



# **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA**

**Thursday, March 6, 2025**

## **COMMITTEE MEETING, 8:00 A.M.**

### **Community Room**

1. Call to Order and Roll Call
2. Approval of Minutes: February 6, 2025
3. Discussion Items
  - A. Town Center Commercial Broker Panel Discussion
4. Adjournment

## **ADJOURNMENT**

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

<b>DATE:</b>	<b>February 6, 2025</b>
<b>TIME STARTED:</b>	<b>8:00 a.m.</b>
<b>TIME ENDED:</b>	<b>9:26 a.m.</b>
<b>MEMBERS PRESENT:</b>	<b>Blakely LaCroix, Patrick Kohler, Randy Rennaker, Sam Bennett, Andrew Cravero</b>
<b>MEMBERS ABSENT:</b>	<b>Suzy Guthmueller, Chris Spenner, Nathan Vojtech, Chad Wagner</b>
<b>STAFF PRESENT:</b>	<b>Michael Grochala, Julie Whitney</b>

**1. CALL TO ORDER**

Mr. Grochala called the Economic Development Advisory Committee meeting to order at 8:00 a.m. on February 6, 2025.

**2. ELECTION OF CHAIR & VICE CHAIR**

Nathan Vojtech was nominated as Chair and Patrick Kohler was nominated as Vice Chair. Mr. Cravero made a motion to accept the nominations. The motion was supported by Mr. LaCroix. Motion carried 5 – 0.

**3. APPROVAL OF MINUTES**

Mr. Cravero made a motion to approve the January 9, 2025 meeting minutes. Motion was supported by Mr. Kohler. Motion carried 5 - 0.

**4. DISCUSSION ITEMS**

**A. Town Center Commercial Development**

Mr. Grochala presented an overview of land availability within the “Town Center” area, noting that over 60 acres remained for future development. 9 acres are owned by the City.

The EDAC discussed the site location, walkability, and amenities to draw people into the area. Event planning opportunities and impediments were discussed. Mr. Grochala noted that the “Community Green” located in the center of the development has been

**DRAFT MINUTES**

underutilized. This area includes a fountain, along with a pergola/stage area, and was set up to host music events and farmers markets. The prevailing opinion was that events in and of themselves would not generate commercial market demand.

Mr. Grochala stated that he would be setting up a panel of commercial real estate brokers for the March 6, 2025. This will give the EDAC opportunities to ask questions and gain insight into the commercial market and demand.

#### **B. Project Updates**

Mr. Grochala updated the committee on current City projects.

### **5. ADJOURNMENT**

Mr. Cravero made a motion to adjourn the meeting at 9:26 a.m. Motion was supported by Mr. LaCroix. Motion was carried 5 - 0.

Respectfully submitted,  
Julie Whitney, Community Development Administrative Assistant

## **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA ITEM 3A**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**MEETING DATE:** March 6, 2025

**TOPIC:** Town Center Commercial Broker Panel Discussion

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### **BACKGROUND**

As part of the EDAC's discussion regarding development of the City's 6.28-acre parcel by City Hall, a broader discussion on the land availability and development within the Town Center area was started. At the February 6, 2025, meeting staff provided an overview of the Town Center area, noting approximately 61 acres remain available for development.

To provide a better understanding of market conditions, opportunities and constraints staff has invited a small group of commercial brokers, familiar with the area to provide some insights. Committee members will have the opportunity to ask questions and hear directly from professionals with many years of experience working in commercial real estate.

