



STAFF REPORT

DATE: October 8, 2019
PRESENTATION/DISCUSSION

AGENDA ITEM: Urban Land Institute Workshop-Navigating Your Competitive Future
SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

In May Gordon Hughes, Urban Land Institute (ULI) MN, reached out to city staff about their free interactive workshop called Navigating Your Competitive Future. The workshop is comprised of four parts: an overview of national and state trends affecting cities, a review of community change data particular to Lake Elmo, a panel discussion and interaction between the panel and workshop attendees. Panelists are ULI MN real estate professionals composed of developers, public finance experts and planners. These workshops have been held in over 70 Minnesota cities. Staff met with Gordon and the panelists over the summer to provide some background on Lake Elmo.

ISSUE BEFORE COUNCIL:

Council, Planning Commission and Economic Development Authority members to receive feedback from a panel regarding development in Lake Elmo.

PROPOSAL DETAILS/ANALYSIS:

The workshop is expected to last two hours. It will begin with some background data compiled from ULI staff. A copy of their presentation is included in your packet. Then panelists will respond to questions about development (commercial, business, and multi-family housing). The members of the panel are:

- Kendra Lindahl, Principal, Landform
- Tony Kuechle, President of Development, Doran Companies
- Keith Ulstad, Senior Vice President, United Properties
- Dan Hebert, Vice President of Commercial Accounts, Gaughan Companies

ATTACHMENTS:

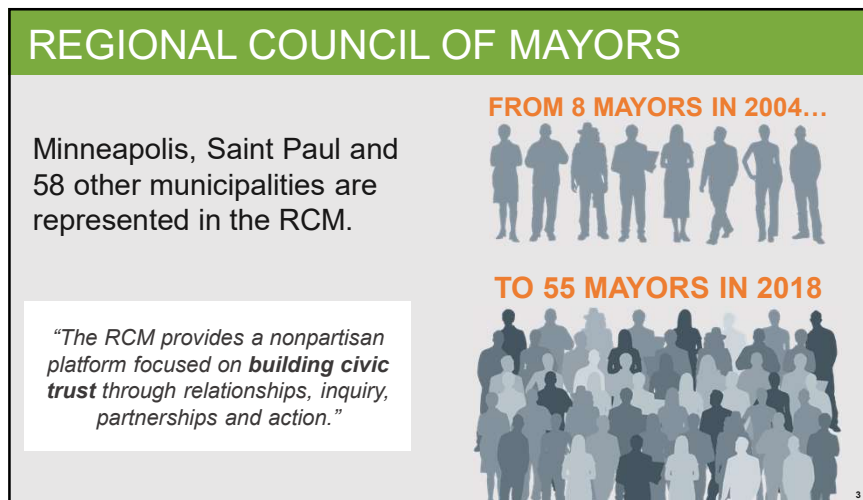
- Copy of Presentation Handout



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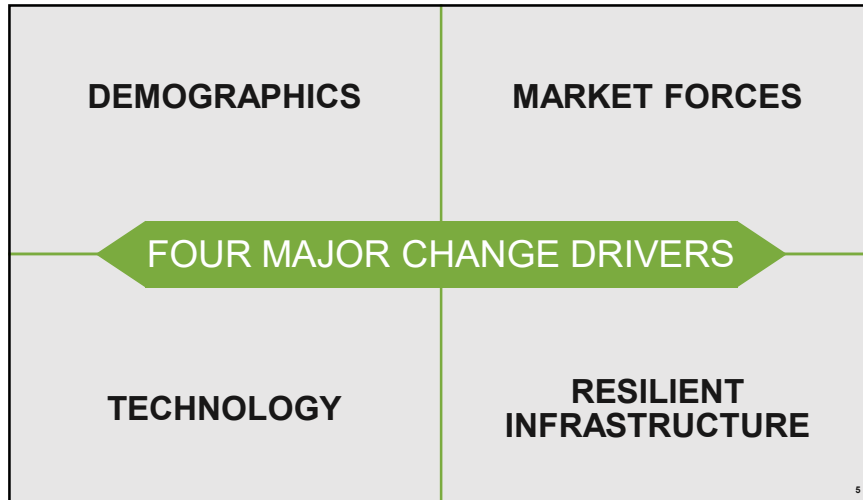
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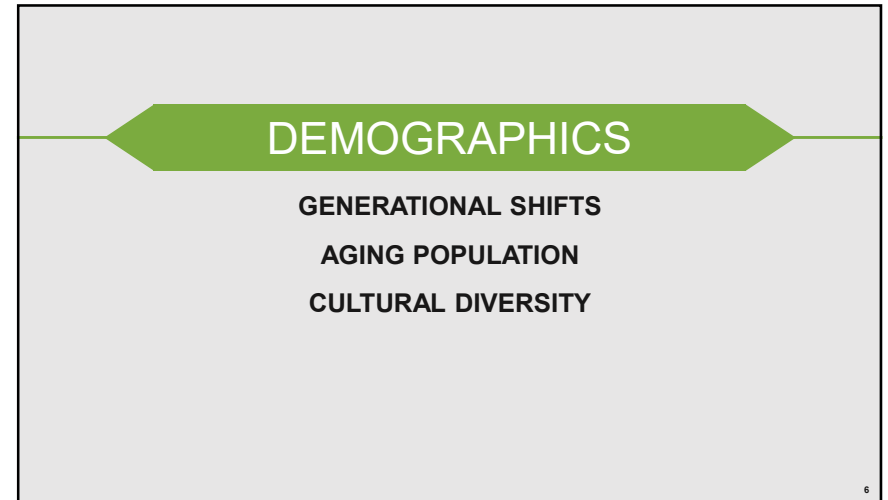
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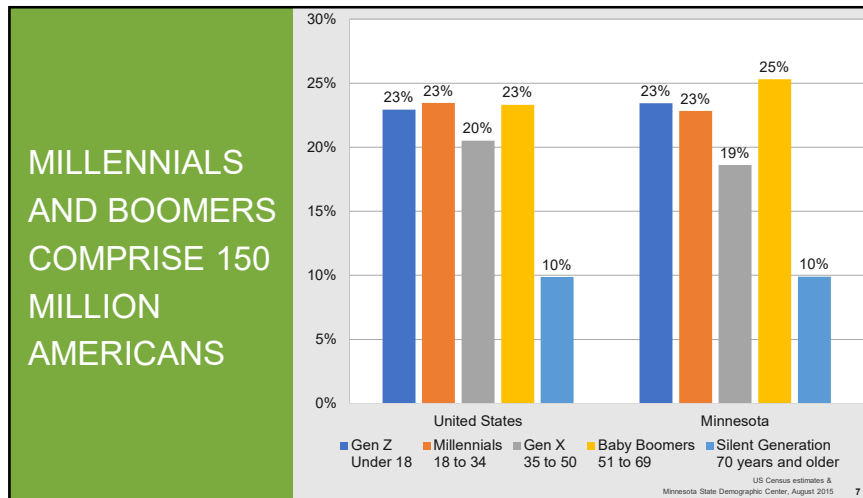
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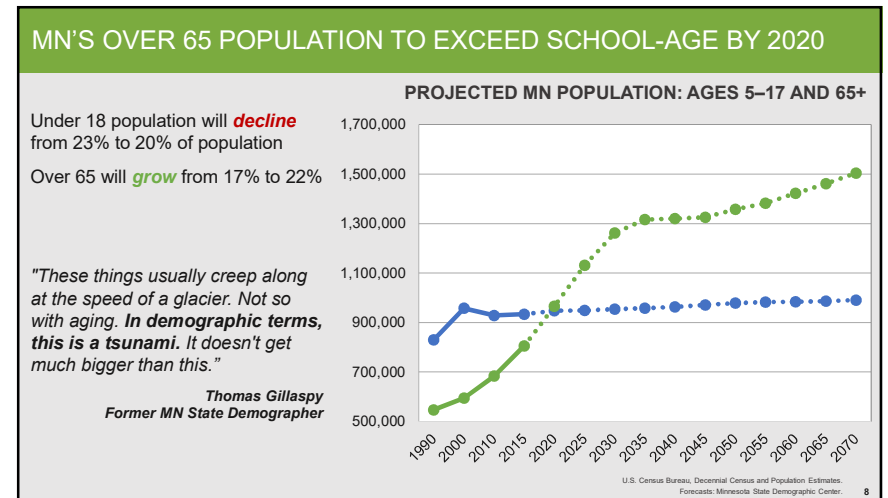
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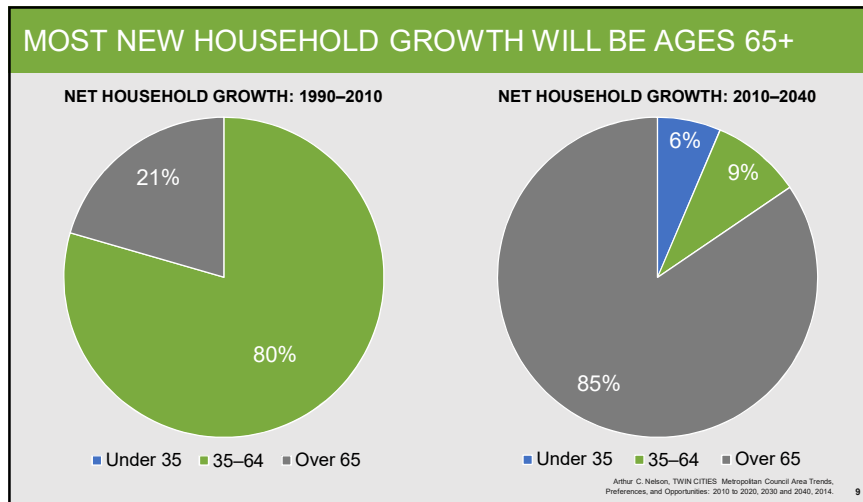
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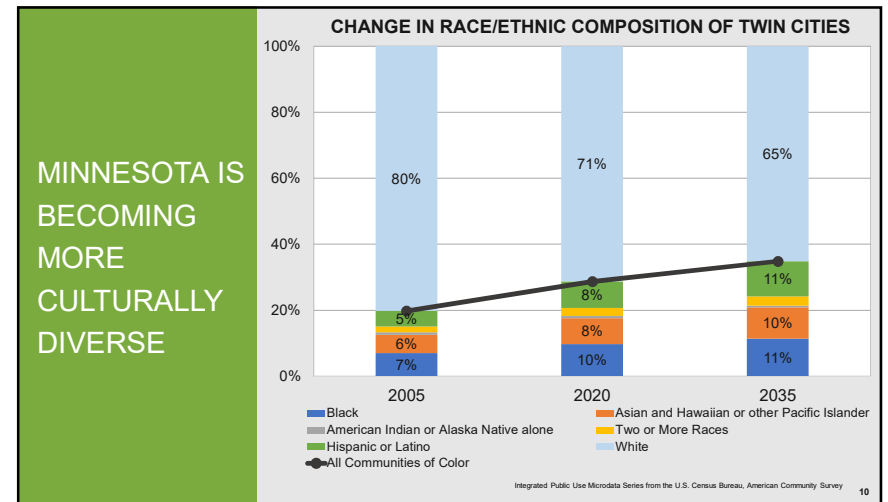
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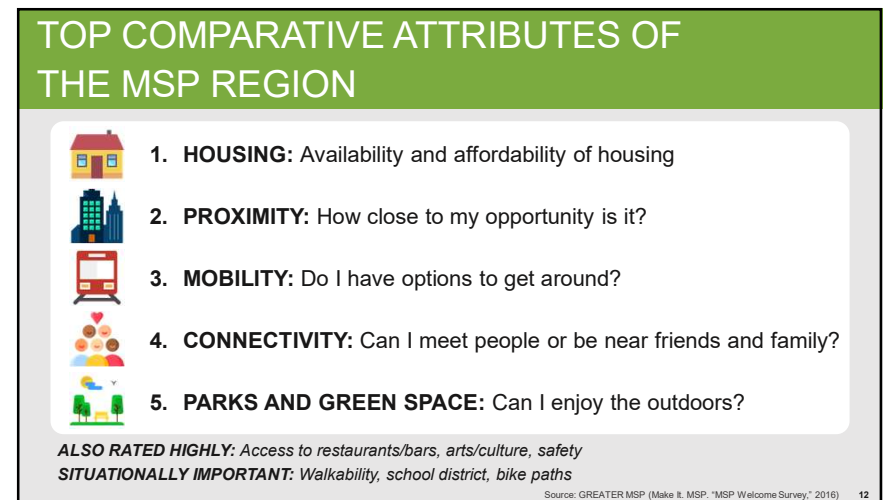
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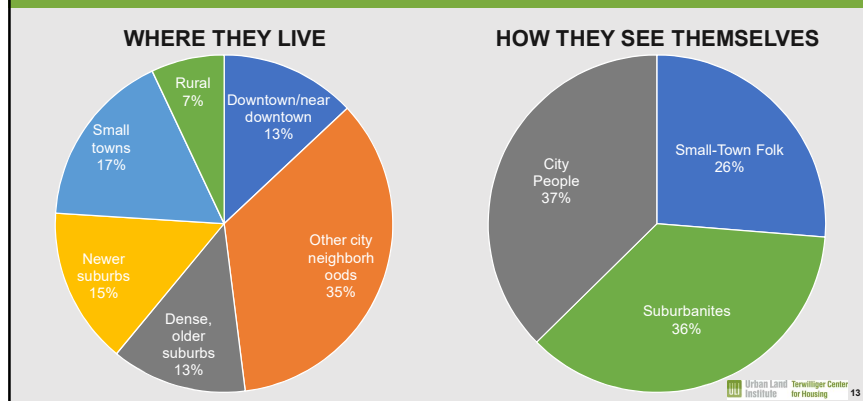


