When her son developed schizophrenia, Greiling added mental health to her legislative agenda. In the last two years, she has received five awards for her work on mental health issues.

Recognition:

Legislator of the Year Award, the St. Paul Business and Professional Women's Organization, 2003

Readers' Choice Award, Lillie Suburban Newspaper Readers, 2002

Outstanding Service to Youth Award, Northwest Youth & Family Services, 2002
MN School Psychologists' Association Legislative Award, 2002
Outstanding Legislator Award, National Alliance for the Mentally III - MN, 2001
People Incorporated Service Award, 2001
Community Service Award, MN Psychiatric Society, 2001
Hanson-Henningson Award, MN AIDS Project, 2000
Hahn-Stuhler Political Courage Award, 1998
Friend of the Gifted Award, 1998
Environmental Leadership Award, MN League of Conservation Voters, 1998 and 1996
Best Politician, Roseville Review readers, 1997
Common Cause Ethics Award, 1995
Women's Consortium Recognition Award, 1995
MN State University Student Association Legislator of the Year, 1995
Individual School Board Member Recognition Award, MN School Boards Assoc., 1990
Outstanding Girl Scout Leader Award, 1988
Friend of Education Award, MN Coalition for Public Education, 1987
Outstanding Leadership Award, North Suburban Gavel Association, 1985
Rose Award, League of Women Voters of Roseville, 1981

Involvement:

League of Women Voters
National Alliance for the Mentally III (Minnesota), board member
Ramsey County Friends of the Library
Roseville Friends of the Parks
Roseville Historical Society
Sierra Club

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House Bill Status Summary Display Documents 1 to 10 of 10

Status	Full Text	Summary	Short Description
HF0766	Bill Text	Summary	Arden Hills, Blaine, Circle Pines, Mounds View, New Brighton, Roseville, and Shoreview multicity housing authority established.
HF0747	Bill Text	Summary	Pupil fair dismissal law compliance by nonpublic schools required in certain instances.
HF0743	Bill Text	Summary	Nonpublic school compliance with state high school graduation requirements required under certain conditions.
HF0715	Bill Text	Summary	HIV/STI education in schools regional training site funding provided, and money appropriated.
HF0345	Bill Text	Summary	Do-not-call list loopholes closed.
HF0152	Bill Text	Summary	Campaign contribution and spending limits imposed on caucuses participating in the political contribution refund program, multicandidate expenditures limited, and maximum political contribution refund increased.
HF0148	Bill Text	Summary	Conflict of interest based on campaign contributions defined, and penalty imposed.
HF0133	Bill Text	Summary	Campaign finance and reform bill providing for clean money campaigns; campaign finance reporting requirements; contribution, spending, and independent expenditure limits; public subsidies; and appropriating money.
HF0128	Bill Text	Summary	Voluntary clean campaign council, pledge, and advertising code established; and campaign expenditures definitions and disclaimers provisions clarified.
HF0118	Bill Text	Summary	Open meeting law expanded to include caucuses and conference committee negotiations.





Minnesota House of Representatives

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State Representative Mindy Greiling

259 State Office Building
100 Constitution Ave., St. Paul, MN 55155
(651) 296-5387

For Immediate Release
1/2/2003

For more information contact:
Virgil McDill (651-296-8873)

PRESS RELEASE

STATE REPRESENTATIVE MINDY GREILING ELECTED ASSISTANT MINORITY LEADER

State Representative Mindy Greiling of Roseville was elected this past weekend as an Assistant Minority Leader for the DFL Caucus in the Minnesota House of Representatives. Greiling was unanimously elected to the position by her fellow DFL representatives.

"I am honored to be elected to this important leadership position," Greiling said. "This is an extremely critical time for the state of Minnesota, and I will use my position as Assistant Minority Leader to make sure that we are protecting the quality of life people in Minnesota have come to expect."

Greiling, elected to her sixth term in the legislature in November, serves as the Lead Democrat on the K-12 Education Finance Committee and is a leading advocate at the Capitol for adequate education funding. On health care, she has authored legislation to improve family intervention standards for persons with mental illness, and she has also been an outspoken proponent of improving our transportation system.

Greiling said she will make sure the issues important to people in Minnesota are represented as the state faces the current \$4.56 billion budget deficit.

"During the current budget debate, we have to balance the very real need to reduce government spending with protecting the quality of life here in Minnesota. As assistant minority leader, I want to help identify areas of state government that can be cut, while also making sure that the costs of important state services like transportation, health care or education aren't simply shifted to local homeowners," Greiling said. "I want to use my position as assistant minority leader to make sure the concerns of the hard-working people in our area are being heard and that their interests are protected."

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For General Information please call (651) 296-2146 , (800) 657-3550 or TTY (651) 296-9896

Lauderdale City Council Memorandum

Council Meeting Date: March 11, 2003
To: Mayor and City Council
From: Rick Getschow, City Administrator
Agenda Item: 1997 Larpenteur Avenue Reconstruction Project -Final Costs

BACKGROUND:

At the end of 2002, Ramsey County closed the 1997 Larpenteur Avenue improvement project. The County has recently sent an invoice for \$32,704.58 that the City owes based on \$31,526.33 worth of construction engineering on the project that was not covered by the dollar amounts paid upfront by the City in 1996. In 1996, and prior to the start of the project, the City paid to the County \$26,104.51 in our share of preliminary engineering and \$214,819.61 in our city share of construction costs. Of this approximate \$240,000 city cost, \$125,000 of CDBG funds were received and applied as part of that cost. I have included two spreadsheets related to the Larpenteur project that illustrates the city cost share for the project.

