

# State of the City Address



September 20, 2025



Lake Johanna

# Agenda

1. Welcome
2. Rice Creek Commons (TCAAP)
3. Public Works
4. Community Development
5. Public Safety
6. Finance
7. More
8. Closing Remarks

# City Council



David Grant

Mayor



Brenda Holden

Councilmember



Emily Rousseau

Councilmember



Tena Monson

Councilmember



Kurt Weber

Councilmember

# City Staff Leadership



**Jessica Jagoe**

City  
Administrator



**Jake Reilly**

Community  
Development  
Director



**David Swearingen**

Public Works  
Director /  
City Engineer



**Jousa Yang**

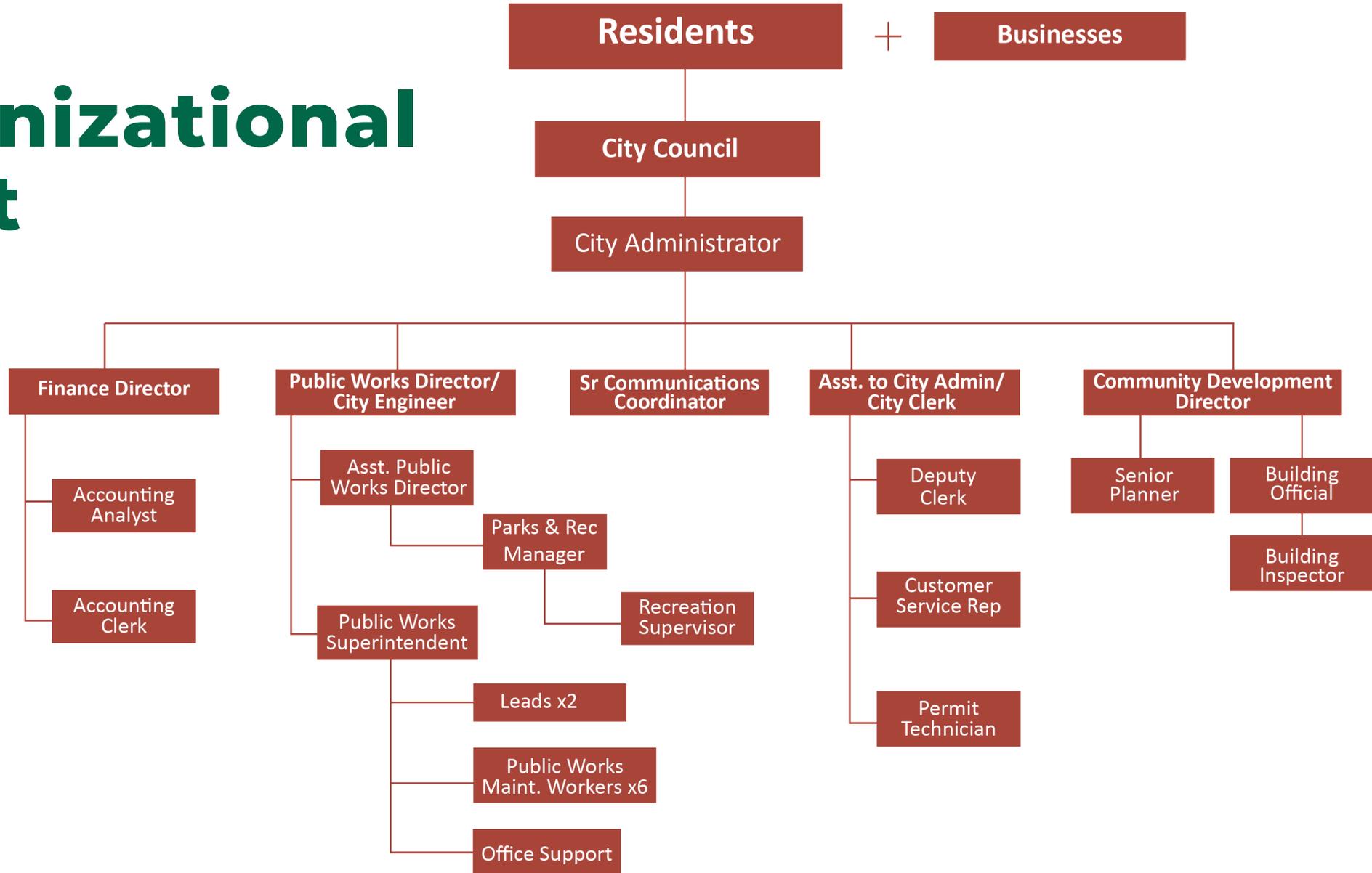
Finance  
Director



**Julie Hanson**

Assistant to the City  
Administrator /  
City Clerk

# City Organizational Chart

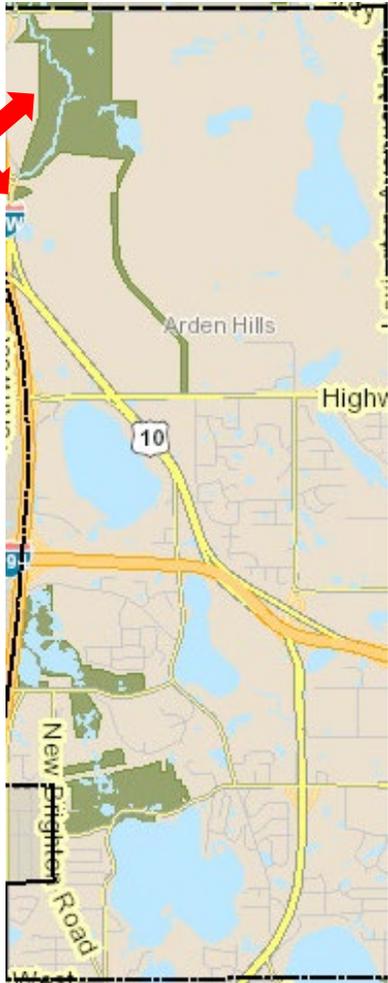




# RICE CREEK COMMONS



# Rice Creek Commons (RCC)



City of Arden Hills Map  
(red arrows point to RCC)



Zoning Map

**427-acre site** that once housed the Twin Cities Ammunition Plant (TCAAP), which provided ammunition for the Army.

In 2012, the **City and County entered into a Joint Powers Agreement to redevelop Rice Creek Commons**, creating the Joint Development Authority (JDA) to oversee the project.

Per the JPA, the City and County each had defined **responsibilities**:

- City – zone the site in preparation for development
- County – purchase the site from the Army and perform necessary remediation

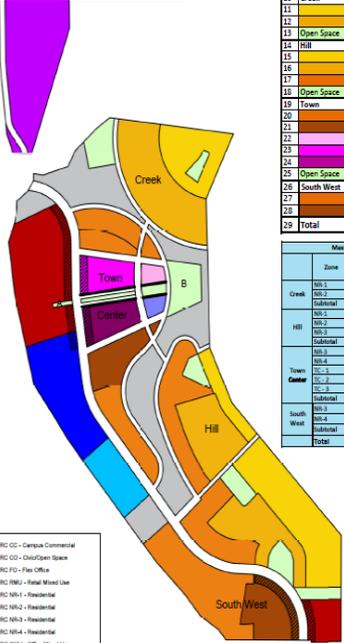
RCC was deemed **cleaned to residential standards by the MNPCA** in 2016.

The City passed the original zoning in 2015, and amended the zoning again in 2016, 2023 and 2024.

In 2018, due to differences on the project the JDA ceased to meet, litigation was brought forward and ultimately resolved in 2021.

# Rice Creek Commons in 2025

TCAAP  
Regulating  
Plan



- TRC C1 - General Commercial
- TRC C2 - Civic/Open Space
- TRC C3 - Flex Office
- TRC M1 - Retail Mixed Use
- TRC M2 - Residential
- TRC M3 - Residential
- TRC M4 - Residential
- TRC M5 - Office Mixed Use
- TRC O1 - Open Space
- TRC TC1 - Town Center
- TRC TC2 - Town Center
- TRC TC3 - Town Center
- TRC W1 - Water Infrastructure
- TRC W2 - Water Infrastructure
- Right of Way
- Galena Corridor District
- Public Use Priority Frontage
- Private Use Priority Frontage
- Proposed Boundary

| Parcel | Use                      | Acres |
|--------|--------------------------|-------|
| 1      | General Commercial       | 40.0  |
| 2      | Small Lot Retail - Mixed | 20.4  |
| 3      | Small Lot Retail - Fast  | 6.0   |
| 4      | Single Medium Use        | 20.0  |
| 5      | Flex Business            | 61.5  |
| 6      | Office                   | 1.6   |
| 7      | Water Infrastructure     | 45.6  |
| 8      | Open Space A             | 0.3   |
| 9      | Open Space B             | 5.9   |
| 10     | Creek                    | 42.5  |
| 11     | NR-1                     | 13.1  |
| 12     | NR-2                     | 23.7  |
| 13     | Open Space               | 5.7   |
| 14     | Hill                     | 92.5  |
| 15     | NR-1                     | 29.8  |
| 16     | NR-2                     | 27.8  |
| 17     | NR-3                     | 35.5  |
| 18     | Open Space               | 10.4  |
| 19     | Town                     | 45.3  |
| 20     | NR-3                     | 13.7  |
| 21     | NR-2                     | 8.7   |
| 22     | TC-1                     | 1.8   |
| 23     | TC-2                     | 8.9   |
| 24     | TC-3                     | 7.2   |
| 25     | Open Space               | 2.0   |
| 26     | South West               | 32.4  |
| 27     | NR-3                     | 21.0  |
| 28     | NR-3                     | 11.4  |
| 29     | Total                    | 368.9 |

| Zone       | Maximum Residential Units |             | Maximum Units |
|------------|---------------------------|-------------|---------------|
|            | Range                     | Acres       |               |
| Creek      | NR-1                      | 0.50 - 1.98 | 13.1          |
|            | NR-2                      | 2.50 - 4.00 | 23.7          |
|            | Subtotal                  |             | 36.8          |
| Hill       | NR-1                      | 0.50 - 2.52 | 29.8          |
|            | NR-2                      | 2.50 - 4.00 | 27.8          |
|            | NR-3                      | 4.00 - 5.80 | 35.5          |
| Subtotal   |                           | 93.1        |               |
| Town       | NR-1                      | 4.00 - 5.86 | 29.8          |
|            | NR-2                      | 4.00 - 21.0 | 8.7           |
|            | TC-1                      | 0.00 - 13.0 | 1.8           |
| Subtotal   |                           | 40.3        |               |
| South West | NR-1                      | 4.00 - 5.86 | 21.0          |
|            | NR-2                      | 5.00 - 21.0 | 11.4          |
|            | Subtotal                  |             | 32.4          |
| Total      |                           | 104.9       |               |

2024 Approved Regulating Plan

In 2023, the JDA agreed to the following **vision statement**:

**Joint Development Authority's (JDA) vision for the Rice Creek Commons site is to create economic prosperity, build an inclusive economy, have a long-term sustainable development, and develop an energy forward community by providing much-needed housing at a variety of income levels – including affordable housing – and creating well-paying jobs.**

JDA **established an advisory committee** to work with staff and assist in guiding the discussion and an energy advisory committee to create and implement sustainability goals for the project.

