

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 14, 2025
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 February 10, 2025

OLD BUSINESS:

2. 2025 Goals and Work Plan

NEW BUSINESS:

3. Move June Meeting

COMMUNICATIONS:

4. Wyoming EDA Updates - April

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
FEBRUARY 10, 2025
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, Andrew Buccanero, Alex Bulmer, Jeff Allen, and Trent Hampton

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

ABSENT:

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 January 13, 2025

A MOTION WAS MADE BY EDA MEMBER BUCCANERO SECONDED BY EDA MEMBER BULMERTO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR JANUARY 13, 2025

Voting Aye: Iverson, Schilling, Allen, Hampton, Bulmer and Buccanero

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:

NEW BUSINESS:

2. 2025 Goals and Work Plan

- Wyoming Play Experience
 - Hospital
 - Rosenbauer
 - Hallberg

- Lakes Gas
- Polaris

- Sponsorship on Board
- Freeway Billboard
- West Side I-35
- Dollar General
- Old Coffee Shop
- Look into Mural Downtown
- Rumble Strips that Play songs
- Arts in the Park – Music – Railroad Park
- Saturday Farmers Market
- Wyoming Motel
- Movie incentives for Wyoming
- Coffee shop new
- Hardware Store

COMMUNICATIONS

3. Initiative Foundation – The initiative foundation provided the EDA a letter of thanks for their donation.
4. Wyoming EDA Updates – City Administrator Linwood gave updates on the business of the month and three different sessions and presentations from the EDAM event his attended in January.

Nancy Hoffman – HRA/EDA Director – Gave an update on the Duffy Project near Fairview Hospital

ADJOURN

A MOTION WAS MADE BY MEMBER BULMER SECONDED HAMPTON TO ADJOURN THE FEBRUARY 10, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:30 P.M.

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



Request for EDA Action

Date: April 11, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: 2025 Work Plan Discussion/Goals/Marketing

Method: New Business

Background Information:

As part of the start for the EDA's 2025 Work Plan/Goals and Marketing effort we wanted to discuss with the group about the focus of our efforts in 2024 and utilize that to work on components for things to be completed in 2025. I have attached last year's work. We can utilize this document for some of the 2025 EDA Initiatives. At the February 10, 2025 meeting the EDA identified the following items, but wanted to continue discussion at the March meeting.

2. 2025 Goals and Work Plan from February 10, 2025 meeting.

Wyoming Play Experience Downtown

- Hospital
- Rosenbauer
- Hallberg
- Lakes Gas
- Polaris

Other items identified:

- Sponsorship on Billboard
- Freeway Billboard
- West Side I-35
- Dollar General
- Old Coffee Shop
- Look into Mural Downtown
- Rumble Strips that Play songs
- Arts in the Park – Music – Railroad Park
- Saturday Farmers Market
- Wyoming Motel
- Movie incentives for Wyoming - [Find your perfect location in Minnesota | MN Film and TV](#)
- Coffee shop new
- Hardware Store

Strengths

- Hwy 8 and I35
- Proximity to city for business and residential
- Labor Force
- Police and Fire
- Schools
- Parks
- Better value for land – commercial and residential

Weaknesses

- Lack of commercial office space
- No real definitive downtown
- Hwy 8 – Lack of infrastructure water/sewer
- People don't want change of a developing city
- Lack of Food options/restaurants
- Workforce Housing/Starter Homes
- Lack of Industrial Land

Opportunities

- Hospital Land
- School
- Housing improvements Chisago
- Empty lot in downtown across from Bank
- Land Near Lakes Gas
- Expansion of Local Manufacturers

Threats

- Economy – cost of building
- Construction Period of Hwy 8
- Housing Legislation
- People working from home
- Fiber Quality

2024 Goals and Ongoing Goals

- Ongoing Goals
- Restaurants – Distillery – Brewery - Attractions
- Affordable/Workforce Housing – can we make sure that the buildings look attractive
- Different Housing options and More options – We should focus on Multi Family
- Propane Tank – Try to start conversation with Lakes Gas
- Contact Motel owner
- Looks at 2024 action plan – review parking area items for downtown
- What are some reasons to come to Wyoming
- Look at reasons to live in Wyoming that could attract employers – is it not just Wyoming is a regional look – Greater

MSP Attraction – Reasons on Website – What is the story

- Showcase good schools and options
- Opportunities – City Dispensary
- Land Inventory

The Second Component of the discussion can talk about areas of focus and how we want to work on these or potential marketing efforts depending on the topic.

