

**APPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
AUGUST 14, 2023
6:00 PM**

CALL TO ORDER:

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming EDA were present:

EDA Members: Mayor Iverson, Council Member Schilling, Andrew Buccanero, Eric Nault and Alex Bulmer Also Present: Robb Linwood - City Administrator and Nancy Hoffman – Chisago County HRA/EDA and Michael Lamb, Michael Lamb Consulting & Emily Herold, MSA.

ABSENT: None

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

“An opportunity for members of the public to address the EDA on items not on the current Agenda. Items requiring EDA action maybe deferred to staff for research and future EDA Agendas if appropriate.”

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City EDA for July 10, 2023

A MOTION WAS MADE BY EDA MEMBER SCHILLING SECONDED BY EDA MEMBER BULMER TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR JULY 10, 2023

Voting Aye: Iverson, Schilling, Buccanero Nault, and Bulmer

Voting Nay:

Abstain:

SCHEDULED BID LETTINGS: NONE.

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the “Consent Agenda” will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

COMMUNICATIONS:

NONE

OLD BUSINESS:

2. Wyoming Downtown Master Plan – MSA

Michael Lamb and Emily Harold were present to discuss the progress on the Wyoming Downtown Master Plan. The started a presentation with the following components:

Timeline and progress to-date

August 2023

Finish Existing Conditions Analysis and Economic Analysis

Begin Redevelopment Concept

EDA Meeting #3: Vision and Goals Review & Redevelopment Concept Planning

Summary review of plans & studies

Comprehensive Plan (2022)

- Land Use chapter
 - “Downtown Core” = “more densely developed area with retail and service businesses, City Hall, County library and high-density residential neighborhoods.”
- Housing chapter
 - Encourages addition of attached and multi-family housing in “transitional space between commercial and single-family areas, and at high-amenity locations near streams, parks, and greenways.”
- Economic Development chapter
 - Top priority: “Enhanc[ing] a sense of destination, identity, and community”
 - Business-friendly community through strategic development, urban design, and mobility improvements

EDA Strategic Plan (2017)

- Vision Statement: “Regionally Located Business Friendly and Family Orientated Community”
 - Objective: “family-oriented amenities, a vibrant identity & centralized gathering places”
- Suggestions for “Enhance sense of destination, identity, and community” (Strategic Goal)
 - One or more centralized gathering places
 - Wyoming’s should support a brand, which can then be used as a powerful tool for recruiting development and residents
 - Expand the community’s recreational and community event schedule with concerts, art festivals, block parties, etc.
 - Centralized retail development around Viking/Forest intersection

Parks, Open Space and Trail System Plan (2022)

- Concept/specific recommendations for Railroad Park
- Recommended mobility improvements:
 - Add more bike parking for cyclists utilizing the Sunrise Prairie Regional Trail.
 - Install comprehensive wayfinding signage that call out parks, trails, and other points of interest.
 - Improve pedestrian crossings at major and/or high-pedestrian traffic intersections, including Forest Blvd & 273rd St and E Viking Blvd & Fenwick Ave.
 - Establish pedestrian routes to connect downtown to adjacent neighborhoods and commercial areas.

Chisago County Housing Study (2018)

- Wyoming is projected to have the largest proportional growth in population, increasing approximately 27% by 2030
- Housing needs identified for Wyoming submarket:
 - 800 new for-sale units (641 single-family homes and 160 multi-family homes).
 - 160 new rental units (90 market rate and 70 affordable/subsidized units).
 - Half of all rental housing options are located in single-family homes.

The majority of senior housing demand falls within the “active adult product” category: senior cooperative, adult rental, affordable rental, independent living, and memory care

Summary of community engagement

- 61 total responses
- Highest-priority design elements:
 - Public gathering areas (e.g. bandshell, pavilion, outdoor seating areas)
 - Cohesive and attractive architecture
 - Elements that define downtown Wyoming’s boundaries and/or character
- Redevelopment should emphasize retail/commercial and eating/drinking establishments
- Rankings from Strongly Agree to Strongly Disagree
 - Residents generally feel safe walking or cycling downtown
 - Residents feel neutral about spending time downtown; many feel that they do not have a go-to place to meet with family and friends
 - Residents feel neutral about downtown Wyoming having a “strong sense of place”

Market approach & info

- 65+ population is fastest growing segment: (MN = 17%; Chisago Co = 17.2%)
- By 2040 expected to be over 22%
- Bike tourist dollars: in US pre-pandemic = \$97 B on retail spending
- MN non-motorized trail users spend \$2.7 B annually & support 37,000 jobs
- Data approach:
- Most commercial/retail uses in the downtown are local; chain stores located at the interchange
- Proposed apt mix: 37.5% are 3 or 4 Bedroom units

Existing conditions analysis

The consultant reviewed different maps and analysis of the downtown area.

Thoughts & ideas

- Some ideas that were brought up were a gathering area, distillery, brewery, restraint that would attract people downtown.
- Connect things like the farmers market, Hallberg center for arts, and draw downtown
- Utilize the vacant areas we have downtown
- In town living – can we find opportunities for multifamily living in the downtown area
- Felton allows for the best pedestrian movements and opportunity
- Some opportunity in existing area in Industrial park that is labeled for future commercial.

Discussion & next steps

- Preparation for Stagecoach Day Pop Up Event.

NEW BUSINESS:

3. Wyoming EDA 2024 Budget Discussion

The EDA agreed that a \$10,000 levy amount was appropriate for 2024.

UPDATES

4. Wyoming EDA Updates

City Administrator Linwood gave updates on the business of the month and business expansion activities.

ADJOURN

A MOTION WAS MADE BY MEMBER SCHILLING SECONDED BY MEMBERS BUCCANERO TO ADJOURN THE AUGUST 14, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:55P.M.

Voting Aye: Iverson, Bulmer, Buccanero, Nault and Schilling

Voting Nay:

Abstain: