

**APPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 12, 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, Eric Nault, Andrew Buccanero, and Alex Bulmer

Also Present: Robb Linwood - City Administrator and Nancy Hoffman – Chisago County HRA/EDA and Michael Lamb, Michael Lamb Consulting, Chris Janson & Emily Herold, MSA.

ABSENT: Eddie Prigge and Dennis Schilling

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 8, 2023

A MOTION WAS MADE BY EDA MEMBER BULMER SECONDED BY EDA MEMBER BUCCANERO TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR May 8, 2023

Voting Aye: Iverson, 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. Rueter Walton 72 unit apartment project update

City Administrator Linwood gave an update on the project. Rueter Walton is proposing a 72 rental units of affordable 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 26th city council work session and then will go for formal approval to the July 5th, 2023 council meeting. At that meeting 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 \$13,000,000 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.

OLD BUSINESS:

NONE

NEW BUSINESS:

3. To consider the resignation of Eddie Prigge from the Wyoming Economic Development Authority

The EDA thanked Mr. Prigge for his service and expertise he brought to the commission.

A MOTION WAS MADE BY MEMBER BUCCANERO SECONDED BY MEMBER NAULT TO ACCEPT THE RESIGNATION OF EDDIE PRIGGE FROM THE WYOMING ECONOMIC DEVELOPMENT AUTHORITY

Voting Aye: Iverson, Bulmer, Buccanero and Nault

Voting Nay:

Abstain:

4. Wyoming EDA Downtown Study

City Administrator Linwood gave some background on the Downtown study and its purpose. 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.

Mr. Linwood allowed MSA to introduce themselves including Chris Janson and Emily Herold and Michael Lamb, from Michael Lamb consulting. They talked about the current schedule of the master plan including the public outreach and they reviewed the information they received from their booth at the touch a truck event. The consultants facilitated a SWOT analysis for the Downtown Area with EDA members.

Strengths

- Strong sense of belonging – people move to Wyoming and stay
- Isn't Minneapolis or St. Paul
- Many notable large companies in/around community
- Recently upsized 61 corridor sewer line & water tower

- Sunrise Prairie Regional Trail and the thru traffic that it generates

Weaknesses

- Cement-based old buildings
- Lack of identifiable streetscape
- Lack of eateries, shops, and housing
- Lack of hotels/lodging for corporate visitors
- No QuikTrip/gas station
- Traffic movement within downtown, especially during rush hour
- Parking/walkability from outside downtown
- Not enough sidewalks

Opportunities

- Railroad Park improvements (anticipated to start June/July 2023)
- Collaboration with Planning Commission to develop architectural standards
- Add EV chargers to trail parking lot/downtown area
- New 72-unit multi-family housing developing going in along Forest Blvd
- Lots of land for sale & willing sellers
- Collaboration with owner of multi-business corner (intersection of Forest and Viking)
- Capitalize on industrial character & promote new assets
- Forest/Viking intersection could use further safety improvements
- Implementation of creative traffic calming measures
- Bringing pedestrian infrastructure into ADA compliance

Threats

- Competition with surrounding communities
- Can current infrastructure handle growth?

UPDATES:

5. Wyoming EDA updates

City Administrator Linwood gave an update on the June Wyoming EDA Business of the month being Mike's Bait on 8. He also gave an update on the Manufacturing month event. The event will take place on 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.

Mayor Iverson brought up that the current meeting time of the EDA is 6:00PM. Previously it was 5:30PM and believes that from input from the current group that it would be more conducive for the membership to change the meeting time back to its previous 5:30PM start time.

A MOTION WAS MADE BY MEMBER IVERSON SECONDED BY MEMBER NAULT TO UPDATE THE MEETING TIME FOR THE EDA IN THE BYLAWS AND TO CHANGE THE MEETING TIME TO 5:30PM STARTING AT THE JULY MEETING MOVING FORWARD.

Voting Aye: Iverson, Bulmer, Buccanero and Nault

Voting Nay:

Abstain:

Nancy Hoffman – Executive Director of the Chisago County HRA/EDA – Gave an update about an upcoming Childcare Provider Resource Fairs. These events are open houses for resources and assistance in starting a child care business or to discover additional resources for your existing business in Chisago County. Upcoming events are June 20th, at Chisago Lakes School and June 22 at Rush City Community Center.

Mrs. Hoffman also reminded EDA members about the Chisago County Economic Growth Summit on Thursday, June 29th at 6:30 at Chisago Lakes Town Hall.

ADJOURN

A MOTION WAS MADE BY MEMBER IVERSON SECONDED BY MEMBER BULMERTO ADJOURN THE JUNE 12, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 7:25P.M.

Voting Aye: Iverson, Bulmer, Buccanero and Nault

Voting Nay:

Abstain: