

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 12, 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 April 14, 2025

OLD BUSINESS:

NEW BUSINESS:

2. Duffy Senior Development on Fairview Site
3. Rueter Walton Development Fairview Site

COMMUNICATIONS:

4. Electronic Signage Update
5. Wyoming EDA Updates - May

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 14, 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, Andrew Buccanero, Alex Bulmer, and Jeff Allen

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 February 15, 2025

A MOTION WAS MADE BY EDA MEMBER IVERSON SECONDED BY EDA MEMBER BULMERTO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR FEBRUARY 15, 2025

Voting Aye: Iverson, Allen, 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

- Sunrise Flour –They have a very interesting story and background of how they came about. Can we feature them in any way.

- Rumble Strips or paint that plays songs – EDA wanted more information on this.
- Hallberg Center for the arts – Rural for the area in the downtown plan – Crosswalk
- Digital Signage – Should be installed in May
- Look at pushing into the Wyoming Farmers Market – Saturday – Stacy is starting on Friday farmers Market. Look into other cities how they are doing it.
- Not having a coffee shop in town is something that is difficult and we need to look into.
- EDA added the strength of having a regional hospital in our area.
- Continue BRE's
- Is there land out by Polaris that has development potential that is currently not for sale.
- Lakes Gas – keep as an ongoing goal to have communication about tanks
- Wyoming Motel is potentially available for sale
- Look at painting utility boxes with Murals, many communities do this.

NEW BUSINESS

3. Move June Meeting

A MOTION WAS MADE BY MEMBER IVERSON SECONDED ALLEN TO MOVE THE JUNE 9th , 2025 MEETING TO JUNE 2, 2025 AT 5:30PM

Voting Aye: Iverson, Buccanero, Allen, and Bulmer

Voting Nay:

Abstain:

COMMUNICATIONS

City Administrator Linwood identified the businesses of the Month for March and April and talked about the addition of Sunrise Flour Mill to the industrial park.

ADJOURN

A MOTION WAS MADE BY MEMBER BULMER SECONDED ALLEN TO ADJOURN THE APRIL 14, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:20 P.M.

Voting Aye: Iverson, Buccanero, Allen, and Bulmer

Voting Nay:

Abstain:



Request for EDA Action

Date: May 8, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Senior Housing Concept Duffy Development

Method: New Business

Background Information:

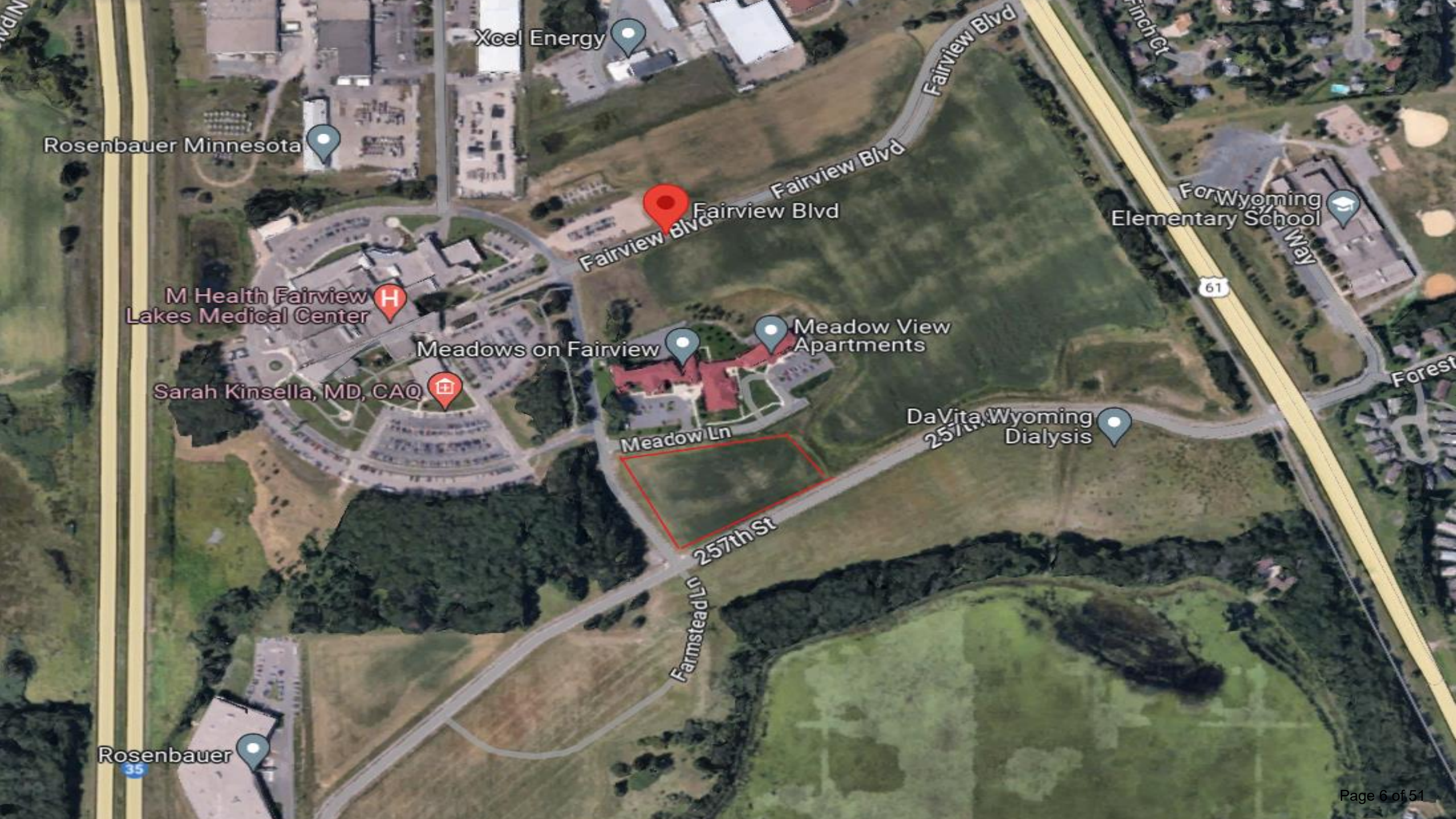
John Duffy from Duffy Development has been working with Fairview Hospital for a potential Senior Housing site near the existing Meadows on Fairview's current location near 257th street and Fairview Blvd.