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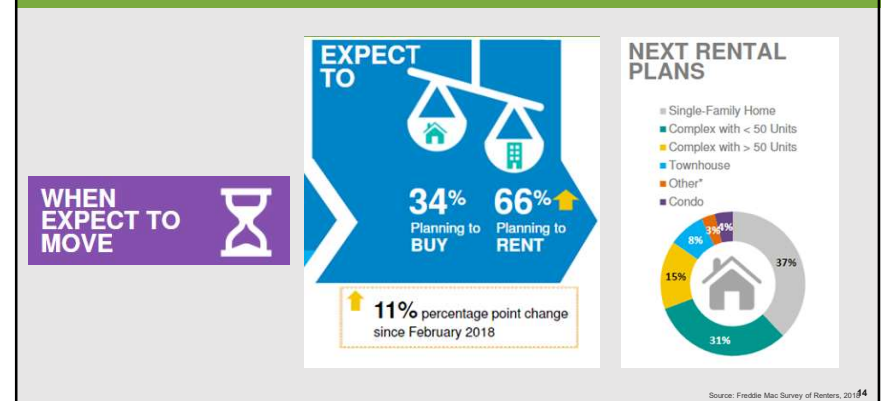
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MILLENNIALS LIVE IN COMMUNITIES OF ALL TYPES AND WANT URBAN-LIKE AMENITIES



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FEWER RENTERS PLAN TO BUY IF THEY MOVE



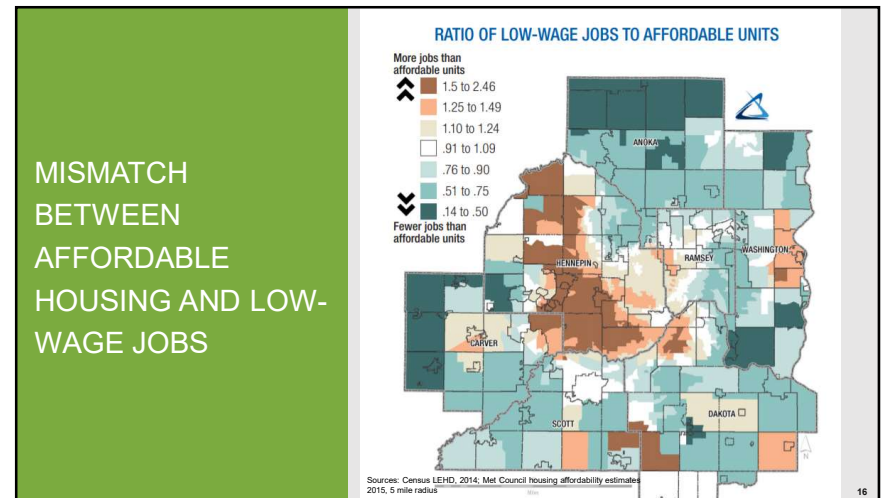
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ESSENTIAL WORKFORCE HAS THE MOST DIFFICULTY AFFORDING RENT



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MISMATCH BETWEEN AFFORDABLE HOUSING AND LOW-WAGE JOBS



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PROJECTED SHORTFALL OF 100,000+ SKILLED WORKERS BY 2020

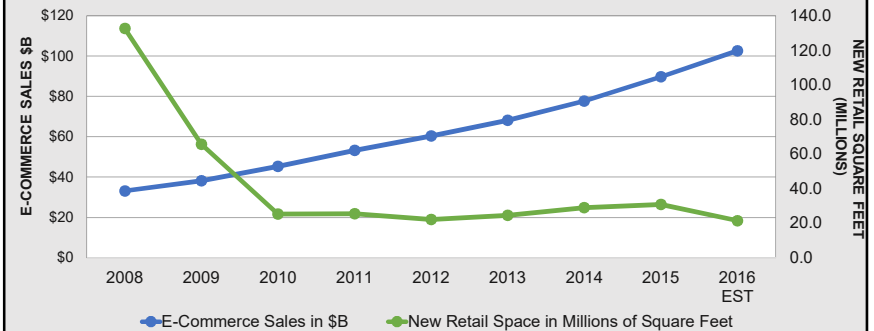
BABY BOOMER RETIREMENTS
STAGNANT LABOR FORCE GROWTH
CHALLENGES RECRUITING TO THE REGION