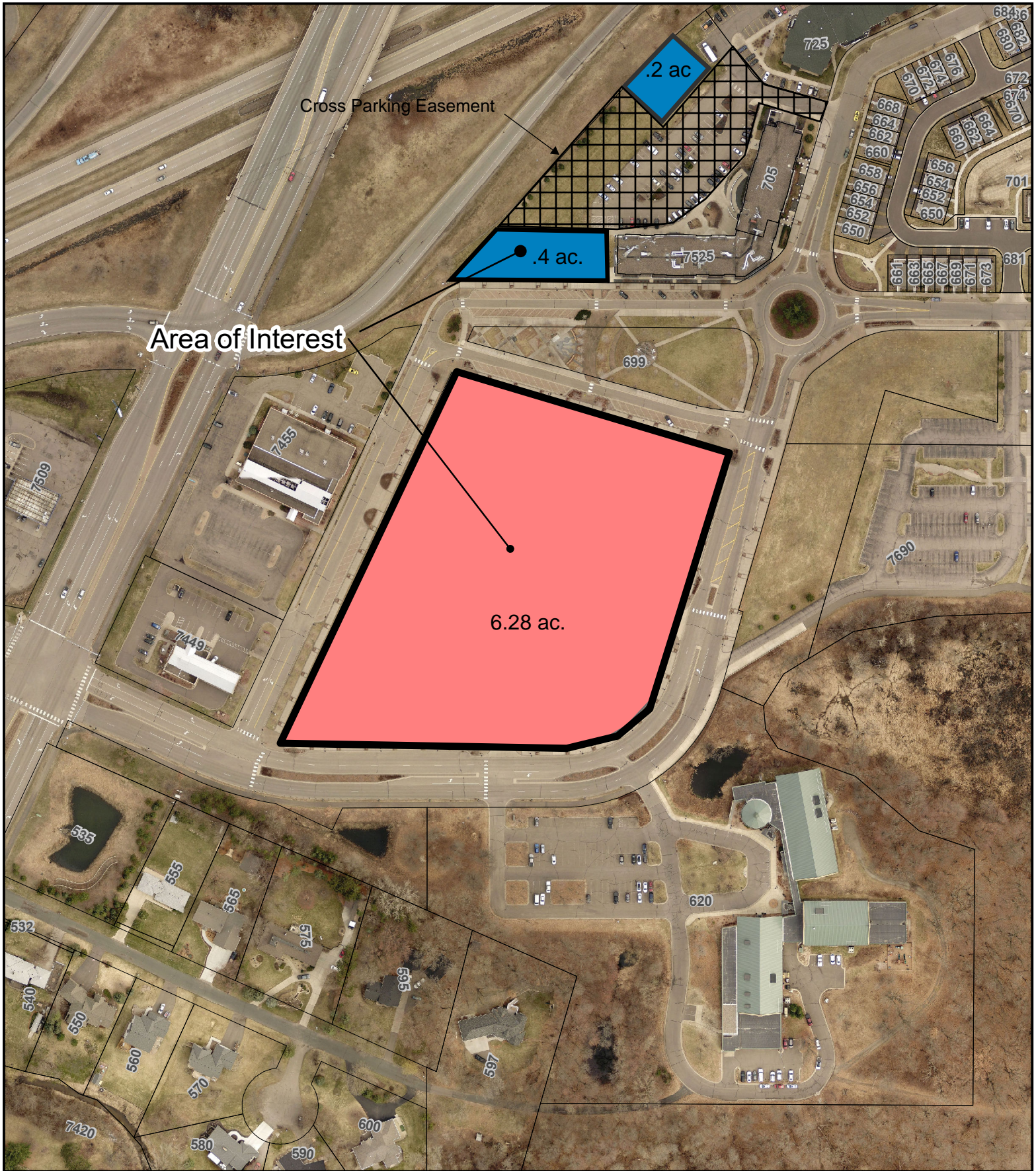
### **EDAC CONSIDERATION**

Discussion only.