The agreement between the city and Ramsey County on this project specifies that the city shall pay any remaining amounts due following the completion and closing out of the project. The final payment for this project would come from the Street Improvement Fund (401), which is a general capital improvement fund used to cover these types of expenses. The portion of the agreement that addresses this issue is included in the packet.

There are also Saint Paul Water Utility invoices that were a part of this project. Since the Water had not yet assumed control of the city water operations in 1997, Lauderdale is still responsible for certain water-related construction costs undertaken as part of this project. Even though this request deals only with the Ramsey County invoice, there could be Water Utility invoices that may need to be paid in the near future. These costs would be funded form the Water Improvement Fund (409) and possibly include din future claim requests.

ENCLOSURES:

1. Preliminary Cost Breakdown on the Larpenteur Avenue Reconstruction Project Based on the Project Bid
2. Final Cost Breakdown on the Larpenteur Avenue Reconstruction Project
3. Paragraph 27 of the Ramsey County Cooperative Agreement with the City of Lauderdale for the Larpenteur Avenue Reconstruction

COUNCIL ACTION REQUESTED:

Motion to approve the final costs, and in this instance, the final invoice in the amount of \$32,704.58 to Ramsey County for the Larpenteur Avenue Reconstruction Project.

BASED ON LOW BID BY PALDA & SONS, FEB. 12, 1996

PROJECT: Larpenteur Ave. - Malvern St. to Cleveland Av.

GROUPS	FEDERAL	CSAH	LAUDERDALE LOCAL	LAUDERDALE CDB GRANT	FALCON HTS. STATE AID	FALCON HTS. LOCAL	UNIVERSITY OF MINNESOTA	GROUP TOTALS
GROUP 1 - 80% FEDERAL FUNDS	\$2,064,047.86	\$516,011.97						
20% CSAH FUNDS		\$258,005.98						\$2,580,059.83
PRELIMINARY ENGINEERING								
GROUP 2 - 80% FEDERAL FUNDS	\$111,202.10	\$700.13						
5% CSAH FUNDS		\$700.13						
15% LAUDERDALE			\$2,100.39					
PRELIMINARY ENGINEERING		\$350.07	\$1,050.20					\$14,002.62
GROUP 3 - 100% LAUDERDALE			\$70,134.08					
CDB GRANT				\$125,000.00				\$195,134.08
PRELIMINARY ENGINEERING			\$19,513.41					
GROUP 4 - 80% FEDERAL FUNDS	\$7,823.94							
20% LAUDERDALE			\$1,955.99					
PRELIMINARY ENGINEERING			\$977.99					\$9,779.93
GROUP 5 - 80% FEDERAL FUNDS	\$38,712.14							
5% CSAH FUNDS		\$2,419.51						
15% FALCON HEIGHTS					\$7,258.53			
PRELIMINARY ENGINEERING		\$1,209.75			\$3,629.26			\$48,390.18
GROUP 6 - 100% FALCON HEIGHTS						\$80,265.98		
PRELIMINARY ENGINEERING						\$8,026.60		\$80,265.98
GROUP 7 - 80% FEDERAL FUNDS	\$27,312.75							
20% FALCON HEIGHTS					\$6,828.19			
PRELIMINARY ENGINEERING					\$3,414.09			\$34,140.94
GROUP 8 - STORM SEWER								
56% FEDERAL FUNDS	\$212,936.00							
14% CSAH FUNDS		\$53,234.00						
12% LAUDERDALE			\$45,629.14					
18% FALCON HEIGHTS						\$68,443.71		
PRELIMINARY ENGINEERING		\$26,617.00	\$4,562.91			\$6,844.37		\$380,242.86
GROUP 9 - 100% UNIVERSITY OF MINNESOTA							\$116,377.03	
PRELIMINARY ENGINEERING							\$17,637.70	\$176,377.03
CONSTRUCTION TOTAL	\$2,362,034.80	\$572,365.61	\$119,819.60	\$125,000.00	\$14,086.72	\$148,709.69	\$176,377.03	\$3,518,393.45
PRELIMINARY ENGINEERING	\$	\$ 286,182.80	\$ 26,104.51	\$	\$ 7,043.36	\$ 14,870.97	\$ 17,637.70	\$ 351,839.35
ON + PRELIMINARY ENGINEERING	\$2,362,034.80	\$858,548.41	\$145,924.11	\$125,000.00	\$21,130.07	\$163,580.66	\$194,014.73	\$3,870,232.80

FUNDING SUMMARY
 RECONSTRUCTION OF LARPENTEUR AVENUE -- CLEVELAND TO MALVERN
 SP 62-630-42
 FINAL COSTS

Item No.	FEDERAL	RAMSEY COUNTY 62-630-42	CITY OF LAUDERDALE LOCAL	CITY OF FALCON HEIGHTS STATE AID	CITY OF FALCON HEIGHTS LOCAL	LOCAL FUNDS (U OF M TUNNEL)	TOTAL
GROUP 1	\$2,270,441.31	\$ 567,610.33	\$ 2,116.58	\$ 7,152.50	\$ 7,854.28	\$ 190,207.96	\$ 2,838,051.64
GROUP 2	\$ 11,288.43	\$ 705.53	\$ 189,661.12	\$ 8,400.64	\$ 78,285.44	\$ 190,207.96	\$ 14,110.54
GROUP 3			\$ 2,040.05				\$ 189,661.12
GROUP 4	\$ 8,160.21			\$ 7,152.50			\$ 10,200.26
GROUP 5	\$ 38,146.64	\$ 2,384.17					\$ 47,683.30
GROUP 6							\$ 7,854.28
GROUP 7	\$ 33,602.58			\$ 8,400.64			\$ 42,003.22
GROUP 8	\$ 243,554.69	\$ 60,888.67	\$ 52,190.29		\$ 78,285.44	\$ 190,207.96	\$ 434,919.09
GROUP 9							\$ 190,207.96
	\$2,605,193.86	\$ 631,588.69	\$ 246,008.04	\$ 15,553.14	\$ 86,139.72	\$ 190,207.96	\$ 3,774,691.41

