

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 12, 2023
6:00 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 May 8, 2023

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.

COMMUNICATIONS:

2. Rueter Walton 72 unit apartment project update

OLD BUSINESS:

NEW BUSINESS:

3. To consider the resignation of Eddie Prigge from the Wyoming Economic Development Authority
4. Wyoming EDA Downtown Study

UPDATES

5. Wyoming EDA Updates

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 8, 2023
6:00 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, Eric Nault, Andrew Buccanero, and Alex Bulmer

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

ABSENT: Eddie Prigge

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 March 13, 2023

A MOTION WAS MADE BY EDA MEMBER SCHILLING SECONDED BY EDA MEMBER BULMER TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR March 13, 2023

Voting Aye: Iverson, Schilling, Nault, Buccanero and Bulmer

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:

COMMUNICATIONS:

2. EDA Updates

City Administrator Linwood gave an update regarding the downtown study to be completed by MSA. He was happy to announce they received grants and donations of a total of \$11,000 for the study. \$5,000

from the Chisago County HRA/EDA, \$5,000 from the Initiative Foundation and \$1,000 from Xcel Energy. The thanked all of the partners for their generous donations.

The April and May Wyoming EDA businesses of the month were Splitrocks and Wyoming Dental.

Mr. Linwood gave an update on Manufacturing Month for October. Nancy Hoffman, Chisago County HRA/EDA director organized a kickoff meeting on Thursday, May 4th for a manufacturer month event in October. The meeting was attended by multiple cities in the county, schools, Deed representatives and Chisago County businesses. We will be working with schools for business tours during the day including a job fair like last year. Tentatively the event will be held at Splitrocks in Wyoming.

3. Childcare Provider Resource Fairs - Chisago County HRA/EDA

Nancy Hoffman from the Chisago County HRA/EDA gave an update about upcoming childcare fairs that would be located in Chisago Lakes, North Branch and Rush City. They will have resources and assistance in starting a child care business or to discover additional resources for your existing business in Chisago County. Experts will be on-hand to discuss licensing, regulations, funding, marketing, training and more. She also stated that the County just received grant dollars that from the State of Minnesota that new daycare's could be eligible for up to \$2,000 for the start up a new childcare business.

OLD BUSINESS:

NONE

NEW BUSINESS:

4. Multi-Family Housing concept Plan - Jared Ackmann - Rueter Walton

Jared Ackmann completed a presentation of a three story seventy unit Apartment concept located west of the Sunrise Trail across from City Hall. He discussed the strong demand for multi-family projects in Chisago County. This would be a tax credit project and it is a competitive process through the state of Minnesota. Similar to the 2019 project they would need a resolution of support from the city and the potential of the use of TIF for the project, but that would need be vetted due to some new legislation and the overall cost of the project. The applications for the tax credit would be due in July of this year. He reviewed with the EDA similar projects from their portfolio showing the exteriors, interiors and surrounding amenities with the apartments. He reviewed the different make up of the apartments with the EDA for the project that would include one, two, three and four bedroom apartments. The EDA looked favorably at the project and gave consensus to move forward. Mr. Ackmann would return at the June meeting for more discussion with the group and looking at more detailed information for the project.

UPDATES:

Mayor Iverson – Discussed looking at the use of Food Trucks for some ideas of Economic Development for local businesses. Staff will be researching more if that would be an allowable expenditure and how this could be tied into that idea.

ADJOURN

A MOTION WAS MADE BY MEMBER SCHILLING SECONDED BY MEMBE BULMER TO ADJOURN THE MAY 8, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:35P.M.

Voting Aye: Iverson, Bulmer, Schilling, Buccanero and Nault

Voting Nay:

Abstain:



EDA Communication

Date: June 9, 2023

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Rueter Walton Apartment Update

Method: Communications

Background Information:

At the May 8th, 2023 EDA meeting Jared Ackmann was present to give the EDA a presentation about a potential project in the City of Wyoming. Rueter Walton is intending to use Tax Credits for this project. They are proposing 72 rental units of mixed income apartments to be newly constructed and to be 26700 Fallbrook Ave. in Wyoming. The property is in the Wyoming Business District included in the Wyoming downtown study. There are roughly 4 acres. The project meets goals of the EDA and city council to have a diversified housing stock.

The applicant has submitted a TIF application that is currently being reviewed by the city's financial analyst Baker Tilly. We anticipate the analysis to be complete in time for the June 20th city council meeting where the developer will be asking for a formal resolution of support for the project regarding the application for Tax Credits.

The total project cost is anticipated to be \$26,458,409 and the developer has requested a \$200,000 loan from the Chisago County HRA/EDA Housing Trust Fund to support the Reuter Walton Housing Development in Wyoming at 1% interest for a term not to exceed 20 years, to align with the MHFA Housing Tax Credits terms, and to be paid back upon sale or refinancing, contingent upon approval of MHFA's Housing Tax Credits and to require annual reporting similar to MHFA.

Recommendation: No formal action is required from the Wyoming EDA, this is simply a communication memo to inform on the status of the project.

Amenities by Category

1. Education & Culture
- Hallberg Center for the Arts

- Wyoming United Methodist Church

- Wyoming Area Library

- Grace Evangelical Free Church
2. Services
- First State Bank of Wyoming

- His and Hers Hair Company
3. Retail
- Family Pathways Thrift Store
4. Food Access
- Bruce Foods

- Split Rocks Restaurant

- Dairy Queen

- Cornerstone Pub and Prime
5. Health & Wellness
- Wyoming Dental

- Swenson Park

- Wyoming Drug
6. Civic & Community Facilities
- Post Office

- City of Wyoming City Hall
7. Mobility
- Park and Ride

Splitrocks Restaurant,
Bar, Bowling & Banquets

SITE

Wyoming

0.5 Mile

0.25 Mile

1 Education & Culture

2 Services

3 Retail

4 Food Access

5 Health & Wellness

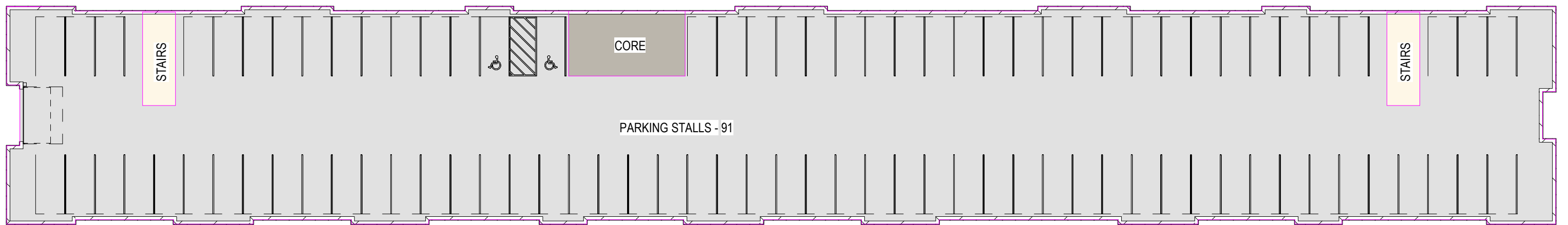
6 Civic & Community Facilities

7 Mobility

Transportation

Bike Routes

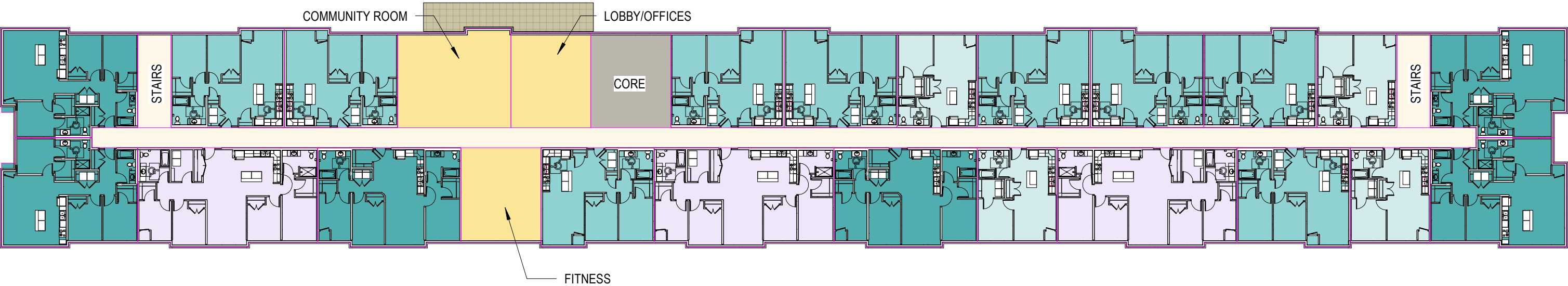
Bus/Train Stop



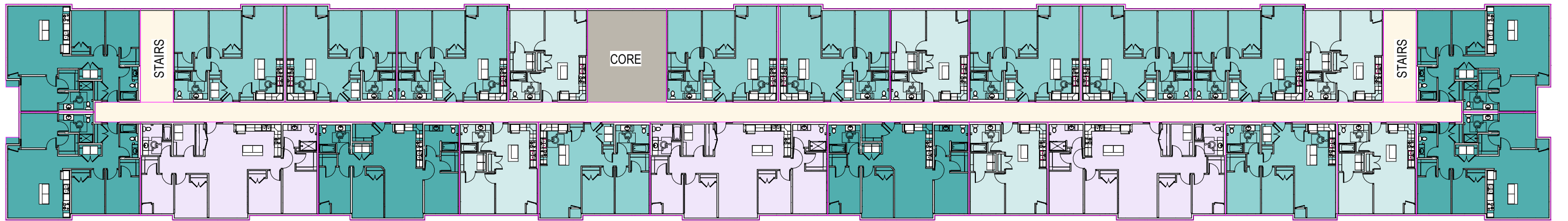
① Level -1
1" = 30'-0"

PARKING		
Level	Type	Count
Level -1	Garage Parking	91
Level 1	Surface	88
		179

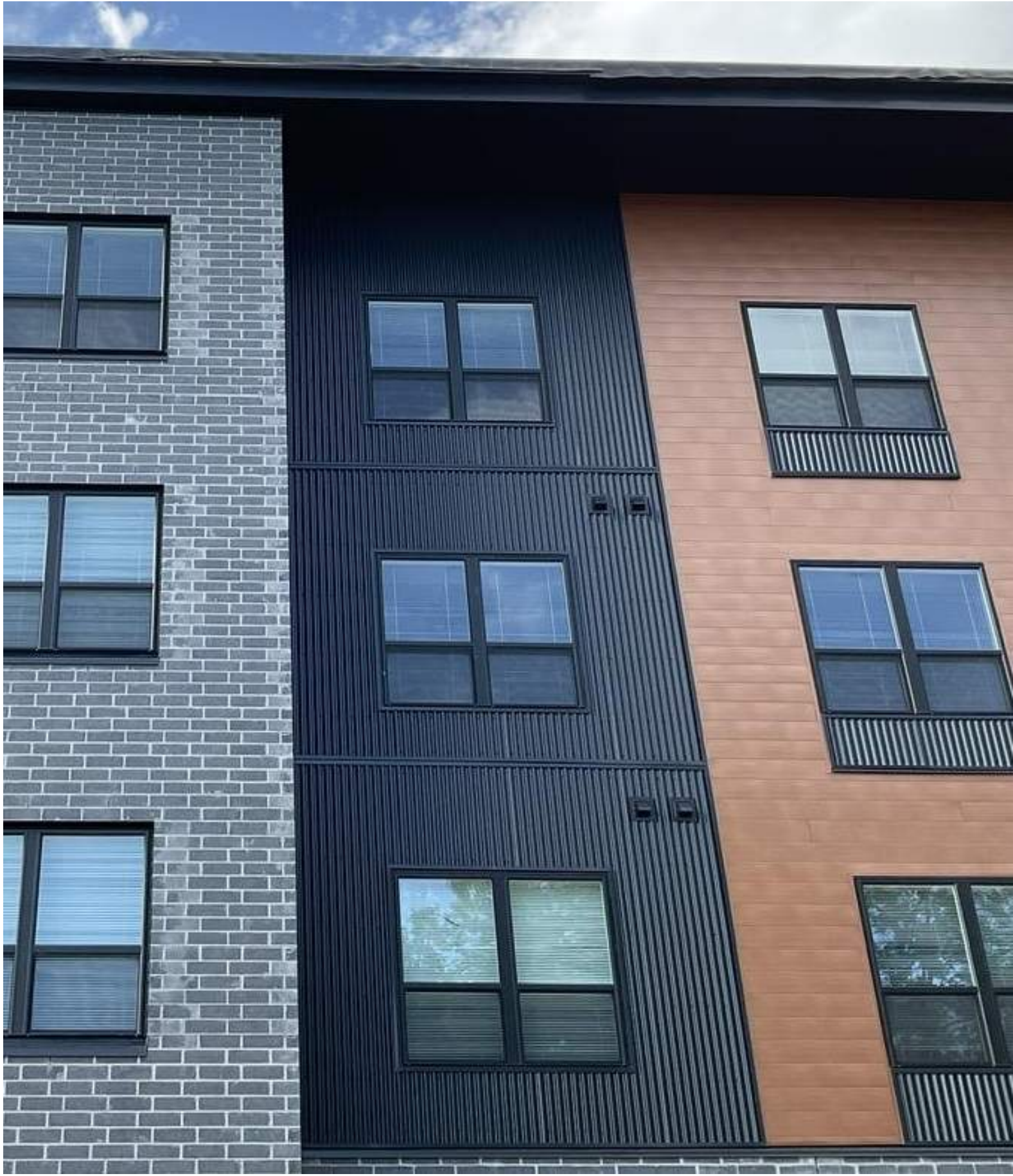
UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
1BR				
Unit 1-0	16	681 ft²	10,900 ft²	22%
	16		10,900 ft²	22%
2BR				
Unit 2-0	29	983 ft²	28,512 ft²	40%
	29		28,512 ft²	40%
3BR				
Unit 4-0	6	1,251 ft²	7,506 ft²	8%
Unit 4-1	12	1,238 ft²	14,860 ft²	17%
	18		22,365 ft²	25%
4BR				
Unit 5-0	9	1,564 ft²	14,077 ft²	13%
	9		14,077 ft²	13%
Grand total	72		75,854 ft²	100%



① Level 1
1" = 30'-0"



1 Level 2
1" = 30'-0"





May 5, 2023

I hate to do this, but I have to resign from the board. I've come across far too many commitments and I'm afraid the limited contribution I have had with the board is shrinking further and really isn't fair for me to hold a seat I'm unable to participate with regularly.

Thank you

Eddie Prigge



EDA Communication

Date: June 9, 2023

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Wyoming Downtown Master Plan - MSA

Method: New Business

Background Information:

A Downtown Master Plan is the guiding policy document that captures the vision for a downtown's growth and development. Continuous public engagement and meetings with community decision makers guides the development of the document, which establishes the framework, overarching goals, priorities, and specific action items for achieving the vision. The resulting document expresses and regulates public policies on urban design, economic development, mobility, land use, and other pertinent downtown elements.

The Wyoming EDA has engaged MSA to complete a Wyoming Downtown Master Plan. Staff held a kick-off meeting in May to discuss the components of the plan and how to receive input from stakeholders in the area and members of our community. MSA was present on June 3 at the Wyoming Touch a Truck event to receive input from members of the community about the downtown. We feel that the input captured at an event was far superior had we had an actual open house and tried to get community members to attend. MSA did have a great amount of people visit their booth and provide feedback about the downtown area that day.



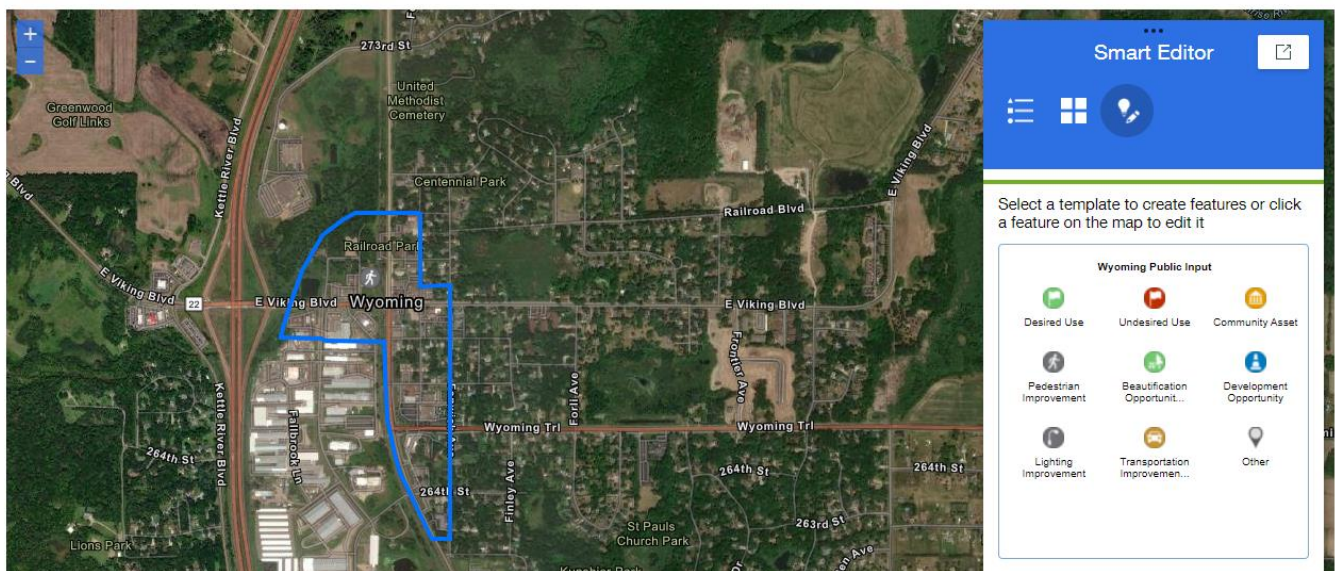
MSA has created a website for the Downtown Plan where the community can take a survey and utilize an interactive map to provide input. This information has been shared on the city's social media and in our weekly email update. If you would like to review the web page it can be found at the following address:

<https://storymaps.arcgis.com/stories/f3f60c2ef3584c55a75556f2dbec3008>

The page has background information on what the master plan is and has information to review on the current progress. It also contains a survey for residents and business owners in the city that can be found at the following link”
