

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 11, 2023
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. Consider approving the minutes of the "Regular Meeting" of the Wyoming Economic Development Authority for August 14, 2023

OLD BUSINESS:

2. Wyoming Downtown Master Plan - MSA

NEW BUSINESS:

3. GPS 45:93 Annual Meeting

COMMUNICATIONS:

4. Wyoming EDA updates

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
AUGUST 14, 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, Andrew Buccanero, Eric Nault and Alex Bulmer Also Present: Robb Linwood - City Administrator and Nancy Hoffman – Chisago County HRA/EDA and Michael Lamb, Michael Lamb Consulting & Emily Herold, MSA.

ABSENT: None

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 July 10, 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 JULY 10, 2023

Voting Aye: Iverson, Schilling, Buccanero Nault, 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:

NONE

OLD BUSINESS:

2. Wyoming Downtown Master Plan – MSA

Michael Lamb and Emily Harold were present to discuss the progress on the Wyoming Downtown Master Plan. The started a presentation with the following components:

Timeline and progress to-date

August 2023

Finish Existing Conditions Analysis and Economic Analysis

Begin Redevelopment Concept

EDA Meeting #3: Vision and Goals Review & Redevelopment Concept Planning

Summary review of plans & studies

Comprehensive Plan (2022)

- Land Use chapter
 - “Downtown Core” = “more densely developed area with retail and service businesses, City Hall, County library and high-density residential neighborhoods.”
- Housing chapter
 - Encourages addition of attached and multi-family housing in “transitional space between commercial and single-family areas, and at high-amenity locations near streams, parks, and greenways.”
- Economic Development chapter
 - Top priority: “Enhanc[ing] a sense of destination, identity, and community”
 - Business-friendly community through strategic development, urban design, and mobility improvements

EDA Strategic Plan (2017)

- Vision Statement: “Regionally Located Business Friendly and Family Orientated Community”
 - Objective: “family-oriented amenities, a vibrant identity & centralized gathering places”
- Suggestions for “Enhance sense of destination, identity, and community” (Strategic Goal)
 - One or more centralized gathering places
 - Wyoming’s should support a brand, which can then be used as a powerful tool for recruiting development and residents
 - Expand the community’s recreational and community event schedule with concerts, art festivals, block parties, etc.
 - Centralized retail development around Viking/Forest intersection

Parks, Open Space and Trail System Plan (2022)

- Concept/specific recommendations for Railroad Park
- Recommended mobility improvements:
 - Add more bike parking for cyclists utilizing the Sunrise Prairie Regional Trail.
 - Install comprehensive wayfinding signage that call out parks, trails, and other points of interest.
 - Improve pedestrian crossings at major and/or high-pedestrian traffic intersections, including Forest Blvd & 273rd St and E Viking Blvd & Fenwick Ave.
 - Establish pedestrian routes to connect downtown to adjacent neighborhoods and commercial areas.

Chisago County Housing Study (2018)

- Wyoming is projected to have the largest proportional growth in population, increasing approximately 27% by 2030
- Housing needs identified for Wyoming submarket:
 - 800 new for-sale units (641 single-family homes and 160 multi-family homes).
 - 160 new rental units (90 market rate and 70 affordable/subsidized units).
 - Half of all rental housing options are located in single-family homes.

The majority of senior housing demand falls within the “active adult product” category: senior cooperative, adult rental, affordable rental, independent living, and memory care

Summary of community engagement

- 61 total responses
- Highest-priority design elements:
 - Public gathering areas (e.g. bandshell, pavilion, outdoor seating areas)
 - Cohesive and attractive architecture
 - Elements that define downtown Wyoming’s boundaries and/or character
- Redevelopment should emphasize retail/commercial and eating/drinking establishments
- Rankings from Strongly Agree to Strongly Disagree
 - Residents generally feel safe walking or cycling downtown
 - Residents feel neutral about spending time downtown; many feel that they do not have a go-to place to meet with family and friends
 - Residents feel neutral about downtown Wyoming having a “strong sense of place”

Market approach & info

- 65+ population is fastest growing segment: (MN = 17%; Chisago Co = 17.2%)
- By 2040 expected to be over 22%
- Bike tourist dollars: in US pre-pandemic = \$97 B on retail spending
- MN non-motorized trail users spend \$2.7 B annually & support 37,000 jobs
- Data approach:
- Most commercial/retail uses in the downtown are local; chain stores located at the interchange
- Proposed apt mix: 37.5% are 3 or 4 Bedroom units

Existing conditions analysis

The consultant reviewed different maps and analysis of the downtown area.