LOCAL PAYMENTS RECEIVED TO DATE: \$ 244,819.61

LOCAL FUNDS DUE: \$ 1,188.43

ENGINEERING (PER AGREEMENT):
 PRELIMINARY \$ 26,104.51
 CONSTRUCTION \$ 31,516.15

ENGINEERING RECEIPTS TO DATE: \$ 26,104.51

ENGINEERING DUE: \$ 31,516.15

TOTAL DUE FROM CITIES: \$ 32,704.58

ACTUAL ENGINEERING EXPI 47464 thru 1995	1996	1997	1998	1999	2000																						
\$ 100,783.64	\$ 280,386.78	\$ 327,464.64	\$ 26,275.79	\$ 77,185.08	\$ 22,686.39	\$ 834,792.32	\$ 24,433.43	\$ 67,975.41	\$ 79,388.70	\$ 6,370.16	\$ 18,712.32	\$ 5,502.39	\$ 202,382.40	\$ 24,433.43	\$ 26,476.88	\$ 30,922.43	\$ 2,481.22	\$ 7,288.57	\$ 2,143.22	\$ 78,829.31	\$ 4,983.75	\$ 27,602.08	\$ 60,949.07	\$ 1,209,538.94			
\$ 146,026.43	\$ 406,255.20	\$ 474,466.79	\$ 38,071.26	\$ 111,834.23	\$ 32,885.03	\$ 1,209,538.94	\$ 9,516.98	\$ 1,673.92	\$ 1,954.98	\$ 156.87	\$ 460.80	\$ 135.50	\$ 4,983.75	\$ 3,332.37	\$ 9,270.88	\$ 10,827.49	\$ 868.80	\$ 2,552.09	\$ 750.45	\$ 27,602.08	\$ 7,358.32	\$ 20,471.34	\$ 23,908.54	\$ 1,918.42	\$ 5,635.36	\$ 1,657.09	\$ 1,209,538.94

shall not assess or otherwise recover any portion of this project through levy on County-owned property.

26. The County shall, when a construction contract is proposed to be awarded, prepare a revised estimate and cost participation breakdown based on construction contract unit prices and submit a copy to the City. Upon concurrence to award a construction contract, the City agrees to advance to the Treasurer of Ramsey County an amount equal to the City total construction cost share. MN/DOT shall then be paid by the County.

27. Upon substantial completion of the work, the County shall prepare a revised estimate of cost participation breakdown based upon the contract unit prices and the actual units of work estimated to have been performed and submit a copy to the City. The construction engineering costs to be paid the County by the City shall be based on this estimated final construction cost. The County shall add to the City's estimated final construction costs the construction engineering costs, make necessary adjustments for liquidated damages, if any, and deduct City funds previously advanced for the project by the City. The City agrees to pay to the County any amounts due. In the event the calculations show that the City has advanced funds in greater amount than is due the County, the County shall refund the amount to the City without interest.

28. The City and County agree to indemnify each other and hold each other harmless from any and all claims, causes of action, lawsuits, judgments, charges, demands, costs, and expenses, including, but not limited to, interest involved therein and attorneys' fees and costs and expenses connected therewith, arising out of or resulting from the failure of either party to satisfy the provisions of this Agreement or for damages caused to fourth parties as a result of the manner in which the City or the County perform or fail to perform duties imposed on each party by the terms of this Agreement. Nothing herein shall constitute a waiver by either party of the limits or liability provided by Minnesota Statutes, Chapter 466 or other applicable law.

29. This Agreement shall remain in full force and effect until terminated by mutual agreement of the City and the County.

30. Preliminary plans reviewed at the City public hearing and final plans and specifications are hereby in all things approved.

Lauderdale City Council Memorandum

Council Meeting Date: March 11, 2003
To: Mayor and City Council
From: Rick Getschow, City Administrator
Agenda Item: Work Session Discussion Items

BACKGROUND:

The following are the items for discussion at the work session that follows the regular meeting:

1. 2003 Improvements. I would like to briefly discuss the schedule for the 2003 Improvements.

2. Larpenteur Avenue Redevelopment. A goal for 2003 was to discuss the future redevelopment of Larpenteur Avenue and the possible formation of a task force to study the issue. Even though this is the first discussion on this topic in 2003, I have included some information from a prior City Council discussion at a meeting in 2000.

ENCLOSURES:

1. August 8, 2000 City Administrator Memorandum regarding Larpenteur Avenue Redevelopment

City Council Memorandum

To: Mayor and City Council
From: Rick Getschow
Council Meeting Date: August 8, 2000
Agenda Item: Larpenteur Avenue Redevelopment

BACKGROUND:

As a goal for 2000, the Council wishes to address the redevelopment of Larpenteur Avenue. At the May 23, 2000 meeting the Council discussed different approaches to analyzing and acting on this issue. The launching point of discussion was within the Lauderdale Comprehensive Plan itself. Some of those materials from the Comp Plan are again included in the packet for your review. I have highlighted and shaded those areas that pertain specifically to the Larpenteur Avenue redevelopment.

The focus of overall Council action is on the attached and highlighted pages 28 and 29 of the Comprehensive Plan. These pages delineate a future land use plan for the area that includes the establishment of a commercial corridor directly fronting both sides of Larpenteur Avenue. The rezoning of this plan area is one of the first steps in the overall redevelopment. In the Housing section on page 44, the discussion goes beyond rezoning and deals with possibly acquiring certain multi-family parcels in the Larpentuer Corridor that are not in good condition.