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COMMERCIAL INDUSTRY TRENDS

E-COMMERCE CONTINUES TO GROW RAPIDLY AS WE BUILD FEWER NEW BRICK AND MORTAR SPACES



Sources: New retail space data from JLL Q2 2016 Retail Outlook. E-commerce sales data from US Economic Census

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TECHNOLOGY

AUTOMATION AND JOBS
THE SHARING ECONOMY
NEW TECHNOLOGY, REGULATION AND CITIES

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AUTOMATION IS AFFECTING JOBS AND CREATING CHALLENGES AND OPPORTUNITIES

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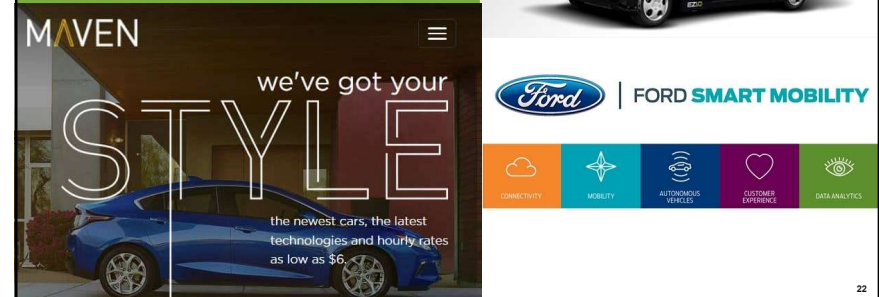
THE SHARING ECONOMY IS CHANGING RETAIL AND SERVICES REGULATION IS PLAYING CONSTANT CATCH-UP



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DRIVERLESS VEHICLES ARE ADVANCING QUICKLY AND ARE A HIGH PRIORITY FOR CAR COMPANIES



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AUTONOMOUS VEHICLES WILL CREATE LAND USE OPPORTUNITIES AND CHALLENGES



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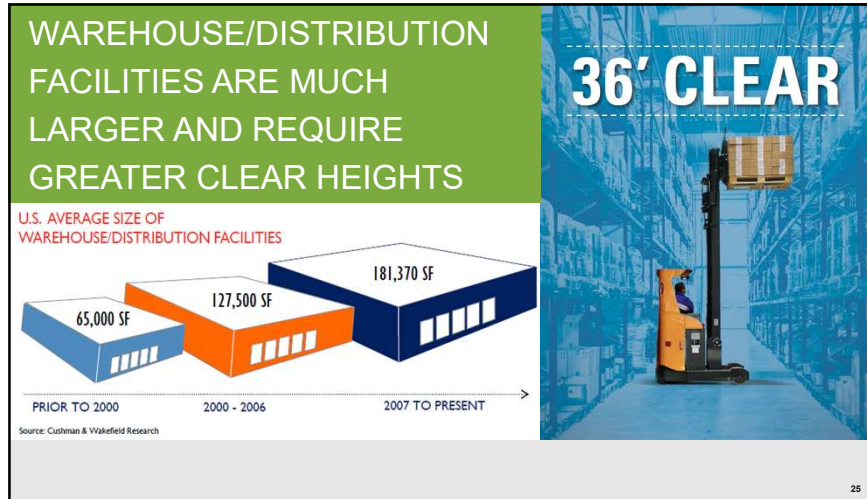
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RESILIENT INFRASTRUCTURE

