

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 1, 2026
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. 13, 2026

NEW BUSINESS:

2. To consider **Resolution 26-01-01** a resolution calling a Public Hearing on Establishing an Economic Development District

OLD BUSINESS:

3. Fence Discussion Railroad Park

COMMUNICATIONS:

4. June EDA Updates

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 13, 2026
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, Alex Bulmer, Dennis Schilling, Jeff Allen

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

ABSENT: 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 January 12, 2026

A MOTION WAS MADE BY EDA MEMBER SCHILLING SECONDED BY EDA MEMBER ALLEN TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR JANUARY12, 2026

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. EDA Winter Conference Review

Mr Linwood gave a summation of the conference and some key takeaways.

3. Retail Trade Analysis North Branch and Chisago County

Mr. Linwood gave a summation of this item and some of the key components for Wyoming. Nancy Hoffman talked about some of the longer term ideas and uses with this and we will most likely have more discussions and meetings on some of the data with the Chisago County HRA/EDA

4.Fence Discussion Railroad Park

EDA is in favor of the Wood Marine Fence, but have some questions on the faces and will look at this at after we receive some feedback from the contractor.

5.2026 Goals and Work Plan

The EDA identified some of the following changes to their existing work plan as follows:

- Review The Hallberg Play experience
- Remove Sponsorship on Board
- Remove Freeway Billboard
- Remove Dolar General
- Remove OLD coffee shop
- Remove Saturday Farmer Market
- Add Showcase Thursday Farmers Market
- Add Chick Fila
- Add Downtown Flowers Beautification
- Add Potential EDA Breakfast/Dinner
- Add Remove Attractive Community
- Add Redevelopment Opportunities

ADJOURN

A MOTION WAS MADE BY MEMBER BULMER SECONDED BY SCHILLING TO ADJOURN THE APRIL 13, 2026 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 7:02P.M.

Voting Aye: Iverson, Allen, Bulmer, and Schilling

Voting Nay:

Abstain:



Request for EDA Action

Date: May 29, 2026

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Calling for Public Hearing for Economic Development District

Method: New Business

Background Information:

As part of previous discussions regarding the City's facilities project and potential financing options, the City Council provided direction to staff to move forward with evaluating financing through an Economic Development Authority (EDA) lease revenue bond structure.

The proposed facilities project includes improvements to the existing City Hall facility to allow it to function as a standalone Fire Department facility, along with improvements to the recently purchased city building located at 26263 Forest Boulevard to accommodate future City Hall operations and municipal functions. At this time, the proposed bond issuance does not include the anticipated Police Department improvement portion of the overall project. The financing structure would also reimburse the City approximately \$1.9 million related to the prior purchase of the Forest Boulevard property. Based on current project estimates, the anticipated bond issuance is approximately \$9 million.

As part of utilizing an EDA lease revenue bond structure, the city would establish an Economic Development District encompassing the city limits and adopt a related Development Plan. The establishment of the district provides the statutory authority necessary for the EDA to undertake financing activities related to the proposed project and potential future economic development activities authorized under state law. Establishing the district citywide does not create additional taxes, assessments, or zoning changes for property owners. Rather, it provides administrative flexibility and avoids the need to amend district boundaries in the future should additional public projects or economic development activities arise elsewhere within the community.

Staff is requesting the Wyoming Economic Development Authority call for a public hearing on June 22, 2026 regarding the proposed establishment of the Economic Development District and related Development Plan. The public hearing is a required step in the process prior to potential establishment of the district by the EDA. The proposed public hearing would be contingent upon the City Council accepting a construction bid related to the facilities project at the June 16, 2026 City Council meeting. If the Council does not proceed with bid acceptance, the June 22, 2026 public hearing would be cancelled and the financing process would not move forward at this time.

Staff is currently coordinating with bond counsel and Baker Tilly regarding the anticipated financing timeline and procedural requirements. Based on the current schedule, financing activities would likely occur over the next several months, with anticipated bond issuance finalization in August 2026 and receipt of bond proceeds anticipated in early September 2026.

Recommendation: Resolution [26-06-01](#) is attached calling for the public hearing is attached for consideration.

CITY OF WYOMING ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 26-06-01

RESOLUTION CALLING A PUBLIC HEARING ON ESTABLISHING AN ECONOMIC DEVELOPMENT DISTRICT

WHEREAS, it has been proposed that the City of Wyoming Economic Development Authority (the “EDA”) establish an Economic Development District (the “Development District”) that is coterminous with the boundaries of the City and the adopt a Development Plan for the Economic Development District therefor (the “Development Plan”) pursuant to Minnesota Statutes, Sections 469.090 to 469.1081 (the “EDA Act”); and

WHEREAS, in accordance with the EDA Act, the EDA is required to hold a duly noticed public hearing prior to establishing an Economic Development District.