Mr. Duffy 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.



Fairview Senior Housing

Duffy Development Company,
Inc.



Xcel Energy

Rosenbauer Minnesota

M Health Fairview
Lakes Medical Center

Sarah Kinsella, MD, CAQ

Meadows on Fairview

Meadow View
Apartments

Meadow Ln

DaVita Wyoming
Dialysis

For Wyoming
Elementary School

61

257th St

Farmstead Ln

Rosenbauer

35

Building Styles

- Some examples of our more recent apartment styles



















Request for EDA Action

Date: May 8, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Reuter Walton Workforce Housing

Method: New Business

Background Information:

Jared Ackmann from Rueter Walton has been working with Fairview Hospital for a potential Workforce Housing site near the industrial district on a north east corner of property owned by Fairview Wyoming. We have not received the concept prior to the meeting from Mr. Ackmann

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.

NEW HOUSING DEVELOPMENT DISCUSSION



REUTERWALTON

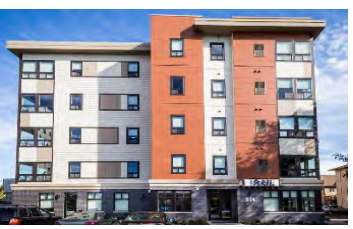
May 12th, 2025



1. 1800 Lake



2. The Elysian



3. The Rail



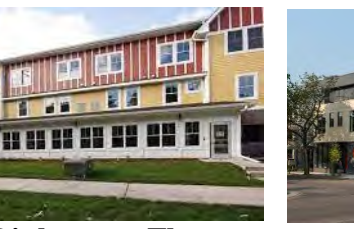
4. Wahu



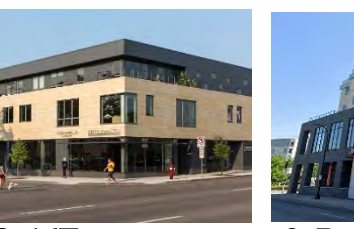
5. 700 Washington



6. The Radius



7. Dinkytown Flats



8. 16Twenty



9. Doubletree Hotel



31. Forte on the Park



32. Morrow



33. Cadence



34. The Reeve Lakeside



35. The Miller



36. Maison Green



37. Kenton House



38. The Col



10. Seventeen10



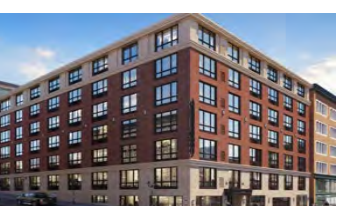
30. Isaac



29. Shale



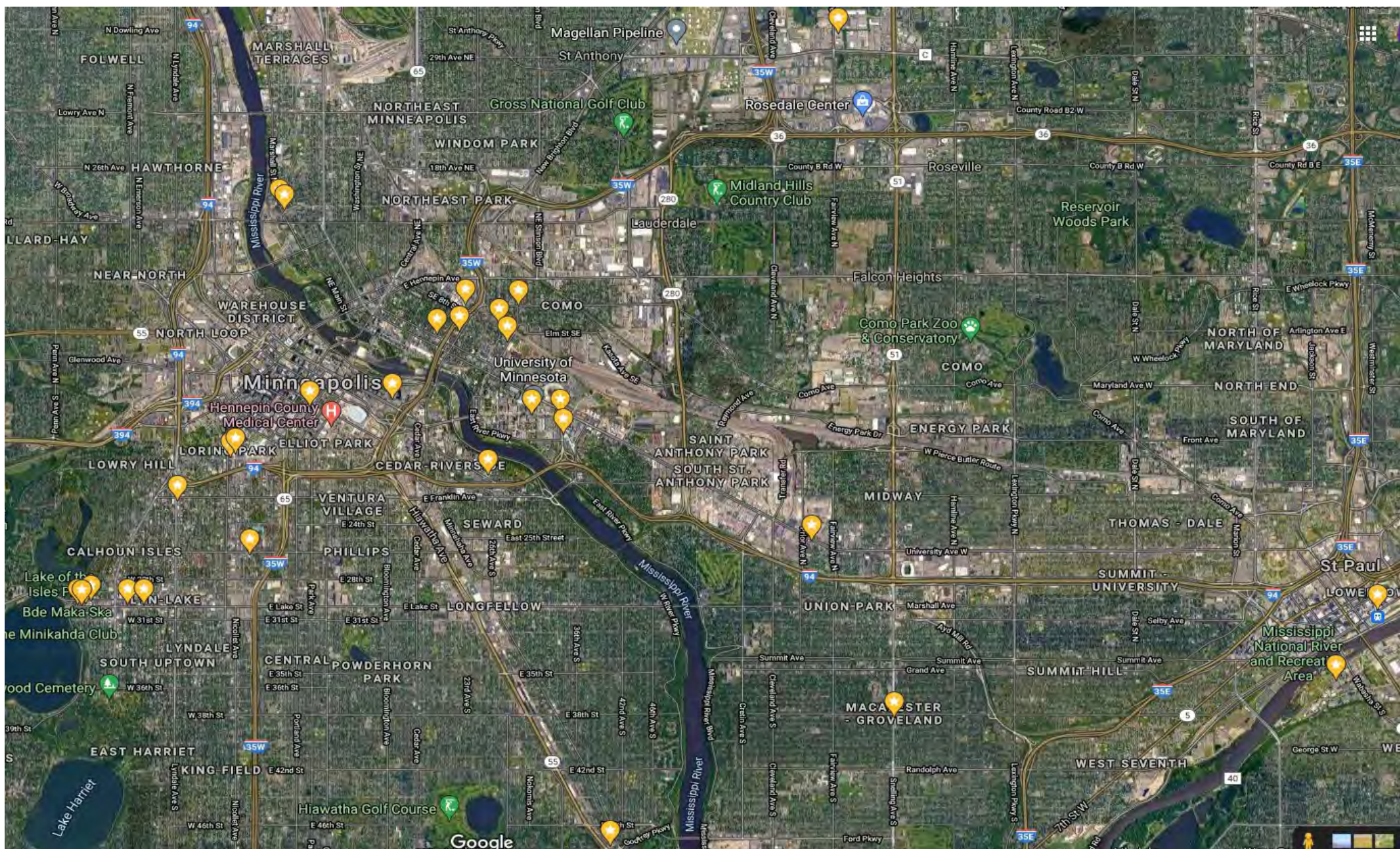
28. Cordelle



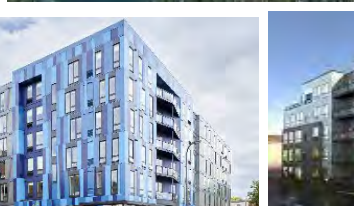
27. The Donegan



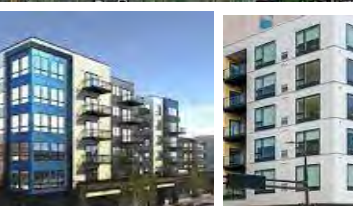
26. The Asher



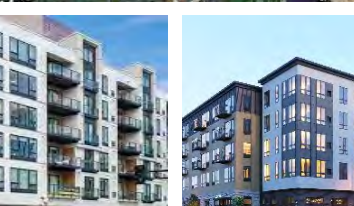
25. Marquee



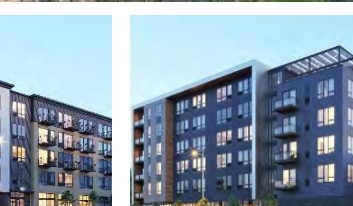
24. Luna



23. The Grove



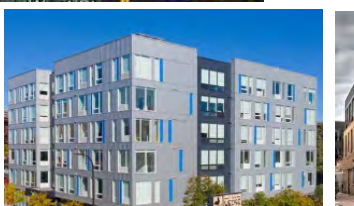
22. Sora



21. N&E



20. Mezzo



19. Harlo



17. Hotel Crosby



16. Red44



39. Litmore



11. Laguna



40. Midwell



12. Revel



13. Chroma



41. Bridgewell



14. Local15



42. Lica



15. Spectrum



① SD Site Plan
1" = 100'-0"