**Zoning changes** were proposed in 2023 to the southwest area of the site to allow for more housing and approved in January of 2024 by the City of Arden Hills.

On June 25, 2025, the JDA reviewed a request from Alatus to extend the Preliminary Development Agreement for the **California Parcel** within Rice Creek Commons. After discussion and consideration, no Commissioner made a motion to approve the request for an extension, so the **PDA terminated by its own terms on June 30, 2025**. As part of future discussions, the JDA will be evaluating next steps and decisions toward the selection of a developer for this parcel.

Planning and design work underway for the **Spine Road and related City truck water and sewer utilities infrastructure** with a target date of November of 2025 for completion of 90% plans. Anticipated road construction to begin in 2026.

**Other infrastructure** required to be completed:

- *Natural Resource Corridor* – To begin during mass grading
- *Booster Station* – Timing to be constructed with the Spine Road
- *Sanitary Sewer Lift Station* – Timing to be constructed with the Spine Road
- *Multi-Purpose Trails* – Timing to be constructed with the Spine Road
- *Water Tower* – Timing to be determined based on development phasing
- *City Parks* – Timing to be determined based on development phasing
- *Ramsey County Regional Trail* - Timing dependent on Ramsey County Parks Department





# RCC SUSTAINABILITY DESIGN GUIDELINES

Sustainable Design Guidelines **complement** LEED for Communities certification to address:

- Building certification requirements
- Energy efficient design and operations
- Electrification
- Renewable energy
- District energy
- Embodied carbon
- EV infrastructure
- Waste management
- Etc.

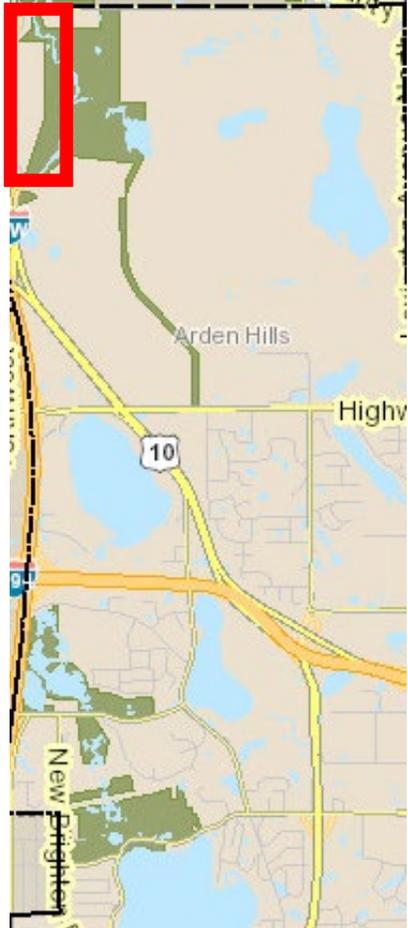
## Timeline

- Drafted in fall 2024
- Reviewed with developers for feedback
- Approved at January 2025 meeting

## Function

- Provides concrete requirements for each development to adhere to
- Developers following these guidelines is largely how we achieve the overall sustainability goals for the community

# Outlot A / Thumb Parcel



**City of Arden Hills Map  
(Outlot A highlighted in red)**



**Developer Rendering of  
Outlot A**

This 40-acre parcel is **intended to be a major job creator** for the project and provide a strong commercial and economic base.

County **reviewed and approved the proposal** on January 16, 2024, **selecting Ryan Companies as the developer** for the site.

Phased development, which **may include:**

- Three two-story office/manufacturing/research and development buildings (potentially a national or regional headquarters)
- One single-story restaurant or retailer
- Creation of 800-1,200 jobs
- Connections to pedestrian and bike trails

**Construction on approx. 10 acres for Phase I started in 2025** for Micro Control Company.

Project will implement a **low-carbon and energy-efficient design** for their new headquarters.

- Approved under **the sustainability design guidelines** that were approved by the JDA in January 2025.
- Building will include a **hybrid ground-source heat pump** system that will help reduce greenhouse gas emissions from operations by an estimated 65%.
- Ryan Companies is actively investigating the feasibility of **installing solar on the building's rooftop**.

Marketing activities will continue for future phases on the remaining approx. 30 acres.

# RCC at a Glance



**Overall density of the project** – 1,960 housing units encompassing all spectrums of the housing life-cycle from studio apartments, townhomes, starter homes and larger homes.

**Affordability** – at least 20 percent of 1,960 of the units, or 392 units, will be affordable at 60 percent or below of the Area Median Income (AMI). This means these units will be affordable for a family of four making up to \$79,450. Furthermore, 10 percent of the owner-occupied units, or approximately 44 units, will be affordable for first-time home buyers under the Ramsey County’s Homebuyer Assistance Program. This program assists first-time and first-generation homebuyers with low-to-moderate incomes who are purchasing homes in suburban Ramsey County.

**High-paying job creation** and strong commercial development are important objectives of the project.

It is important to the City to **ensure Rice Creek Commons does not put undue financial risk or burden** on the entire City.

**Green energy and sustainability** will be a driving factor in decision-making and design.

Of the 427 acres:

- Only Residential: 179 acres
- Mixed Use with Residential: 16 acres
- Campus Commercial (Outlot A): 40 acres
- Mixed-Use Retail: 34 acres
- Flex Business and Office Mixed Use: 30 acres
- Civic: 1.6 acres
- Parks and Natural Resource Corridor: 70 acres
- Other space and infrastructure: 57 acres



*Renderings of housing types, may not depict actual housing on RCC*

*There is still much work to be done on Rice Creek Commons to move the project forward, but below are some important highlights of the project. Visit [RiceCreekCommons.com](https://www.RiceCreekCommons.com) for more information on the project.*



# PUBLIC WORKS



# Typical Special Assessment Cost

## Mill and Overlay

\$3,000 - \$4,000



Remove and replace the top 2-inches of the pavement

## Full Depth Reclamation

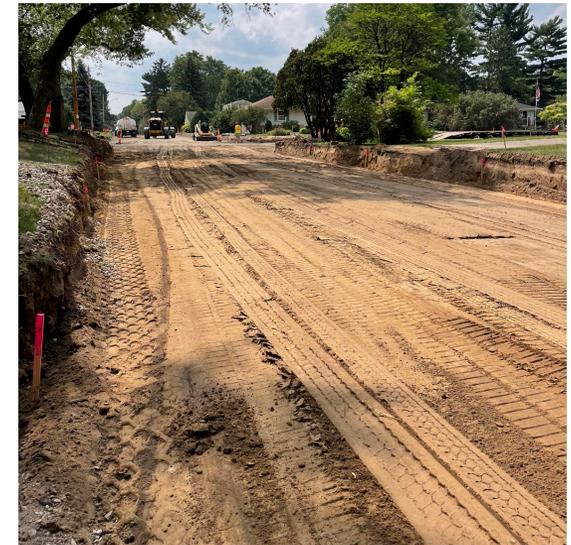
\$5,500 - \$6,500



Grind all pavement and replace with 4-inches of new pavement

## Reconstruct

\$10,000 - \$12,000



Remove the entire roadway section and replace with new sand base, aggregate base and 4-inches of new pavement

# Street Maintenance Schedule



## Pavement Preservation methods:

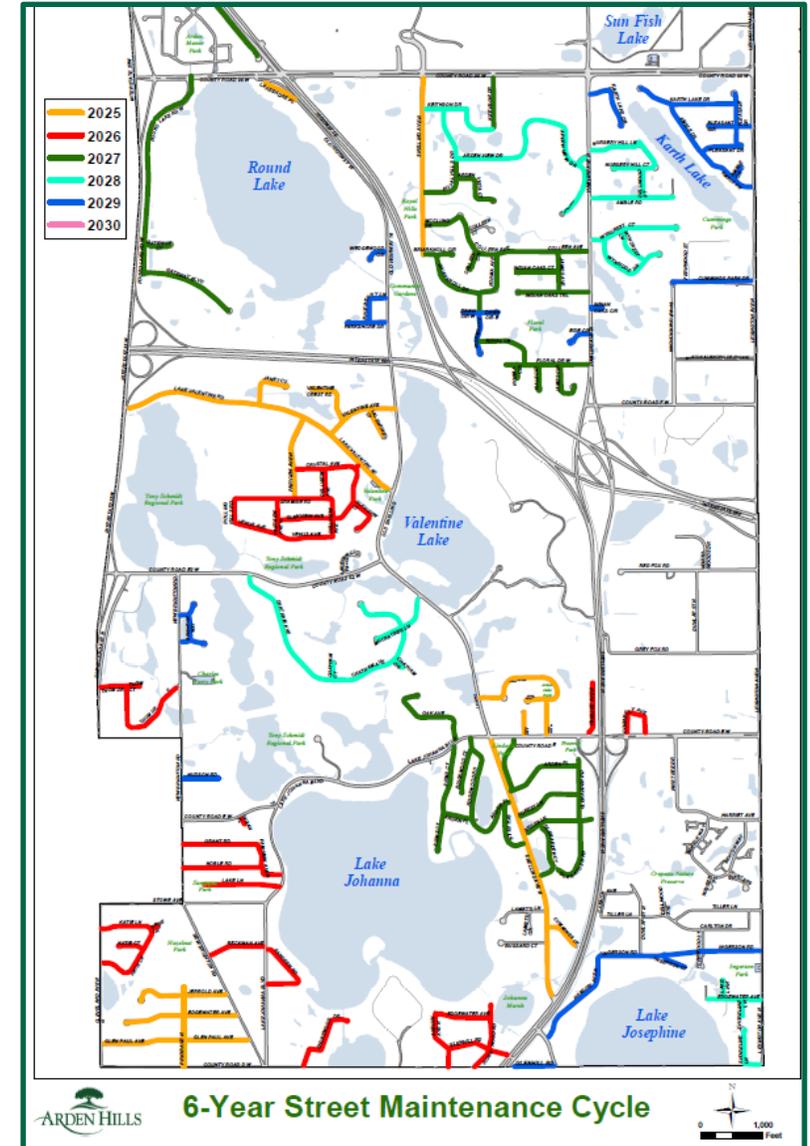
- Crack Sealing
- Reclamite – Emulsion Spray

## After a new paving project maintenance occurs at:

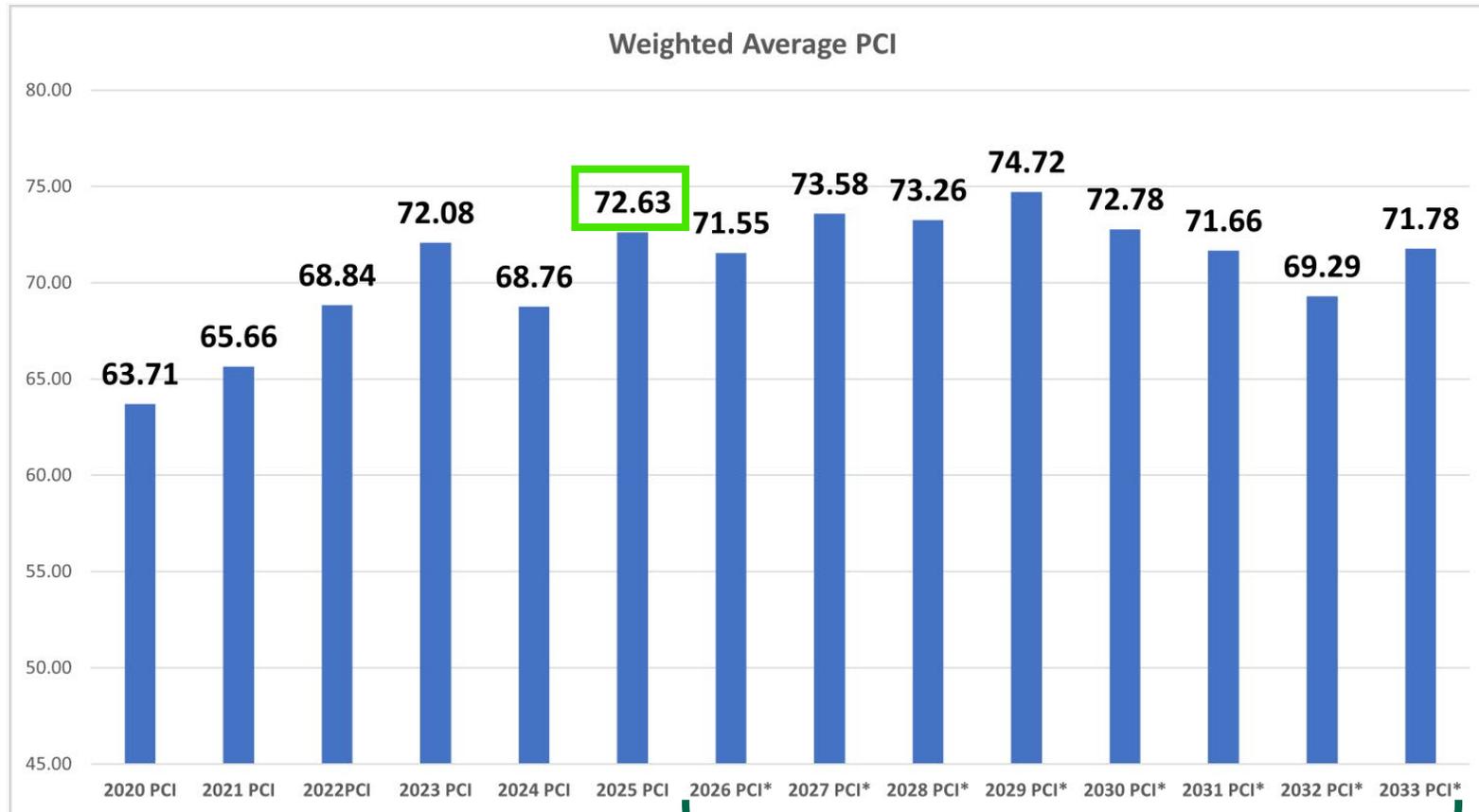
- Year – 3
- Year – 9
- Year – 15
- Year – 20 Rehabilitation

Expect street rehabilitation project every 20-years

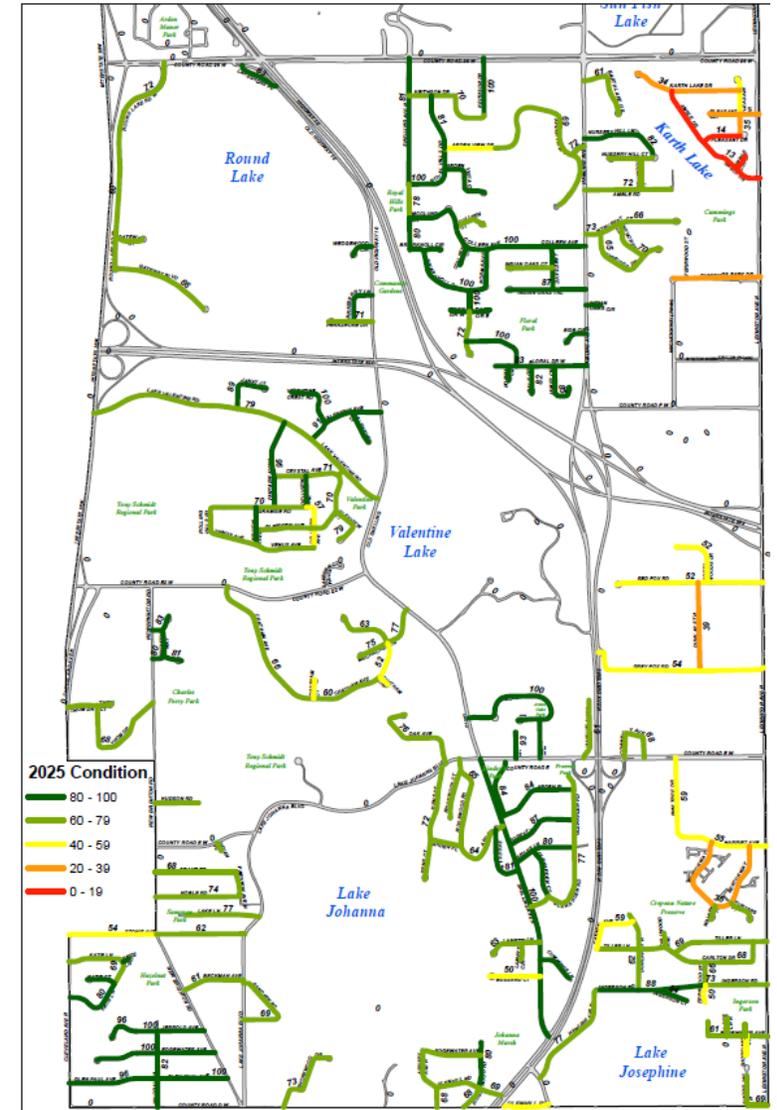
\$272,500 in operating costs for 2025 street maintenance



# Street Conditions Ratings



Projections



# 2026 Pavement Management



## Street, Trail and Utility Improvements (Construction 2026)

### Streets include:

- Karth Lake Drive
- Karth Lake Circle
- Amble Drive
- Pleasant Drive
- Pleasant Circle
- Amble Drive
- Amble Circle
- Cummings Park Dr.

