

**AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 12, 2021
6:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

"An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City EDA for March 8, 2021

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

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:

2. Staff Report for April 12, 2021 EDA meeting

OLD BUSINESS:

NEW BUSINESS:

3. To consider a letter of interest from Eddie Prigge to Joint the Wyoming Economic Development Authority
4. To consider a delineation proposal from WSB Engineer for the Bingham Property in amount of \$1,739.00
5. Chisago County Housing Trust Fund Update
6. Wyoming Planning Commission Invite for April 27, 2021 Meeting

COUNCIL REPORTS:**ADJOURN**

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MARCH 8, 2021
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, Steve Sicheneder, , Mike Soule, and Alex Bulmer

Also Present: Robb Linwood - City Administrator and Nancy Hoffman – Chisago County HRA/EDA

ABSENT: Council Member Schilling and member Andrew Buccanero

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 February 8, 2021

A MOTION WAS MADE BY EDA MEMBER SICHENEDER SECONDED BY EDA MEMBER IVERSON TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR FEBRUARY 8, 2021

Voting Aye: Iverson, Bulmer, Soule, and Sicheneder

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

NEW BUSINESS

2. To discuss and review the Chisago County HRA-EDA Strategic Plan 2021-2026

Nancy Hoffman – Director Chisago County/HRA – The County held work groups this summer and focus groups from different stakeholders in Chisago County. Nancy went through the 4 items for Strategic Direction as follows:

1. Positioning the County for continued Business Growth
2. Clarifying Countywide Growth Strategy
3. Developing Affordable Housing Options
4. Coordinating Broadband Development

Mr. Sicheneder asked Ms. Hoffman what the county identified as affordable housing. Ms. Hoffman usually stated it is 30% of income, but HUD and other groups break it down by family size.

3. To consider entering closed session under Minnesota Statute 13D.05 Subdivision 3,(c)(3) to discuss strategy on a potential offer on the Bingham Property

A MOTION WAS MADE BY EDA MEMBER SOULE SECONDED BY EDA MEMBER BULMER TO ENTER CLOSED SESSION UNDER MINNESOTA STATUTE 13D.05 SUBDIVISION 3,(C)(3) TO DISCUSS A POTENTIAL OFFER ON THE BINGHAM PROPERTY

Voting Aye: Iverson, Sicheneder, Bulmer, Bucanerro, Schilling and Soule

Voting Nay:

Abstain:

A MOTION WAS MADE BY EDA MEMBER IVERSON SECONDED BY EDA MEMBER SOULE TO RETURN TO OPEN SESSION

Voting Aye: Iverson, Sicheneder, Bulmer, Bucanerro, Schilling and Soule

Voting Nay:

Abstain:

SUMMARY – The Wyoming EDA Entered Closed session under Minnesota State Statute 13d.05 subdivision 3(c)(3) to discuss a potential offer on city EDA and county EDA property known as the Bingham property or property ID number 21.00006.00. Present during the discussion were EDA Members, Soule, Bulmer, Sicheneder, Mayor Iverson, City Administrator Linwood and Chisago County HRA/EDA Director Nancy Hoffman. Discussion were made on the potential offer – no formal motions were made regarding a potential offer the city and county owned land.

UPDATES:

City Administrator Linwood explained the Planning Commission invited them to their April 27th, 2021 to review a draft of the Comprehensive plan.

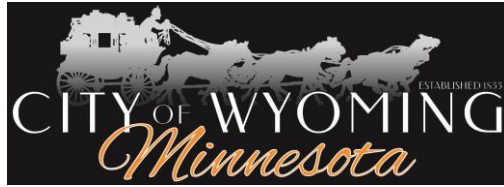
ADJOURN

A MOTION WAS MADE BY EDA PRESIDENT IVERSON ADJOURNED THE MARCH 8, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:52PM

Voting Aye: Iverson, Bulmer, Buccanero, Soule, Schilling and Sicheneder

Voting Nay:

Abstain:



APRIL 12, 2021 EDA MEETING REPORT

AGENDA

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City EDA for March 8, 2021

OLD BUSINESS

NEW BUSINESS:

2. To consider a letter of interest from Eddie Prigge to Joint the Wyoming Economic Development Authority
Mr. Prigge has sent a letter of interest to be considered for the open position on the authority.
3. To consider a delineation proposal from WSB Engineer for the Bingham Property in amount of \$1,739.00

WSB has submitted a proposal to get an updated Delineation of the Bingham Property. The old delineation has expired that was completed in 2015. The new delineation will be valid for 5 years and is important in the marketing of the property for potential buyers. The Chisago County HRA/EDA has agreed to pay half of the cost and it was approved at their March 30th, 2021 Meeting

4. Chisago County Housing Trust Fund Update

The Chisago County Board approve the housing trust fund at their April 7, 2021 Meeting. I have attached the PowerPoint presentation give to the commissioners. The EDA had some questions regarding the median income in Chisago County and that is \$83,464

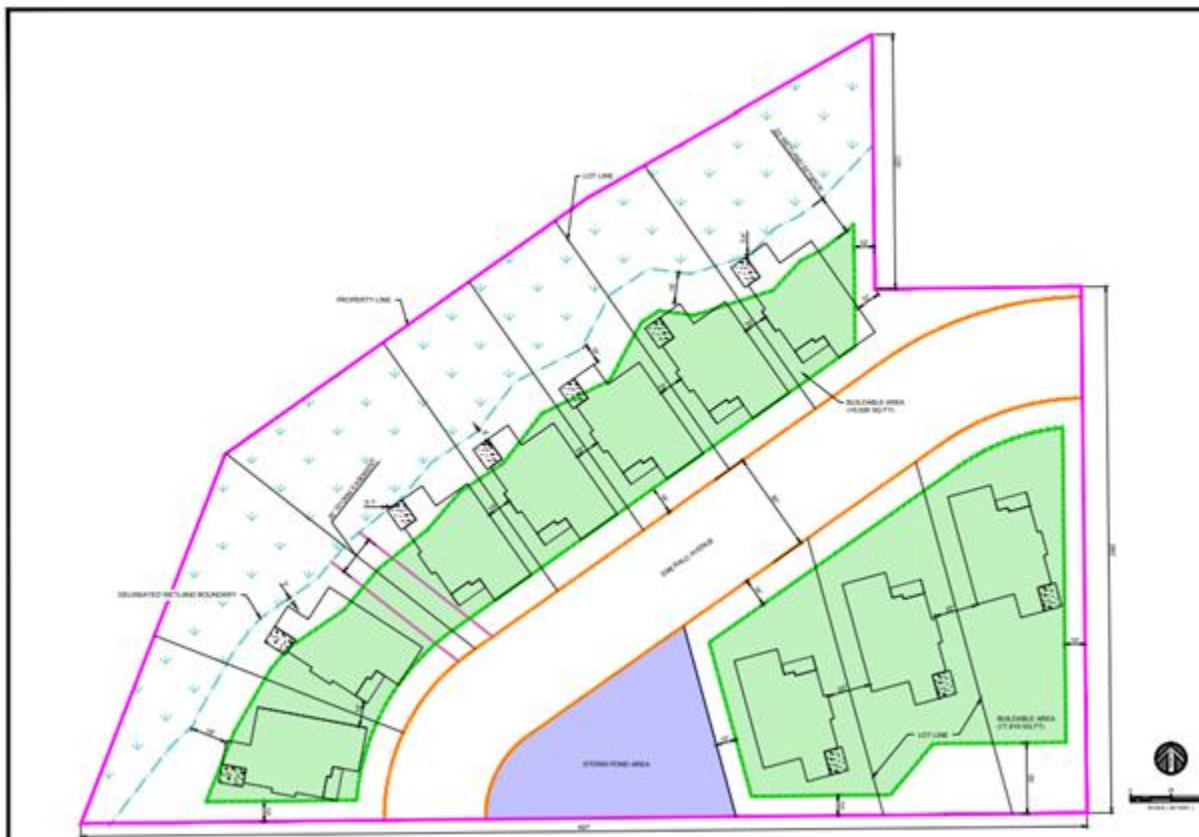
5. Wyoming Planning Commission Invite for April 27, 2021 Meeting

City of Wyoming Comprehensive Plan – The Planning Commission continues to work on the plan and will be asking for EDA input at their April 27th meeting at 7:00PM. There is an attached section included that the EDA can review for the meeting on the 27th to provide feedback.

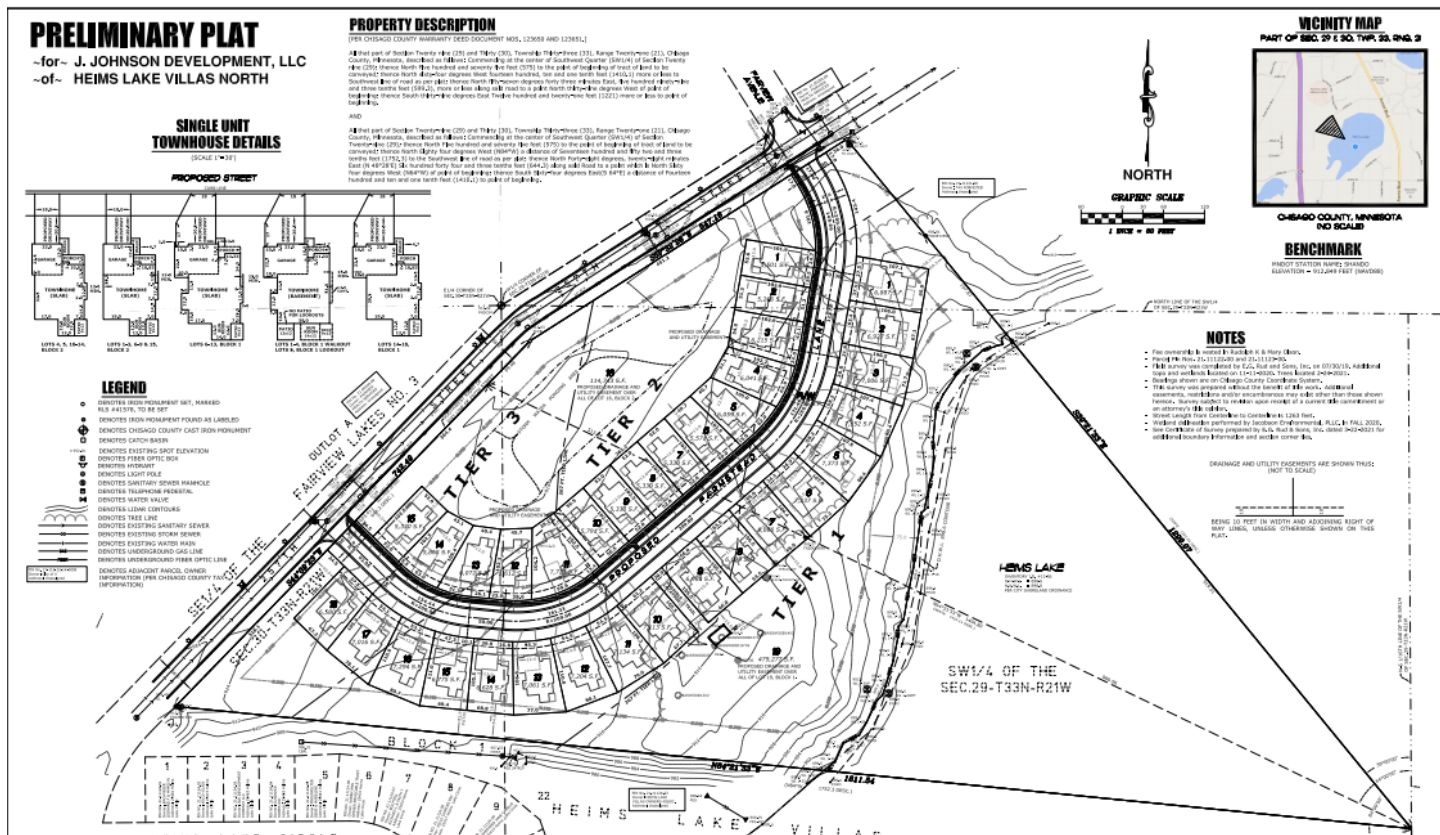
UPDATES

The Planning Commission will be reviewing multiple concept plans for subdivisions and a final plat at the April 13, 2021 meeting.