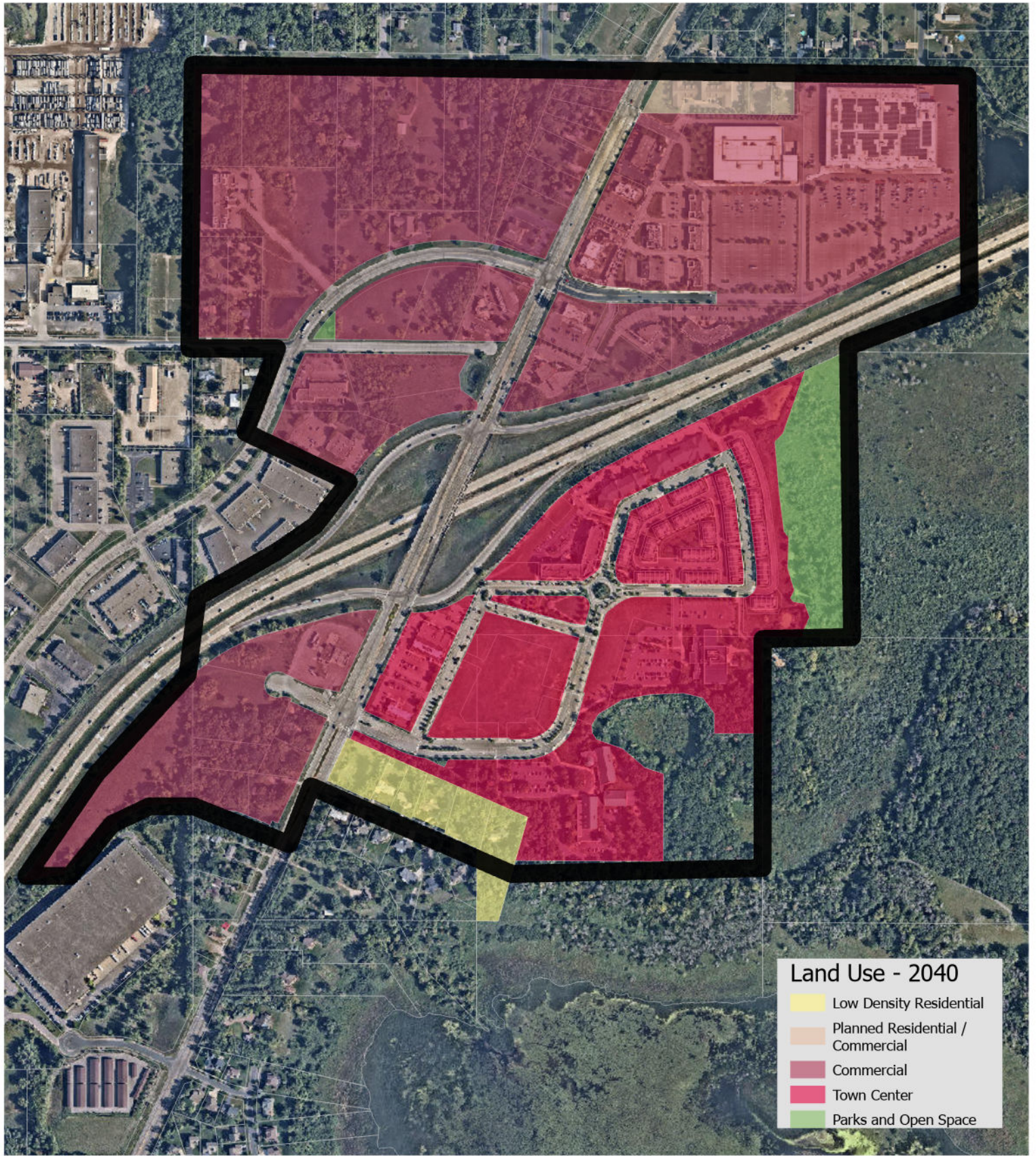
### **ATTACHMENTS**

1. EDA Woods Edge Property
2. Town Center 2040 Land Use
3. Town Center Undeveloped Property
4. Town Center For Sale Property









**Land Use - 2040**

- Low Density Residential
- Planned Residential / Commercial
- Commercial
- Town Center
- Parks and Open Space