REUSE OF INDUSTRIAL BUILDINGS
DEFERRED MAINTENANCE
TRAILS, PATHS AND SIDEWALKS

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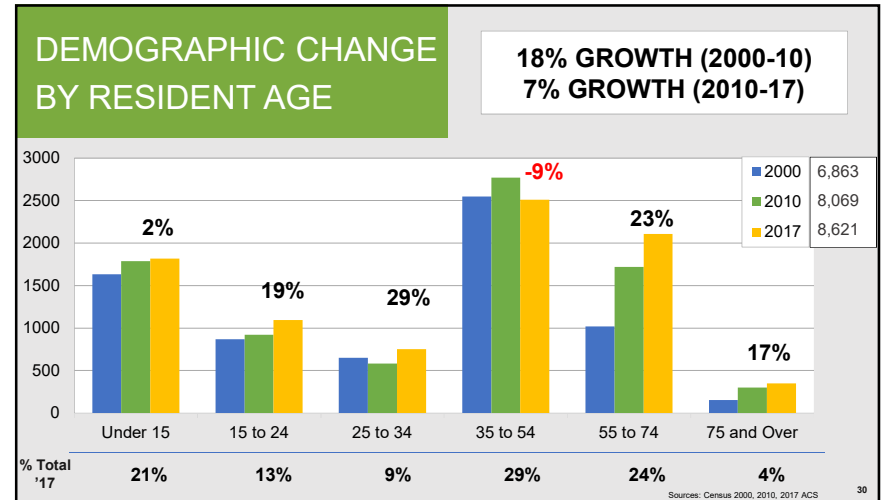
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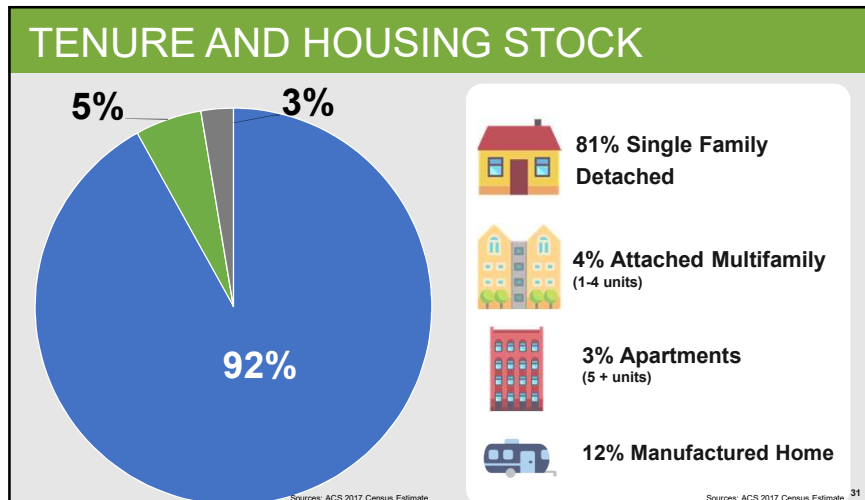
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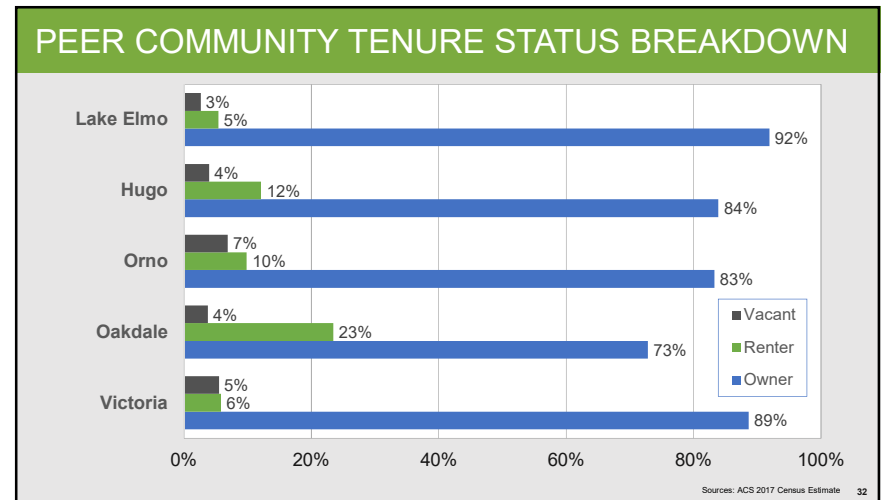
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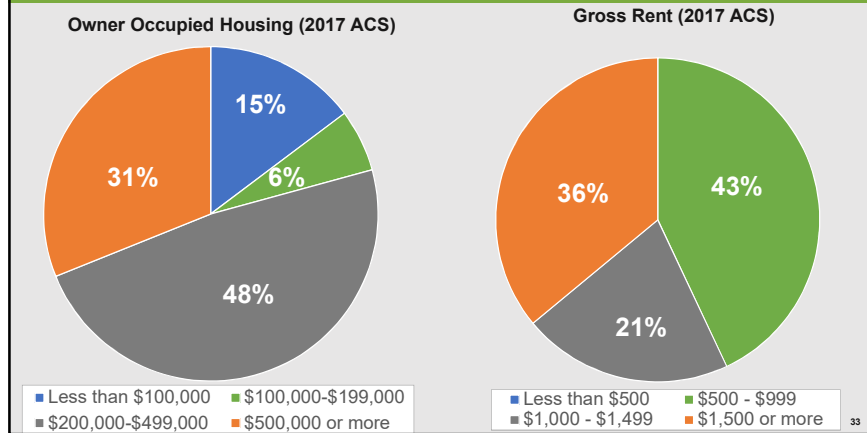