### Pavement rehabilitation on all streets

- Mill and Overlay
- Full Depth Reclamation

Trail rehabilitation on existing trails within the project corridor

Replacement of **watermain on Highway 96**

Table 4 – Estimated Funding Breakdown

| Funding Source                          | Project Total Cost |
|---|--------------------|
| PIR Fund                                | \$1,110,000        |
| Assessments                             | \$931,000          |
| Utility Fund – Sanitary Sewer           | \$186,000          |
| Utility Fund – Water                    | \$467,000          |
| Utility Fund – Surface Water Management | \$395,000          |
| <b>Total</b>                            | <b>\$3,089,000</b> |

Sanitary sewer **Inflow and Infiltration Improvements**

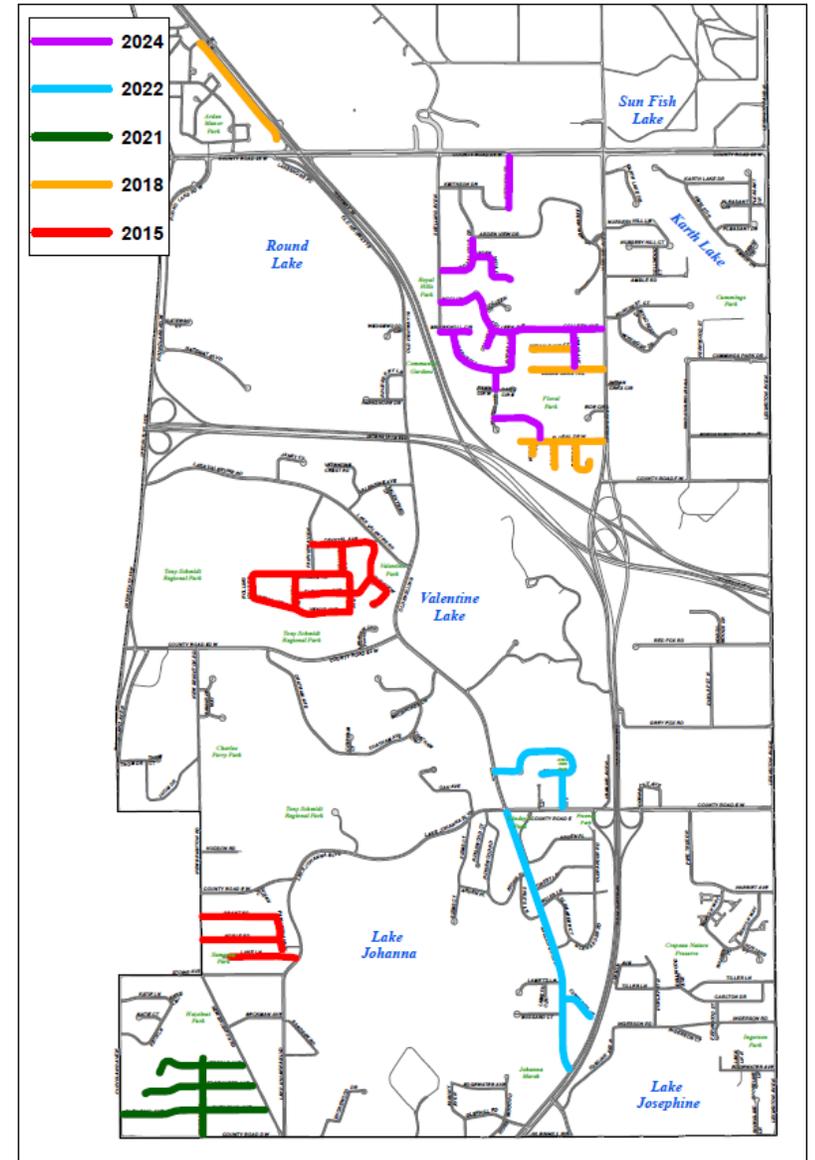
Stormwater quality/treatment **improvements**

**Lake pumping upgrade**

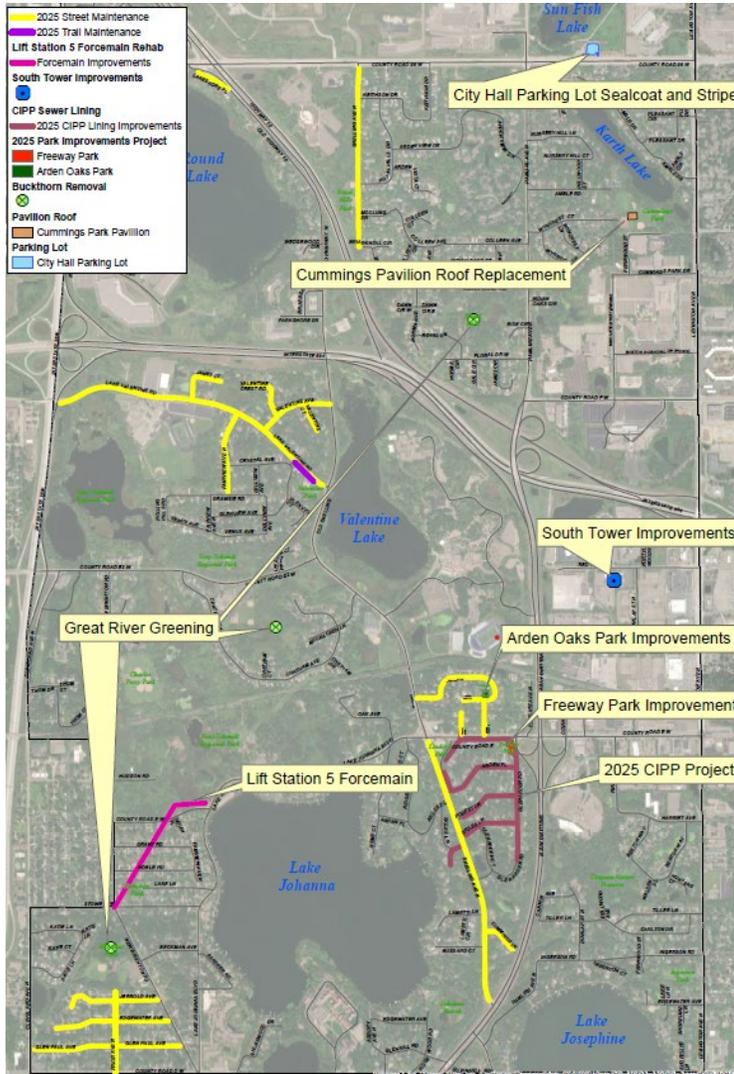
# Recent PMP Projects

- 2015 PMP: \$4,815,110
- 2018 PMP: \$2,991,429
- 2021 PMP: \$2,986,178
- 2022 PMP(Old Snelling aka Snelling Ave. N. and Arden Oaks neighborhood): \$2,204,126
- 2024 PMP: \$2,488,732

**\$15,485,576** in the past 10-years for street and utility improvement projects

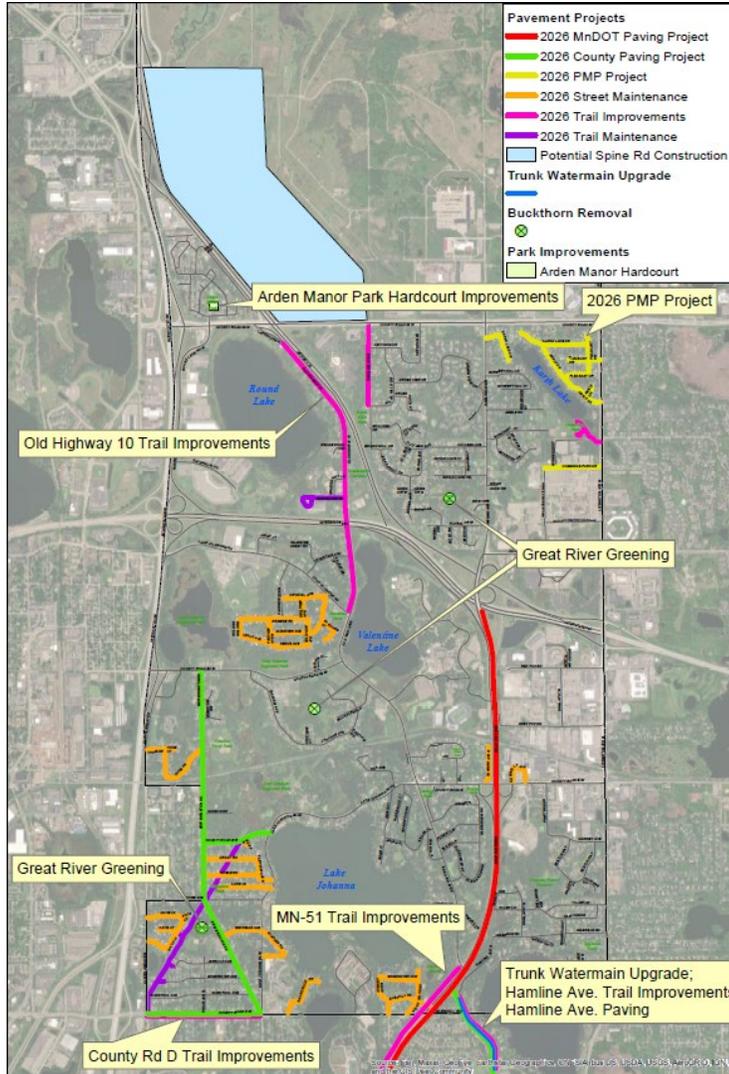


# 2025 Infrastructure Projects



|  |   |   |  |
|--|---|---|--|
|  | <b>Great River Greening<br/>Buckthorn Removal</b> | \$307,925<br>Floral Park & Hazelnut<br>Park                               | \$269,800 – Outdoor<br>Heritage Grant<br>\$38,125 – City PIR Funds |
|  | <b>Lift Station 5 –<br/>Forcmain Replacement</b>  | \$910,000<br>I & I prevention   | \$910,000 – Sanitary Sewer<br>Funds                                |
|  | <b>2025 Street<br/>Maintenance Project</b>        | \$272,500<br>Seal coat, crack seal, fog<br>seal and Reclamite             | \$272,500 – City Operating<br>Funds                                |
|  | <b>CIPP Lining</b>                                | \$475,000<br>I & I prevention   | \$360,750 – Sanitary Sewer<br>Funds<br>\$114,250 – MCES I/I Grant  |
|  | <b>Arden Oaks Park &amp;<br/>Freeway Park</b>     | \$560,000<br>Playground structure<br>replacement and<br>sport-court rehab | \$560,000 – City PIR Funds   |