Concept Plan Diamond Ridge - located near Emerald Avenue This is a 10 unit development



Preliminary Plat: Heims Lake Villas North- Location: 257th Street & Fairview Avenue – This is a continuation of Heims Lake and would consist of 33 detached townhomes



SKETCH PLAN

~for~ NORTHERN TIER DEVELOPMENT
~of~ SUNRISE RIVERBANK

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTICS BOX
- DENOTES TELEPHONE PEDESTAL
- DENOTES TELEPHONE PEDESTAL
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES MAIL BOX
- DENOTES WET LAND
- DENOTES OVERHEAD UTILITY
- DENOTES LIDAR CONTOURS
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

NORTH

GRAPHIC SCALE

1 INCH = 500 FEET

VICINITY MAP

PART OF SEC. 15 E 1 R, TYP. 33, RING 2

CHICAGO COUNTY, MINNESOTA

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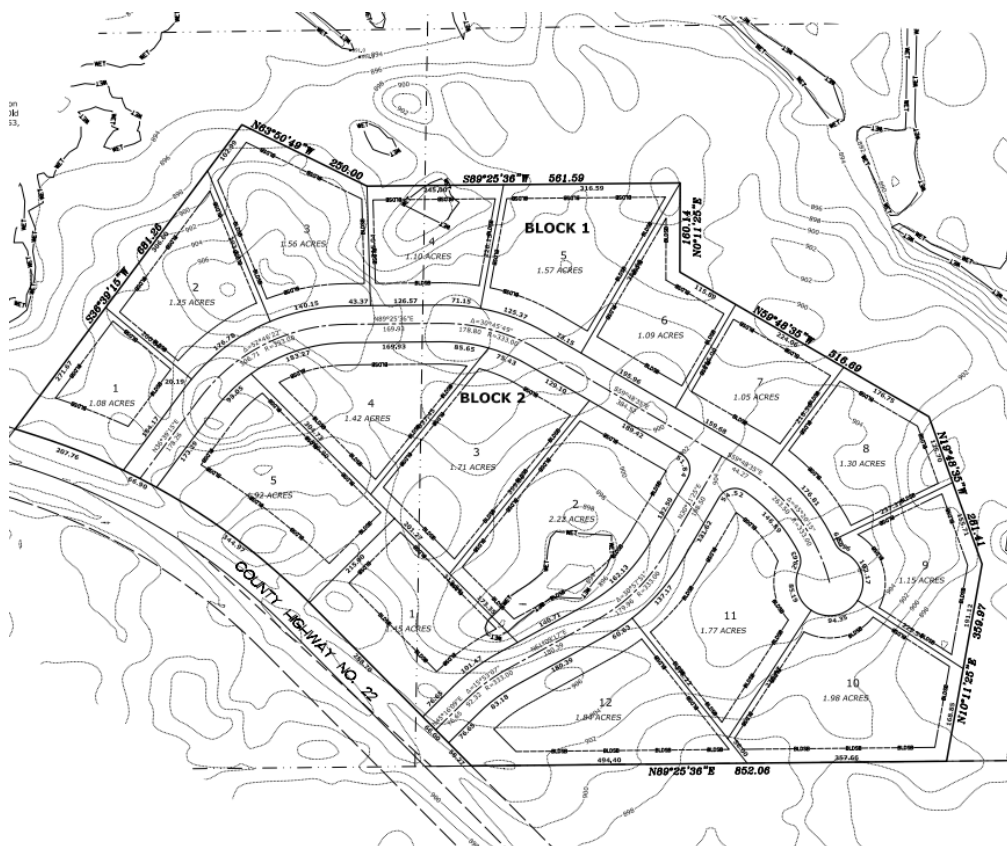
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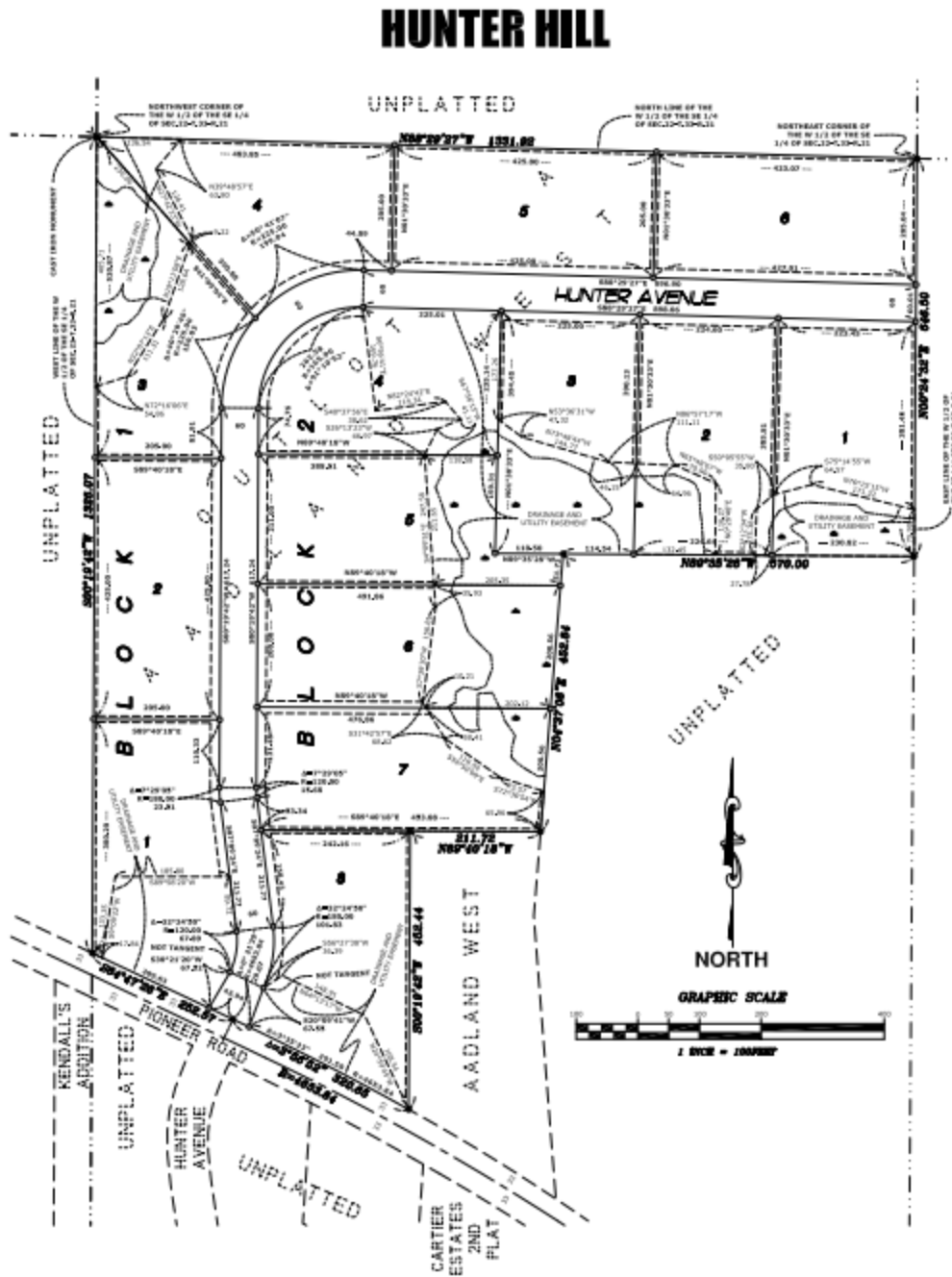
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Final Plat: Hunter Hill (Formerly Aadland West) - Location: Pioneer Road & Hunter Avenue The Final Plat consists of 14 lots that approximately 2 acres in size.



Robb

I have an interest in the open seat for the Wyoming EDA. My motivation surrounding the EDA is to be more involved in the community, gain experience with serving on a board as well as help the city of Wyoming grow, thrive and prosper.

Eddie Prigge

REALTOR®, RE/MAX Signature Properties

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eprigge@remax.net

MN License #40687918



March 12, 2021

Mr. Robb Linwood
City Administrator
26885 Forest Blvd,
Wyoming, MN 55092

RE: Scope of Work – Wetland Delineation Services

Dear Mr. Linwood

WSB is pleased to provide this scope of work and cost estimate to complete a level 2 wetland delineations and obtain Local Government Unit (LGU) concurrence for wetlands within the project area at the Bingham Property within Wyoming, MN. Below is a scope, cost, and schedule for completion of this work.

SCOPE OF WORK

Task 1: Level 2 Wetland Delineation

Cost: \$784

A Level 2 wetland delineation will be completed within the project area as depicted by the Lot located at Bingham property (PID 21.0006.00). WSB will obtain and review Chisago County Soil Survey information, DNR Public Waters information, National Wetland Inventory information, and LiDAR contours data for the project area. The wetland delineation will be completed in conformance with the US Army Corps of Engineers Wetlands Delineation Manual (US Army Corps of Engineers, 1987) and the Northcentral and Northeast Regional Supplement.

Task 2: Wetland Delineation Report

Cost: \$1988

The information obtained as part of **Task 1** will be compiled into a wetland delineation report. This report will be submitted to the LGU, Technical Evaluation Panel (TEP), and US Army Corps of Engineers for their review. A draft of the wetland delineation report will be provided for review prior to submittal of a final report to the agencies. The preliminary wetland boundaries will be converted to CAD/shapefile/KMZ data based on your preference, which will be provided to the LGU along with the report for use in review of the delineation boundary.

Task 3: Wetland Delineation Approval

Cost: \$706

WSB will represent the city as the LGU and coordinate a TEP meeting onsite for a boundary concurrence meeting. Any changes to the boundary will be communicated as soon as possible. A final, approved wetland boundary CAD/Shapefile/KMZ file will be delivered following LGU approval.

SCHEDULE AND COST

The cost to complete **Tasks 1-3** is not to exceed \$3,478. The anticipated work schedule is:

Task	Scheduled Completion*
1 – Wetland Delineation	April 23
2 – Delineation Report	April 30
3 – LGU Concurrence Meeting	May 14

*assumes project authorization by March 31, 2021

Thank you for the opportunity to propose on this project. Please do not hesitate to call me at 763-270-3475 if you have any questions or comments.