Thoughts & ideas

- Some ideas that were brought up were a gathering area, distillery, brewery, restraint that would attract people downtown.
- Connect things like the farmers market, Hallberg center for arts, and draw downtown
- Utilize the vacant areas we have downtown
- In town living – can we find opportunities for multifamily living in the downtown area
- Felton allows for the best pedestrian movements and opportunity
- Some opportunity in existing area in Industrial park that is labeled for future commercial.

Discussion & next steps

- Preparation for Stagecoach Day Pop Up Event.

NEW BUSINESS:

3. Wyoming EDA 2024 Budget Discussion

The EDA agreed that a \$10,000 levy amount was appropriate for 2024.

UPDATES

4. Wyoming EDA Updates

City Administrator Linwood gave updates on the business of the month and business expansion activities.

ADJOURN

A MOTION WAS MADE BY MEMBER SCHILLING SECONDED BY MEMBERS BUCCANERO TO ADJOURN THE AUGUST 14, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:55P.M.

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

Voting Nay:

Abstain:



Request for EDA Action

Date: September 6, 2023

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Wyoming Downtown Master Plan - MSA

Method: Old 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.

Representatives from MSA will be at the September 11th meeting and will be discussing with the group some of their planned efforts for the public engagement opportunity on September 16th at Stagecoach Day.



GPS 45:93
YOUR POINT OF OPPORTUNITY.

GPS 45:93 ANNUAL MEETING

FRIDAY, SEPTEMBER 22, 2023

11:00 AM PROGRAM
1:00 PM NETWORKING LUNCH

BRAHAM EVENT CENTER, 655 8TH ST SW, BRAHAM MN

STORIES & SOLUTIONS TO RURAL CHALLENGES IN SMALL TOWNS

A presentation by Deb Brown
SMALL TOWN SPECIALIST



Join Deb Brown as she shares stories from other communities on how they are addressing challenges like housing, attracting residents, workforce and innovative rural business models. Start with improving the quality of life for the locals and attract tourists and new residents. Hear solutions to rural challenges you can put into use right away in your town.

Deb Brown brings a lifetime of experience in business and supporting businesses, from small towns to large cities. She grew up in a town of 141 people, Geneva, Iowa. She collects and shares stories, practical advice and real world examples of how people are changing their small towns and creating a brighter future for their residents. She is the co-founder of SaveYour.Town.

Annual Meeting 2023

Friday, September 22, 2023

11:00 am	Check-in & Networking
11:15 am	Welcome & Year in Review Stephanie Hillesheim, 2023 GPS 45:93 President
11:30 am	Stories & Solutions to Rural Challenges in Small Towns Deb Brown Small Town Specialist
1:00 pm	Networking Lunch \$15 per person – RSVPs are required by Wednesday, September 13 Grilled chicken with lemon sauce on wild rice blend, french cut green beans, dinner roll & assorted bars for dessert

GPS 45:93 is a regional economic development partnership that includes members from five counties in East Central Minnesota. Each member is dedicated to capitalizing on the strengths that come from being an alliance and working together. We act as a conduit for businesses to access resources; help prospective businesses connect and find educational opportunities that would otherwise not be available to them; and provide a regional approach to workforce development and business retention.

Advance registration requested at: tinyurl.com/GPS4593annualmeeting2023



EDA Communications

Date: September 8, 2023

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Updates

Method: Communications

Wyoming EDA Business of the Month for September:

Wyoming's EDA Business Of The Month:

[Wyoming Drug](https://www.wyomingdrug.com/) offers the convenience you need with the small town service you expect. We care about the well-being of each customer who walks through our doors. At Wyoming Drug, our friendly pharmacists and staff take the time to get to know you and your family. We carry a large selection of vitamins, supplements, first aid products, home health supplies as well as gifts, cards, toys, seasonal decor, and much more.

Trust our Pharmacy to provide you with the care you deserve.

For more information - <https://www.wyomingdrug.com/>



Manufacturing Month Event –

Chisago County HRA/EDA has been leading and working with the city and schools for the manufacturing day event. A reminder the Date is October 11, 2023 and we will be having students from Chisago Lakes, North Branch, Forest Lake, and Rush city for the event. There will be tours at Anderson Windows, Kendall Howard, Plastech Corporation, Regal

Machine, Rosenbauer, Plastic Products/Smith Metals, WCS industries and Polaris. We will update the group as we receive more details for the event.

Commercial Plumbing Heating – Commercial Plumbing and Heating will have a site plan reviewed at the September 12, 2023 Planning Commission Meeting. The review is for an approximate 7,000 square foot addition to their existing building.

