

**AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 22, 2026
5:30 PM**

CALL TO ORDER:

CALL OF ROLL:

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”.

SCHEDULED PUBLIC HEARINGS:

1. To consider **Resolution 26-06-02** a resolution approving an economic development district and economic development plan

ADJOURN



Request for EDA Action

Date: June 18, 2026

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Public Hearing for Economic Development District

Method: New Business

Background Information:

Over the past several years, the Wyoming City Council have been evaluating the City's current municipal facilities and long term operational needs. Through facility studies, planning efforts, property acquisition, design development, and financing discussions, the City has worked to identify solutions that address the needs of City Hall, Police Department, and Fire Department operations while positioning the community for future growth.

As part of this process, the City evaluated financing tools available under Minnesota law to support public facility improvements and other economic development initiatives. Legal counsel has prepared an Economic Development Plan and associated Economic Development District pursuant to Minnesota Statutes Sections 469.090 through 469.1082. The proposed Economic Development District No. 1 is coterminous with the boundaries of the City of Wyoming, encompassing the entire community. Establishment of the district provides the EDA with a framework to facilitate future economic development activities and utilize financing tools available under state law for eligible projects throughout the City.

The proposed Economic Development Plan establishes the public purpose, objectives, and statutory authority necessary for the EDA to undertake economic development activities within the district. The plan recognizes the importance of promoting economic growth, encouraging redevelopment opportunities, supporting public infrastructure investments, and strengthening the City's overall economic vitality.

The plan specifically identifies public facilities as eligible projects, including City Hall, police and public safety facilities, fire safety facilities, and other public improvements that support development and redevelopment efforts throughout the community. In addition, the plan provides the EDA with the authority to utilize financing mechanisms authorized under state law, including lease revenue financing and other revenue supported obligations, when determined appropriate by the EDA and City Council.

The creation of the district and adoption of the plan does not authorize any specific project financing or expenditure. Rather, it establishes the statutory framework necessary for the EDA to pursue future economic development initiatives and financing opportunities that further the goals of the City and EDA.

Recommendation: Staff and legal counsel recommend that the Economic Development Authority conduct the required public hearing and adopt the Resolution 26-06-02 a resolution approving Economic Development District No. 1 and the Economic Development Plan. Following EDA approval, the district and plan will be forwarded to the City Council for consideration and final approval in accordance with the City's enabling resolution.

CITY OF WYOMING ECONOMIC DEVELOPMENT AUTHORITY
COUNTY OF CHISAGO
STATE OF MINNESOTA

RESOLUTION NO. 26-06-02

RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT DISTRICT AND
ECONOMIC DEVELOPMENT PLAN THEREFOR

WHEREAS, the Board of Commissioners (the “Board”) of the City of Wyoming Economic Development Authority (the “EDA”) has proposed the establishment of Economic Development District No. 1 (the “Development District”) that is coterminous with the boundaries of the City of Wyoming, Minnesota (the “City”) and the adoption of a document entitled “Economic Development Plan for Economic Development District No. 1” (the “Development Plan”) therefor, pursuant to Minnesota Statutes, 469.090 to 469.1082 (collectively the “Act”); and

WHEREAS, the EDA has investigated the facts relating to the establishment of the Development District and the adoption of the Development Plan and has caused the Development Plan to be prepared; and

WHEREAS, the Board of Commissioners held a public hearing regarding the Development Plan on the date hereof following notice thereof duly published in accordance with the Act; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Wyoming Economic Development Authority that:

1. The Board hereby finds that the Development District is proper and desirable to establish and develop within the City, it is in the public interest because it will help facilitate various economic development and redevelopment projects throughout the City, including without limitation the acquisition, construction and equipping of City Hall facilities, police/public safety facilities and fire safety facilities, or other public facilities to promote development in cooperation with the City, and its effect will be to carry out the objectives of the Development Plan by providing public facilities in the City, will afford the maximum opportunity, consistent with the needs of the City as a whole, for the development of underutilized property by private enterprise, and otherwise promote certain public purposes and accomplish certain objectives as specified in the Plan.

2. The EDA intends that it shall have and enjoy, with respect to the Development District, the full range of powers and duties conferred upon the EDA pursuant to the Development Plan, the Act, the and such other legal authority as the EDA may have or enjoy from time to time.

3. Subject to approval by the City Council in accordance with Resolution No. 1-22-97A (the “Enabling Resolution”), the Development District is hereby established and the Development Plan, as presented to the Board on this date, including without limitation the findings and statements of objectives contained therein, is hereby approved, established, and adopted and shall be placed on file in the office of the Executive Director of the EDA.

4. EDA staff and consultants are authorized to take all actions necessary to implement the Development Plan.

Adopted this 22nd day of June, 2026.

Lisa Iverson, Chair

ATTEST:

Robb Linwood, Executive Director

**ECONOMIC DEVELOPMENT PLAN
for Economic Development District No. 1**

of the

City of Wyoming Economic Development Authority

June 22, 2026

Drafted By:

KUTAK ROCK LLP (JSB)
60 South Sixth Street, Suite 3400
Minneapolis, Minnesota 55402

I. DEFINITIONS

The terms defined below have, for purposes of this Economic Development Plan, the meanings herein specified, unless the context specifically requires otherwise:

“Act” means the EDA Act.

“Bond” means any tax-exempt or taxable bonds issued by the City or EDA to finance the Public Costs of the Development District, and any obligations issued to refund such bonds.

“City” means the City of Wyoming, Minnesota.

“City Council” means the City Council of the City.

“County” means Chisago County, Minnesota.

“Development District” means Economic Development District No. 1 of the EDA established hereby, as the same may be amended, the boundaries of which are generally illustrated in the map attached as **Exhibit A**.

“Development Plan” means this Economic Development Plan for the Development District, dated June 22, 2026, as it may be amended or supplemented from time to time.

“EDA” means the City of Wyoming Economic Development Authority.

“EDA Act” means Minnesota Statutes, Sections 469.090 to 469.1082.

“Governing Body” means the duly elected City Council.

“Project” means acquisition, construction and equipping of City Hall facilities, police/public safety facilities and fire safety facilities, or other public facilities to promote development in cooperation with the City or any other development of public or private property, consistent with the needs of the City as a whole, to be constructed in the Development District.

“Public Costs of the Development District” means all legally permissible costs incurred or to be incurred by or on behalf of the EDA in carrying out the Development Plan, including but not limited to: (a) the costs of any public facilities, public infrastructure and redevelopment activities consistent with the Development Plan as originally adopted or subsequently amended; (b) costs of administering the Development District; and (c) debt service payments on any obligations issued to finance Public Costs of the Development District authorized by the Development Plan.

“State” means the State of Minnesota.

II. STATEMENT OF NEED AND PUBLIC PURPOSE

The EDA finds that there is a need for development within the City and the Development District to provide employment opportunities, to improve the local tax base, to provide public facilities, and to improve the general economy of the City and the State. The sound development of the economic security of the residents of the City depends upon proper development of marginal and other property, which includes property that meets any one of a number of conditions, including without limitation properties whose values are too low to pay for the public services required or rendered and properties whose lack of use or improper or obsolete use has resulted in stagnant or unproductive land that could otherwise contribute to the public health, safety, and welfare.

The EDA finds that certain existing public facilities are outdated or lack adequate space to serve the needs of the City's population. The Development District will allow the City to encourage commercial development to stimulate future development of the City by providing access to public services and facilities to the citizens of and businesses in the City. Each Project will be evaluated, from time to time, by the City and the EDA to determine that it is in the best interest of the health, safety and welfare of the City.

The acquisition, construction and equipping of City Hall facilities, police/public safety facilities and fire safety facilities, or other public facilities to promote development in cooperation with the City is anticipated to provide a stimulating effect for development of other parcels in the City. The EDA specifically finds that the Development Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the City by private enterprise and that the Development Plan shall conform to the general plan for the development of the City as a whole, subject to permitted variances or other exceptions as approved from time to time.

The EDA also finds that the welfare of the City and the State requires the active promotion, retention, attraction, encouragement, and development of economically sound industry and commerce through governmental action for the purpose of preventing the emergence of blighted lands and areas of chronic unemployment. It shall also be the policy of the EDA to facilitate and encourage such action as may be necessary to prevent the economic deterioration of such areas to the point where the process can be reversed only by total redevelopment. Through the use of the powers conferred on the EDA pursuant to the Act, promoting economic development may prevent the occurrence of conditions requiring redevelopment and prevent the emergence of blight, marginal land, and substantial and persistent unemployment.

III. STATUTORY AUTHORITY

Pursuant to the Act, the EDA is authorized to exercise the powers of an economic development authority and the powers of a municipal housing and redevelopment authority established under Minnesota Statutes, Sections 469.001 to 469.047. It is the intention of the EDA, notwithstanding the enumeration of specific goals and objectives in the Development Plan, that the EDA shall have and enjoy with respect to the Development District the full range of powers and duties conferred upon the EDA pursuant to the Act and such other legal authority as the EDA may have or enjoy from time to time. The EDA is authorized under the Act to undertake and administer the Development Plan and the Development District, and to finance Public Costs of the Development

District through project revenues and, if applicable, the issuance of Bonds as necessary and appropriate.

IV. STATEMENT OF OBJECTIVES

The EDA seeks to accomplish the following general objectives within the Development District:

A. Promote the prompt development and redevelopment of property within the Development District in a manner consistent with the City comprehensive plan, which property is currently less productive because of substandard conditions, incompatible or obsolete uses, lack of adequate community services, or general blight.

B. Promote the development of adequate public facilities necessary to serve the Development District and the City as whole, including without limitation the development of a City Hall facilities, police/public safety facilities and fire safety facilities, or other public facilities to promote development in cooperation with the City.

C. Construct, acquire or finance any public facilities, including sanitary sewer, water, storm drainage and roads, deemed necessary and desirable for the development or redevelopment of the Development District.

D. Assist in development or redevelopment through provision of public services, demolition and relocation, soil and terrain corrections or site improvements, or land acquisition, all in cases deemed appropriate by the EDA.

E. Employ any powers of the EDA under the Act for the benefit of the Development District in such cases and upon such terms as the EDA may deem appropriate.

V. DEVELOPMENT DISTRICT

The Development District boundaries are coterminous with the boundaries of the City and are illustrated in the map attached as **Exhibit A**.

VI. PROPERTY ACQUISITION

The EDA may acquire such property, or interests therein, as the EDA may deem necessary or desirable to carry out the objectives of the Development Plan. Acquisition may be accomplished by negotiation, lease, purchase, gift, devise, or as otherwise permitted by law. The EDA may hold and dispose of the property in accordance with the Act.

VII. DEVELOPMENT DISTRICT FINANCING

The EDA may use revenues from any source available to it to pay any Public Costs of the Development District. As authorized by law, the EDA may finance certain Public Costs of the Development District related to a Project primarily through the issuance of lease revenue obligations

in connection with which the EDA may acquire a leasehold interest in the property on which the Project will be located, lease such facilities back to the City, and pledge the lease revenues from the City to pay debt service on certain Bonds of the EDA. In addition, as authorized by law, the EDA may finance certain Public Costs of the Development District primarily through the issuance of revenue obligations secured by one or more other revenues available to the EDA, including without limitation EDA general revenues, specific facility rents and charges, tax increment financing or any other revenues available to the EDA.

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