



ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA

Thursday, May 1, 2025

COMMITTEE MEETING, 8:00 A.M.

Community Room

1. Call to Order and Roll Call
2. Approval of Minutes: March 6, 2025
3. Discussion Items
 - A. Possible Town Center Master Planning process
4. Adjournment

ADJOURNMENT

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

DATE:	March 6, 2024
TIME STARTED:	8:03 a.m.
TIME ENDED:	9:25 a.m.
MEMBERS PRESENT:	Blakely LaCroix, Patrick Kohler, Nathan Vojtech, Barbara White, Chad Wagner, Suzy Guthmueller, Randy Rennaker, Sam Bennett
MEMBERS ABSENT:	Andrew Cravero, Chris Spenner
STAFF PRESENT:	Michael Grochala, Marissa Ertel, Katie Larsen

1. CALL TO ORDER

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:03 a.m. on March 6th, 2025.

2. APPROVAL OF MINUTES

Mr. LaCroix made a motion to approve the February 6th, 2025 meeting minutes. Motion was supported by Mr. Bennett. Motion carried 8-0.

3. DISCUSSION ITEMS

A. Town Center Commercial Broker Panel Discussion

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 had invited a small group of commercial brokers, familiar with the area to provide some insights. Committee members had the opportunity to ask questions and hear directly from professionals with many years of experience working in commercial real estate.

Marty Fischer, Premier Commercial Properties, and Tom Opsahl, Gaughan, were present to answer questions and discuss development opportunities.

The EDAC committee had questions about what might be preventing commercial development from coming to the Town Center area. Mr. Fisher and Mr. Opsahl both stated that they have previously brought in local businesses and the main concern was population density. Mr. Fischer provided market sales data for Anoka County that reflected very low commercial land absorption over the past year.

The EDAC discussed revisiting the master plan and incorporating the west side of Lake Drive into the discussion.

The EDAC also discussed different ways to advertise the City and how bringing in commercial development would bring more people into Lino Lakes.

4. PROJECT UPDATES

Mr. Grochala updated the committee on current City projects.

5. ADJOURNMENT

Ms. Guthmueller made a motion to adjourn the meeting at 9:25 a.m. Motion was supported by Mr. Kohler. Motion was carried 7-0.

Respectfully submitted,
Marissa Ertel, Community Development Office Specialist

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA ITEM 3A

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: May 1, 2025

TOPIC: Town Center Developer Planning Discussion

BACKGROUND

The EDAC has been holding a series of discussions relating to the City's Town Center Area and development of the EDA property in the Legacy at Woods Edge development (land by City Hall). The EDA owns approximately 9 acres, adjacent to City Hall. Approximately 2 acres are adjacent to the Rooker Activity Center. 6.28 acres is located immediately across from City Hall. The balance of property includes 2 small commercial pad sites adjacent to I-35W.

Following the March EDAC discussion with commercial land brokers staff discussed possible development opportunities with Peter Jesh of Summit Development. Mr. Jesh had previously held a purchase agreement on the EDA property in 2022. He is interested in forming a team, in partnership with the City, to revisit the master plan and evaluate potential opportunities based on City input. Mr. Jesh will be present at the meeting, along with Marty Fisher of Premier Commercial Properties, and Evan Jacobsen of Tushie Montgomery Architects. Mr. Fischer was a guest speaker at our broker meeting in March. Mr. Jacobsen has previously prepared site plan concepts and illustrations for the development area as part of Mr. Jesh's prior work with the City.

