

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

July 2015

Business Retention and Expansion program begins in Arden Hills *by Susan Cathey*

Over the next several months, you will hear about a program called Business Retention and Expansion (BRE), which is being implemented in Arden Hills by the Economic Development Authority (EDA). According to Associate Planner Matthew Bachler, retaining and facilitating the expansion of existing businesses is an important component of any city's strategic plan for economic development.

Research supports planning

Last year, the City's Economic Development Commission (EDC) spent considerable time discussing and researching the idea of implementing a BRE program in Arden Hills. The research shows that it is more efficient to focus on the growth of existing businesses, which create up to 80 percent of new jobs, rather than on attracting new businesses with some type of public subsidy. BRE program goals include:

- Demonstrate to businesses that the community appreciates their presence.
- Help existing businesses solve immediate problems.
- Increase businesses' ability to compete in regional, national, and global markets.
- Establish a strategic plan for economic development.
- Build community capacity to sustain growth and development over the long term.

The planning process

Each city which implements a BRE program needs to identify targets specific to that community. The first step is to gather information on current conditions by reviewing data on the local economy and conducting interviews with select businesses. A volunteer group comprised

of elected officials, city staff, residents, and members of the business community is usually responsible for completing these interviews. This group undergoes training in effective interview skills and use of the selected survey instrument.

Following the data gathering, the research is analyzed to identify community strengths and weaknesses. Short-term problems, such as the imminent prospect of a business relocating to a different community, may be addressed at this time. A summary report includes issue areas and suggested actions.

The final step of a BRE program is implementation. The City Council will study the report and identify priority projects. The community may choose to develop a business visitation cycle to maintain the beneficial effects of the program.

After completing a ten-week-long course with the University of Minnesota Extension on implementing a local BRE program, City staff requested proposals from the University and from the Saint Paul Area Chamber of Commerce (SPACC) to set up and administer a BRE program in Arden Hills. The EDA accepted the SPACC proposal in January 2015, at a cost not to exceed \$5,000. Key factors in their selection were the Chamber's established relationship with many City businesses and other local stakeholders and its extensive experience as one of the founding members of the Minnesota Chamber of Commerce "Grow Minnesota!" BRE program. Jonathan Weinhagen, vice president of the SPACC, has been working with the City to answer questions and develop the plan.

The interview process

The SPACC has recommended that 30 to 40 interviews be held. The companies

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Make plans now for Night to Unite on August 4

It's time to get together with the neighbors and plan your annual Night to Unite event. The Ramsey County Sheriff's Department encourages neighborhoods to register their events with the Department. During Night to Unite, community officials, fire departments, and Sheriff's Office representatives will visit neighborhood gatherings.

Here are four ways to register your event.

- **Online**—visit www.ramseycountysheriff.us; click on the Night to

- Unite Registration link (on the right-hand side)
- **E-mail**—Complete and email a registration form to: crimeprevention@co.ramsey.mn.us
- **Fax**—Complete and fax a registration form to 651-266-7337
- **US Mail**—Mail a registration form to:
Ramsey County Sheriff's Office
Crime Prevention Services
1411 Paul Kirkwold Drive
Arden Hills, MN 55112

Registration forms, resources, and other information about Night to Unite can be found at:
<http://www.co.ramsey.mn.us/sheriff/crimeprevention/ntu.htm>



Arden Hills Service Directory

1245 West Highway 96

Arden Hills, MN 55112-5734

Summer Office Hours

Monday through Thursday

7:30 a.m. — 5:00 p.m.

Friday

7:30-11:30 a.m.

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911

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Council meetings are held at City Hall on the second and last Monday of the month at 7 p.m. Meetings are televised live on Cable Channel 16. Meetings of the Planning Commission are televised as well. Visit www.cityofardenhills.org for information about taped meeting playback.

Arden Hills Notes is the official newsletter of the City of Arden Hills, an equal-opportunity employer.

City Park Profiles--a series

Valentine Park

by Tina Kulzer

1650 Lake Valentine Road

This month marks the two-year anniversary of the Grand Re-opening of Valentine Park. The park's transformation following an extensive redevelopment project is as impressive today as it was when it was unveiled in 2013. This is a well-conceived, naturally integrated, cohesive, functional, and fun neighborhood park in which both the City and its residents can take great pride.