# 2026 Infrastructure Projects

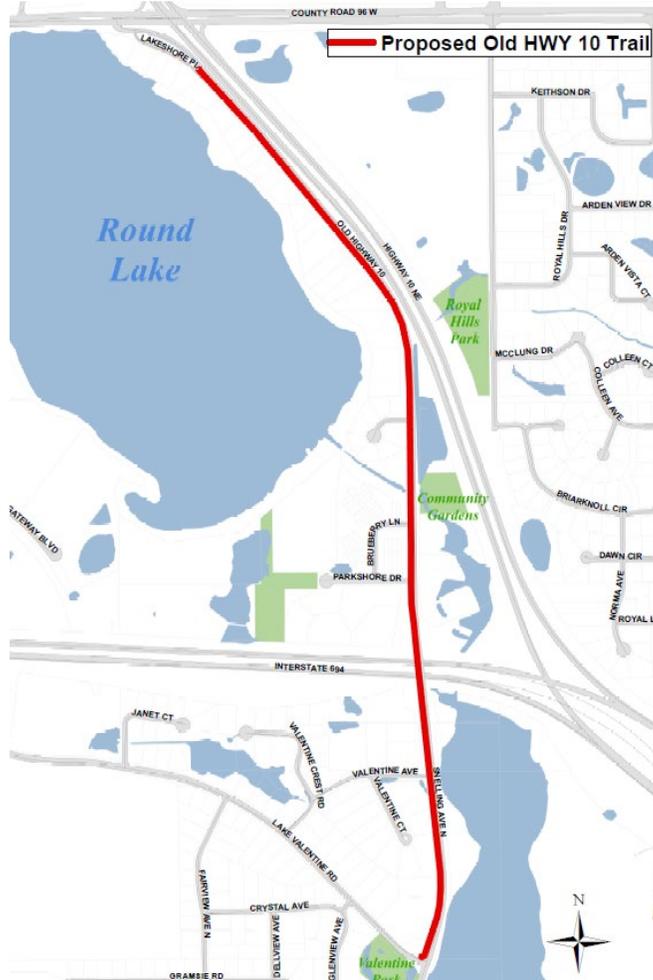


|   |  |  |
|---|--|--|
| <p><b>2026 PMP</b></p>                        | <p>\$3,089,000<br/>Street &amp; utility improvements</p>                   | <p>\$1,110,000 – PIR Streets<br/>\$931,000 – Assessments<br/>\$898,000 – Utility Funds<br/>\$150,000 – RCWD Grants</p>             |
| <p><b>Old Hwy 10 Trail</b></p>                | <p>\$4,500,000<br/>New trail construction</p>                              | <p>\$2,000,000 – Grant Funds<br/>\$600,000 – City PIR Parks Fund<br/>\$650,000 – City MSA Fund<br/>\$1,250,000 – Ramsey County</p> |
| <p><b>2026 Street Maintenance Project</b></p> | <p>\$220,000<br/>Crack seal &amp; fog seal</p>                             | <p>\$220,000 – City Operating Funds</p>  |
| <p><b>Arden Manor Park Improvements</b></p>   | <p>\$200,000<br/>Hardcourt rehabilitation</p>                              | <p>\$200,000 – City PIR Funds</p>  |
| <p><b>Trunk Watermain Improvements</b></p>    | <p>\$800,000<br/>Watermain upgrade to support future TCAAP development</p> | <p>\$800,000 – Water Utility Funds</p>   |

# 2026 Infrastructure Projects & Cost

|  |   |   |
|--|---|---|
| <b>Hazelnut Park Parking Lot Improvements</b>                                    | \$300,000<br>Pavement rehabilitation        | City and Church cost share agreement<br>– TBD                                       |
| <b>Arden Oaks Park ADA Improvements</b>  | \$67,500<br>Park accessibility improvements | \$67,500 – PIR – Parks Fund   |
| <b>Hamline Avenue Trail – Lake Josephine</b>                                     | \$160,000<br>New trail construction         | \$80,000 – City PIR Parks<br>\$80,000 – Ramsey County                               |
| <b>Highway MN-51 Trail</b>   | \$600,000<br>New trail construction         | \$600,000 – 100% MnDOT Funds  |
| <b>Snelling Avenue N. – Royal Hills Trail</b>                                    | \$450,000<br>New trail construction         | \$250,000 – Park Dedication Fees<br>\$200,000 – Developer                           |
| <b>County Road E Trail<br/>(From Elmer Anderson Trail to Lake Johanna Blvd.)</b> | \$TBD<br>New trail construction             | *Postponed to 2029, to be included<br>with the Lake Johanna Blvd. Trail<br>Project* |

# Lake Johanna Blvd. Trail & Old Highway 10 Trail Improvements



Lake Johanna Blvd trail estimated at \$9.5 million (anticipated 2029 construction)

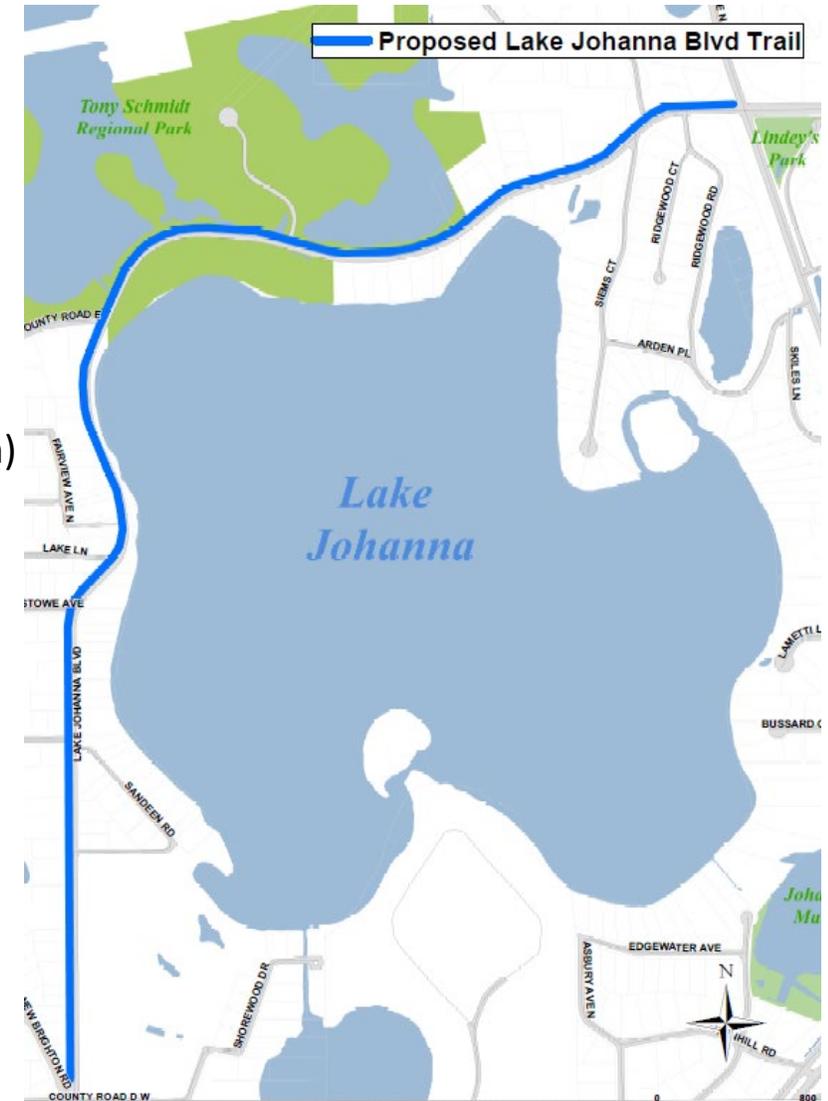
Old Highway 10 trail estimated at \$4.5 million (anticipated 2026 or 2027 construction)

City received \$2,000,000 in grants

Work Session discussion with Ramsey County scheduled for Monday, September 22

Old Highway 10 Trail – **City led**

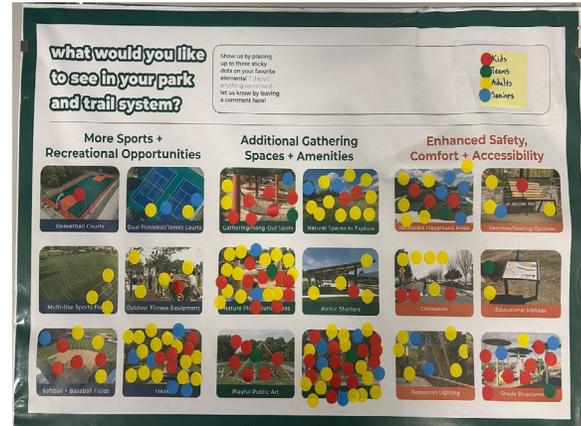
Lake Johanna Blvd Trail – **County led**



# Park System Plan

## Pop-up Engagement Events

- The Park System Plan will guide upgrades, improvements and the addition of new amenities in parks, trails and open spaces.
- It includes an inventory and condition assessment of all park amenities which assists in maintenance replacement planning.
- Residents were solicited to provide input to help prioritize future Park investments.



The planning team were on-hand at community events in the summer of 2025 to receive in-person feedback from residents and park users.

## Community Survey



Residents were invited to complete a park survey in the summer of 2025. Staff placed 50 trail stickers and yard signs in parks and mailed nearly 3,000 postcards to residents. Over 850 people responded to the survey.

# Arden Oaks Park & Freeway Park Improvements

**Total Project Cost = \$555,000**



## Arden Oaks Park

Arden Oaks Park's playground equipment, originally installed in 1999, was replaced in 2025. Construction at Arden Oaks Park began on June 18, 2025, and was completed in September 2025. This project included resurfacing and relining the basketball hardcourt, installing a new hoop, replacing the playground structure, installing new accessible swings and upgrading the playground containers.



## Freeway Park

Freeway Park's playground equipment, installed in 1998, was replaced in June 2025. Additionally, the park's basketball court was resurfaced, a new hoop was installed and the court was lined for Pickleball. Construction started in May 2025 and was finished in August 2025. Dead and diseased Cottonwood trees were removed as a part of this project. Ramsey County will install a barrier between the park and the Hwy 51 ramp in 2026.

# 2027 Park Improvements



## Sampson Park



## Ingerson Park



In order to maintain playground structures that meet current safety guidelines, require a minimum amount of maintenance and have replacement parts available, the City is attempting to maintain a replacement schedule for playground facilities based on available funds. Sampson Park's playground structure was last replaced in 2001 and Ingerson Park's playground structure was last replaced in 2000.