- **Business Retention and Expansion** – Maintaining a systematic visitation program with Wyoming’s existing businesses, providing outstanding customer service and doing everything within our power to help our local companies succeed and grow.
 - BR&E is the number one source for economic activity and growth in a community
 - Up to 90% of community growth comes from existing companies
 - Very inexpensive
 - Most effective activity in creating new jobs
 - Excellent marketing opportunity when owners and manager of businesses share what a great community they reside in.

Strategies and Actions

- The EDA identified this as a high value activity and that the relationship building is critical. The City and County will be working on CRM that will track the business visits and the data that we accumulate

Skilled Workforce – What can we do to grow our own skilled workforce locally by engaging high school students and educating them about opportunities provided at local tech colleges for training and education. Chisago HRA/EDA is working to complete a Labor study that will be shared with this group.

- Businesses and especially manufacturers indicate a server shortage of skilled workers
- Available skilled workforce is driving factor of a business’s looking to expand or relocate

Strategies and Actions

- Labor Study
- Assist with Hiring events
- Manufacturing week job fair

Business Attraction – How do we gain a competitive advantage vs other communities of having our businesses expand here and new businesses locate hear.

Key Factors:

- Skilled workforce
- Available land
- Gap financing
- Attractive community
- Collaborative – (County, City, ECRDC, County HRA/EDA, business community)
- What type of businesses do we want to attract and where can we locate them

Strategies and Actions

The Labor study that was just completed will be extremely helpful this goal. We can continue to work with local schools and utilize manufacturing week to expose high school kids to the trades in the city. The EDA would like to try to expose more trades to students like electrical and plumbing. Construct America is an agency we may be able to work with. Contact land owners that don't have land actively for sale and make list of potential properties for development.

Downtown Redevelopment – maintaining an attractive area as a part of community that reinforces that it is a great place to live

- Downtowns can be a reflection of how the community sees itself
- Typically independently owned businesses that keep profits in town
- Do we have areas of priority or opportunities? I have attached the study for the EDA's review.

Strategies and Actions

- The EDA thought that the downtown had opportunities for redevelopment and store fronts or multifamily housing
- Look at long term downtown redevelopment plan
- **Workforce Housing – How we develop and look for new opportunities**
 - According to the Urban Land Institute (ULI), Workforce Housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like. Households who need workforce housing may not always qualify for housing subsidized by the Low-Income Housing Tax Credit (LIHTC)
 - Chisago County has developed a housing trust fund
 - Affordable housing is essential to a flourishing business base, especially manufacturing

Strategies and Actions

- Government Financing (TIF/Abatement)
- Helpful Zoning
- Low Cost land/donated land
- Advocacy by the EDA to engage
- Partner with Forest Lake CTE and Pine Tech and Construct America about partnering with Wyoming

Marketing Efforts

- Work on updating EDA website to ensure good information
- More Social media presences and the continued use of constant contact
- Site selectors are utilizing city's web
pages for information
- Community image and reputation matter
- Branding is important to set us apart

Strategies and Actions

- Social Media Posts (VIDEOS)
- New Businesses and New Development
- Featured Businesses of the Month



Request for Council Action

Date: April 11, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: June EDA Meeting

Method: New Business

Background Information:

Staff is requesting to move the regularly scheduled June 9, 2025 EDA meeting to June 2, 2025 at the regular time of 5:30PM. The meeting would still take place at the Wyoming Library.

EDA Communication

Date: April 11, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Updates

Method: Communications

Wyoming EDA Business of the Month for March

Crescent Moon Metaphysical – Spiritual shop + tarot card readings

Crescent Moon Metaphysical is a spiritual shop stocked in crystals, incense, candles, jewelry, tarot cards, and much more. They have a good sampling of new age items you might expect to find in a bigger store and some special things that are unique to just their store. They offer several community classes and groups for free. There's something for everyone!

BUSINESS OF THE MONTH: CRESCENT MOON METAPHYSICAL

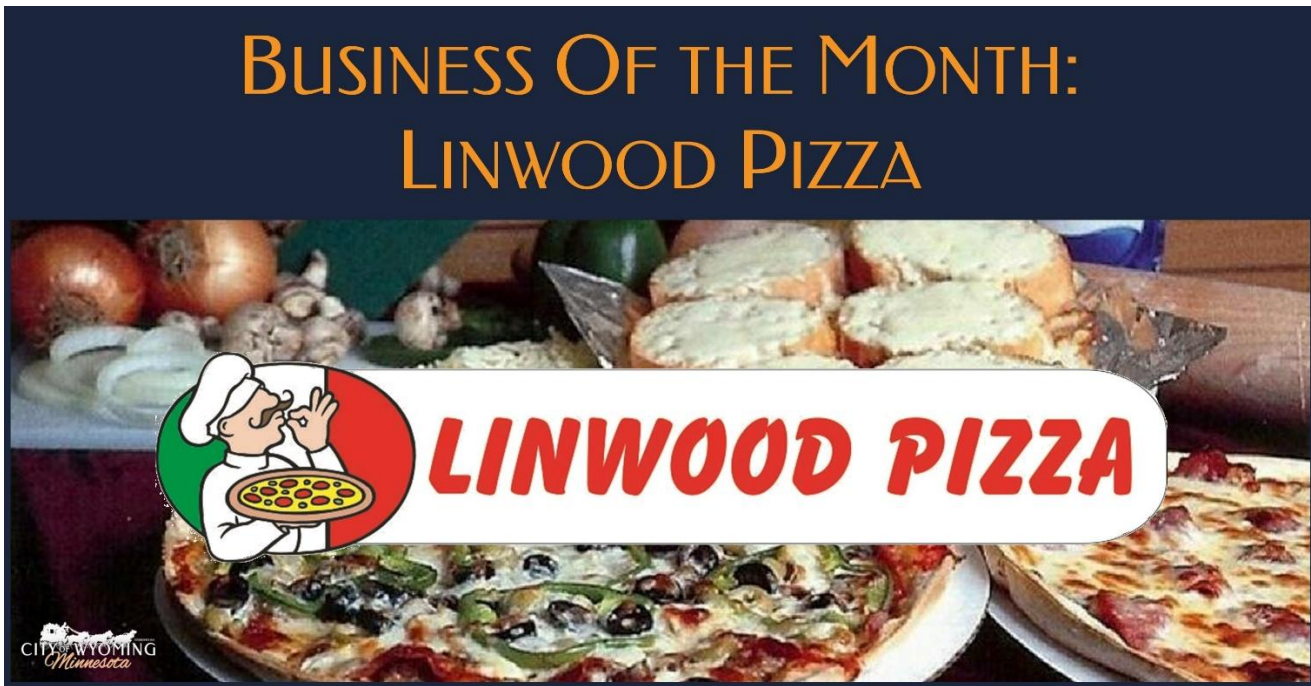


Wyoming EDA Business of the Month for April

Linwood Pizza – It's just that good!

Linwood Pizza is here to serve your great pizza, delicious chicken wings, fresh salads, and more! Take out, delivery, or dine in. Become a member of our Legends Club. Call us or order online today!

For more information - <https://www.linwoodpizzamn.com>



New Business Update - Sunrise Flour Mill is opening in Wyoming, MN! Sunrise Flour Mill was established in North Branch in 2007 by Darrold and Marty Glannville. They started the company to provide a source for Heritage Wheat Flour for the Gluten sensitive market. The beginning was in the pole barn and selling to Mill City Market. Demand kept growing and now they have outgrown the 5000 sq. ft. facility in NB. They have 17 FT employees that will be at the Wyoming location. There are another 10-15 people working remotely. The concept of Heritage, Organic, and traceable from farm to table is a key part of their story. The building they are moving into is 24,000 square feet. It's at 26327 Fallbrook Avenue. The building is separated into offices, warehouse storage for products, and the production side where the flour mill and packaging happen.

Here is the story line of the business from their website.

Darrold and Marty Glanville, founders of Sunrise Flour Mill in North Branch, MN. We produce single source, organic, heritage flours using a renewed milling technology from the 1930's called the Unifine mill. It is a single pass, high velocity impact mill. Instead of grinding the grain, the mill shatters it into very minute particles, a technology that produces a super-fine and fluffy flour. Unifine flour will help anyone create luscious lofty baked goods and achieve better baking results than are normally achieved using conventional whole wheat.

Not only is the process something we take pride in, but organic heritage grains are better for you, and many people find them to be more digestible than modern hybridized wheat. At Sunrise Flour Mill there are no added chemicals, and we never bleach or bromate. Our wheat is grown in nutrient-rich, chemical-free soil on a fourth-generation organic family farm.

We control every part of our wheat's journey; from planting the seed to delivering your farm fresh flour. Sunrise Flour Mill is farmer-owned and operated, expertly cultivating organic easy-to-digest heritage wheat in ways that are sustainable to our lands for generations to come.

Learn more at www.sunriseflourmill.com