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Date: Nov. 1, 2016
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FOR IMMEDIATE RELEASE

The following actions were taken at the Nov. 1, 2016, Washington County Board of Commissioners meeting at the Government Center in Stillwater, Minnesota

Miller will serve on Brown's Creek Watershed District board

The Washington County Board of Commissioners appointed Anne Maule Miller, Stillwater, Nov. 1 to serve on the Brown's Creek Watershed District Board of Managers.

Miller will serve a three-year term expiring Nov. 13, 2019.

Watershed district governance, required by state statute, helps to control or alleviate damage by flood waters; improves stream channels for drainage or navigation; reclaims or fills wet or overflow lands; oversees water supply for irrigation; regulates the flow of streams; diverts or changes water courses; provides and conserves water supply; and provides for the protection of groundwater and regulation of groundwater use.

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Sheriff's Office to reduce cost of rent to Hudson for space on water tower

The Washington County Sheriff's Office will continue to rent space on the Hudson, Wis., Hanley Road water tower, with a reduction in rent, after the County Board approved an amendment to an agreement with the City of Hudson Nov. 1.

The amendment to the land lease agreement that the county has with the City of Hudson reduces the cost of rent by approximately \$500 a month and removes the 5 percent per year increase in rent that was in the original agreement.

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Contact: Sheriff Bill Hutton, 651-430-7601

County Board conducts public hearing on redevelopment, TIF plan for Newport

The Washington County Board of Commissioners conducted a public hearing Nov. 1 regarding the proposed modification of a redevelopment plan and a proposed Tax Increment Financing (TIF) District for Red Rock Crossing in Newport.

Two residents spoke at the hearing.

The City of Newport plans to redevelop a northern section of the city, known as Red Rock Crossing, and the council adopted a redevelopment plan in 2012. The redevelopment is projected to increase property values from \$4.5 million to \$56 million through more efficient land uses and the creation of a transit-oriented neighborhood.

The land, in the southwest quadrant of Interstate 494 and Highway 61, would see almost 100 percent of the land area improved under the plan. Currently, almost 60 percent of the structures on the land are substandard. The CDA's consultant has determined the parcels in the proposed district meet the eligibility criteria for a redevelopment TIF district.

The district would be in effect for a 25-year maximum, with the first TIF receipt in 2020. The district would expire Dec. 31, 2045.

The CDA, through a joint powers agreement with the City of Newport, is obliged to secure financing to pay for typical upfront redevelopment activities for the project, including property acquisition, relocation, demolition, environmental analysis, and public infrastructure improvements. With a TIF district, those costs would be paid for by capturing the increased property taxes generated by the increased property value of the project.

Other responsibilities of the City of Newport would be to:

- provide vision for the area;
- provide feedback for the selection of a private developer;
- do acquisitions, as appropriate;
- share expenses for grant applications and due diligence; and
- provide municipal approvals, permits, and services.

The project financing in the city's redevelopment plan includes TIF as the main source of money, with levy, grants, and other funds supplementing the project costs.

The City of Newport and the South Washington County School District, which would be affected, received notice of the plans in October. The final action before certifying the TIF district was the Nov. 1 public hearing to consider approval to establish a TIF district. Upon the CDA's recommendation, the county's public hearing was continued to Nov. 8.

The City of Newport will reconsider its support of the creation of the TIF district and plan Nov. 3.

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