GROSS AREA - TOTAL

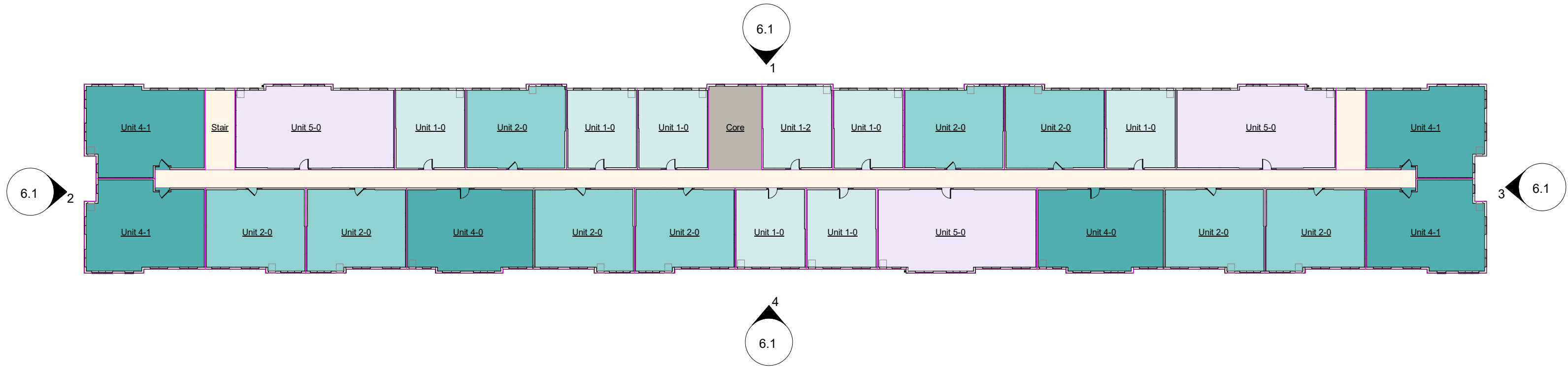
<i>Level</i>	<i>Area</i>
Level 3	29,365 ft ²
Level 2	29,365 ft ²
Level 1	29,365 ft ²
Grand total	88,096 ft ²

PARKING

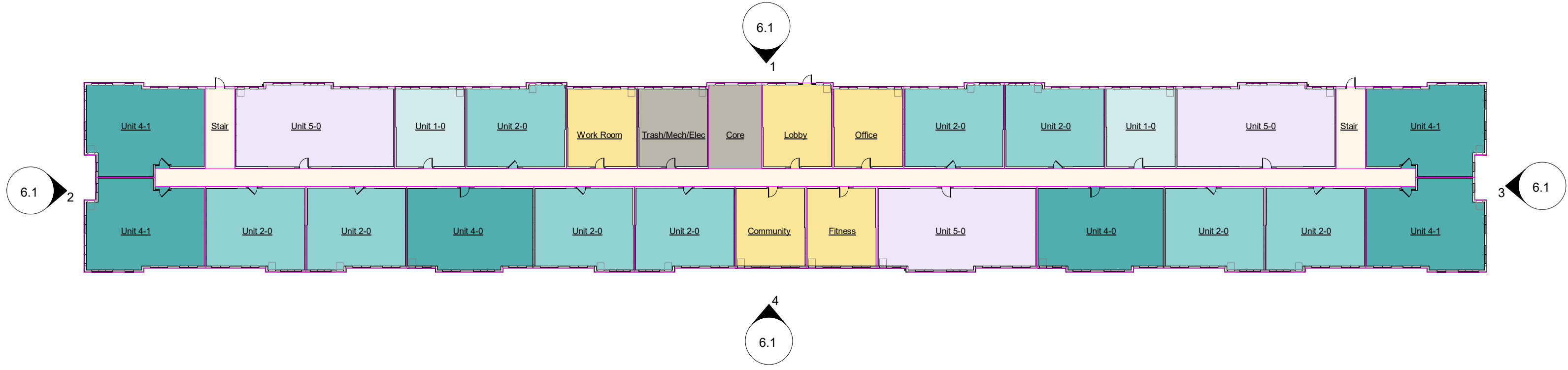
<i>Level</i>	<i>Type</i>	<i>Count</i>
Level 1	Surface	141
Level 1	Surface - ADA	3
		144

