



# **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA**

**Thursday, July 10, 2025**

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

### **Community Room**

1. Call to Order and Roll Call
2. Approval of Minutes: May 1, 2025
3. Discussion Items
  - A. Municipal Cannabis Dispensary
  - B. Project Updates
    - Main Street Master Plan and AUAR
    - Woods Edge Master Plan status
    - Commercial Projects
    - Residential Projects
4. Adjournment

## **ADJOURNMENT**

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

|                         |   |
|-------------------------|---|
| <b>DATE:</b>            | <b>May 1, 2025</b>  |
| <b>TIME STARTED:</b>    | <b>8:04 a.m.</b>  |
| <b>TIME ENDED:</b>      | <b>9: a.m.</b>  |
| <b>MEMBERS PRESENT:</b> | <b>Andrew Cravero, Blakely LaCroix, Patrick Kohler,<br/>Chris Spenner, Nathan Vojtech, Chad Wagner, Suzy<br/>Guthmueller, Randy Rennaker, Sam Bennett</b> |
| <b>MEMBERS ABSENT:</b>  | <b>Barbara White</b>  |
| <b>STAFF PRESENT:</b>   | <b>Michael Grochala, Katie Larsen, Marissa Ertel</b>  |

**1. CALL TO ORDER**

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:04 a.m. on May 1, 2025.

**2. APPROVAL OF MINUTES**

Mr. Cravero made a motion to approve the March 6, 2025 meeting minutes. Motion was supported by Mr. Wagner. Motion carried 9-0.

**3. DISCUSSION ITEMS**

**A. Town Center Developer Planning Discussion**

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 was present at the meeting, along with Marty Fisher of Premier Commercial Properties, and Evan Jacobsen of Tushie

**DRAFT MINUTES**

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.

Mr. Grochala spoke about the history of the Town Center area, since building City Hall in 1998. The land would best be utilized as mixed-use, with a mixture of housing and commercial properties. The purpose of these discussions would be to obtain a better understanding of what the residents of Lino Lakes would be interested in.

The EDAC committee spoke about how to bring in commercial development to the Town Center area. Mr. Jesh spoke about other options, such as a sports center or ice rink, to draw attention to the city. Mr. Jesh talked to the EDAC committee about the importance of master planning. Mr. Grochala explained that there are opportunities to update the master plan for the area.

The EDAC committee discussed looking at the bigger picture and the importance of updating a master plan. With the daycare and the Rookery, there are opportunities for those who travel to the area daily to bring in commercial development. The EDAC committee also discussed how to incorporate the existing park system to attract people to the area.

Mr. Jacobsen spoke about a master plan his firm worked on in South Saint Paul. Mr. Jacobsen explained that the city came to them hoping for higher density along with an attraction that would be the center of the plan. Mr. Jacobsen spoke about a master plan in Shakopee. The original design started in 2020, and in the five years since the plan was presented has evolved to match what the City of Shakopee needs.

Mr. Rennaker was in favor of master planning. Ms. Guthmueller agreed, stating master planning would help better understand the needs of the community and how to best move forward. The EDAC committee agreed that they would be interested in moving forward on master planning with a firm.

#### **4. PROJECT UPDATES**

Mr. Grochala updated the committee on current City projects.

#### **5. ADJOURNMENT**

Mr. Kohler made a motion to adjourn the meeting at 9:28 a.m. Motion was supported by Mr. Wagner. Motion was carried 8-0.

Respectfully submitted,

Marissa Ertel, Community Development Administrative Assistant

DRAFT

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

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

**MEETING DATE:** July 10, 2025

**TOPIC:** Municipal Cannabis Dispensary

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### **BACKGROUND**

Minnesota Statutes, Chapter 342, adopted in 2023 and amended in 2024 authorizes the cultivation, manufacturing and sale of cannabis products. The City adopted amendments to Chapters 617 (Licensing) and 1007 (Zoning) in early 2025 establishing regulations for the registration of cannabis business and zoning requirements.

Both state law and City Code Chapter 617 allows for the City to operate a municipal cannabis store. A license for a municipal cannabis store is in addition to the registration limitations of 1 per 12,500 residents. 13 cities are reported to have applied for a municipal cannabis retail license, including Anoka communities Anoka and Blaine.

The City Council recently discussed the possibility of establishing a municipal retail store as a potential revenue generator. On June 23, 2025, the City Council authorized the preparation of a Feasibility/Market Study to evaluate the potential viability of a municipal store by Great White Companies MN, LLC. The study is anticipated to be presented to the City Council at their works session on July 7, 2025.

If the City moves forward, it would likely be under a public/private partnership whereby a private entity would own and operate the store and profit share with the City. However, no decisions have been made by the City Council, at this time, other than to study the opportunity.

Representatives of Great White Companies, LLC will be present to discuss the feasibility study and answer questions regarding the viability of the operation and cannabis retail business in general.

### **EDAC CONSIDERATION**

Staff is requesting EDAC comment on the establishment of a municipal cannabis store.

### **ATTACHMENTS**

None.