AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 3, 2024
5:30 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. To consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City EDA for May 13, 2024

OLD BUSINESS:

NEW BUSINESS:

2. To consider a concept plan for Multi-family Housing from Rueter Walton

COMMUNICATIONS:

3. Wyoming EDA Updates

ADJOURN

UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 13, 2024
5:30 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, Alex Bulmer, and Andrew Buccanero
Also Present: Robb Linwood - City Administrator, and Nancy Hoffman, Chisago County HRA/EDA Director
ABSENT: Eric Nault
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."

John Santi – Requested $2,000 dollars for a disc golf park located at the Chisago Lakes Joint Sewer Commission Plant. Stated they have received donations from other communities for the disc golf park.

The EDA did not that we did have a local disc golf park in the community and one member noted he was not in favor of a donation to a business not located in the city of Wyoming.

The EDA wanted to discuss the item when they had a full allotment of members at a future meeting.

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City EDA for February 12, 2024

A MOTION WAS MADE BY EDA MEMBER IVERSON SECONDED BY EDA MEMBER SCHILLING TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR APRIL 8, 2024

Voting Aye: Iverson, Schilling, Buccanero, 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:

OLD BUSINESS: NONE

NEW BUSINESS:

2. To consider the letter of interest from Jeff Allen for the Wyoming Economic Development Authority

A MOTION WAS MADE BY MEMBER SCHILLING SECONDED BY BULMER TO APPOINT JEFF ALLEN TO THE WYOMING EDA

Voting Aye: Iverson, Buccanero, Bulmer and Schilling
Voting Nay:
Abstain:

3. To consider a concept plan for Senior Housing from Duffy Development

John Duffy – Discussed that he would like to bring in a 60+ independent senior living facility on the south east side of Fairview Wyoming Property. This would be near the existing senior buildings. Ebenezer would manage the buildings if they came to fruition. This would be a tax credit project through the Minnesota Housing Finance Agency (MHFA). Mr. Duffy showed some of their other projects and the inside of what the properties would look like. There would be a request from the city for some sort of TIF for the project. City Administrator Linwood stated that Baker Tilly would need to do an analysis of the Performa for the project. Eventually the EDA and Council would need to approve the project and provide support for the applicant. The EDA agreed to move forward with the project and it was a need in the community.

4. To review wayfinding sign options for the City of Wyoming Downtown Area

City Administrator Linwood gave some explanation of the purpose of a wayfinding signs. He discussed that the downtown plan identified this as a goal for 2024. The EDA liked the idea and style of the mock up presented. They asked about the potential for the ease or removal of the slats and some different colors. They also asked about maybe utilizing it for events and other items as necessary. City Administrator Linwood stated he had reached out to three vendors for quotes and designs. Nancy Hoffman suggested a local sign company in Stacy that may be able to do this type of work as well.

5. To consider moving the June 10, 2024 meeting of the Wyoming EDA to June 3, 2024

A MOTION WAS MADE BY MEMBER IVERSON SECONDED BY BULMER TO MOVE THE JUNE 10, 2024 EDA MEETING TO JUNE 3RD, 2024

Voting Aye: Iverson, Buccanero, Bulmer and Schilling
Voting Nay:
Abstain:

COMMUNICATIONS

6. Chisago County Collaborative Initiative Meeting May 22, 2024

City Administrator Linwood gave an update about the meeting that would be held in Lindstrom at the Wildcat Community Center beginning at 6:00PM. He stated that the focus would be discussing the Chisago County re-branding efforts. Nancy Hoffman also stated that the October CCCI meeting will be to present the new Housing study that is being worked on by Maxfield at this time.

7. Wyoming EDA Updates for May 2024

Mr. Linwood stated that Apple Academy was the business of the month for May. Staff will be starting business visits next week and that the Katie's Glen Development is moving along quickly.

Nancy Hoffman – HRA/EDA Director gave an update about the Chisago County Economic Summit that was last week. She discussed some of the childcare initiatives that the county is currently working on.

ADJOURN

A MOTION WAS MADE BY MEMBER BULMER SECONDED BY SCHILLING TO ADJOURN THE MAY 13, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:13 P.M.

Voting Aye: Iverson, Buccanero, Bulmer and Schilling
Voting Nay:
Abstain:

Request for Council Action

Date: May 30, 2024

Presented to: EDA Members
Presented by: Robb Linwood, City Administrator
Department: Administration
Reference: Multi Family Housing Concept
Method: New Business

***Background Information*:**

Jared Ackmann from Rueter Walton has been working with Fairview Hospital for a potential Senior Housing site near the existing Meadows on Fairview's current location near 257th street and Fairview Blvd. This is a 72 unit multifamily project proposal

Mr. Ackmann will give some details regarding the size of the project, similar projects and discuss with the EDA about the tax credit process they intend to apply for through Minnesota Housing and Finance.