NOW THEREFORE BE IT RESOLVED By the Board of Commissioners of the City of Wyoming Economic Development Authority (the “Board”) as follows:

Section 1. The EDA will hold a public hearing regarding the establishment of an economic development authority on Monday, June 22, 2026, at approximately 5:30 at the Wyoming Library. The Executive Directors authorized and directed to publish a notice in substantially the form attached hereto as EXHIBIT A, to be published in a newspaper of general circulation in the city at least days before the date of the hearing.

Section 2. EDA staff and consultants are authorized to take all other actions needed to bring the establishment of the economic development district before the Board.

Approved this June 1, 2026 by the Board of Commissioners of the City of Wyoming Economic Development Authority.

Lisa Iverson, EDA President

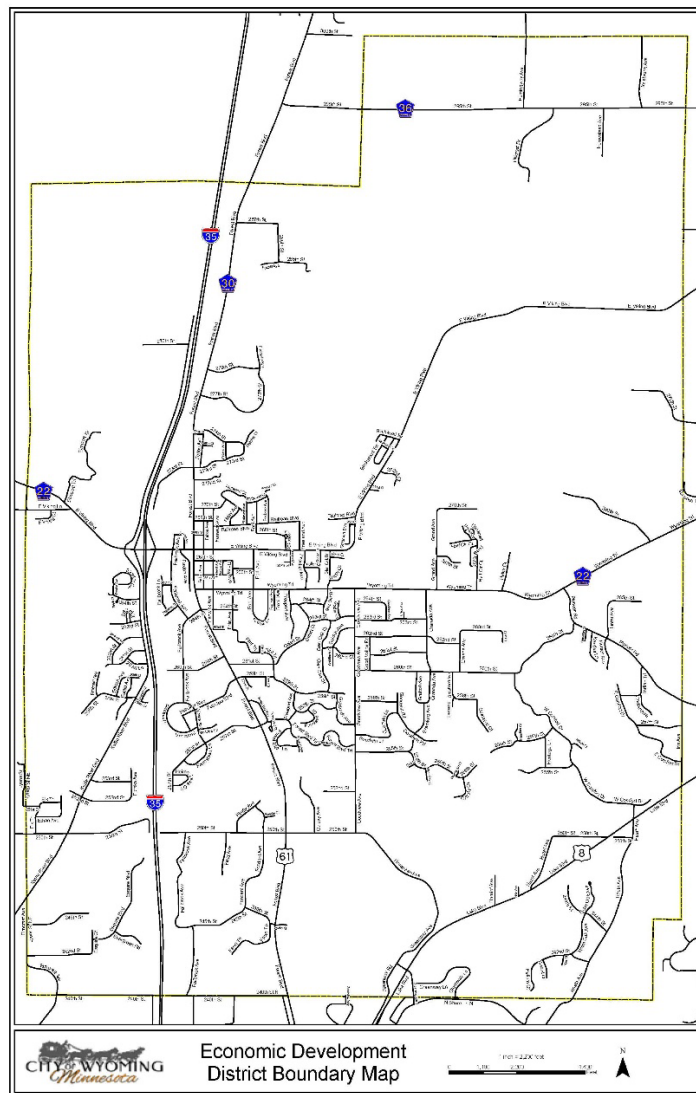
ATTTEST:

Robb Linwood, Executive Director

**NOTICE OF PUBLIC HEARING
CITY OF WYOMING ECONOMIC DEVELOPMENT AUTHORITY**

NOTICE IS HEREBY GIVEN that the City of Wyoming Economic Development Authority (the “EDA”) will hold a public hearing on Monday, June 22, 2026 at 7:00 PM, or as soon thereafter as the matter may be heard, at the Wyoming Library located at 26855 Forest Blvd, Wyoming, MN 55092, Wyoming, Minnesota, relating to the proposed establishment of Economic Development District No. 1 (the “Development District”) and the adoption of the of a Development Plan therefor, pursuant to Minnesota Statutes 469.090 to 469.1082, inclusive, as amended. A copy of the Development Plan is on file and available for public inspection at the office of the City Administrator at City Hall.

A map of the Development District is set forth below.



All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.



Request for EDA Action

Date: May 28, 2026

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Railroad Park Fence Review

Method: New Business

Background Information:

Update: The EDA discussed with staff the necessity to make sure the part of the fence that faced north to the property is aesthetically pleasing and asked the contractor to update his bid

The Wyoming Economic Development Authority has expressed interest in incorporating a fence and mural feature along the northern edge of Railroad Park as part of the ongoing Railroad Park improvements. In response to that discussion, staff has reviewed potential options for constructing a fence that would provide screening for the adjacent property while also creating an opportunity for a public art feature within the park.