At the last meeting, the Council displayed an interest in researching the Larpenteur Avenue redevelopment issue further. But the desire of the Council was to limit the discussion of the redevelopment efforts at this time to the apartment buildings that border Eustis Street, Carl Street, and Idaho Avenue. An enclosed map highlights this area.

At the meeting I recommended that I be allowed to conduct some research relating to current market values and potential costs before the Council considers hiring a specialized consultant. One of the main concerns dealt with the possibility that the costs outweigh the benefits of direct city involvement in redeveloping multiple-family property to commercial property. Issues such as relocation, demolition, and marketing costs could make an aggressive redevelopment campaign too costly and not advisable. Below are the beginnings of this research and analysis.

Larpentuer Avenue Market Analysis

I have conducted a preliminary analysis on the Larpentuer Avenue property that is enclosed in the packet. This analysis is strictly based on comparing current and potential tax base scenarios of development at this site based on property tax data and formulas that exist in 2000. I felt that this preliminary analysis should be undertaken prior to a more detailed discussion of redevelopment. Some of the other factors to consider in redevelopment are listed following this analysis overview on the next page.

Sheet A

The first spreadsheet delineates the market values of the property at this time including the changes in values that have occurred over the past five years. As you can see, the 2000 market value (for 2001 taxes payable) is **\$5,898,100** for the entire apartment area. The average annual increase in market value over the past five years has been 3.88% per year.

Sheet B

The second spreadsheet takes those market values and calculates tax capacity and payable property taxes for the current apartment development that exists. The calculation of these figures becomes a little complex because a percentage of these buildings are classified as both low income and market rate for tax purposes. This results in these two classifications possessing different state class rates and different figures for the same building that need to be added together. The figures illustrate that in 2001, the total taxes payable by the apartment property will be **\$136,427**.

Sheet C

The third spreadsheet compares the current market values and taxes paid by the apartment property with that of a potential commercial development on the site. Project A uses the same value that currently exists on the site for commercial development. This equal value, but different use, provides an additional \$30,000 in tax capacity or \$52,000 in additional annual payable taxes.

The other projects listed illustrate the tax base increase and additional taxes generated (possibly more than twice the current status) from higher valued developments. In the case of a \$10,000,000 development in Project D, the taxes generated on an annual basis (\$322,000) could be more than twice the amount that are currently generated at the site.

But there are many issues that are not covered in this analysis. One can not assume that this redevelopment would occur naturally, even with a rezoning. The other tangible and intangible costs associated with redevelopment could be more than the amount of increased annual tax receipts over a twenty- (20) year period (i.e., \$3,720,000 on a \$10,000,000 development).

Other Important Factors to Consider

There are many other factors to consider in a redevelopment effort in conjunction with the tax base analysis presented here.

These issues include, but are not limited, to:

- Land and demolition costs;
- Relocation costs of displaced residents;
- State class rate changes in apartment property and commercial property in the future. Both of these classes of property have been targeted by the state for reform;
- Market values of different properties have different changes. For example, the current apartment buildings that exist on the site have increased in value by approximately 4% a year, while both commercial and single-family residential property in Lauderdale have market values that are increasing by approximately 7-10% annually;
- City Budget general operating costs (e.g., police services, fire services, etc.) associated with the current development on the site as compared to the potential development on the site; and
- To what extent would redevelopment at this site be spurred privately? In essence, how much city expense and city involvement would be necessary in this potential effort?

The goal of this meeting is to discuss some of the preliminary research that I have conducted before considering further action that may include either more research or the retention of a specialized consultant. Some possible strategies are presented for your consideration and discussion.

STRATEGIES:

1. Continue moving forward on the redevelopment of these properties. This is either through more research and discussion and/or the retention of a consultant.
2. Another strategy is to begin the process of undertaking the rezoning of the property that is part of the recommendations in the Lauderdale Comprehensive Plan without any other action. This could allow the redevelopment to occur without direct city involvement over the next several years and decades - if at all.
3. The last strategy is to do nothing. If the Council feels that the tax base generated from the current development is adequate and seems stable into the future, and there are not any other major city issues surrounding the desire to redevelop besides tax base issues, the do nothing option is one to consider.

ENCLOSURES:

1. Lauderdale Comprehensive Plan; pages 16, 17, 18, 22, 28, 29, 44, 45
2. Map of the Apartment Area on Larpentour Avenue
3. Larpentour Avenue Redevelopment Tax Base Analysis

LAND USE & TAX BASE

Land Use & Tax Base Issue Questions

- What can the City do to increase its tax base?
- How can the City increase its tax base without increasing the burden on residential properties?
- Can the City receive more revenue from tax exempt properties for City services?
- What can the City do to ensure the best possible use of its remaining commercial and industrial areas?
- Where does the City need to correct land use inconsistencies?

Goals, Policies, and Action Steps

GOAL I. EXPAND THE CITY'S REVENUE AND TAX BASE.

- 1. Encourage development and/or redevelopment of commercial and industrial properties.**
 - Use tax increment financing, and other mechanisms where applicable, to encourage the clean-up and development of polluted sites.
 - Create a plan for the best utilization of available property in the Commercial and Industrial zoning districts.
 - Develop alternatives for encouraging economic development, such as creating an Economic Development Authority.
 - Create a redevelopment plan for the City's commercial area along Larpenteur Avenue.
 - Study the potential for commercial development along Larpenteur Avenue in the Single Family and Multiple Family Areas. (Plan Area 1)
 - Allow what is left of the Goodwill/Easter Seal site after the Highway 280 reconstruction to be used for commercial/industrial development.
- 2. Ensure that commercial/industrial development within the City does not have a negative impact on residential areas.**
 - Revise zoning ordinances regarding setbacks, signs, and screenings to ensure an adequate buffer between residential and commercial/industrial areas.
 - Rewrite zoning ordinances to include performance standards that encourage businesses that would not significantly increase traffic and noise, but would contribute to the City's tax base.
 - Survey residents to see what types of businesses would be most desired.

