

**CITY OF LINO LAKES
ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
MINUTES**

DATE:	August 4, 2022
TIME STARTED:	8:03 A.M.
TIME ENDED:	9:13 A.M.
MEMBERS PRESENT:	Patrick Kohler, Chad Wagner Steve Marchek, Andrew Cravero Don Johnson, Blakely LaCroix, Nathan Vojtech
MEMBERS ABSENT:	Julie Jeffrey-Schwartz, Keith Hembre, Jim Schueller,
STAFF PRESENT:	Michael Grochala, Harrison Maxwell

I. CALL TO ORDER

Mr. Grochala called the Economic Development Advisory Committee meeting to order at 8:03 A.M. on August 4, 2022.

II. APPROVAL OF MINUTES

Mr. Cravero made a MOTION to approve the June 2, 2022 meeting minutes. Motion was supported by Mr. Vojtech, passing unanimously.

III. DISCUSSION ITEMS

A. Anderson Companies, Lake and Main

Mr. Grochala, Community Development Director, presented the staff report

Mr. Tim Marcos, Anderson Companies, reviewed his project narrative and explained the layout and specific challenges with site. He explained that Anderson would like to get committees input commercial use, access and financial assistance.

Mr. Grochala discussed potential transportation access options to the site and existing properties in the area. He explained that this must improve before redevelopment can occur.

The Committee asked Mr. Grochala to clarify the costs associated with roadwork improvements, and who would have to pay for proposed roadwork improvements.

APPROVED MINUTES

Mr. Grochala stated that a traffic study must first be completed in order to properly assess the level of roadwork improvements that need to be done, and to accurately estimate the costs associated with such improvements.

He noted that costs may be covered by the county, the developer, or the city.

Mr. Grochala went on to state that the City does not put the entire burden of a city wide improvements on a single development project, otherwise development would never get done. This where sometimes city assistance comes into play.

Mr. Vojtech asked Mr. Grochala and Mr. Marcos to clarify if the single family properties to the north of the site will be willing to sell. Mr. Marcos disclosed to the Committee that one of the property owners have been engaged in conversation with Anderson Companies on selling their property. However, he stated that Anderson Companies is abstaining from further discussions with property owners until they have a better idea of project feasibility.

The Committee questioned the need for assistance with site cleanup since it was created by the current landowners.

The Committee asked if there was demand for additional senior housing in the City. Mr. Marcos informed the committee that Anderson was working with a senior care provider. Their market study showed a strong need in the area.

The Committed discussed the proposed project housing unit density. They opined that the proposed unit count was more in line with the comprehensive plan and were supportive of this change.

Mr. Marcos explained the potential need for City assistance to make the project work. Mr. Grochala noted that redevelopment projects, particularly with land use changes, often need assistance to address gaps in financing. He pointed out, for example, that the cost of buying an existing single family home can't readily be absorbed in the project proforma. The home why valued by the seller and no value to the buyer.

Overall the committee was supportive of continuing to work with Anderson Companies on the redevelopment project.

B. Project Updates

Mr. Grochala updated the committee on current City projects.

IV. ADJOURNMENT

Mr. Vojtech made a MOTION to adjourn the meeting at 9:13 A.M. Motion was supported by Mr. Cravero, passing unanimously.

Respectfully submitted,
Harrison Maxwell, Community Development Intern

APPROVED

APPROVED MINUTES