[https://survey123.arcgis.com/share/?open=web&embed=fullScreen&id=c0cf63ce9db4467bbb7adf05a387b41c&hide=n
avbar,footer,theme](https://survey123.arcgis.com/share/?open=web&embed=fullScreen&id=c0cf63ce9db4467bbb7adf05a387b41c&hide=navbar,footer,theme)

It also has a community input map for ideas or comments for specific improvements in downtown Wyoming? Use the map below to place points at precise locations and leave feedback and/or images.

1. Click on a colored dot/category in the legend that corresponds to your feedback topic.
2. Navigate around the map to find the relevant location.
3. Click on the map and follow the prompts to leave your comment. Be aware that once a point is placed on the map, it cannot be removed.
4. Add more comments if desired!



Representatives from MSA will be at Monday’s meeting and they will have a brief presentation to review the scope and schedule of the project, the EDA’s role, the feedback we got from the Touch-a-Truck event, and next steps. We’re also planning on conducting a SWOT activity – Strengths, Weaknesses, Opportunities, and Threats – and discussing existing conditions in downtown Wyoming.

EDA Communications

Date: June 9, 2023

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Updates

Method: Communications

Wyoming EDA Business of the Month for June

Mike's Bait on 8 – Providing everything you need for your next fishing or hunting outing

Mike's Bait on 8 **is celebrating 40 years!** 🎉

Large Muskie Lure Selection. Store Exclusive Custom Baits and Colors. Full selection of bass, walleye and panfish lures. Plastic Baits. Crappie Baits. Ice jigs are available year round and make awesome summer lures too. Live Bait. Frozen Bait. Hunting Supplies. Marine Supplies. We place orders weekly. If you need an item we don't have, we can have it in the store in a few days.

For more information - <http://www.mikesbaiton8.com>



Manufacturing Month

A day has been selected, Wednesday, October 11, 2023 at the Split Rocks facility. Luke Greiner, DEED Labor Analyst, has agreed to present two times that day for the students. Nancy Hoffman will be working on drafting up a schedule for the tours and get information together for the Manufacturers side.