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**Date:** Sept. 13, 2016  
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## FOR IMMEDIATE RELEASE

The following actions were taken at the Sept. 13, 2016, Washington County Board of Commissioners meeting at the Government Center in Stillwater, Minnesota

### **Land next to Newport Transit Station will go to CDA**

The Washington County Board of Commissioners, sitting as the Washington County Regional Rail Authority (WCRRA) Sept. 13, agreed to sell a parcel of the land next to the Newport Transit Station to the Washington County Community Development Agency (WCDA) for \$552,900.

In 2010, the WCRRA purchased property at 2222 Maxwell Ave. in Newport for construction of the Newport Transit Station, which was constructed in 2014. WCRRA has excess real property no longer needed for the transit station, which can be sold.

The CDA expressed an interest to purchase the land for redevelopment, and, after an appraisal, the WCRRA negotiated a sale of the lot to the CDA.

A portion of the sale proceeds will be returned to the County Transit Improvement Board (CTIB), according to the terms of the grant agreement between the WCRRA and CTIB in 2009, and a portion will go to WCRRA fund balance.

**Contact: Jan Lucke, Transportation Manager, 651-430-4316**

### **County Board sets public hearing for redevelopment around Newport Transit Station**

The Washington County Board of Commissioners set a Nov. 1 public hearing to hear comments on modifications to the redevelopment plan for the area around the Newport Transit Station, called Red Rock Crossing.

*A great place to live, work and play...today and tomorrow*

The board set the public hearing Sept. 13.

The Washington County Community Development Agency (CDA), under an agreement with the City of Newport, is obliged to secure financing to pay for redevelopment activities, including property acquisition, environmental analysis, and public infrastructure improvements in a northwest sector of the city referred to as Red Rock Crossing.

The redevelopment costs, estimated at \$14 million, exceed the resale value of the properties, which is projected to be \$7 million. The redevelopment plan identified a financing plan, which included the use of \$6 million of tax increment financing (TIF) and \$1 million of other funding sources to fill the gap and reimburse the CDA for its redevelopment expenses.

The eligibility and need analyses are complete for the establishment of a TIF district. Notices will be sent to the school district and the city in October regarding the use of tax money.

The County Board will conduct the public hearing and consider establishing a TIF district Nov. 1.

**Contact: Kevin Corbid, Deputy Administrator, 651-430-6003**

### **County Board approves agreements with organizations providing housing**

The Washington County Board of Commissioners approved agreements Sept. 13 with a number of agencies that provide Group Residential Housing (GRH).

GRH is a state-funded income supplement program that pays for room and board costs for low-income adults with a disabling condition who have been placed in a licensed or registered setting that holds a formal agreement with the county. The current rate for GRH is \$891 per person per month.

GRH providers may offer an array of services, but at a minimum they must include housing, utilities, household furnishings, toiletries, a 24-hour plan of care, medication management, and food.

The board approved two-year agreements with those agencies providing community residential settings, formerly known as corporate foster care. The community residential setting is designed for persons in need of regular supervision and assistance with daily activities. Each client receives individualized services based on level of need. These clients will receive services funded through Medical Assistance's Community Access for Disability Inclusion, Brain Injury, or Intellectual/Developmental Disability waivers. The county has agreements with providers:

- New Journeys;

- Michelle Renne Wolf, Inc.;
- REM MN Community Service, Inc.;
- Dungarvin Minnesota, LLC;
- R&M Welty, Inc.;
- Northeast Residence, Inc.;
- People Incorporated;
- MDM Rubicon, Inc.;
- South Metro Human Services;
- The Phoenix Residence, Inc. (Eric's House);
- Hope House of St. Croix Valley;
- New Directions;
- Mains'l Services;
- Pathways to Community;
- ACR Homes, Inc.;
- At Home Living Facilities Metro, LLC;
- Partnerships for Minnesota Futures, Inc.; and
- Legacy Endeavors.

The board also approved two-year agreements for all customized living, formerly known as assisted living, settings that accept GRH payment for room and board. The service of 24-hour customized living is a service designed for persons in need of regular supervision and assistance with daily activities such as medication administration, personal care, and housekeeping. These individuals are assessed by county staff and are determined not to need the level of care provided in a skilled nursing home, but they are unable to remain safely in their own homes. Each client receives individualized services based on their level of need.

Washington County will contract with the following providers:

- Elder Haven;
- Coventry Senior Living of Mahtomedi, LLC;
- Loving Care Cottage, LLC;

- Peaceful Living, LLC;
- Triple Angels;
- Birchwood Arbors,
- Gracewood (Hugo GW, LLC);
- Scenic Hills Alternative Care;
- Project Caring Residential Assistive Living;
- Colby Lake Care Home, LLC;
- Oak Ridge Place;
- Cottage Grove White Pine, LLC; and
- Sagwood, LLC.