Sincerely,

WSB



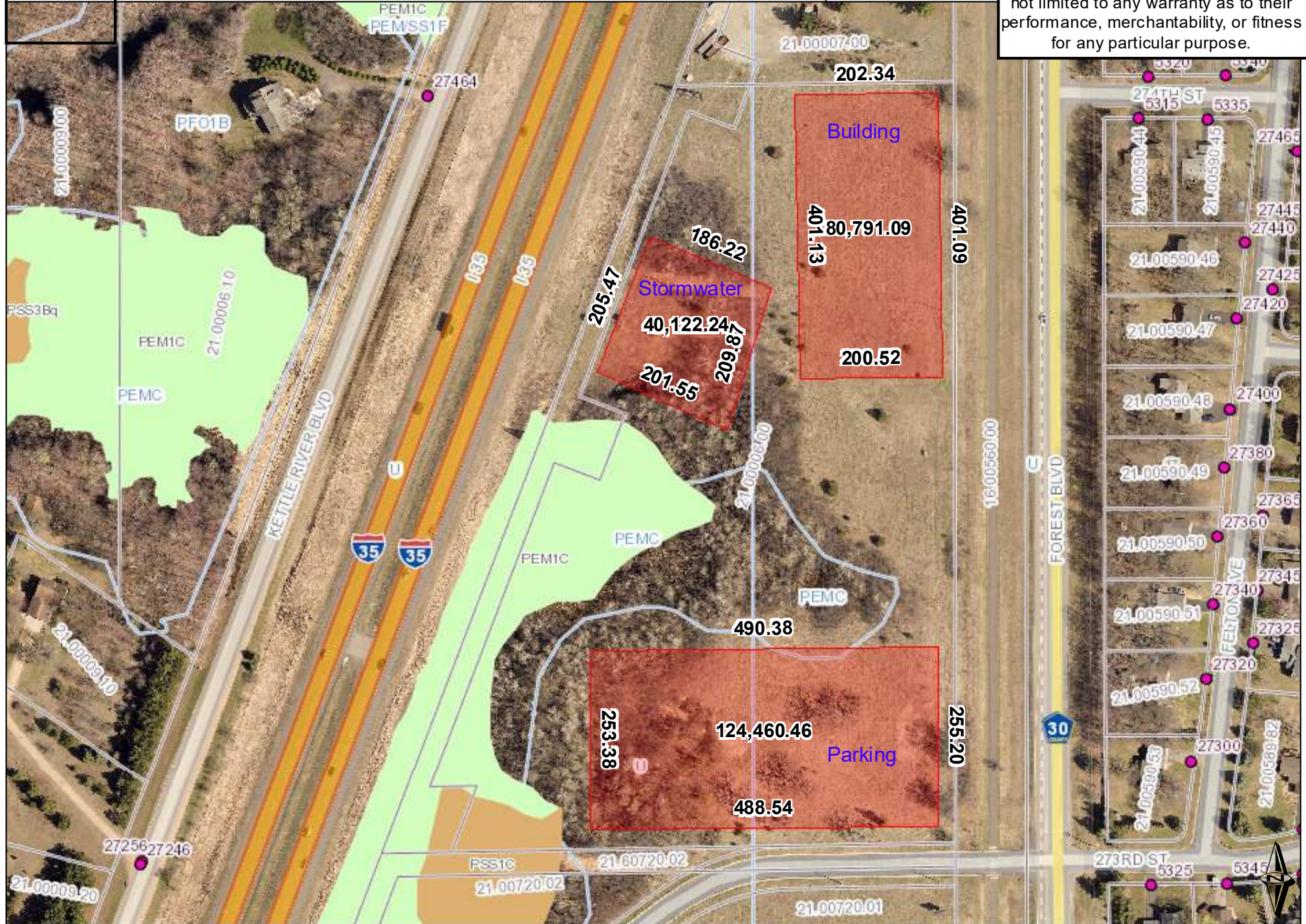
Dustin Simonson
Environmental Scientist

Bingham Property

0 50 100 200 ft

Date: 2/3/2021
Time: 7:24:22 PM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.





CHISAGO COUNTY
— HRA-EDA —
A Natural Resource for Business

Housing Trust Fund



Chisago County HRA-EDA Mission

“Fostering a high quality of life and thriving communities in Chisago County by collaboratively providing resources for residents and businesses.”



Overview

- Background
- What we learned
- Why a Housing Trust Fund
- Requested County Board Action



Background

- Maxfield Study
 - Completed in 2018
- Toolkit
 - Completed 2019
- Strategic Plan
 - Completed 2020



Maxfield Study Key Findings

- Income disparities between owners and renters
- Low supply of rental housing units, low vacancy
- Demand for 3,600 housing units and 1,100 senior units by 2030
- Challenge of meeting demand @ reasonable price points
- Wages 38% lower than the Metro Area across all industry sectors
- 76% of residents leave the county for work
 - Employers indicated a key reason - lack of adequate housing options
 - Lack of tools to support new housing affordability



Housing Toolkit Created

The purpose:

- Provide cities and developers with a summary of resources available from the cities and the county
- Provide developers with a summary of key land use and zoning for each city
- Provide a high-level overview of land that is potentially available for development

Created through two facilitated workshops and city/county/developer input



HRA-EDA Strategic Plan

STRATEGIC DIRECTIONS:

1. Positioning the county for continued business growth
2. Clarifying a countywide growth strategy
3. **Developing affordable housing options**
4. Coordinating broadband development

Chisago County stakeholders were surveyed (13 responses) and 20 participated in a half day strategic plan session, along with two HRA-EDA Board Member half day sessions



What we
learned
through the
process

- The Data
- Housing is a Key Economic Development Approach
- Existing Tools Not Adequate to Meet Needs



Key Local Data

23% residents pay more than 30% of their income on housing

8% residents pay more than 50% of their income on housing

Severe Renter Cost Burden **496** households or **19%** of all renter households

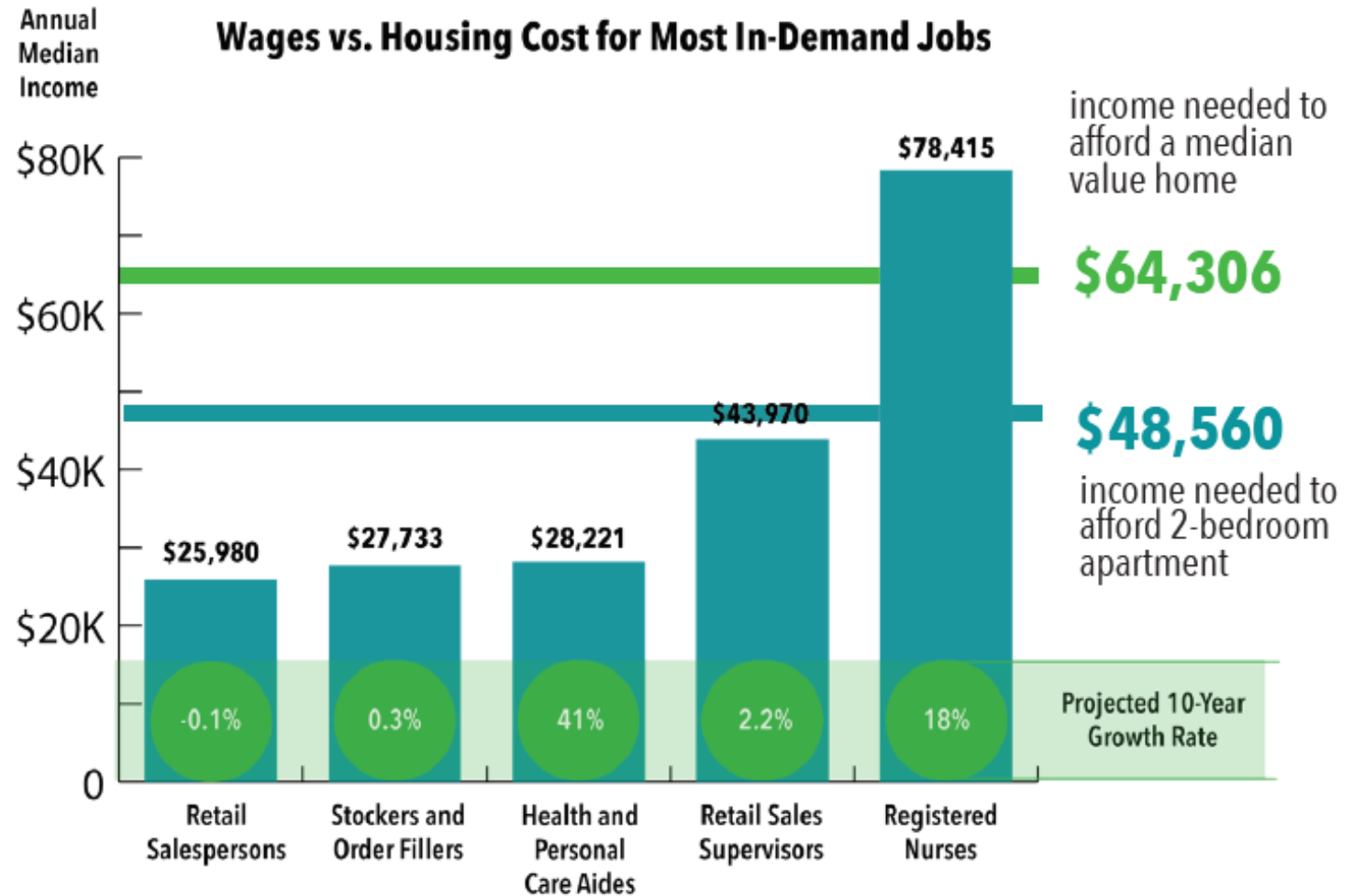
Severe Owner Cost Burden **1,139** households or **7%** of all owner households