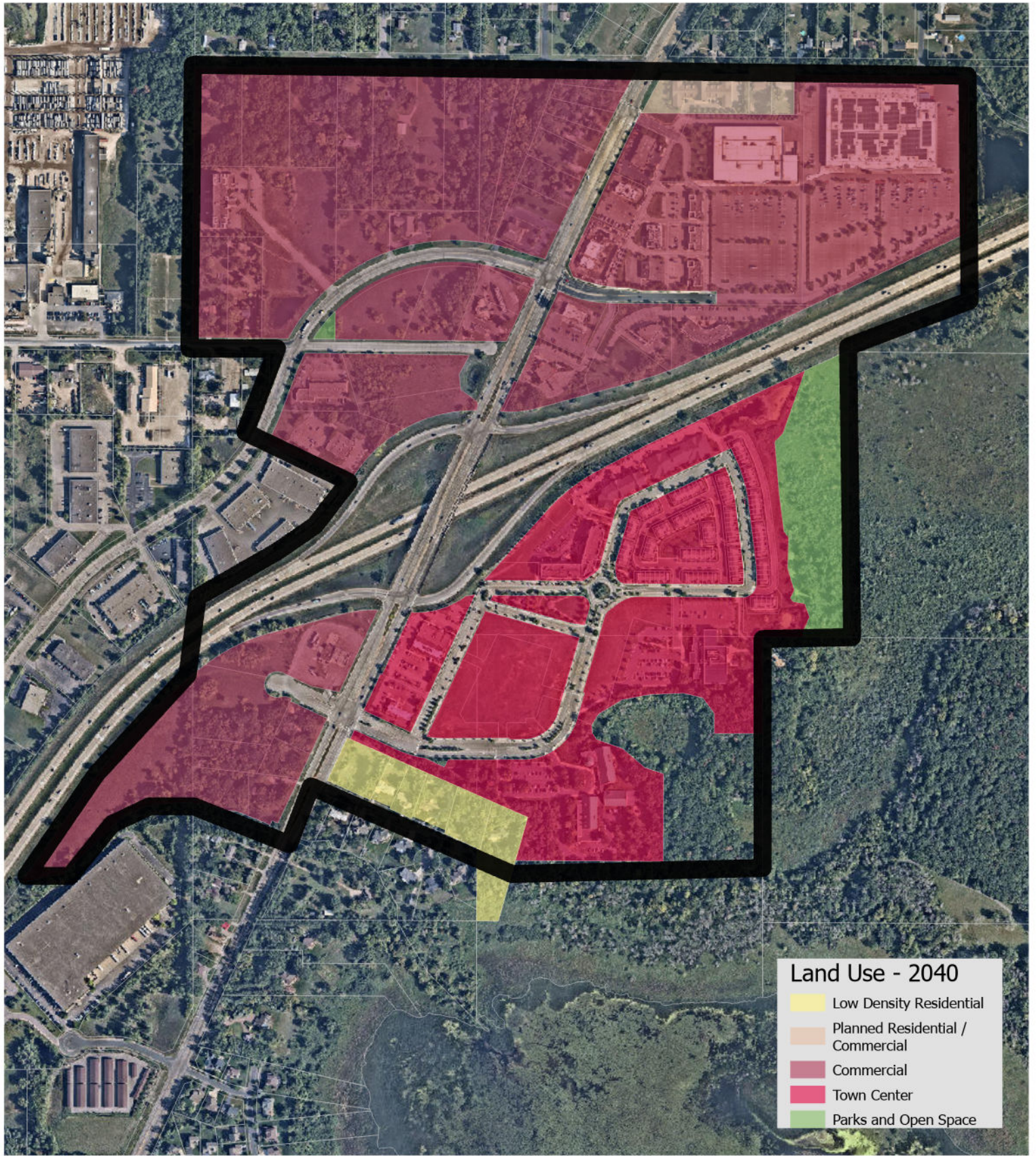
Staff and the development team will facilitate a brainstorming session on scope of the planning area and EDAC input on types of development, layout and amenities.

EDAC CONSIDERATION

Discussion only.

ATTACHMENTS

1. Town Center 2040 Land Use
2. Woods Edge PUD Land Use Plan
3. EDA Woods Edge and surrounding vacant property Map



Land Use - 2040

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

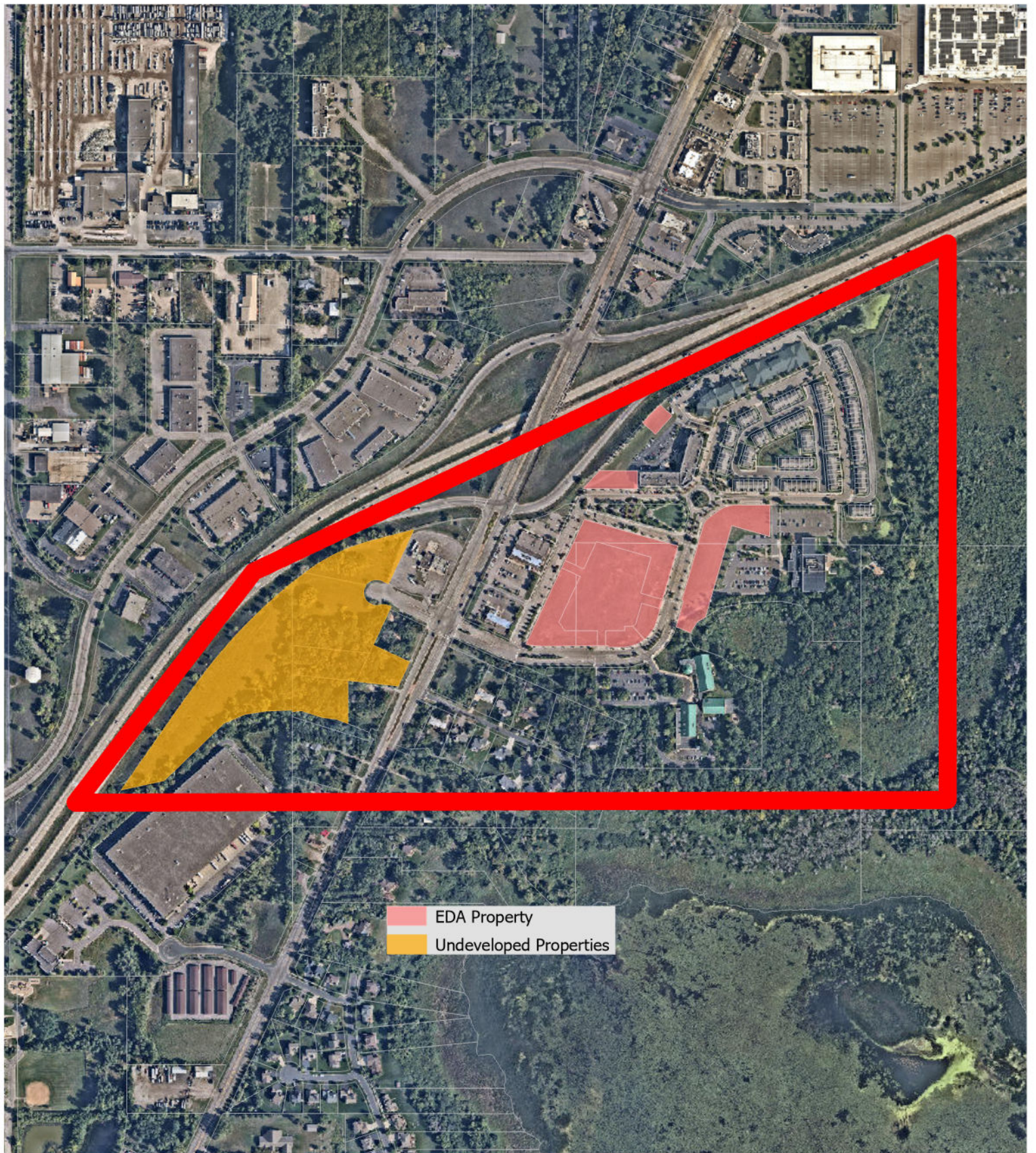


**Town Center
Land Use**

0 500 1,000 2,000 Feet



1/31/2025



Town Center Undeveloped Property

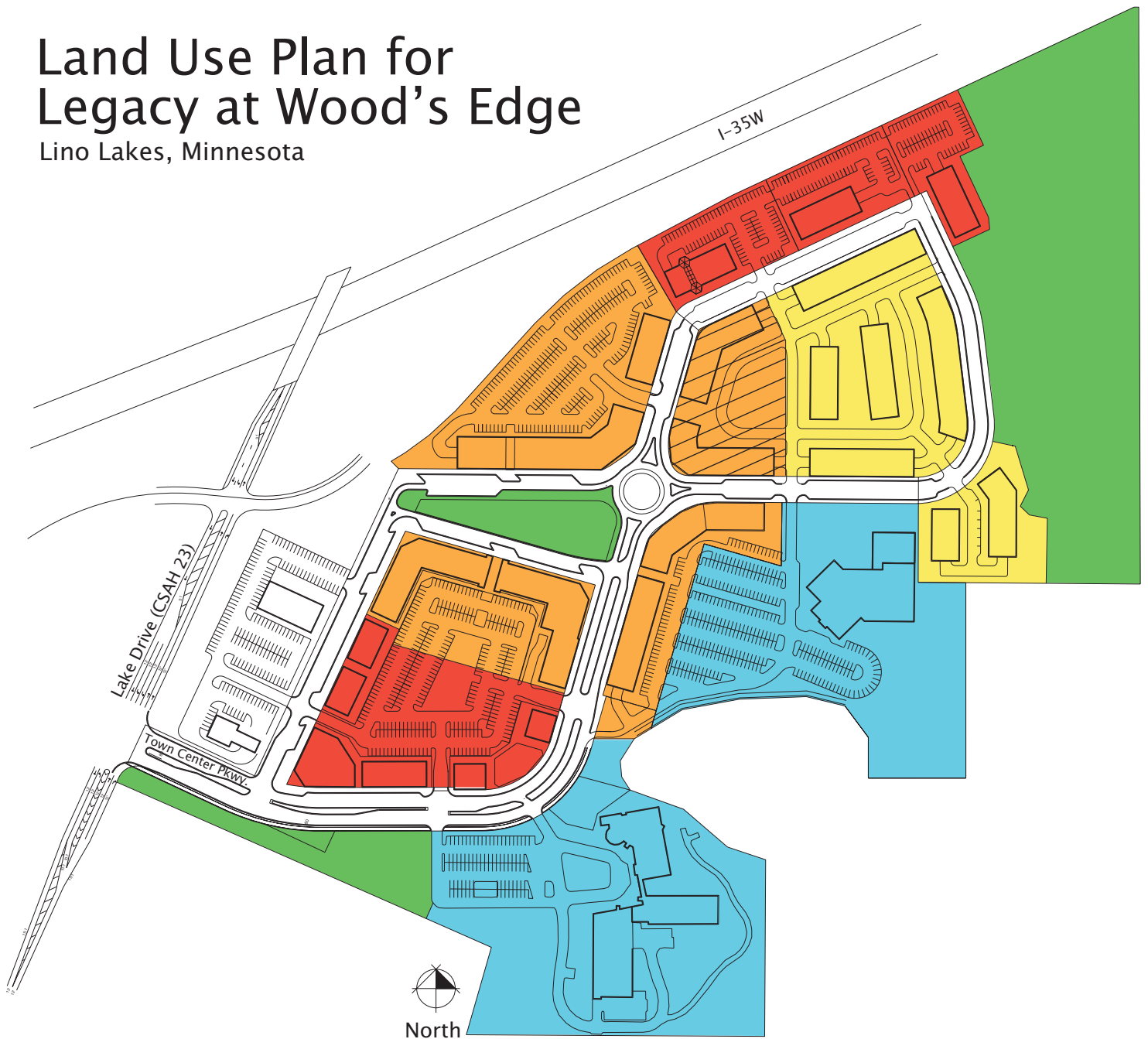
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4/25/2025

Land Use Plan for Legacy at Wood's Edge

Lino Lakes, Minnesota



Legend

- Residential
- Commercial/Residential
- Commercial
- Mixed Use
- Open space
- Civic