**Proposed Estimated Project Cost = \$675,000**



# COMMUNITY DEVELOPMENT



# Completed Construction

## Residential New Construction

Estimated values are \$760,000 and \$500,000

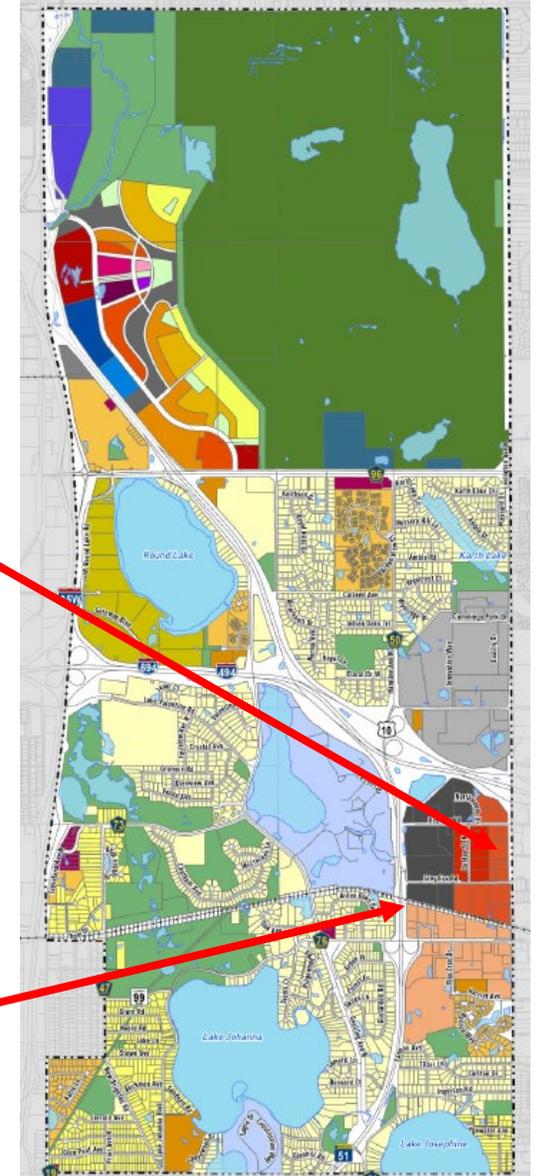
|                    | # of Permits | Value of Permits   |
|--------------------|--------------|--------------------|
| <b>Residential</b> | 2023: 397    | 2023: \$9,997,540  |
|                    | 2024: 332    | 2024: \$8,654,788  |
| <b>Commercial</b>  | 2023: 46     | 2023: \$10,048,180 |
|                    | 2024: 40     | 2024: \$8,375,570  |



**Mister Car Wash**  
 (3751 Lexington Avenue N)  
 New redevelopment  
 \$1.5 million estimated value



**Genesis Event Center**  
 (3776 Connelly Avenue)  
 New redevelopment  
 \$800,000 estimated value



# New Development in 2025



**Micro Control Company** (5380 Rice Creek Parkway)  
New headquarters for Micro Control Company. The 157,000-square-foot advanced technology project is the first phase of developing approx. 10 acres of Outlot A on the north end of Rice Creek Commons that is zoned for commercial use. Micro Control Company anticipates 200 employees will be based at this location.

- \$13.4 million estimated value
- Groundbreaking on April 30



**Lake Johanna Fire Department** (3565 Pine Tree Dr)  
New headquarters Fire Station facility for the service of Arden Hills, North Oaks, and Shoreview.

- \$13.6 million estimated value
- Groundbreaking on May 22



# New Development in 2025

## **Platinum 55** (1750 Highway 96 West)

\$20 million estimated value

3-story multi-family housing with:

- 119-unit senior (55+) development
- Amenities to include a community room, a game room, an outdoor patio and grill area and a rooftop lounge with outdoor fireplace
- Groundbreaking on Fall 2025

*Viewpoint facing North*



*Viewpoint facing Southeast*



## **MN National Guard, Arden Hills Army Training Site (AHATS) - Development Training Center** (1551 Ben Franklin Drive)

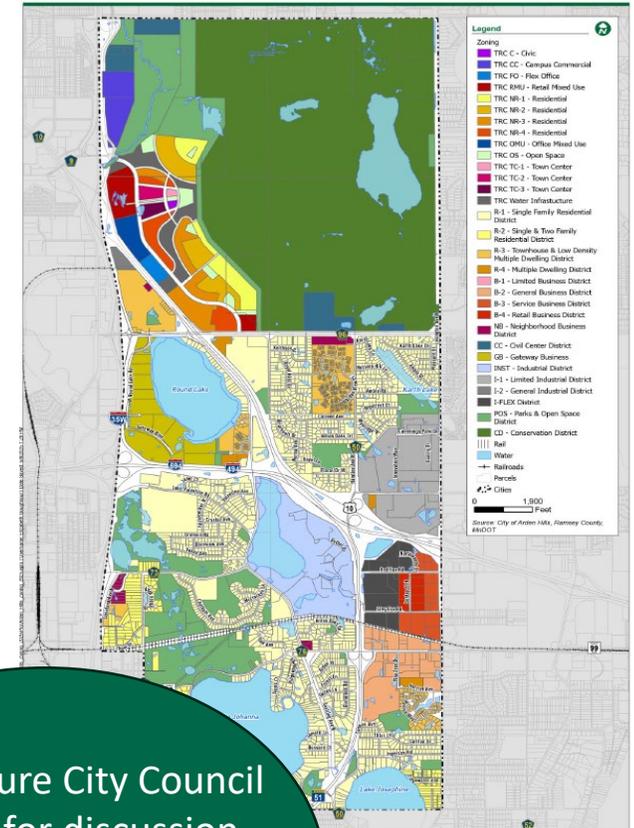
\$14.5 million estimated value

New 49,000 square foot Field House with indoor track, turf field, gym equipment, locker rooms, and studio.

- Groundbreaking Fall 2025

# Zoning & Subdivision Ordinance

- City is working with a planning team from HKGi to update the zoning and subdivision ordinances in the city code.
  - **Phases 1 and 2: Diagnose Current Ordinances and Frame Approach** – Using a number of analytic techniques, the consultant team maps the various zoning districts, reviews the existing code, and evaluates the overall structure and organization. - **Completed**
  - **Phase 3: Prepare Draft Codes** – Working with the Planning Commission, the consultant team begins to develop the revised structure and content for the new code, beginning with the zoning districts, the use tables, and lot and site dimensional standards.
  - **Phase 4: Final Ordinance Adoption and Implementation** – Once final edits are made, the draft codes are shared with the public and then brought forward for consideration by the Planning Commission and City Council.
- **Share your thoughts. Take the Zoning and Subdivision Code Survey at [www.surveymonkey.com/r/YRDH6NC](http://www.surveymonkey.com/r/YRDH6NC)**



Watch future City Council agendas for discussion on:  
Affordable Housing Policy  
Accessory Dwelling Units  
Sign Code



# Future New or Redevelopment Reviews

**Primer Tracer** (Arden Hills Army Training Site)

New Industrial Development (*Concept Review 2024*)

*Maplewood Development, Inc. for a project to develop an approx. 62 acre site  
Referred to as “Primer Tracer” site*

**Lexington Station Phase III** (3787 Lexington Avenue N.)

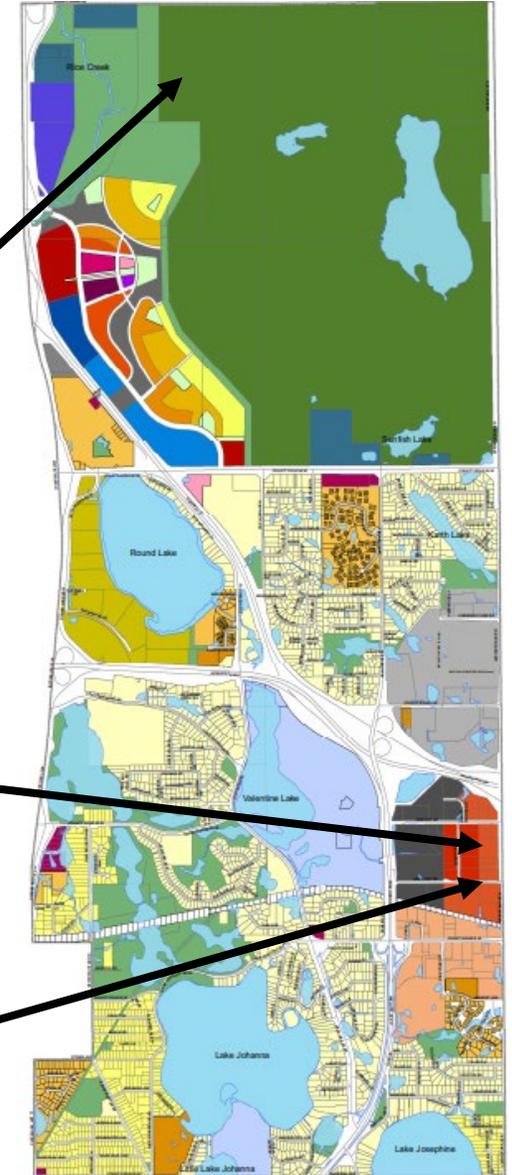
Vacant building is 80% completed from construction in 2023

*Site currently advertised “for lease” & future user other than a grocery store will need to be reviewed by the City*

**Pace Industries** (3737 Lexington Avenue N.)

Redevelopment Commercial Use

*Site currently a vacant industrial building since 2019*



# Economic Development Commission

## Mission Statement:

*“To build lasting connections with and support for the local business community to foster a thriving local economy and to advise the City Council and Economic Development Authority on economic development, redevelopment and related community development opportunities.”*

### Business Event Hosted by the EDC

**“Brewing Local Business Connections”**

**Date - Wednesday, October 22**

**Location - Flaherty’s  
1273 County Road E**

**Time – 8 to 9 AM**

Light refreshments and coffee to be provided



### ***Upcoming Initiatives for 2025-2026:***

- Review of Sign Code
- Review of Business Licensing Process
- Create Partnerships w/other Business Organizations
- Enhancement of the Economic Development webpage of the City’s website
- Increase Communications with Local Businesses

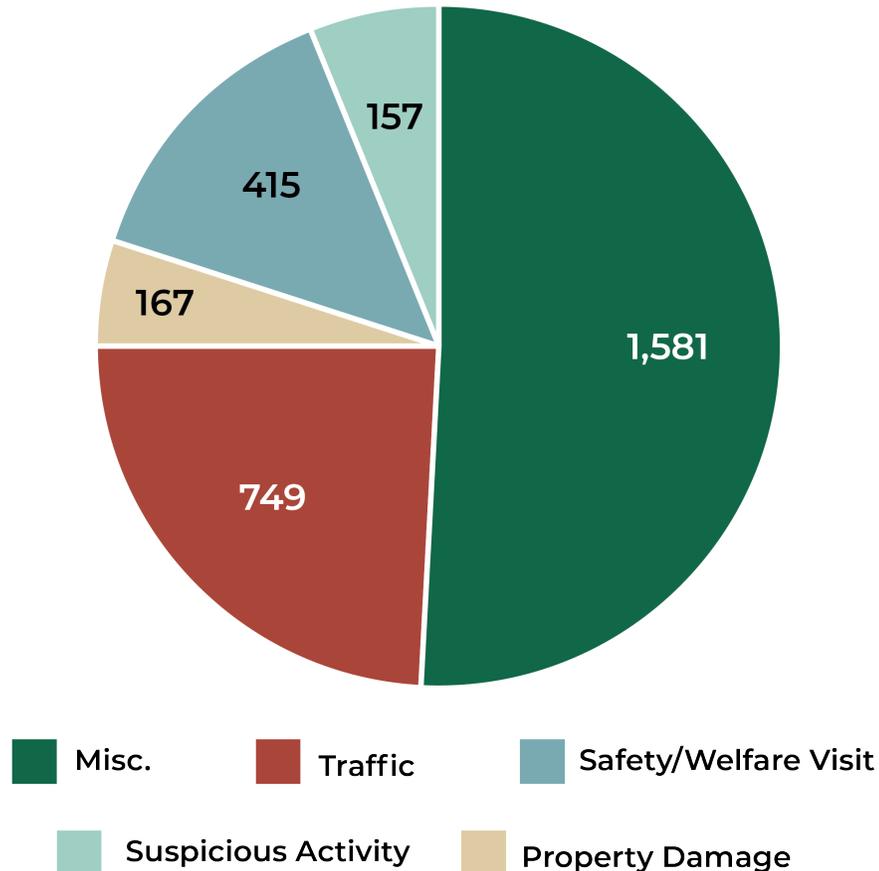


# PUBLIC SAFETY

# Public Safety



Arden Hills is served by the **Ramsey County Sheriff's Office** for police services. We appreciate the outstanding work and commitment to safety provided.



**Ramsey County Sheriff's Office serves Arden Hills** + Shoreview, Vadnais Heights, North Oaks, Little Canada and White Bear Township.

Arden Hills continues to be a **safe and peaceful community**.

In 2024 Ramsey County Sheriff's Office received 3,069 calls for service – a decrease from 4,911 in 2023.

The majority of calls for service are “miscellaneous” calls, which include assisting on medical calls, assisting the fire department, 911 hang-ups and alarm calls.



# Public Safety

The cost for **Sheriff (\$2.0M)** and **LJFD (\$1.1M)** totals \$3.1 million, which is approximately **41.8% of the City's General Fund budget.**

This was an increase of \$403,231 in the General Fund levy for the proposed 2026 Budget. While public safety is a large part of the City's budget, the City is able to realize savings by partnering with neighboring cities. The **City's share** of the Sheriff's budget is 14.43% while we are 24.4% of the LJFD.



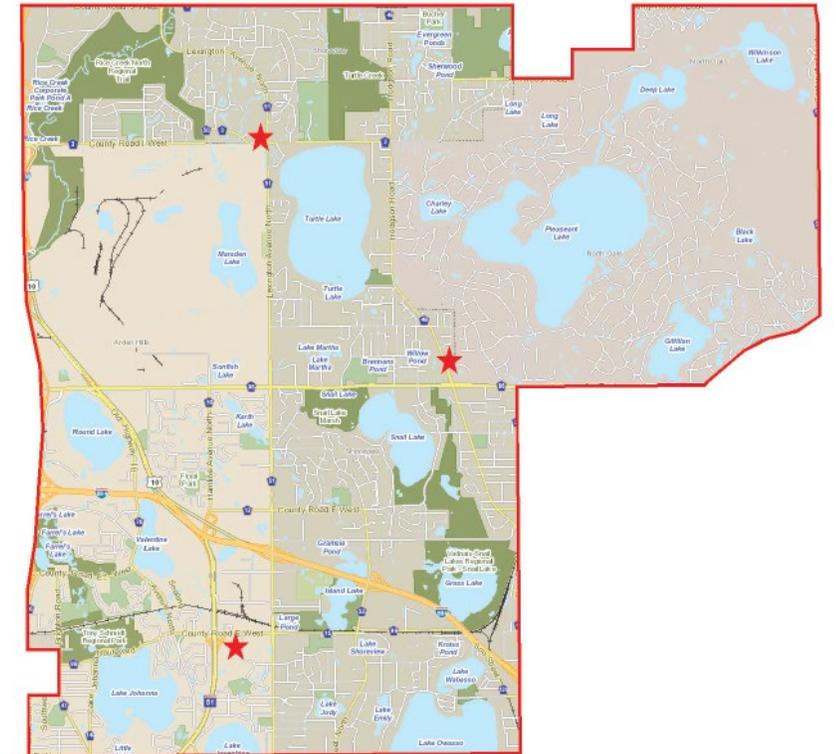
# LJFD Station & Staffing

Over the past several years, the LJFD has been discussing **two major initiatives:** building a **new department headquarters** and adding **additional full-time staffing**.

## New Staffing

- Currently, six full-time captains, four full-time chief officers and 77 part-time firefighters
- Department and cities worked to secure a SAFER Grant to offset additional costs for the first three years of the captains' salaries
- 2026 proposed three additional full-time firefighters to add staffing to fill existing vacancies in their schedule
- Future staffing is yet to be decided, but long-term goal of becoming a career department
- 37% of part-time shifts with fewer than eight personnel on duty across the three stations in the first quarter of 2025
- In 2024, Station 130 was browned out, meaning the station was unstaffed, during 21% of scheduled shifts and 46% of shifts had fewer than eight personnel on duty

## COVERAGE AREA





# FINANCE



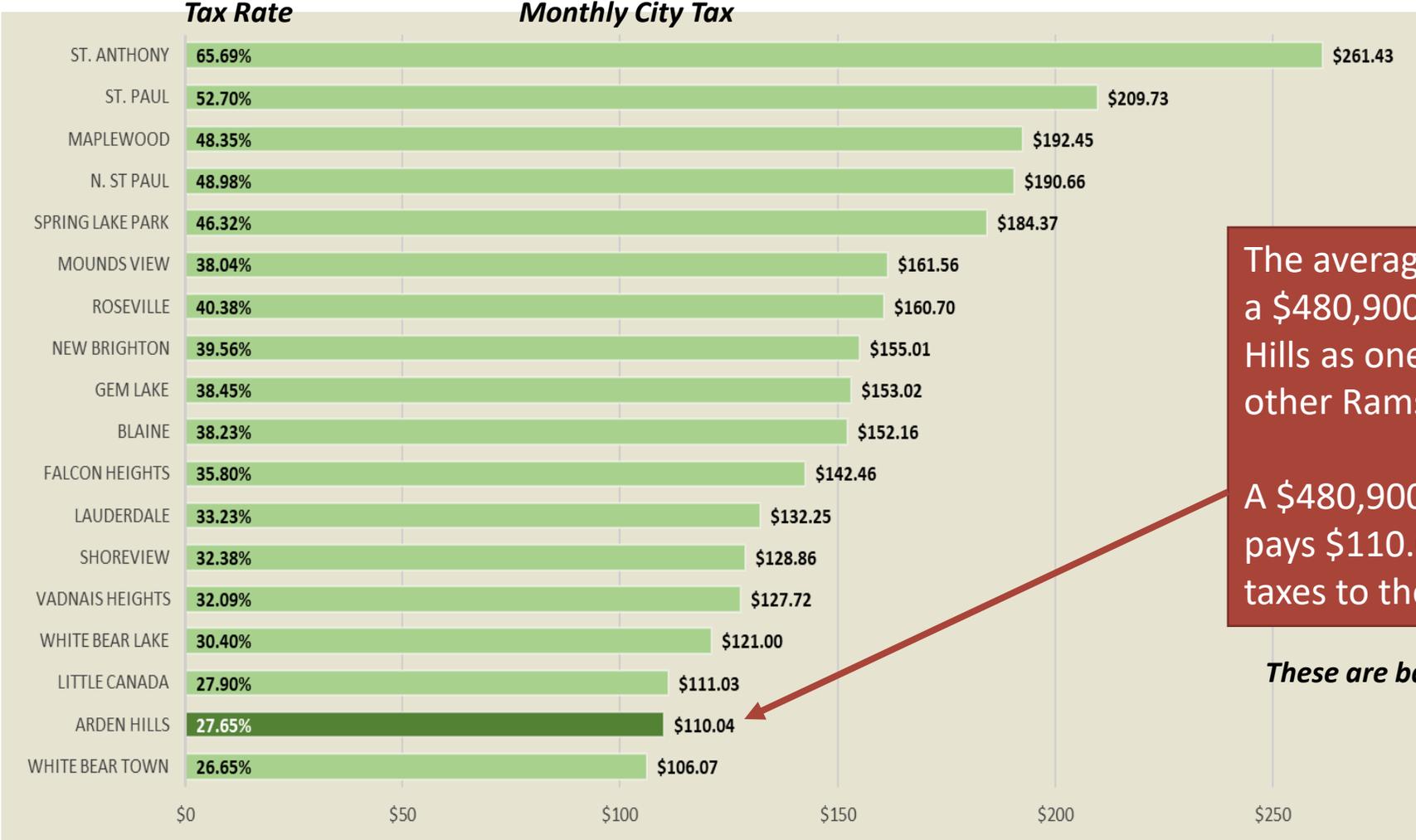
# City Finances – 2024 & Previous Years

## General Fund

Year Ended December 31



# 2025 City Property Taxes



The average cost of property taxes on a \$480,900 homestead ranked Arden Hills as one of the lowest compared to other Ramsey County cities.

