

**AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JULY 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 June 2, 2025

OLD BUSINESS:

NEW BUSINESS:

2. To consider the resignation of Trent Hampton from the Wyoming EDA
3. MNCAR Expo
4. 2026 Budget Discussion

COMMUNICATIONS:

5. EDA Updates

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 2, 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, Dennis Schilling, Alex Bulmer, and Jeff Allen

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

ABSENT: Buccanero and Hampton

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 May 12, 2025

A MOTION WAS MADE BY EDA MEMBER SCHILLING SECONDED BY EDA MEMBER BULMERTO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR MAY 12, 2025

Voting Aye: Iverson, Allen, Bulmer, and Schilling

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. Duffy Senior Development on Fairview Site

3. Rueter Walton Development Fairview Site

City Administrator Linwood - The City of Wyoming is evaluating potential Tax Increment Financing

(TIF) support for two proposed housing developments. Both projects require financial assistance to move forward and to be competitive in the 2025 Multifamily Consolidated Request for Proposals and 2026 Housing Tax Credit Round 1 process.

Mikaela Huot – Baker Tilly - Ms. Hout gave a presentation on the two projects and the following summary:

The first is a 60-unit senior housing project proposed by Duffy Development, known as Wyoming Senior Apartments. The project would include a mix of studio, one-bedroom, and two-bedroom units, with income limits ranging from 30 percent to 50 percent of the area median income (AMI). The average income level across units would be 49 percent, providing deeply affordable options for senior residents in the community. This project is seeking approximately \$317,000 in TIF assistance, to be reimbursed over time through a 26-year pay-as-you-go arrangement.

The second proposal is Fairview Apartments, a 72-unit workforce housing project by Reuter Walton Development, located at 5400 Fairview Boulevard. This project would include one- to four-bedroom units with income limits ranging from 30 percent to 60 percent of AMI, with an average of 46.81 percent across all units. The development is designed to support working families and individuals in Wyoming and the surrounding area. The project is requesting an estimated \$356,000 in TIF assistance over a 26-year pay-as-you-go term.

Both projects meet the statutory "but for" test for TIF, meaning they would not proceed without the financial assistance. The City would retain 10 percent of the annual tax increment for administrative costs, with the remaining increment used to reimburse developers for eligible project expenses.

Council Member Schilling – Stated he is in favor of the projects but asked if the duration of the TIF's can be reviewed if the projects were to be selected by the State.

The EDA had some questions about the use of TIF for the project and some more general questions on its use in generality, not only just for this project.

Nancy Hoffman – Chisago County – The HRA/EDA will be doing a \$200,000 loan for the Rueter Walton Project and for the Duffy Development they would be 50/50 owners of the proposed project.

A MOTION WAS MADE BY MEMBER IVERSON SECONDED BY SCHILLING TO RECOMMEND APPROVAL OF ASSISTANCE FOR THE DUFFY DEVELOPMENT AND RUETER DEVELOPMENT TO THE WYOMING CITY COUNCIL

Voting Aye: Iverson, Schilling, Allen, and Bulmer

Voting Nay:

Abstain:

COMMUNICATIONS

4. Wyoming EDA Updates – June

City Administrator Linwood gave the update that the business of the month is Wyoming Canvas.

ADJOURN

A MOTION WAS MADE BY MEMBER BULMER SECONDED BY SCHILLING TO ADJOURN THE JUNE 2, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:00P.M.

Voting Aye: Iverson, Schilling, Allen, and Bulmer

Voting Nay:

Abstain:



June 2, 2025
TRANSMITTED VIA EMAIL

Mayor Lisa Iverson
City Administrator Robb Linwood
City of Wyoming
Wyoming, MN 55092

Re: Wyoming Economic Development Authority

Your Honor and Mr. Linwood:

Due to my commitments at Lakes Gas, I am finding it difficult to attend EDA meetings, especially in the spring and summer when my job requires attendance at a number of company and industry events. As you know, I've missed the last couple of meetings, and the schedule does not look better in the next few months.

My absences are not helpful to the EDA, and will inevitably cause some issues with maintaining a quorum. My ability to help the economic development in the area is also limited due to my lack of familiarity and history in the community.

For those reasons, I regretfully tender my resignation from the EDA.

I am impressed with the leadership in the city, especially Mayor Iverson and Robb, who are doing an outstanding job representing the community. Lakes Gas (and myself personally) wish to continue our support of the city – and if there is anything we can do to help, please let me know. Thank you for allowing me to serve over the past year.

Sincerely,

Trent Hampton

Trent Hampton



June 2, 2025
TRANSMITTED VIA EMAIL

Mayor Lisa Iverson
City Administrator Robb Linwood
City of Wyoming
Wyoming, MN 55092

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Sincerely,

Trent Hampton

Trent Hampton



Request for EDA Action

Date: June 30, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: MNCAR Event

Method: New Business

Background Information:

On November 6th, 2025 The Minnesota Commercial Real estate Association has their annual Event. This event has led to positive contacts and the continued marketing of the city's name and brand. This event is attended by 500 to 1000 commercial brokers and is a great opportunity for relationship building. The cost of this year's event is \$1,150 and we would like to add some backdrops for our booth and giveaways. I am requesting \$500.00 for these items and the total request for the event is \$1,650.00







Exhibitor Booth Registration Contract

(Exhibitors are first-come, first-served based on MNCAR sponsorship, past year participation/sponsorship & membership)

The exhibitor fee must be paid within 3 weeks of contract submission.

Company Name:	Contact Name:
Email:	Phone:
2 Booth Rep Names/Email:	Preferred Company Name for Expo Booth ID:

Expo Date and Time:

Thursday, November 6th – 4pm-7pm

Location:

The Depot Minneapolis- 225 3rd Ave S, Minneapolis, MN 55401

Expo fee of \$1,150 includes:

- 10' x 10' booth space includes: 6 ft table, 8' high back drape x 3' high side drape
- (1) 8' x 30" draped table
- (2) side chairs
- (1) waste basket
- (1) one-line booth ID sign with booth number
- 2 complimentary booth reps (additional booth rep fee varies based on MNCAR membership)
- Appetizers/Drinks
- Entry to MNCAR Award's Program at 3pm

*Electricity and WIFI are extra. Information for this will be emailed out closer to event.

Signature

Date

Payment details: Booth fee is non-refunded if the exhibitor cancels at any time. Checks made to MNCAR: 6600 France Ave S, Suite 603, Edina MN 55435 or online at [MNL CC Payments](#). Please use “123456789” for the member number, and “11062025” for the invoice number. Also, please make sure you add Expo Booth for “Event” so that we can match this payment to the appropriate event and attendee. Thank you!

SPONSOR & EXHIBITOR CANCELLATION POLICY

For any exhibitor or sponsorship, cancellations are not permitted once this form is remitted.

Booth setup and services will be forwarded to your contact closer to event. Please email this form to lindsey@mncar.org.



Request for EDA Action

Date: July 7, 2025

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: 2026 Budget Discussion

Method: New Business

Background Information:

Then annual EDA levy for 2025 was \$15,000. We are looking to have the group make an initial recommendation to the city council for the 2025 budget

2025 Expenditures YTD

- MNCAR + Trade Show items - \$1,650 – pending approval
- EDAM Winter Conference - \$350.00
- Initiative Foundation \$400.00
- MNCAR Membership - \$350.00
- Electronic Signage - \$8,900

TOTAL Expenditures YTD - \$11,650

2026 Priorities

I would like to begin some of the initial conversations with the group about 2026 budget priorities including items in the downtown study. The Wyoming City budgeted \$10,000 for the EDA levy in the preliminary budget.



EDA Communication

Date: July 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

Regal Machine – Excellence in precision making

Founded in 1979 by its current President, Regal Machine has been continuously providing quality machined parts for the medical, aerospace, defense, and commercial industries. As a leader in the machining industry, we strive for continuous improvement in all aspects of our business.

Regal Machine is at the forefront of the latest technological machining and assembly processing techniques having consistently upgraded its knowledge base and equipment to ensure our position as a leading provider of manufacturing services. These services include the latest state-of-the-art Palletized, 5th axis, and Multi Task Machining, as well as standard CNC milling, turning, and assembly.

In addition to our continuous equipment improvements, Regal Machine also has a software maintenance program in place to keep us up to date with the latest that technology has to offer. We also continue to invest in our employees through educational classes to maintain the highest industry standards.

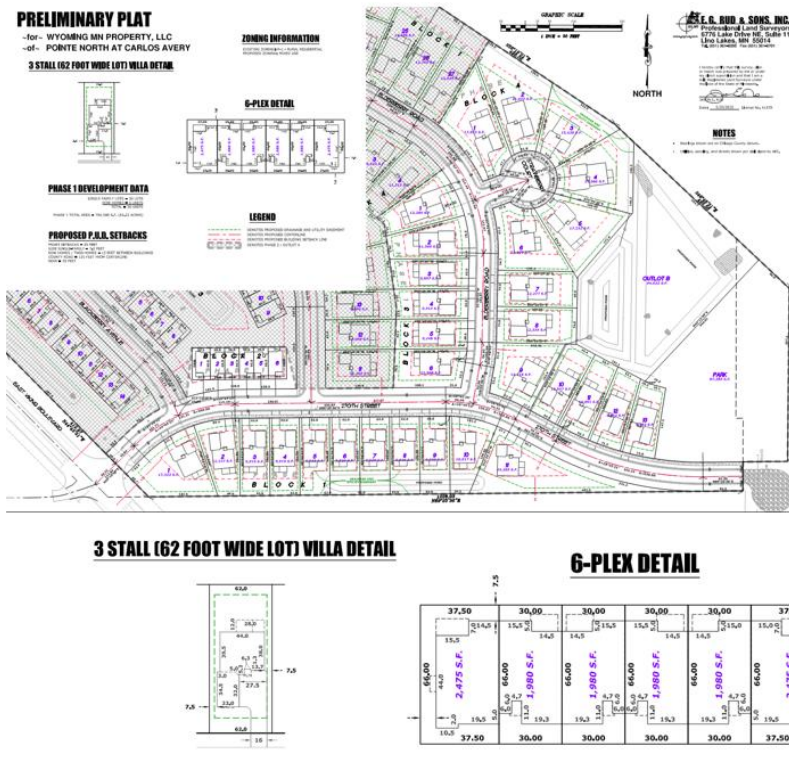
Regal is an employee-owned company and has two facilities, referred to as Regal North and Regal South. From the late 70s into the 21st century, one thing has stayed consistent: we have strived to stay on the cutting edge of technology, quality management, and affordable pricing. It is our goal at Regal Machine to set the industry standard.

For more information - <https://regalmachineinc.com>



The Pointe North at Carlos Avery – Phase 1 project proposes a Planned Unit Development (PUD) featuring a mix of housing types, including 30 single-family homes and one six-unit row home. The development is located within a Mixed-Use zoning district and is consistent with the city’s Comprehensive Plan. It includes individually platted lots governed by association covenants, with architectural standards specifying materials such as brick, stone, stucco, and engineered wood siding. Park dedication requirements are addressed through a proposed 2-acre park and a partial cash-in-lieu payment for the remaining land dedication.

The development will gain access via Viking Boulevard, with anticipated turn lanes at both access points, and includes internal sidewalks. Utility infrastructure will be extended through a future commercial outlot to serve both this neighborhood and adjacent developable land. Drainage and stormwater planning comply with NPDES requirements, and a lighting and landscaping plan has been submitted with minimal tree removal anticipated in Phase 1. The preliminary plat for Phase 1 was approved by the City Council at its July 1, 2025, meeting, and next steps include final plat approval and plan modifications to reflect the approved conditions.



Overview

CUP for PUD Approval

Master Development Plan PUD
Phase 1

- One 6-Unit Row Home
- 30 Single Family Homes

Preliminary Plat