Homelessness increase
20% (2000-18)
• 36% are children

Rent (18%) and Owner (17%) Housing Costs
Increasing Higher than Wages = Gap is Getting Larger



Gap in wages and housing costs



HRA-EDA Owned Housing

- 6 housing developments owned across the County
- Target Seniors and Low-Income Residents
 - No Vacancies
 - Fills a critical need for seniors - 90%
- seniors
- Does not address workforce housing need



Available Workforce Housing is Critical for Business Success

Why?

- Housing Options just as important as Businesses, Jobs, Infrastructure (broadband, roads, transit)
- When workers live closer to jobs = lower turnover, higher job satisfaction, higher productivity
- Available labor force is the top site selection criteria for business locations decisions



Important to Take a Holistic Approach to Economic
Development

Evaluated Existing Tools

- **Tax Increment Financing**
 - complex, too costly for smaller projects, gap still remains
- **Tax Abatement**
 - Not widely used for housing, reserve for businesses
- **State Tax Credits**
 - Very competitive, 3+ years average, limited transit access, limited economically disadvantaged census blocks **Example: Wyoming Proposed Development**

A New Tool Is Important = Housing Trust Fund



Housing Trust Fund

- What is a Housing Trust Fund?
- What are the Benefits?
- Who else has a fund and for what?
- Proposed for Chisago County

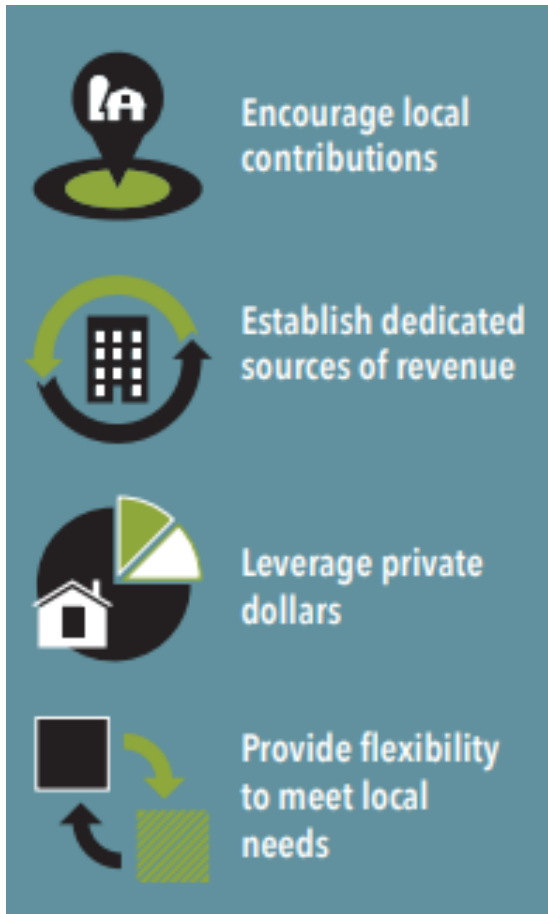


Local Housing Trust Fund

- **State Legislative Authority**
 - Minn. Stat. §462C.16 says that a “a local government may establish a local housing trust fund by ordinance or participate in a joint powers agreement to establish a regional housing trust fund.”
- **Dedicated Funding for Housing**
 - As outlined in adopting ordinance and local policy
- **Addresses Local Need**
 - LHTC is a tool to address the specific local needs
- **Resource to Fill Gaps**
 - Goal = Fill gaps in resources that are not currently being met



What are the Benefits?



On average, for every \$1 invested in a LHTF leverages \$6 in additional public and private funds



Current MN Legislative Match Request – HF 528

HF 528 requests a \$10 million appropriation to provide a match for local governments who have created a LHTFs

We do not want to pass up this opportunity!



City/County Examples

- 10 LHTF Across the State - Only 3 Counties
 - Crow Wing County
 - Goodhue County
 - Hennepin County
 - Alexandria
 - Bloomington
 - Edina
 - Minneapolis
 - Red Wing
 - St. Louis Park
 - St. Paul
- Annual Funding Range = \$100,000 to \$15 million

Let's Be the 4th County to Create a LHTF
Competitive Advantage



CCAHTF SUMMARY

- **Priority**

- Workforce Housing Units
- Long term affordability

- **Loans or Grants**

- For-Profit or Non-Profit
- \$30,000 - \$200,000 depending upon funds available

- **Distribution throughout the County**

- Application Process Required
- Reviewed by a HTF Committee
- Approvals by HRA-EDA Board

- **Funding Source**

- Annual budget process - \$150,000 approved for current budget by HRA-EDA
- Primarily from distributions from housing currently owned by HRA-EDA
- Accept gifts, grants, donations from corporations and individuals

HRA-EDA's action:

- ordinance adopted
- policy & application
- funding source



Income Targets

FY 2020 Income Limit Area	Median Family Income	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area	\$103,400	Very Low (50%) Income Limits (\$)	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
		Extremely Low Income Limits (\$)*	21,700	24,800	27,900	31,000	33,500	36,000	39,640	44,120
		Low (80%) Income Limits (\$)	54,950	62,800	70,650	78,500	84,800	91,100	97,350	103,650

Chisago County
Median Family
Income:
\$83,464

CCAHTF Priorities

Rental Housing

Ownership
Housing

Per Federal HUD Guidelines





Business & City Support

- Svens
- Plastech Corporation
- DennisKirk
- Plastic Products Co
- City of Wyoming
- Rush City
- Chisago City EDA
- City of Lindstrom
- Chisago Lakes Area Housing Task Force



Chisago County Board Action

- Request Adoption of the Chisago County HRA-EDA Ordinance Creating a Local Housing Trust Fund and Designating the Chisago County HRA-EDA as the Administrator of the Fund.