UNIT MIX - GROSS AREA

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

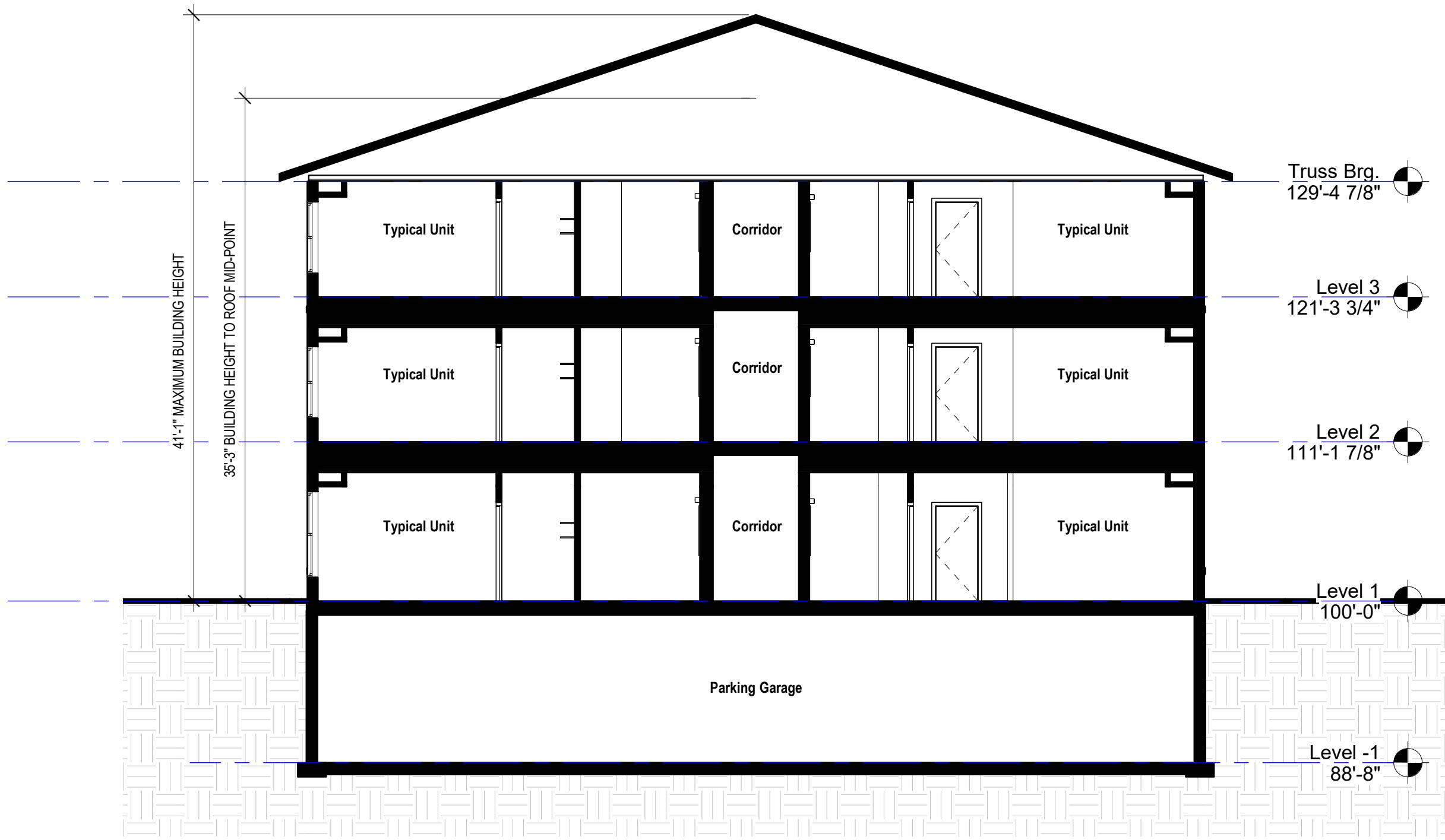


③ Elevation - Side 2
1/32" = 1'-0"

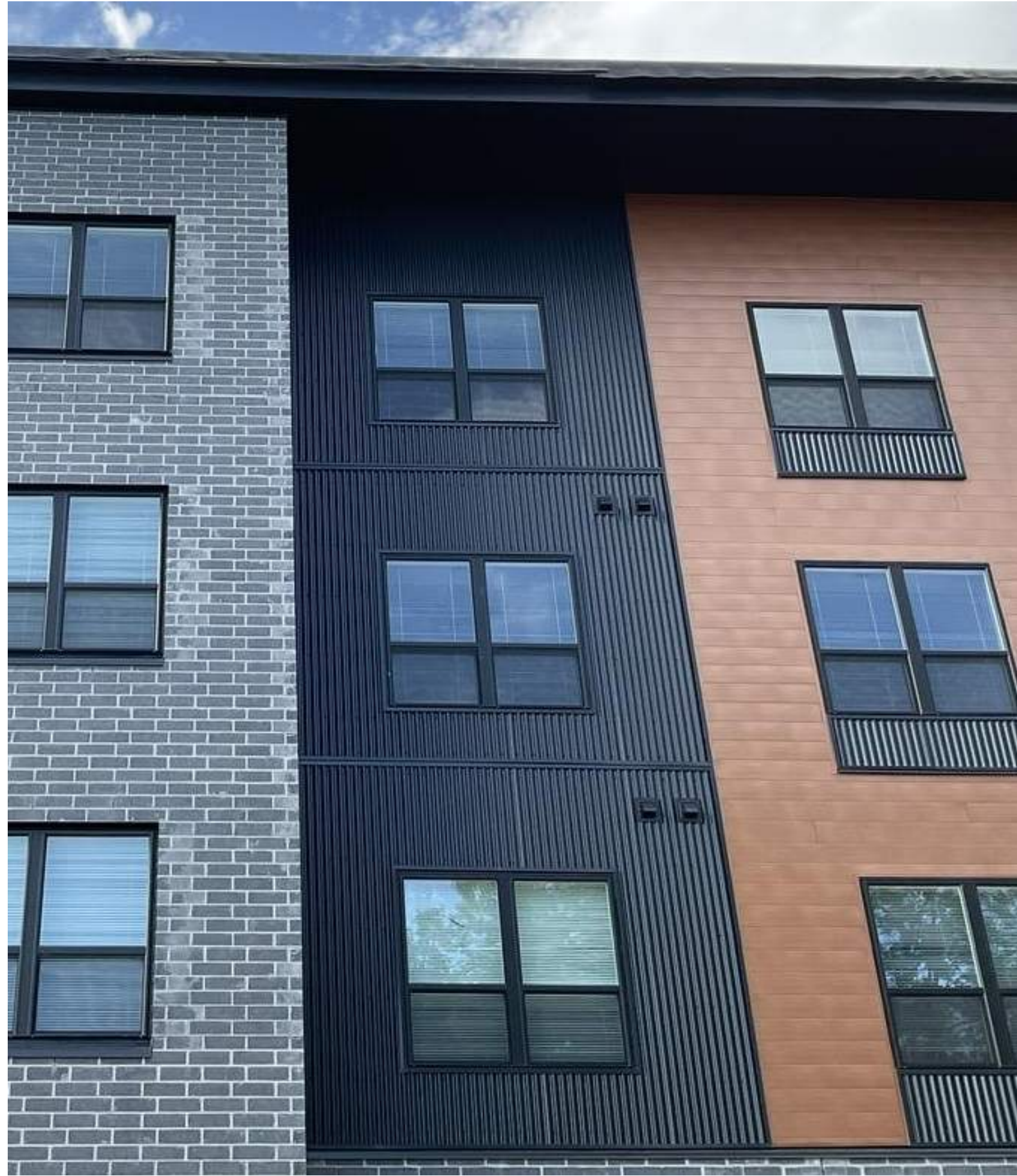


④ Elevation - Back
1/32" = 1'-0"





1 Section 1
1/8" = 1'-0"





LITTLE CANADA APARTMENTS




**MIDWEST
PLAYSCAPES**
 8632 Eagle Creek Circle, Savage, MN 55378
www.MIDWESTPLAYSCAPES.com

direct: 952.895.8888
 fax: 952.895.8889
 toll free: 800.747.1452
playscapes@earthlink.net

Rotomolded Plastic



Green, Brownstone, Orange

Sheet Plastic



Forest Green, Forest Green/Sand

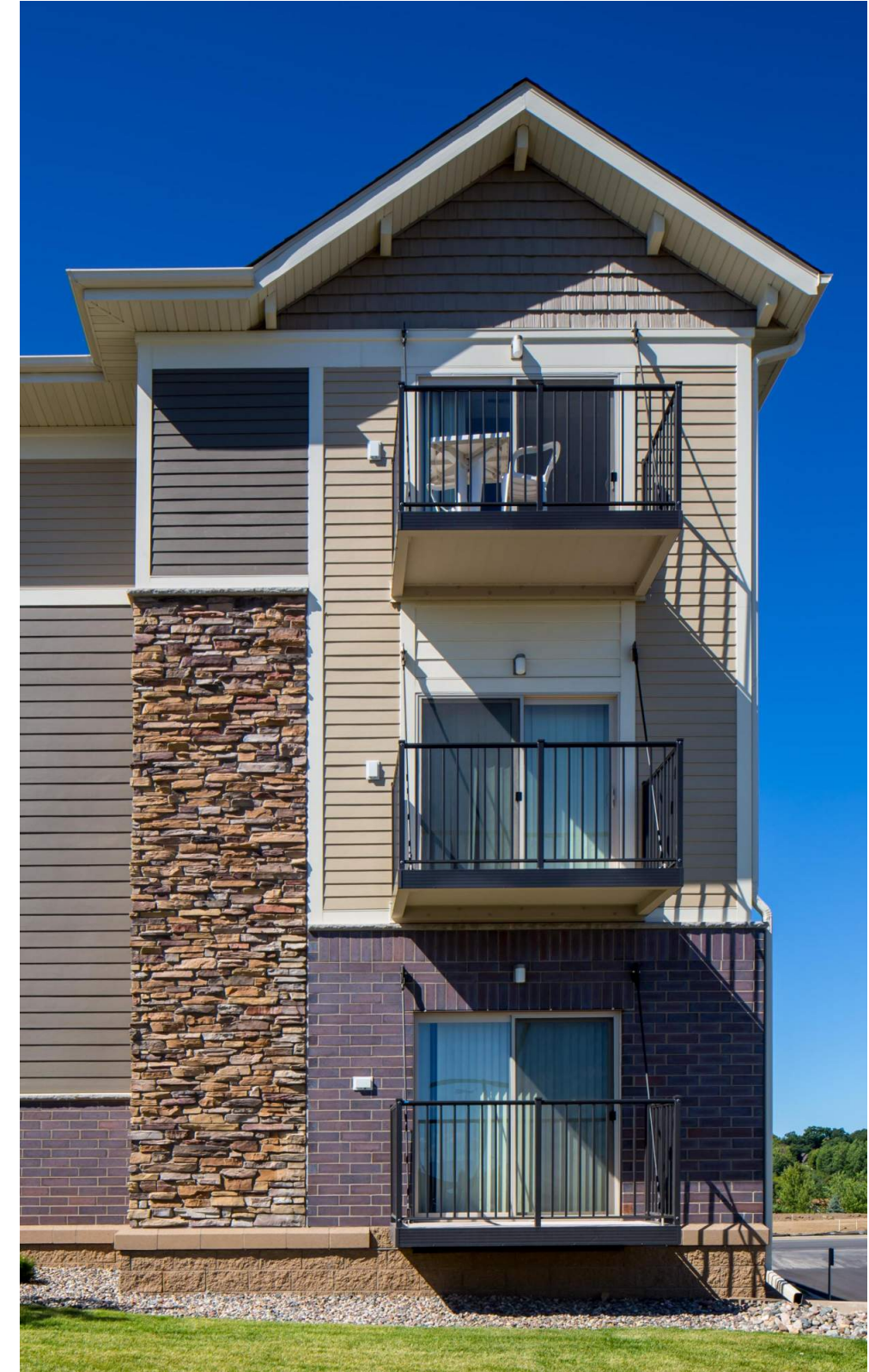
Posts & Components



Dark Brown, Orange















Morrow | St. Paul, Minnesota



Morrow | St. Paul, Minnesota





Morrow | St. Paul, Minnesota





42nd Avenue | Columbia Heights, Minnesota





42nd Avenue | Columbia Heights, Minnesota





Greenway Apartments | Minneapolis, Minnesota







Proposed Unit Mix

UNIT / RENT GRID									
Unit Type	# of Bath-rooms	# of Units	Unit Sq Ft	Monthly Contract Rent	Total Annual Contract Rent	Tenant Paid Utilities	Monthly Gross Rent	Rent Limit	Income Limit
1BR	1.00	4	683	1,100	52,800	49	1,149	60% MTSP	30% MTSP
1BR	1.00	3	683	936	33,696	49	985	30% MTSP	30% MTSP
1BR	1.00	8	683	1,116	107,136	49	1,165	50% MTSP	50% MTSP
1BR	1.00	2	683	685	16,440	49	734	30% MTSP	30% MTSP
2BR	1.00	2	860	1,347	32,328	63	1,410	60% MTSP	30% MTSP
2BR	1.00	22	860	1,334	352,176	63	1,397	50% MTSP	50% MTSP
2BR	1.00	4	860	922	44,256	63	985	30% MTSP	30% MTSP
3BR	2.00	6	1,000	893	64,296	76	969	30% MTSP	30% MTSP
3BR	2.00	12	1,000	1,539	221,616	76	1,615	50% MTSP	50% MTSP
4BR	2.00	2	1,200	990	23,760	90	1,080	30% MTSP	30% MTSP
4BR	2.00	7	1,200	1,711	143,724	90	1,801	50% MTSP	50% MTSP

Wyoming Apartment - Rent Comps

Unit Type - Bedrooms

Project	City	0	1	2	3	4
Subject Property	Wyoming	\$ -	\$ 1,071	\$ 1,279	\$ 1,778	\$ 1,977
Oakridge Apartments	Wyoming	\$ -	\$ -	\$ 1,136	\$ -	\$ -
North Shore Apartments	Wyoming	\$ -	\$ -	\$ -	\$ -	\$ -
Gateway Green Apartments	Forest Lake	\$ -	\$1,440.00	\$ 1,904.00	\$2,050.00	\$ -
Lighthouse Lofts	Forest Lake	\$ -	\$1,660.00	\$ 2,060.00	\$3,019.00	\$ -
Encore	Forest Lake	\$ 1,328.00	\$1,500.00	\$ 1,805.00	\$2,542.00	\$ -
Legacy Pointe Apartments	Forest Lake	\$ -	\$ -	\$ 1,722.00	\$ -	\$ -

Chisago County - 2024 Rent and Income Limits

LIHTC Income Limits for 2024 (Based on 2024 MTSP Income Limits)				
	Charts	60.00%	30.00%	50.00%
1 Person	▲	52,200	26,100	43,500
2 Person	▲	59,640	29,820	49,700
3 Person	▲	67,080	33,540	55,900
4 Person	▲	74,520	37,260	62,100
5 Person	▲	80,520	40,260	67,100
6 Person	▲	86,460	43,230	72,050
7 Person	▲	92,460	46,230	77,050
8 Person	▲	98,400	49,200	82,000
9 Person	▲	104,340	52,170	86,950
10 Person	▲	110,280	55,140	91,900
11 Person	▲	116,280	58,140	96,900
12 Person	▲	122,220	61,110	101,850

LIHTC Rent Limits for 2024 (Based on 2024 MTSP/MLI Income Limits)				
Bedrooms (People)	Charts	60.00%	30.00%	50.00%
1 Bedroom (1.5)	▲	1,398	699	1,165
2 Bedrooms (3.0)	▲	1,677	838	1,397
3 Bedrooms (4.5)	▲	1,938	969	1,615
4 Bedrooms (6.0)	▲	2,161	1,080	1,801

Wyoming – Single Family Home Market

1. Currently **22** total single-family homes for-sale in Wyoming Area
 - a. **6** single family homes around \$400,000
 - b. Estimated mortgage payment:
 - c. **\$80,000** Down Payment Needed
 - d. **\$2,234/month** – assuming a 6.00% 30-year interest rate

Home price

\$400,000

Down payment

\$80,000

20 %

Loan term

30 years

Interest rate

7.375

%

ZIP code

55902

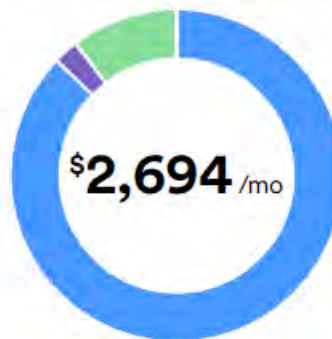
Payment breakdown

Amortization

Monthly payment breakdown

[Advertiser Disclosure](#)

Based on national average rates



Principal & interest		\$2,348.3
Property tax	+	\$ 263
Homeowner's insurance	+	\$ 66

Additional filters ▼

Wyoming – 72 Units

I. Detailed Project Schedule

Schedule Milestone	Completion Date
Purchase Agreement - Executed	5/31/24
City of Wyoming EDA Meeting	5/12/25
Chisago County – AHTF Application Workshop	6/1/25
City of Wyoming – CC – TIF & Resolution	6/18/25
Chisago County – AHTF Application Board Approval	6/25/25
MHFA Application Submittal	7/2/25
MHFA announcement	12/11/25
Kick-off Project team on SD, civil	12/15/25
Submit Preliminary Site Plan/Rezoning Application	2/26/26
Planning Commission	3/15/26
City Council	3/25/26
Submit for Building Permit	5/15/26
Construction Pricing Update	5/15/26
Construction Contract - Final	8/1/26
Substantial Final Bond Documents	10/1/26
Permit Ready Letter	10/1/26
Closing – Construction Financing	10/10/26
Construction Commencement	10/14/26
Construction Completion – TCO	12/1/27



EDA Communication Memo

Date: May 6, 2025

Presented to: Economic Development Authority

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: City Electronic Sign

Method: Communication

Background Information:

An electronic City sign was installed by Indigo Sign during the week of April 21, 2025. This sign was installed near the intersection of Forest Blvd. and East Viking Blvd. and is in proximity to Railroad Park. The location of the sign was selected due to the high amount of vehicle traffic that passes each day.

The electronic sign will be used to promote City information, events, and updates. The Wyoming City Council approved a sign policy at their meeting on Tuesday, May 6th which had been prepared by City Staff. We anticipate the sign being operational the week of May 11, 2025





EDA Communication

Date: May 8, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Updates

Method: Communications

Wyoming EDA Business of the Month for June

Miracle-Ear Hearing Aid Center – Hear well from the first appointment

Location: 26357 Forest Blvd, Suite 6

At Miracle-Ear, your hearing care professional (HCP) will evaluate your hearing loss, present you with hearing aid options to suit your hearing needs, lifestyle and budget and then customize your chosen hearing devices to your specific hearing requirements. Our hearing care professionals are highly-trained specialists, possessing comprehensive expertise to precisely diagnose your hearing loss and deliver your best solution.

Visit us anytime. Your hearing journey is a meaningful part of how you experience life. We're here to help you with hearing loss prevention and hearing protection as well as with managing your hearing loss. Ask us your hearing care questions and get a free hearing evaluation.

For more information - <https://www.miracle-ear.com/stores-near-me/hearing-aids-wyoming-mn/miracle-ear-hearing-aid-center-forest-blvd-s11725??mci=USGMB402UBI2AAR>

**BUSINESS OF THE MONTH:
MIRACLE-EAR HEARING AID CENTER**

The banner features three main images: on the left, a woman in a white lab coat assisting an older man with a hearing aid; in the center, a large, detailed image of a hearing aid device; and on the right, a portrait of a doctor in a white lab coat with a name tag that reads 'SCOTT LAU'. The Miracle-Ear logo is prominently displayed in the center.