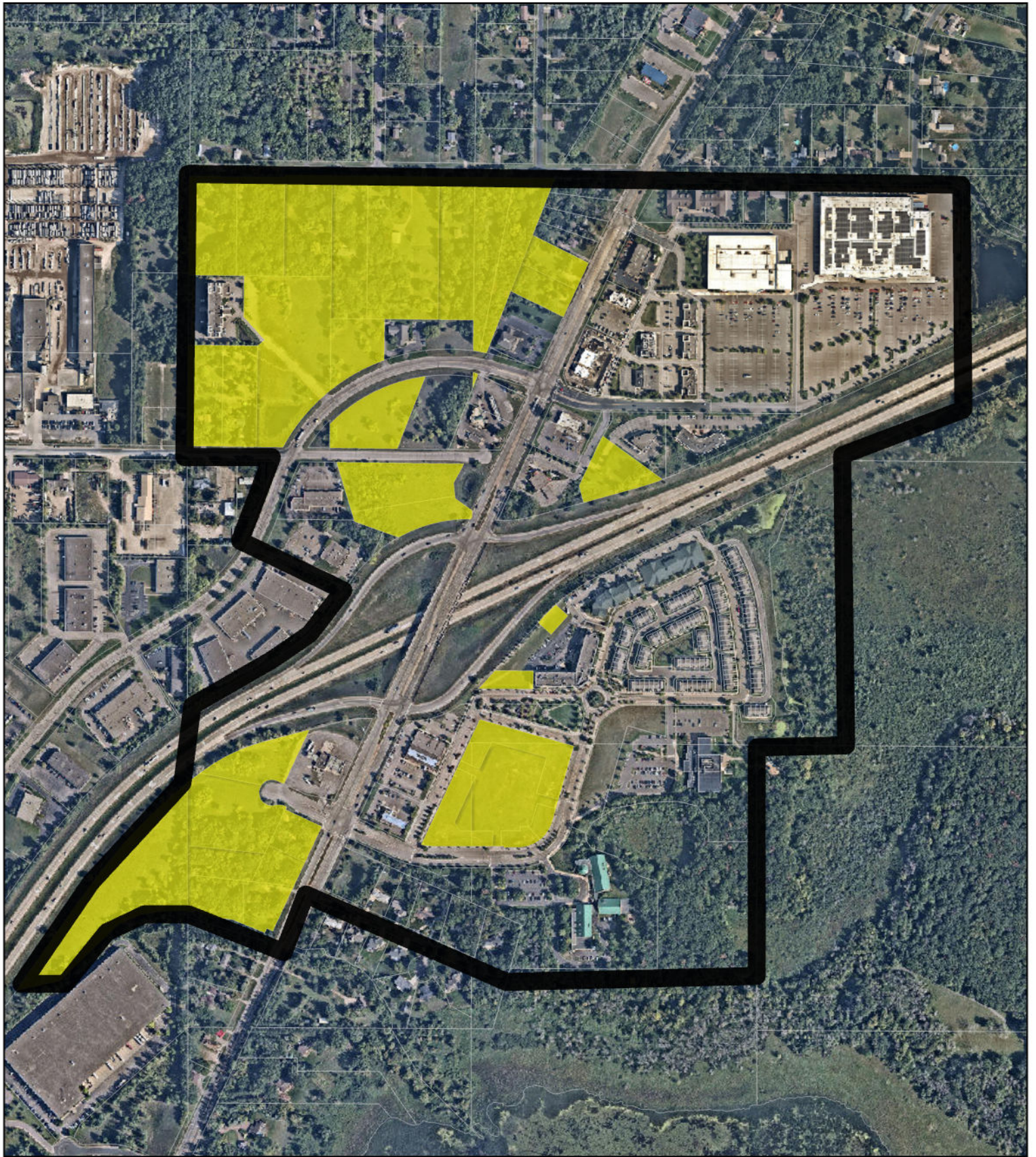
**Town Center  
Land Use**

0 500 1,000 2,000 Feet



1/31/2025





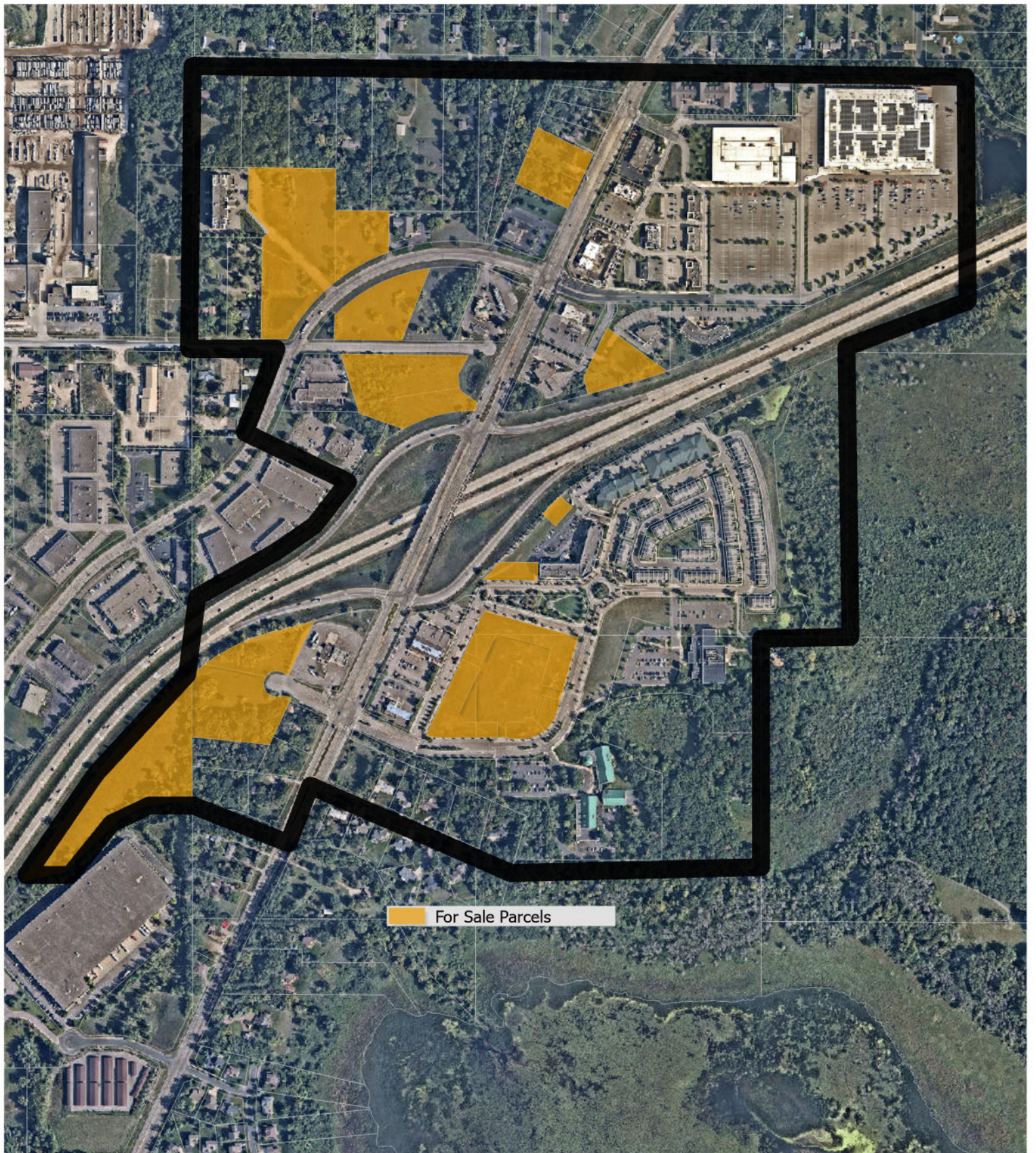
**Town Center  
Undeveloped Property**

0 500 1,000 2,000 Feet

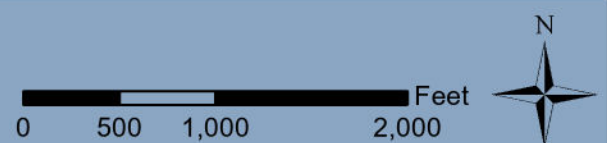


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**Town Center  
For Sale Property**



1/31/2025