Persistent flooding and poor drainage

A quit claim deed signed in January 1955 by S.J. Krannak and Erna B. Krannak donated a parcel of land on the corner of Old Highway 10 and County Road F (now Lake Valentine Road) to the City of Arden Hills. More than ten years passed until any significant development began on the three acres that would become known as Valentine Park: a wooden playground set in 1966, a warming house in 1967 (Valentine Park inherited the shelter that had been used for years at the Lake Johanna skating area); and hard court areas for basketball and volleyball in 1974.

Storm water drainage issues and frequent flooding plagued Valentine Park for decades, which inhibited the park space from reaching its full potential as a recreational area for residents. The first amenity established at Valentine Park was a ball field, and it was often under water and unusable during the spring and summer baseball seasons.

In an attempt to remedy this problem, the layout of amenities at Valentine Park was rearranged in the late 1990s. However, this tactic did not provide the resolution that was needed. Park conditions necessary for winter ice skating soon began to deteriorate, which forced the City to close the general skating rink in 1999, despite the demand for that amenity in the neighborhood at that time. Finally, in 2008, the planning stages of a complete park redevelopment got underway.

Necessary renovations begin

Residents in the Valentine Hills neighborhood had opportunities to weigh in on the redevelopment plan both at public meetings and via survey. A common sentiment reported by residents was the desire to exercise restraint in making the needed improvements, so as to preserve the natural beauty and tranquility of the residential neighborhood. The park was often referred to by residents as "the gateway" into the neighborhood, but many felt that the state of Valentine Park at that time did not reflect the strong feelings of commitment to and pride in the community that they shared.

Several years of planning, designing, and implementation followed. In 2013 the renovation of the park was complete. An improved storm drainage system was conceived and constructed, featuring a detention pond on the southeast corner and a rain garden running from the pond along the south and west sides of the park. This element provides both necessary storm water drainage and a natural buffer between the park and neighboring homes.

Park amenities and play equipment are centrally located and include a half-court basketball area, playground equipment and swings for both toddlers and school-age children, and a picnic shelter with multiple picnic tables. Natural open space, dotted with new tree plantings, extends east from the play area to Old Highway 10 and offers an unobstructed view of Lake Valentine.



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Benchmarks: a review of recent City Council action

May 11, 2015

(Holden excused)

- Approved a Planned Unit Development amendment agreement and Conditional Use Permit amendment for Frattallone's Ace Hardware in Arden Plaza to construct an outdoor garden center. (3-1, Woodburn)
- Approved an extension of the Arden Plaza phase two submittal deadline to June 1, 2017. (4-0)
- Denied the authorization to appoint an additional Public Works Seasonal Maintenance Worker. (4-0)
- Accepted the resignation of a full-time Public Works Maintenance Worker and authorized advertisement for the Public Works Maintenance Worker vacancy. (4-0)
- Approved the payment for improvements to County Road E and Pine Tree Drive. (4-0)
- Approved entering into a Joint Powers Agreement with the City of New Brighton and Ramsey County for the construction of the Mounds View High School Trail over I-35W to Mounds View High School. (4-0)
- Approved entering into an Agreement with Mounds View Public Schools (District 621) for their contribution of \$120,000 towards construction of the Mounds View High School Trail. (4-0)
- Approved the public hearing date of June 8 and authorized publication of a

notice for the public hearing regarding the proposed issuance of conduit debt financing for Presbyterian Homes. (4-0)

May 26, 2015

- Approved a Conditional Use Permit amendment for Bethel University to construct a soccer facility building on the Ona Orth Athletic Field. (5-0)
- Approved a minor subdivision for 3517 Siems Court enabling the sale of 5,540 square feet of residential land to the adjacent residential property owner. (5-0)
- Approved quotes for the Oak Avenue storm sewer repair. (5-0)
- Denied a Planned Unit Development amendment for Holiday Station, 1920 Highway 96 West, to install blue LED lighting on the gas station canopy and building. (4-1, Holmes)
- Approved a Planned Unit Development amendment for Caribou Coffee, 3673 Lexington Avenue North, to install a drive-through. (5-0)
- Approved preliminary approval of the TCAAP Redevelopment Code. (4-1, McClung)

June 8, 2015

- Approved the Findings of Fact and decision regarding the application of Holiday Station Stores, Inc. This action approves the findings from the May 26 meeting. (4-1, Holmes)