1 SD Site Plan
1" = 100'-0"

GROSS AREA - TOTAL

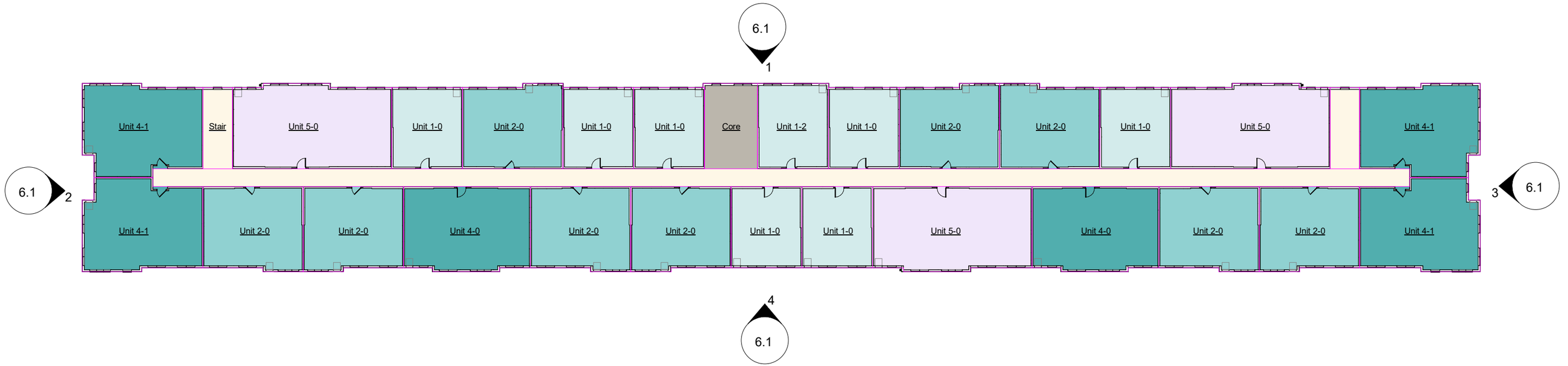
Level	Area
Level 3	29,365 ft²
Level 2	29,365 ft²
Level 1	29,365 ft²
Grand total	88,096 ft²

PARKING

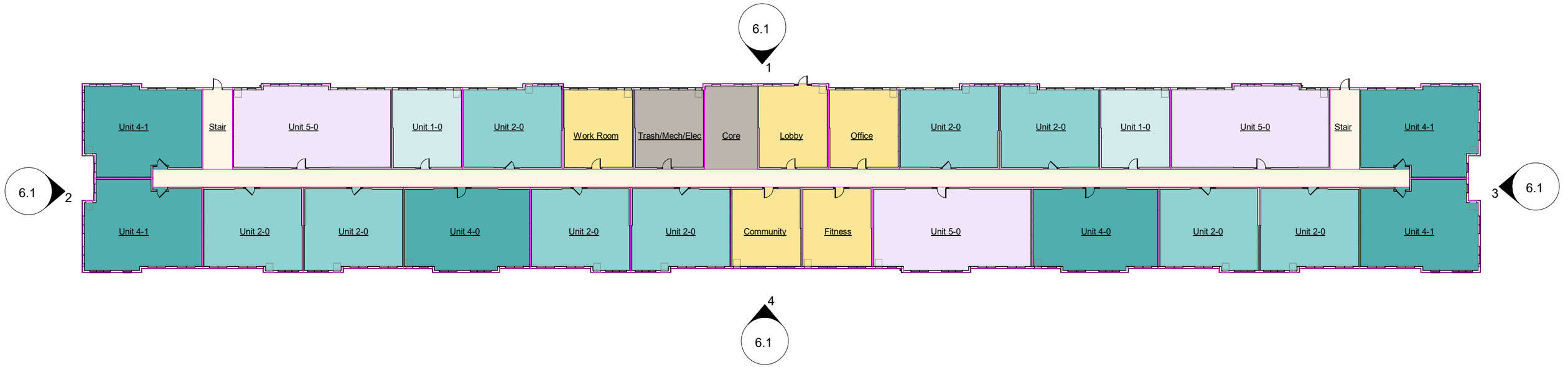
Level	Type	Count
Level 1	Surface	141
Level 1	Surface - ADA	3
		144

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor	Total Area	%
1BR				
Unit 1-0	16	663 ft²	10,604 ft²	22%
Unit 1-2	2	695 ft²	1,390 ft²	3%
	18		11,994 ft²	25%
2BR				
Unit 2-0	27	957 ft²	25,844 ft²	38%
	27		25,844 ft²	38%
3BR				
Unit 4-0	6	1,218 ft²	7,305 ft²	8%
Unit 4-1	12	1,197 ft²	14,366 ft²	17%
	18		21,671 ft²	25%
4BR				
Unit 5-0	9	1,521 ft²	13,691 ft²	13%
	9		13,691 ft²	13%
Grand total	72		73,200 ft²	100%



2 Level 2-3
1/32" = 1'-0"



1 Level 1
1/32" = 1'-0"

1 Elevation - Front
1/32" = 1'-0"

2 Elevation - Side 1
1/32" = 1'-0"

3 Elevation - Side 2
1/32" = 1'-0"

4 Elevation - Back
1/32" = 1'-0"

EDA Communication

Date: May 30, 2024

Presented to: EDA Members
Presented by: Robb Linwood, City Administrator
Department: Administration
Reference: Updates
Method: Communications

Wyoming EDA Business of the Month for June

Aquarius Sail – Home of the incredible RC & ARC Catamarans

Check out all their offerings:

- Catamarans – Featuring the ARC & RC products
- Carbon Spars – Custom carbon fiber spars
- Sail Design – High performance sail loft
- Soft Goods – Trampolines, covers & repairs
- Brokerage Boats – Looking for a used boat?
- Parts Depot – Selection of discounted parts
- Apparel – T-shirts
- Owners Forum – Discuss the ARC products

For more information - https://www.aquarius-sail.com

Chisago County Collaborative Initiative Meeting –

At the May 22, 2024 meeting the main topic was the new Chisago County Logo and all of the work and reasoning for the change. The new logo is below.