- Land use;
- Transportation;
- Environmental management, and;
- Economic development.

Each best practice can be implemented, as decided by city elected officials, staff and community members, by completing one or more actions at a 1, 2 or 3-star level, from a list of four to eight actions. These voluntary actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation.

GreenStep Cities is a partnership between the Minnesota Pollution Control Agency and various other entities including the League of Minnesota Cities. Currently there are approximately 160 communities that have joined the GreenStep movement.

As cities try to attract residents, businesses and economic development, they need to be able to demonstrate accountability. One of the first tasks is to develop an inventory to take credit for practices already in place and to identify practices that could be improved from a sustainability perspective.

14. ECONOMIC DEVELOPMENT

Pursue a Thriving Local Economy: Plan for and allow for the creation of additional stores, offices and industries consistent with this comprehensive plan and regulated by zoning ordinance amendments including, but not limited to, encouraging mixed use opportunities. Diversify the range of local employment opportunities. Attract well-paying jobs plus goods and services that are needed locally. Realize Increasing property tax revenues for city, school district, county and state governments.

Strengthen the City Center: Encourage a stronger “Downtown Wyoming” that includes shops, offices, high-density housing and public facilities. Consider City Ordinance amendments that allow for Downtown to develop with greater intensity than other portions of Wyoming while maintaining the same values.

The Wyoming Economic Development Authority, with the assistance of the City Council, completed a process in early 2017 to develop a strategic plan to help guide the community as it reinvigorates the activities for continued development. The Economic vision statement in the plan is:

“Regionally located Business friendly and family-oriented community”

Through a series of meetings, the City has developed a list of economic development goals for the City. The plan includes five goals that reflect the Economic Development Authority’s vision for the community.

1. Enhance Sense of Destination, Identity and Community
2. Enhance Wyoming Partnerships and Communications
3. Develop Financial Support and Plans for Development Needs
4. Develop Population and Workforce Development Plan
5. Strategic Allocation and Innovative Marketing of Land

See the Strategic Plan for more information on these goals and their related action steps.

Economic Development Goals

1. Enhance Sense of Destination, Identity, and Community:
 - Develop and implement zoning districts to foster a centralized business district.
 - Develop a comprehensive plan that supports the development of a centralized business district.
 - Identify and promote the development of business areas that complement the existing businesses and currently occurring development patterns.
 - Develop a plan to create an identity of a business-friendly community.
2. Enhance Wyoming Partnerships & Communications:
 - Develop a clear and comprehensive communication plan with other advisory groups in the community (i.e., Planning Commission, Wyoming Business Association, etc.).
 - Scheduling of regular meetings between groups to discuss the issues and plans for future development in the community. Many communities encourage this by placing signs on properties that are currently being considered for development or a land use change. Look to other organizations to develop partnerships (County EDA, Initiative Foundations, etc.) to assist with the promotion and development of the community.
 - Refine processes to develop new projects in the community.
 - Develop or enhance relationships while working with other organizations to provide for long-term infrastructure improvement projects.
3. Develop Financial Support & Plans for Development Needs:
 - Develop a strategy and policy to assist new development projects.
 - Review and update development costs to align with area development costs.
 - Identify the process and areas that city infrastructure will be extended to promote development.
 - Develop and implement a plan for the control of funding for proposed infrastructure improvements.
 - Develop a process for how proposed projects are handled that is inviting and inclusive for developers. Develop complete list of tasks to be completed to facilitate permitting and approvals.
4. Develop Population & Workforce Development Plan:
 - Complete a housing study to determine the types of homes that may be currently lacking in the community.
 - Work with local businesses to understand and determine their long-term workforce needs.
 - Collaborate with the local school district to improve outcomes for students and enhance employment opportunities in the community.
5. Strategic Allocation & Innovative Marketing of Land:
 - Identify partners to help assist the community in marketing possible new industrial park land.
 - Identify available properties that meet the development strategies for the City both residential and commercial/industrial.
 - Identify the barriers to the successful marketing of the City and work to remove those barriers.
 - Maintain an effective and responsive website to allow for developers and residents to get accurate and up to date information about the community.

Comprehensive Planning and Economic Development

The Comprehensive Plan serves as a blueprint for future commercial and residential land uses, housing, public, conservation and amenities. An important component of the plan is identifying new infrastructure and growth demands needed to support economic development. An economic plan adopted into the Comprehensive Plan creates a supportive and complementary strategy to meet the community overall goals to become a place where families want to live, where companies will want to do business and where people can thrive.

Neither the Comprehensive Plan nor the Economic Development Plan can succeed without the other. There is a clear symbiotic relationship. Together, the City can plan for land use change while considering the financial impacts of implementation. One example tool is the “cost of community services” study of COCS. COCSs help to understand the financial contribution of various land use types leading to future land use development strategies that are physically and financially implementable. COCS studies can help communities make informed decisions about their futures within the constraints of available budgets and other private and public funding scenarios.

For communities to respond to development trends and proposed economic development, the Comprehensive Plan considers where to extend public utilities (sewer, water, roads, etc.). Ultimately there is a cost to implement a comprehensive plan, and often there is a cost to respond to a proposed development that can ultimately become a road block to success. By understanding the upfront costs, cities can develop financial plans that will respond to and not stand in the way of future economic and community development. (Botich and Schuch)

Small Area Plans

A small area plan is any plan that addresses the issues of a portion of the city. Small area plans can cover three different geographic scales -- neighborhood, corridor, and district regardless of the size of the area. Small area plans cover a specific geography that often has a cohesive set of characteristics. A small area plan is any plan that addresses the issues of a portion of the city. Small area plans can cover three different geographic scales -- neighborhood, corridor, and district regardless of the size of the area. Small area plans cover a specific geography that often has a cohesive set of characteristics.

Small Area Plans are an effective tool for addressing areas where significant change is occurring or anticipated, public facilities and/or physical improvements need to be addressed, opportunities for substantial infill or redevelopment are present, and opportunities arise to influence site selection, development or major expansion of a single large activity generator.

Two areas that would benefit from Small Area Plans and associated analysis are the City Center area on the Land Use Plan and the Mixed-use area west of I-35 and north of Viking Boulevard. Small Area Plans can define in detail the types of development, architectural standards, pedestrian facilities, shared parking, lighting etc.

Land Assembly

Land assembly is a process of forming a single site from a number of properties, typically for economic development purposes. In some communities an individual site may not be conducive to the type of development or redevelopment desired by the community. Working with property owners and other stakeholders to combine contiguous properties can create larger parcels of land more favorable for development projects. From a developer’s perspective, development projects are all about time to market. Assembling properties one piece at a time is typically a very lengthy process; especially when the subject properties have environmental or legal challenges associated with prior use. This is a very costly process for a developer to undertake on their own and, as a result, they are typically attracted to larger tracts of undeveloped land

on the fringes of developed areas. Through strategic land assembly, communities can position properties in their urban core to appeal to the development community and be able to attract a wide range of development.

Kettle River and Viking Boulevard Transportation Plan

Over the past 10 years, significant mixed-use development proposals have been brought before the City for the former Greenwood Golf Course site in the northwest quadrant of I-35 and Viking Boulevard. In 2019, an Environmental Assessment Worksheet was prepared for the Greenwood at Carlos Avery project. One of the issues related to the environmental review was the expected complexity, congestion, costs and cost sharing for developing an intersection that could serve the development and address the existing traffic from Viking Boulevard, Kettle River Boulevard, I-35 exit and entrance ramps and multiple business access points. Economic development in this area will depend on a public private partnership to plan for, development and pay for the improvements. Entities would include MnDOT, Chisago County, the City, adjacent properties and developers (future development agreements).

The City's actions will be consistent with the policies of the Comprehensive Plan. Those actions include but are not limited to:

- . Development applications
- . Capital improvements program
- . Neighborhood and district plans
- . Plans of other agencies as they affect Wyoming
- . Official Maps
- . The Zoning Ordinance and Zoning Map
- . The Subdivision Ordinance

Responsibility for specific actions will be assigned to departments and individuals by the City Administrator (or occasionally the City Council), who will also lead in formulating annual work programs. The indicated time frame for each action is an estimate, and actual timing may vary.

The City will conduct the actions listed in the following tables through annual and multi-year assignments.

The following actions are City policies, regulations, and programs that should be regularly reviewed to ensure that they both comply with the Comprehensive Plan Objectives and consider the current technology available. Because this is a twenty-year Plan, individual actions could occur multiple times over the life of the plan. As previously noted, it is anticipated that the City will revisit the plan after a period of ten years.

Table ____ Major Plan Implementation Actions

	Plan Chapter	Objective	Actions
1	Land Use	Use Land Efficiently	1.1 Prepare a Small Area Plan for Greenwood/Praxmar area based on development proposals
			1.2 Continue code enforcement of building and zoning code, and sign ordinance
			1.3 Prepare a cost of community services study
			1.4 Map undeveloped parcels within service area and growth areas.
			1.5 Address inconsistencies between zoning and Land Use Plan
			1.6 Rezone vacant properties to match Comprehensive Plan
			1.7 Address non-conforming issues related to the Comprehensive Plan and current zoning
2	Road System Plan	Integrate transportation systems	2.1 Create a bicycle and Pedestrian Plan
			2.2 Encourage a Transportation Investments for Pedestrians, Bicyclist, and Motor Vehicles
			2.3 Implement Americans with Disabilities Act (ADA) Standards in All Transportation Improvements
			2.4 Connect Neighborhoods
			2.5 Prepare feasibility study of future Innsbrook Avenue, including location of future regional municipal utilities.
			2.6 Prepare a feasibility study to develop intersection improvements for Kettle River Boulevard and Viking Boulevard to facilitate development
			2.7 Update the Official Map
			2.8 Explore the viability of extending CSAH 22 west through the signalized intersection to the commercial/industrial park
3	Utilities	Expand municipal utilities	3.1 Review and update wastewater and water comprehensive plans and capital improvement programs
			3.2 Consider adoption of an Adequate Facilities ordinance
			3.3 Prepare a cost of community services study
			3.4 Update the Official Map
4	Housing	Diversify housing	4.1 Review and update residential zoning to allow for greater density where appropriate
			4.2 Review ordinances to provide for greater multi-family opportunities and senior house near amenities
			4.3 Consider zoning amendments to encourage more starter homes and life cycle housing
5	Parks, Trails and Recreation	Enhance recreation opportunities	5.1 Review and update the Parks Improvement Plan and park program

			5.2 Study the feasibility of water-based park/access facility (Comfort Lake or Heims Lake) - swimming, fishing, passive use
			5.3 Consider and encourage regional collaboration for trail extensions - Swedish Immigrant Trail, Comfort Lake route, Kettle River Boulevard.
			5.4 Improve neighborhood connections
6	Natural Environment and Sustainability	Protect the natural environment	6.1 Update 2011 Surface Water Management Plan
			6.2 Parking reduction
			6.3 Assess forest quality and effectiveness of woodland protection ordinance
7	Economic Development	1. Pursue a thriving economy	7.1.1 Update the 2017 EDA Strategic Plan
			7.1.2 Engage a public funding specialist to assist with the pursuit of grants and loans.
			7.1.3 Establish a business advisory group that meets quarterly, with major players ...
			7.1.4 Review and update the business subsidy policies
			7.1.5 Prepare a cost of community services study
			7.1.6 Kettle River industrial park - allow for incentive to shift outside storage intensive business to Kettle River Boulevard and 280th Street
			7.1.7 Prepare a feasibility study to develop intersection improvements for Kettle River Boulevard and Viking Boulevard to facilitate development
		2. Strengthen the City Center	7.2.1 Prepare Small Area Plan for the City Center
			7.2.2 Consider a shared parking ordinance and shifting store fronts to the curb with street parking and parking lots behind
			7.2.3 Review appropriate setbacks
			7.2.4 Consider Surface Water Management rules that allow for greater impervious coverage while providing equitable treatment or cash in lieu of treatment
			7.2.5 Encourage a Transportation Investments for Pedestrians, Bicyclist, and Motor Vehicles
			7.2.6 Implement Americans with Disabilities Act (ADA) Standards in All Transportation Improvements
			7.2.7 Prepare a land assembly study incorporating the Bingham property, Railroad Park and Lakes Gas
			7.2.8 Explore a facade Improvement Program and assistance for businesses facing Highway 61, Viking Boulevard and CSAH 30
			7.2.9 Prepare a land assembly study incorporating the area south of Viking Boulevard and east of highway 61