The proposed fence would be approximately 150 feet in length and 8 feet in height and would be located along the northern boundary of Railroad Park as shown in the attached aerial image. The fence would provide screening of the adjacent property to the north while also serving as a backdrop for a potential mural installation.

The concept being explored is to utilize the fence as a public art feature that incorporates both professional artwork and community participation. A professional muralist would design and paint the central portion of the fence. Additional portions of the fence could involve community participation, allowing residents, volunteers, youth groups, The Hallberg center for the arts, to assist with painting portions of the fence.

This approach would allow the project to function as both a screening element and a community public art project that reflects Wyoming's identity and community. Staff intend to pursue a grant through the East Central Regional Arts Council that could help offset costs associated with the muralist portion of the project.

Staff contacted three contractors regarding construction of the fence. One contractor responded and provided estimates for two construction options.

Wood Fence Option: The first option consists of a wood framed fence with marine grade plywood panels suitable for painting. Key elements include:

- Approximately 150 feet long and 8 feet high
- Treated posts installed at regular intervals
- Structural framing between posts
- Marine grade plywood panels installed vertically to provide a smooth surface for painting
- All exposed wood primed upon completion

Total estimated cost: \$40,132.50

If the EDA wishes to move forward with the concept, staff would ask for feedback on the following for next steps:

- Continue exploring mural design concepts and potential mural artists
- Submit a grant application to the East Central Regional Arts Council
- Review the project scope and potential community participation opportunities
- Return with additional information regarding final design and potential project timing

Sent by DJ Gregory on May 12, 2026

Sent



Gregory Contracting Inc.

24700 Hazel Ave • Forest Lake, MN 55025 • Phone: 651-213-0668

City of Wyoming
Phone: 651-272-5501

Job Address:
26755 Faxton Avenue
Wyoming, MN 55092

Print Date: 5-12-2026

Proposal for Fence

Buildertrend Default

Items	Description
<p>Wood Fence Buildertrend Flat Rate</p>	<p>150' x 8'H Wood Fence A wood fence will be constructed approximately 150' long by 8' in height 4"x4" green treated posts will be installed in the earth at 8' intervals 3 bags of post set set will be installed in each hole and backfilled with dirt that was removed Green treated 2"x 4" boards will span post to post on the road facing side of the posts Marine grade 4'x8' plywood will be installed vertically along the 150' span on the outside of the 2"x4"s All exposed wood will be primed upon completion</p>

Unassigned

Items	Description
Rear Side of fence Buildertrend Flat Rate	The rear/north facing side of the fence will have 1x6 Pressure Treated Wood Dog Ear Fence pickets installed The pickets will be secured to 2"x4" green treated boards that span between the posts No priming or painting on the north side

Total Price: \$40,132.50

The permit application is part of this quote. The cost of the permit, drawings, or engineer reports, if needed, are separate from this quote.

Clean-up of all debris is in this quote

This quote reflects current market pricing

Prices may need to be adjusted prior to contract signing due to market conditions.

Financing link if interested. <https://app.gethearth.com/financing/25978/40620/prequalify>

[Click here with questions](#) or call the office at 651-213-0668.

Thank you,
Gregory Contracting
24700 Hazel Ave
Forest Lake, MN 55025
gregorycontracting.com
651-213-0668

Signature: _____

Date: _____

Print Name: _____



EDA Communication

Date: May 28, 2026

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Updates

Method: Communications

Wyoming's EDA Business of the Month:

Wosika Farm & Garden – Quality Bedding Plants

Wosika Farm and Garden offers a unique, greenhouse experience featuring a "delightful maze" of plants, free-roaming poultry, and custom "Medley Pacs" for gardeners. Operated by a horticulture expert, this family-run business provides an adventurous atmosphere! Your go-to destination for stunning plants that will bring your garden to life! Whether you're sprucing up your yard or creating a new garden paradise, we have everything you need. In the spring, we offer over 300 varieties of annuals, perennials, vegetable plants, and herbs. Plus, our gorgeous hanging baskets are sure to brighten up any space! Since 1990, we've been growing and nurturing plants right here on-site, so you can rest assured that every plant you take home is healthy and ready to thrive.

Got questions about our plant varieties, prices, or availability? Give us a call at 651-462-1005 – we'd love to chat!

For more information: <https://wosikafarms.com/>

BUSINESS OF THE MONTH: WOSIKA FARM & GARDEN