3. Fairly distribute the City's expenses among all benefiting properties, including those not currently paying property taxes.
 - Assess non-profit organizations for infrastructure improvements adjacent to their properties according to the City Assessment Policy.
 - Research other methods for distributing the costs of providing City services, such as user fees for storm water and street lighting.
4. Maintain and/or increase property values.
 - Create reasonable housing maintenance code options for single family housing.
 - Enforce multi-family housing maintenance codes.
 - Develop ways to encourage property owners to remodel and maintain their homes, such as providing remodeling ideas through a Remodeling Fair at City Hall or facilitating the availability of federal and state grants to Lauderdale residents.
 - Encourage and facilitate the development of higher-valued housing in compliance with the Metropolitan Livable Communities Act.
 - Encourage infrastructure improvements that will add value to Lauderdale properties.

GOAL II. CREATE LAND USE LAWS & CITY ORDINANCES THAT ARE EASY TO INTERPRET AND CONSISTENT WITH LAUDERDALE'S GOALS.

- Review City ordinances to ensure they are easy to interpret and consistent with the goals and policies herein.
 - Combine ordinances that duplicate regulations on the same or similar issues.
 - Eliminate ordinances that are redundant, no longer used, or no longer enforced.
 - Develop alternatives for regulating non-conforming uses and structures.
1. Correct inconsistencies between the current zoning ordinance, existing land use and the land use plan.
 - Study the implications of changing the Industrial zone (I-1) south of Larpenteur between 280 and Eustis to a business zone that allows light industrial uses.
 - Study the implications of changing the Business (B-1) area north of Larpenteur to a Neighborhood Business Zone that would not allow light industrial uses.
 2. Establish effective and reasonable criteria for land use within each zoning district.
 - Develop requirements for landscaping and beautification in commercial and industrial areas.
 - Develop performance standards that encourage uses the City desires and discourage uses the City does not desire.
 - Evaluate the zoning criteria for each district to establish what is effective and reasonable within each zoning district.
 - Reevaluate setback requirements in all districts.
 - Re-evaluate conditional uses in each district and create criteria for determining conditional use requirements.

3. **Maintain sufficient open space around homes and businesses to allow for adequate air, access by emergency vehicles, sunlight, and drainage.**
 - Study the implications of maintaining the current side yard setbacks.
 - Consider setback alternatives that increase open space.
4. **Eliminate, where possible, the need for variances.**
 - Change ordinances to accommodate fences in the side yard to the front of a house.
 - Address setback requirements for corner lots.
 - Create alternatives for simplifying lot combinations.
 - Review setback requirements for garages on alleys.
5. **Specify lot requirements that accommodate a large variety of lot sizes and situations.**
 - Revise setbacks requirements for corner lots.
 - Explore different setbacks and lot coverage requirements for different sized lots.
6. **Minimize the impact of adjacent and distinct land uses.**
 - Enforce home occupation requirements.
 - Study the potential for redeveloping the residential areas along Larpenteur Avenue to create a buffer between the Single and Multi Family areas and Larpenteur Avenue. (Plan Area 1)
7. **Reduce the encroachment of structures, plantings and fences on public property.**
 - Develop new criteria for allowable plantings on City Boulevards.
 - Develop a plan for removal of unauthorized structures, plantings, and fences in the public property right of way.

GOAL III. MAINTAIN AND IMPROVE THE CHARACTER AND QUALITY OF RESIDENTIAL AREAS.

1. **Limit the expansion of any non-residential use into the Single Family Residential (R-1) districts.**
 - Create standards in R-1 areas that limit the expansion of non-residential uses.
 - Preserve existing R-1 areas.
2. **Encourage the redevelopment of housing.**
 - Hold a remodeling fair at City Hall.
 - Provide incentives for those who increase their residential property values.
 - Create and enforce a Housing Maintenance Code.
 - Provide information to residents about housing programs, such as the "This Old House" law.
 - Research alternative methods for encouraging housing redevelopment, such as "truth in housing" requirements or additional point of sale requirements.

Current and Proposed Land Use - By Section

- Address ordinance issues affecting the upgrading and redevelopment of the housing stock.
- Minimize storm water run-off problems by addressing issues such as setback requirements, restrictions on fences, and limits on amount of impervious surface.
- Address other ordinance issues, such as off- and on- street parking.

South of Larpenteur

The section of Lauderdale south of Larpenteur Avenue has a fairly diverse make-up of existing land uses. There are 42 condominiums, 371 apartment units and 142 dormitory units within 9% of Lauderdale's total land area. Hence, this is Lauderdale's most densely populated area. This high concentration of population and limited open space prompted the City Council, in the previous Comprehensive Plan, to zone a portion of the remaining area east of Eustis and south of the Rosehill condominiums as C-1 conservation. This area, owned primarily by the Seminary, is used to take care of storm water run-off and to preserve a small nature area for residents to enjoy. On the west side of Eustis is an area currently zoned B-1 and I-1. This area houses NewMech Companies, a large commercial/industrial company, and the Children's Home Society, a large non-profit social service organization. In 1986, a portion of this area was zoned I-1 to accommodate the expansion of NewMech. Implementation of this plan will address the need to further clarify the future zoning and development of this area.

Larpenteur Commercial Area

This area is a subsection of the areas north and south of Larpenteur between Highway 280 and Eustis Street. Recently, the City Council added light manufacturing to the B-1 area along this stretch to accommodate an existing use and additional development. Further definition of this area is needed. There is some desire to reduce any heavy use that would directly abut the R-1 area to the north. This could mean eliminating light manufacturing as an option as well as other conditional uses. On the south side of Larpenteur, west of Eustis, there is greater opportunity for a wide range of uses. This section could continue to allow light manufacturing and is the City's best alternative for significant commercial development.

West of Trunk Highway 280

This area is Lauderdale's only industrial area. Currently this area is made up of 39% non-taxable commercial and industrial property, 31% taxable commercial industrial and 30% taxable utility. Goodwill and the former U of M computing center make up the non-tax producing area and Twin City Die Casting, Bolger Publishing, Midwest Editions, Rapit Print and NSP make up the remainder of the area. There still is potential for additional commercial/industrial development south of Broadway Drive and north of the NSP power sub-station. An additional opportunity for development or redevelopment may be the Goodwill/Easterseal (G/E) site if the property is sold. However, much of this property is proposed to be taken with the reconstruction of Trunk Highway 280. The City needs to carefully monitor this issue to ensure that land will be available for development after the reconstruction of Trunk Highway 280.

Table 7

PROJECTING FUTURE LAND NEEDS

Future Growth Within the Existing Urban Service Area			
Forecasted Households	Projected Household Density (household/acre)	Acres - Vacant Developable Land	Acres -Infill, Redevelopment
2000	4.0/acre	0	.24
2010	4.0/acre	0	0
2020	4.0/acre	0	0
Forecasted Employment	Projected Employment Density (employee/acre)	Acres - Vacant Developable Land	Acres -Infill, Redevelopment
2000	18/acre	0	7.74
2010	14/acre	0	0
2020	14/acre	0	0

Future Land Use - Staging Plan

As shown on Map #3, the City has developed a land use map showing the future land uses. In order to accomplish these future land use goals, the City has also developed a staging plan (Map #4) which are the proposed timeframes for these goals to be achieved. Starting in the year 2005 and ending in the year 2020, the following are these proposed timelines. The following numbers correspond to the numbers on Map #4.

By the year 2005:

1. Rezone the property at 1631 Eustis Street from I-1 (Industrial) to B-1 (Community Business).
2. Redevelop the former Rosehill Dairy Store at 2436 Larpenteur Avenue as a commercial property.
3. Rezone these properties north of Larpenteur Avenue from a commercial zoning district that includes light industrial to a commercial zoning district that does not include light industrial.
4. Redevelop this former University of Minnesota property and Brownfield site to a light industrial use.

By the year 2010:

5. Minnesota Department of Transportation (MnDOT) will reconstruct Trunk Highway 280. This reconstruction will include the taking of a portion of the Goodwill/ Easter Seal site at 2543 Como Avenue as well as the possible taking of land on the north end of Walnut Street. Any land left at the north end of Walnut Street after the highway reconstruction would be developed as a park/open space.

By the year 2015:

6. Rezone these properties north of Larpenteur Avenue from a residential zoning district to a commercial zoning district that does not include light industrial.

7. Rezone these properties south of Larpenteur Avenue from a residential zoning district to a commercial zoning district that does not include light industrial.

8. Redevelop the properties at 1769 and 1771 Walnut Street from vacant land to a park/open space use.

By the year 2020:

9. Redevelop the properties south of 1738 Ione Street from vacant land to a park/open space use.

10. Redevelop the properties west of Walsh Lake from vacant land to a park/open space use.

Historic Preservation

The City acknowledges the importance of maintaining historic integrity. For this reason, the City will look at relative historic importance of properties within the city on a case by case basis. At present, no properties within the city are listed on the National Register of Historic Places.

Tax Base Analysis

Lauderdale has a strong interest in remaining an independent City. To do this, Lauderdale needs to maintain a tax base that can support City services without increasing the burden on residential properties. Many tax base issues are directly linked to the land use issues presented in the first part of this section. This linkage demonstrates that many issues and goals in this Comprehensive Plan are interconnected.

Table 9 City Property Tax Distribution				
	1980* Tax Distribution	% of Total	1990 Tax Distribution	% of Total
Residential	\$32,352	36%	\$133,932	46%
Commercial	\$6,691	8%	\$29,442	10%
Industrial	\$7,356	8%	\$8,497	3%
Apartments	\$16,041	18%	\$51,832	18%
Other**	\$26,338	30%	\$64,385	22%
City Levy	\$88,778	100%	\$288,088	100%

*1980 Taxes were reduced by 23,385 for HACA & ag. credits
 ** Railroad, Public Utilities(NSP) & Personal Property
 Source: Ramsey County Dept. of Property Records and Revenue

II. MAINTAIN AND IMPROVE THE QUALITY OF EXISTING RENTAL HOUSING UNITS.

1. Discourage any future expansion of rental property or turnover of non-rental property into rental.
 - Create a licensing procedure for residential rental property.
 - Research the limitation of allowable conditional uses in R-1 areas.
2. Encourage rental owners to maintain rental units in good condition.
 - Better enforce the multi-family maintenance code.
 - Create a licensing procedure for all rental property.
3. Improve the quality and appearance of rental housing units.
 - Require additional landscaping and better parking facilities for multi-family properties.
 - Facilitate the creation of park areas in the high density apartment area.
4. Minimize the impact or reduce the number of high-density apartment complexes south of Larpenteur.
 - Work with property owners to create more landscaping and recreational facilities.
 - Research the possibility of acquiring apartment buildings in poor conditions for demolition or rehabilitation.