The board also approved agreements for two board and lodge settings that provide group residential housing. The homes are Stillwater Residence and Frazier Recovery Home.

Stillwater Residence has been in the community for many years, assisting adult men and women to stabilize in the community following a medical treatment, chemical health, and /or mental health treatment. While living at Stillwater Residence, many residents work with various community service providers, seeking employment and permanent housing in the community.

Frazier Recovery Home provides services and on-site supervision for most of the day. While living at Frazier Recovery Home, many residents are in out-patient treatment, seeking employment, and permanent housing in the community, with an average stay of six to 18 months. This facility allows the county to provide safe, stable, and sober housing for individuals who may otherwise be placed in more costly treatment facilities.

An agreement with Phoenix Services Corporation, Inc., will provide more options to clients who are experiencing multiple barriers to finding apartments in the community. Besides the funds to pay for housing and food, residents will also receive funds for supplemental services of \$482.84 a month to pay for housing support services to assist the client in being able to maintain their housing, such as transportation, budgeting, connecting with community resources, finding employment, independent living skills, etc.

The group residential housing funds will also be used for family adult foster care licensed service for individuals age 18 and older who have a disability or functional impairment, are not able to live

independently, and prefer to live in a community-based, home-like setting. Adult foster care providers offer food, lodging, protection, supervision, and household services. The home is the primary residence of the license holder and the license holder is the primary caregiver. Adult foster care homes may serve individuals with developmental disabilities, traumatic brain injury, mental health conditions, physical impairments, and the elderly.

**Contact: Sarah Tripple, Planning and Program Manager, 651-430-6480**

### **G Urban Companies, Inc., will make signal, sidewalk improvements on Summit Avenue/70<sup>th</sup> Street, Highway 61**

G Urban Companies, Inc., will make traffic signal and sidewalk improvements on County State Aid Highway (CSAH) 22 (Summit Avenue/70th Street South) at its intersections with Highway 61 and CSAH 38 (Hastings Avenue) in St. Paul Park.

The Washington County Board of Commissioners approved a \$354,008 contract with the company Sept. 13.

The project involves the revision of existing traffic signal systems to add longer mast arms, flashing yellow arrow indications, and pedestrian countdown timers on CSAH 22 at its intersections with Highway 61 and CSAH 38. Work will include signal painting and constructing new pedestrian ramps and pushbuttons in compliance with Americans with Disabilities Act requirements.

There is considerable traffic from the adjacent refinery, and the current intersection has traffic congestion and inefficient traffic flow.

Improved traffic signal timing is also part of the project, but not part of this construction contract. County staff will make the timing changes once the physical improvements are in place. The improved timings were developed as part of a design contract with SEH, Inc.

Work will be done in late fall. The project will be paid for with \$111,388 in state funding through a cooperative agreement with the Minnesota Department of Transportation, and with \$242,620 in county state aid funding.

**Contact: Joe Gustafson, Traffic Engineer, 651-430-4351**

### **County Board sets preliminary levy, adopts budget for 2017**

The Washington County Board of Commissioners set the county's proposed property tax levy for 2017 Sept. 13, and approved budgets for the county, the Regional Rail Authority, and the Community Development Agency.

The board has been reviewing the proposed budget since it was first introduced by county staff Aug. 9. The board also reviewed detailed budget recommendations from each of the county's departments. The preliminary levy may be reduced before the board sets a final levy in December, but it may not be raised.

The county's proposed property tax levy for 2017 is \$96.1 million, an increase of 3.49 percent over 2016. The county's voter-approved Land and Water Program levy will be \$1.058 million, with no change from 2016. The county's non-levy revenue is expected to be \$102.5 million, an increase of 8.94 percent over 2016. Operating expenditures are expected to be \$165 million, an increase of 5.26 percent, and capital expenditures are expected to be \$28.5 million, an increase of 7.42 percent.

The proposed property tax levy for the Washington County Regional Rail Authority is \$776,800 for 2017, and the proposed property tax levy for the Washington County Community Development Agency is \$4.718 million.

The requested levy increase of 3.49 percent is the same increase requested for county taxes paid in 2015 and 2016. However, the county's tax base has grown 3 percent over the past year, including new construction valued at \$363 million, to assist in paying the levy increase.

The county's median-valued home is \$243,200, up 1.1 percent in value from 2016. It is expected that the owner of the median-valued home would pay a county property tax increase of about \$7, or about 1 percent, for 2017.

**Contact: Kevin Corbid, Deputy Administrator, 651-430-6003**