

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

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

**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 6<sup>th</sup>, 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.

**DRAFT MINUTES**

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