- Approved payment number eight for the Round Lake Road area improvement. (5-0)
- Approved payment number two for the County Road E - Pine Tree Drive improvements. (5-0)
- Approved payment number one for the 2015 Pavement Management Program. (5-0)
- Approved the requested Lake Johanna Fire Department capital expenditures. (5-0)
- Approved an amendment to the Joint Cooperation Agreement for the Community Development Block Grant Program. The amendment makes grants no longer transferrable or saleable from one city to another. (5-0)
- Approved conduit debt financing for Presbyterian Homes in the amount of \$10 million dollars to construct independent living units on the corner of Lake Johanna Boulevard and County Road D. This amount is not City funded, and the City is not financially responsible for repayment of the amount. (5-0)

Valentine Park *continued from page 2*

A paved parking lot is accessible from Lake Valentine Road at the north end of the park and offers approximately ten off-street parking spaces. Enclosed portable bathroom facilities and refuse disposal and recycling containers are available as well. A paved walkway provides pedestrian access to the parking lot from Crystal Avenue/Glenview Avenue. Valentine Park is fully ADA (Americans with Disabilities Act) compliant.



Business Retention *continued from page 1*

targeted for interviews fall into four categories:

- Businesses in high-growth industries (Construction, Professional and Business Services, Education, and Health Services)
- Businesses that are not in high-growth industries but which have experienced significant growth over the past few years
- Large employers
- Legacy businesses (long-term Arden Hills businesses closely identified with the local business community)

Measuring results

When Mayor David Grant, in his role as EDA president, inquired how Arden Hills would measure the success of this program, Mr. Weinhagen replied that identifying and developing relationships with the targeted businesses would be a success. He indicated that over the long term, the program would provide the City with a sustainable business retention strategy.



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Postal Customer

Flaherty's gets creative during bridge construction project

by Susan Cathey

League participants at Flaherty's Arden Bowl have an extra challenge this summer – getting through construction to the bowling alley and Irish Pub, located since the 1960s on County Road E near the Highway 51 bridge.

Although business tends to slow down anyway when the weather turns nice, Flaherty's hosted a tournament recently, which people had to figure out how to get to. Operations Manager Adam Flaherty checks the MnDot website regularly and prints out updated maps for patrons.

In the spirit of making lemonade from this summer's lemons, Flaherty's is offering a "Bridge, Bowling, and Burger Special" in honor of the County Road E bridge replacement. Running Monday-Friday until the end of August, the promotion includes deals on bowling and food from 11:00 a.m. to 4:00 p.m.



Flaherty's is not only a longtime fixture in Arden Hills, it has the distinction of being the longest operating family-owned bowling center in the United States, since 1938. There are several employees who have been with the business for many years, including Brian Hove, bowling manager for close to 50 years.

A goal for Flaherty's is to be recognized not just for bowling, but as a community gathering place. It is promoting a full menu, which Adam says is superior to stereotypical bowling alley food. Flaherty's is planning to add craft beers to the chef-driven menu. A variety of games and a bowling pro shop are part of the operation. Sign-up for fall bowling, which caters to seniors and kids as well as men's and women's leagues, begins in August. Adam stressed that being a good bowler is not a requirement. Just come and have fun. Information about everything Flaherty's Arden Bowl offers can be found at the website, www.flahertysbowl.com.



"Green" camping tips from Ramsey A to Z

Looking forward to sleeping under the stars? Here are some great tips:

Get the gear: Browse secondhand stores, garage sales and Craigslist.com to find backpacks, lanterns and tents. Buying a new sleeping bag? Look for one made from recycled materials.

Minimize trash: Use dish towels rather than paper towels. Pack cutlery and utensils rather than disposable plastic. Bring reusable water bottles and containers. Don't forget trash bags to gather any trash and recyclables and dispose of it appropriately.

Propane tanks/canisters: Empty propane canisters must be kept out of landfills. Spent propane canisters are considered hazardous waste while still under pressure, but once they are relieved of pressure they can be recycled as scrap metal.

To make sure the canister is completely empty, attach the canister to the device (usually stove or lantern). Turn the gas on and light the device, allowing the gas to completely run out. Write "empty" on the side of the small canister.

- Call the retailer where you purchased your propane tank, and inquire about "take back" and recycling options.
- Some counties accept refillable or single-use propane tanks at their hazardous waste drop-off sites.

For other green tips, visit RamseycountyAtoZ.com or call 651-633-EASY (3279). (Answered 24/7.)