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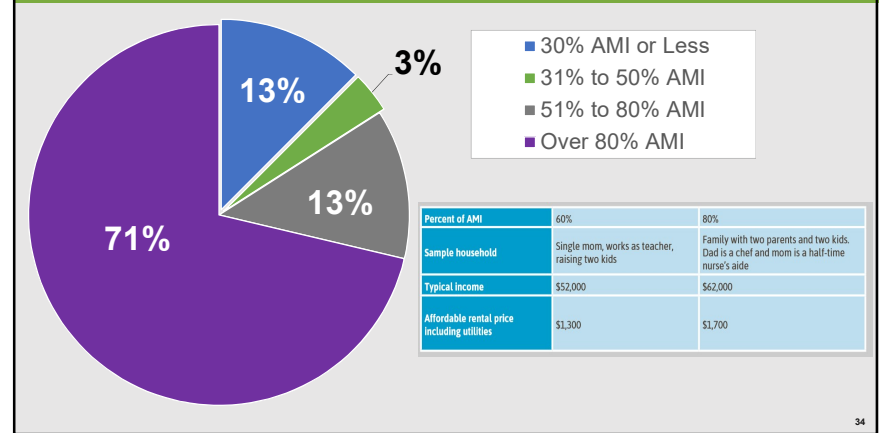
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HOUSING VALUES AND RENT



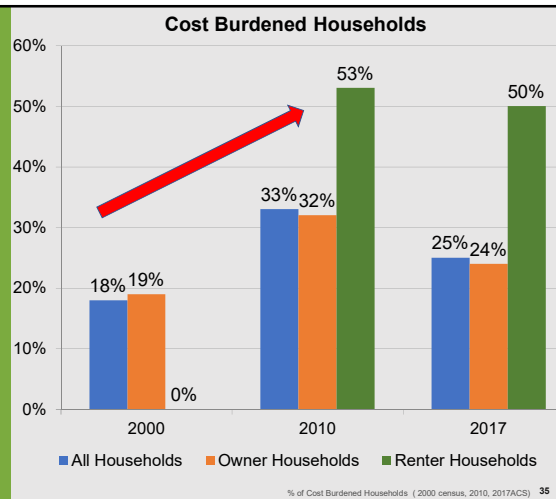
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HOUSING AFFORDABILITY AT AMI LEVELS



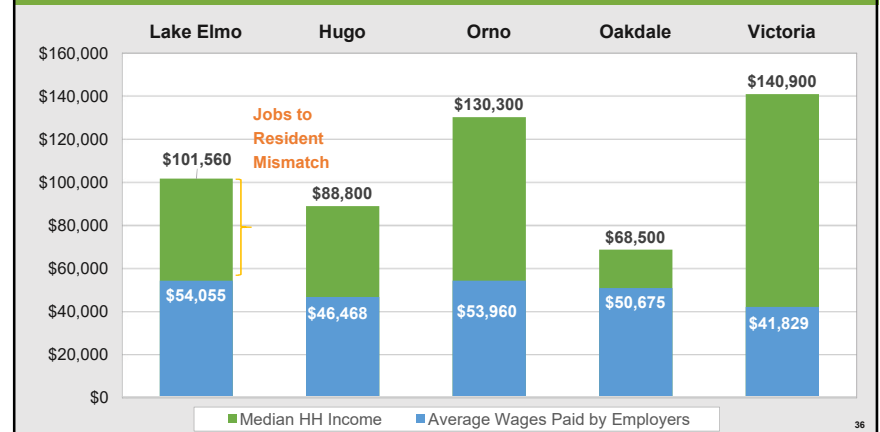
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7.3%
LAKE ELMO'S
POPULATION
BELOW THE
POVERTY LEVEL