Housing Inventory

From 1980 to 1990, the total number of housing units increased by 394 units. This included 104 units from the Brandy Chase condominium development, 42 units from Rosehill Townhomes, 84 units from the City Gables Apartments, and 142 units from the Seminary Dorms. From 1980 to 1990, there was a significant increase in vacant homes, due to a number of vacant rental units. Lauderdale Renter-Occupied property nearly doubled over the past ten years. Renter-Occupied units make up half of the total units in the City. Issues concerning Lauderdale's large renter population may need to be addressed during the next ten years.

	1980	% of Total	1990	% of Total
Occupied	809	97.7%	1,166	95.4%
Vacant	19	2.3%	56	4.6%
Total Housing Units	828	100%	1,222	100%
Owner-Occupied	437	54%	564	48.4%
Renter-Occupied	372	46%	602	51.6%
Total Occupied Units	809	100%	1,166	100%
Source: 1980 & 1990 Census				

As shown in Table 14, Lauderdale has 48.4 % Owner-Occupied and 51.6% Renter-Occupied housing units. Based on the total occupied units, the metro average is 67.8 % Owner-Occupied, 32.2% Renter-Occupied housing units.

	1980	1990	% inc.
One-Unit Detached	466	498	7%
One-Unit Attached	5	52	940%
2 Units	29	35	21%
3 to 4 Units	11	21	91%
5 or more Units	314	614	96%
Total	825	1,220	48%

Source: 1980 & 1990 Census

Lauderdale is considered fully developed by the Metropolitan Council, and a significant change in the number of housing units is not expected during the next ten years. The City is, however, concerned about the density of the Apartment buildings between

Larpenteur and Idaho, especially if families begin to make up a larger percentage of the occupants. Currently, the apartments and condominiums south of Larpenteur account for 55% of the City's total units, which is 45% of the total housing units in the City. With the addition of the Brandy Chase Condominiums and the Seminary dormitories, multiple housing units (buildings with 5 or more units) are now the most predominant type of housing unit in Lauderdale.

Housing Conditions

This has been a topic addressed in each of the previous Comprehensive Plans. In 1973, a housing survey was conducted showing considerable need for improving the overall condition of the housing stock. In 1978, another survey was conducted which showed significant signs of improvement in the housing stock. According to Table 16, 43 % of the housing is 35 years or older. These older homes will be in need of significant upkeep and repair during the next decade. Table 16 reflects Lauderdale's peak growth during the 1960s and 1970s. These homes as well will need additional upkeep during the next decade.

Year Built	Lauderdale
1939 or earlier	19%
1940 to 1959	24%
1960 to 1979	36%
1980 to 1990	21%
Total	100%

Source: 1980 & 1990 Census

Housing Cost

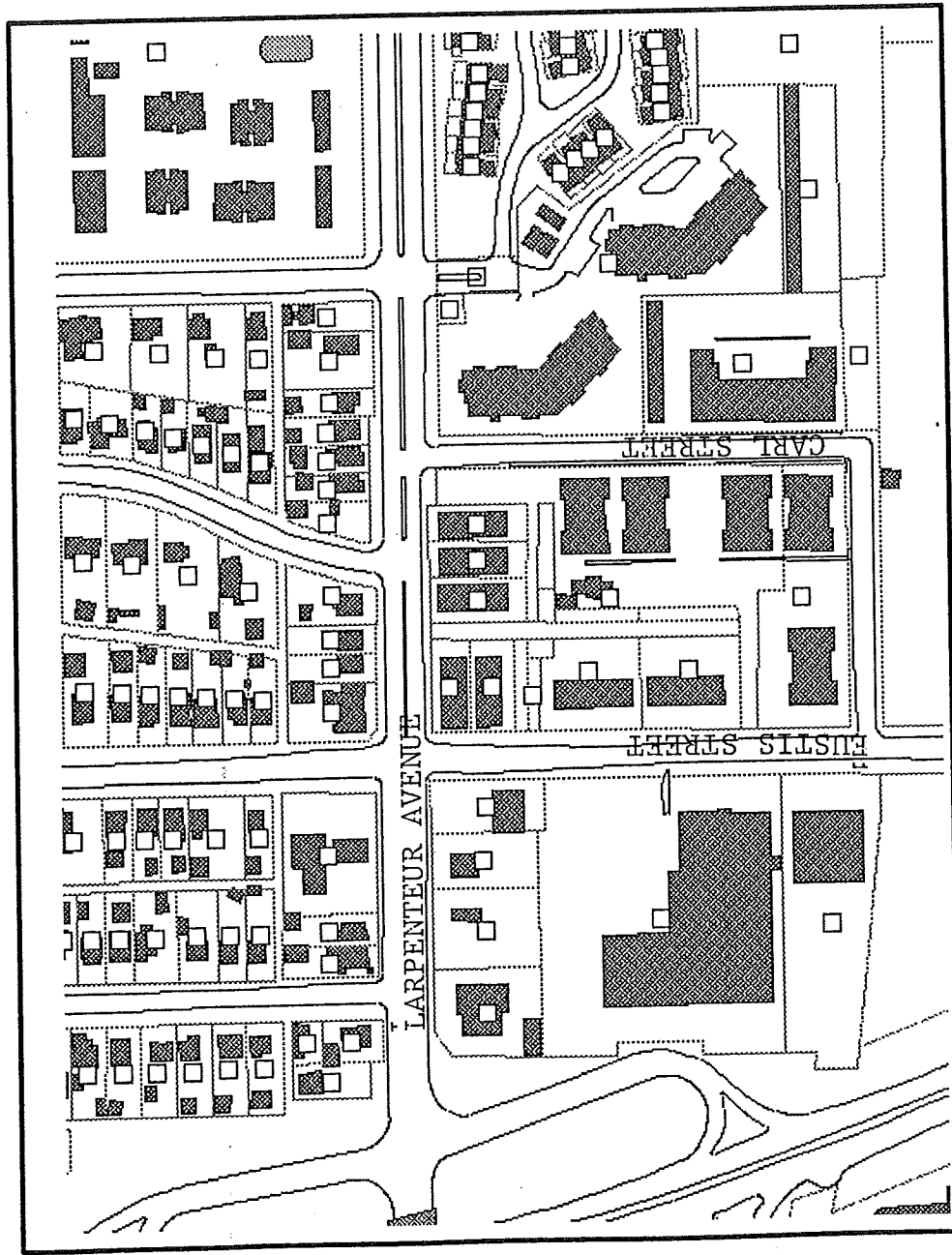
During the 1980s, Lauderdale encouraged the development of lower- to moderate-income housing. As a result of this, there was a relative drop in the value of owner-occupied housing, as illustrated in Table 17. For comparison, the Metro median average housing value in 1990