A \$480,900 homestead in Arden Hills pays \$110.04 per month in property taxes to the City.

*These are based on approved levies for 2025.*



# 2025 General Fund Budget

Property Tax Levy **increase of 13.5% over 2024**

General Fund Budget **increase of 10.5% over 2024**

|                               | 2024 Budget        | 2025 Budget        | 2024 to 2025 Change |
|-------------------------------|--------------------|--------------------|---------------------|
| Revenues                      | \$5,939,200        | \$6,639,270        | \$700,070           |
| Expenditures                  | \$6,121,270        | \$6,761,279        | \$640,009           |
| <b>Change in Fund Balance</b> | <b>\$(182,070)</b> | <b>\$(122,009)</b> | <b>\$60,061</b>     |

**Public Safety costs** increased by 10.1% or \$251,619

- Police contract increased by 10.8% or \$179,228
- Fire protection costs increased by 8.7% or \$72,391

**Personnel costs** increased by 15.4% (\$311,540) primarily driven by David Drown and Associates' compensation and class study and Public Works' staffing changes.

**Other Highlights:** The City continues contract with Northeast Youth & Family Services (\$24,469).

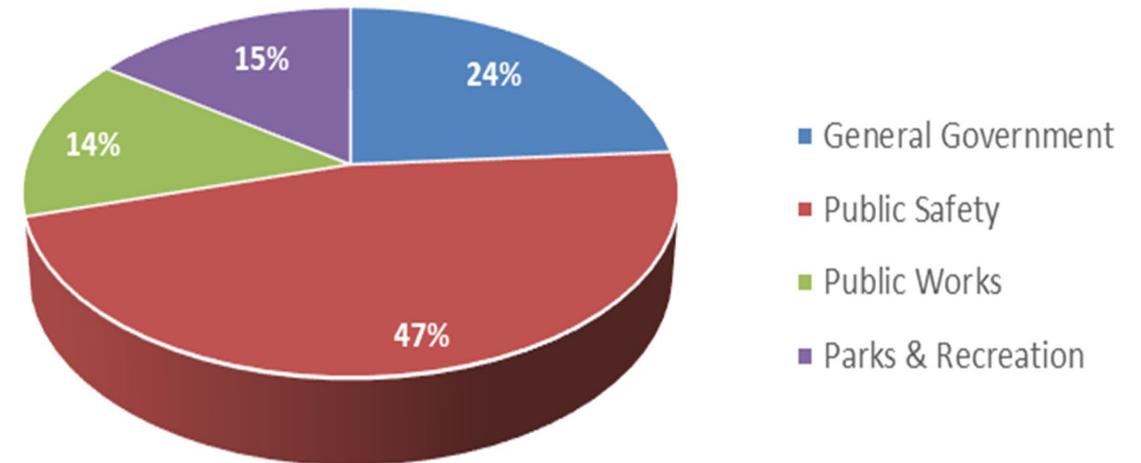
This is the 2<sup>nd</sup> year in a row the City will be receiving Local Government Aid (LGA) from the State (\$122,591).

# What Your Tax Dollars Buy You

| Type of Service        | Balance         |
|------------------------|-----------------|
| Public Safety          | \$47.23         |
| General Government     | \$24.61         |
| Parks and Recreation   | \$15.34         |
| Street Maintenance     | \$14.34         |
| Capital                | \$8.51          |
| EDA                    | \$0.00          |
| <b>Total per Month</b> | <b>\$110.04</b> |

A \$480,900 home (average in Arden Hills) pays \$1,320 in annual city property taxes or \$110.04 per month in 2025.

## General Fund Budget by Function



# Looking Ahead: Future City Investments

## Old Hwy 10 Trail – 96 to Valentine Rd

Projected start: 2026

City Share projected to be: **\$1.3M**

Projected total cost: \$4.5M

- Joint project with Ramsey County
- Funding of \$2M from State Grants

## Lake Johanna Blvd Trail

Projected start: 2029

City Share projected to be: **\$2M**

Projected total cost: \$9.5M

- Joint project with Ramsey County
- Construction dependent on obtaining outside funding

*The City proactively seeks other funding and/or financing sources to reduce the overall amount funded by taxpayers.*

# Looking Ahead: Future City Investments

## Snelling Ave N & Royal Hills

Projected start: 2026

City Share projected to be: **\$250K**

Projected total cost: \$450K

- Joint project with Trident Development
- Funding of \$200K from Trident Development

## Hamline Ave N Trail Connection

Projected start: 2026

City Share projected to be: **\$80K**

Projected total cost: \$160K

- Joint project with Ramsey County
- East side of Hamline N from Roseville to Hamline Ave N

*The City proactively seeks other funding and/or financing sources to reduce the overall amount funded by taxpayers.*

# Looking Ahead: Future City Investments

## Highway 51 Trail

Start Date: **2026**

City Share projected to be: **\$0**

Projected total cost: \$600K

- Joint project with MnDOT

## Ingerson Trail Connections

Projected start: **2027**

City Share projected to be: **\$100K**

Projected total cost: \$100K

- City funded project
- One trail along Lexington Ave from Ingerson Rd to the Ingerson Park parking lot
- Another trail connecting Fernwood Ct cul-de-sac to Lake Ln cul-de-sac

*The City proactively seeks other funding and/or financing sources to reduce the overall amount funded by taxpayers.*

# Looking Ahead: Future City Investments

## County Rd E Trail Connection

Projected start: **2029**

City Share projected to be: **\$187.5K**

Projected total cost: \$375K

- Joint project with Ramsey County
- Connecting Elmer Anderson Trail to Lake Johanna Blvd

## Water Meter Replacements

Projected installation date: **2026-2027**

City Share projected to be : **\$1.5M**

Projected total cost: \$1.5M

- Last Commercial replacement was in 1997
- Last Residential replacement was in 2000
- Meters at end of their useful life
- Funding through the Water Enterprise Fund

*The City proactively seeks other funding and/or financing sources to reduce the overall amount funded by taxpayers.*

# Looking Ahead: Future City Investments

## Lake Johanna Fire Station

Start Date: **June 2025**

City Share: **\$2.9M**

Projected total cost: \$18.2M

- Joint project with City of Shoreview and City of North Oaks
- Funding of \$6.4M from State Grants
- Electric Franchise Fees will fund the City of Arden Hills' portion of the project

*The City proactively seeks other funding and/or financing sources to reduce the overall amount funded by taxpayers.*



**MORE**



# 75<sup>th</sup> Anniversary Celebration

2026 marks the City of Arden Hills **75<sup>th</sup> Diamond Anniversary!**

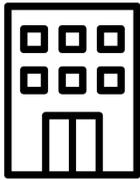
- The name of the City is said to have come from billionaire Senator Joseph Hackney's hobby farm, Arden Farms. Senator Hackney started the farm within the City limits back in 1906.
- The City was originally part of Mounds View Township.
- Arden Hills was incorporated on February 14, 1951, in response to New Brighton's request for annexation of the area.
- Over the next 20 years the boundaries of the City were formed through other annexation deals and land trades, forming the City boundaries as it exists today.



Planning is underway for a celebration event in July 2026 to mark this special occasion!

# Committees & Commissions

The **City has several Committees and Commissions** for residents to serve on; this includes the opportunity for Youth Commissioners! These roles provide valuable input and feedback for the City Council when making decisions. For more information reach out to City Staff about future opportunities. Here are a few of our committees/commissions. Don't forget we also have volunteer coaches for our youth programs! They provide a great service to our younger residents.



**PLANNING COMMISSION** *(meets the first Wednesday of the month following the first Monday of the month at 6:30 p.m.)*

- Consider changes to the City's Zoning Code
- Review and make recommendation on development projects
- Consider adoption and amendments of the City's Comprehensive Plan

*Thank you to our  
volunteers!*



**PARKS, TRAILS AND RECREATION COMMITTEE (PTRC)** *(meets the third Tuesday of the month at 6:30 p.m.)*

- Review and evaluate City parks, trails, and recreational services
- Advise Staff and the City Council of ways to maintain and improve these amenities
- Assist with volunteer opportunities to maintain quality City recreational services and amenities



**ECONOMIC DEVELOPMENT COMMISSION (EDC)** *(see City website for meeting schedule)*

- Advise the City Council and Economic Development Authority on economic development, redevelopment, and related community development issues
- Facilitate positive interaction with the business community

# Northeast Youth & Family Services (NYFS)

Transforming lives by ensuring access to care that nurtures healing, cultivates community and inspires hope

In 2023, the **City rejoined NYFS**. NYFS is a **community-driven, trauma-informed and culturally-responsive mental health and community services agency**. They collaborate with our partners to offer:

- Mental Health Counseling – Age 4 and Up
- School-Based Therapy
- Day Treatment Services
- Diversion Program for Youth
- Community Advocate
- Community Connections
- Domestic Violence/Sexual Assault Support Services  
*(launching soon)*

Top 3 Diagnoses: Anxiety, Depression and PTSD

75% of NYFS clients have a history of trauma from Domestic Violence and/or Sexual Assault

Sliding-fee scale removes financial barriers to care



To learn more about these services or NYFS in general visit their website at [nyfs.org](https://nyfs.org).

# THANK YOU!

## Want to chat?

Contact a City Councilmember by email or phone.

Contact information can be found at  
[cityofardenhills.org/124/Mayor-City-Council-Directory](https://cityofardenhills.org/124/Mayor-City-Council-Directory)  
or by scanning the QR code.



# State of the City Address



**September 20, 2025**