	1980	1980 P.V.	1990
Median Monthly Contract Rent	\$ 228	\$ 363	\$ 424
Median Value of Owner-Occupied Housing	\$ 52,700	\$ 83,793	\$ 74,700

Source: 1980 & 1990 Census - P.V. = the present value in 1990 dollars

was \$89,211; in Falcon Heights, 1990 median home value was \$104,500. The Metro median monthly rent was \$447. The City is also a participant in the Metropolitan Council's Metropolitan Livable Communities Program. This program establishes goals for the City in the area of affordability, types of life-cycle housing available, and housing density. Lauderdale's goals for this program are shown in Table 18:

Larpenteur Avenue Redevelopment



LARPENTEUR AVENUE REDEVELOPMENT

Address	PIN	# Units	Square Footage	Pay 1996 Market Value	Pay 2001 Market Value	% Yearly Change in Market Value
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Crossroads Apartments

1642 Eustis	20-29-23-21-0001	17	6,970	\$250,000	\$272,800	1.82%
1634 Eustis	20-29-23-21-0002	17	8,276	\$250,000	\$272,800	1.82%
2400 Larpenteur	20-29-23-21-0003	17	8,712	\$250,000	\$272,800	1.82%

Rosehill Apartments

2392 Larpenteur	20-29-23-21-0004	17	8,712	\$270,400	\$357,000	6.41%
2384 Larpenteur	20-29-23-21-0005	17	9,148	\$270,400	\$357,000	6.41%
1623 Carl	20-29-23-21-0006	72	79,279	\$1,261,200	\$1,512,000	3.98%
1627 Carl	20-29-23-21-0006	-	-	-	-	-
1631 Carl	20-29-23-21-0006	-	-	-	-	-
1631 Carl (land)	20-29-23-21-0007	0	-	\$3,200	\$3,200	0.00%

Lauderdale Hollows

1630 Eustis	20-29-23-21-0008	17	19,602	\$303,300	\$362,800	3.92%
1626 Eustis	20-29-23-21-0009	17	20,473	\$303,400	\$362,800	3.92%
1618 Eustis	20-29-23-21-0010	48	50,530	\$856,600	\$1,024,500	3.92%
1622 Carl	20-29-23-21-0012	48	54,902	\$856,600	\$1,024,500	3.92%
1622 Carl (garage)	20-29-23-21-0013	0	-	\$64,500	\$74,900	3.22%
1622 Carl (land)	20-29-23-21-0077	0	-	\$1,000	\$1,000	0.00%

GRAND TOTAL

		287	266,604	\$4,940,600	\$5,898,100	3.88%
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LARPENTEUR AVENUE REDEVELOPMENT

<i>Market Value</i>	<i>Class Rates</i>	<i>Tax Capacity</i>	<i>Total Tax Rate</i>	<i>Pay 2001 Property Taxes</i>
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CURRENT:
MULTIPLE-FAMILY

Crossroads Apartments

Low Income	\$319,176	1.00%	\$3,192	135.00%	\$4,308.88
Market Value	\$499,224	2.40%	\$11,981	135.00%	\$16,174.86
TOTAL	\$818,400		\$15,173		\$20,483.73

Rosehill Apartments

Low Income	\$891,680	1.00%	\$8,917	135.00%	\$12,037.68
Market Value	\$1,337,520	2.40%	\$32,100	135.00%	\$43,335.65
TOTAL	\$2,229,200		\$41,017		\$55,373.33

Lauderdale Hollows

Low Income	\$1,681,795	1.00%	\$16,818	135.00%	\$22,704.23
Market Value	\$1,168,705	2.40%	\$28,049	135.00%	\$37,866.04
TOTAL	\$2,850,500		\$44,867		\$60,570.27

GRAND TOTAL	\$5,898,100		\$101,057		\$136,427.34
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LARPENTEUR AVENUE REDEVELOPMENT

<i>Market Value</i>	<i>Class Rates</i>	<i>Tax Capacity</i>	<i>Total Tax Rate</i>	<i>Pay 2001 Property Taxes</i>
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**POTENTIAL:
COMMERCIAL
REDEVELOPMENT**

Project A	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$5,748,100	2.40%	\$137,954	135.00%	\$186,238.44
TOTAL	\$5,898,100		\$140,054		\$189,073.44

Note: This is the same as the current market value at the site

Project B	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$6,850,000	2.40%	\$164,400	135.00%	\$221,940.00
TOTAL	\$7,000,000		\$166,500		\$224,775.00

Project C	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$8,850,000	2.40%	\$212,400	135.00%	\$286,740.00
TOTAL	\$9,000,000		\$214,500		\$289,575.00

Project D	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$9,850,000	2.40%	\$236,400	135.00%	\$319,140.00
TOTAL	\$10,000,000		\$238,500		\$321,975.00