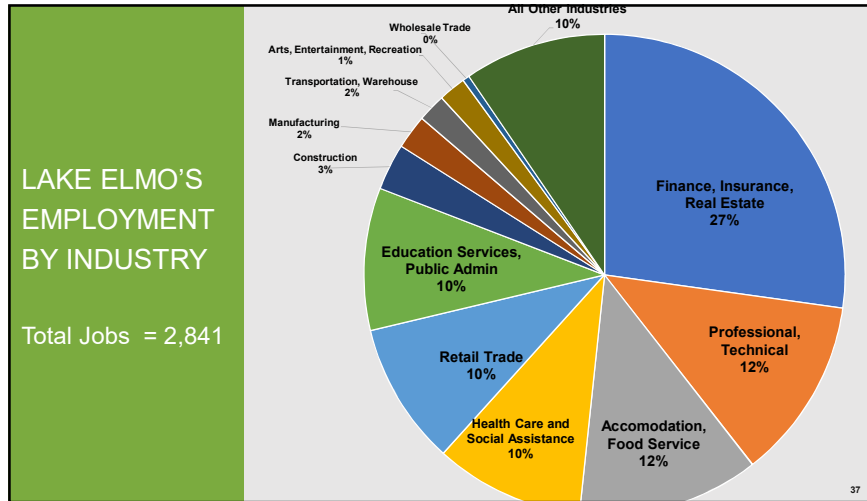


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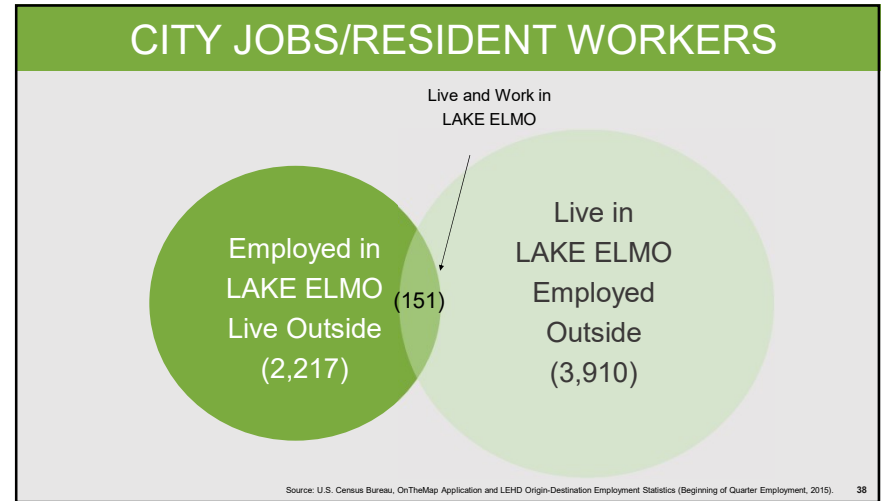
WAGES AND INCOME IN PEER COMMUNITIES



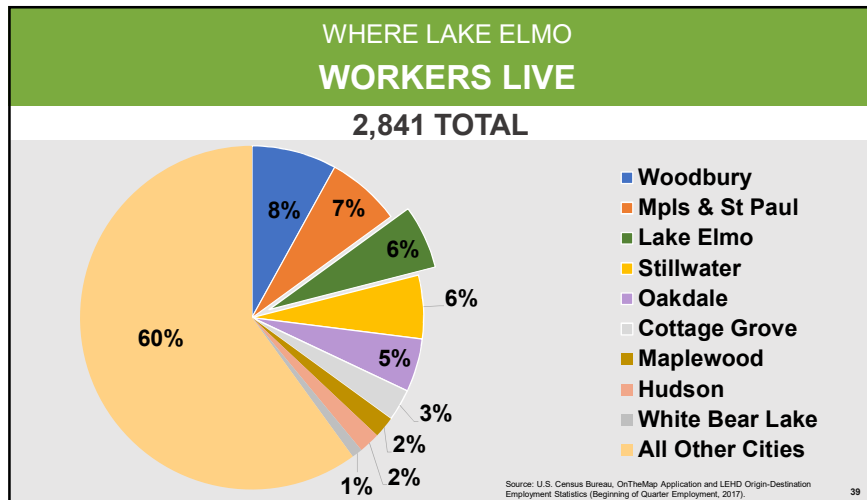
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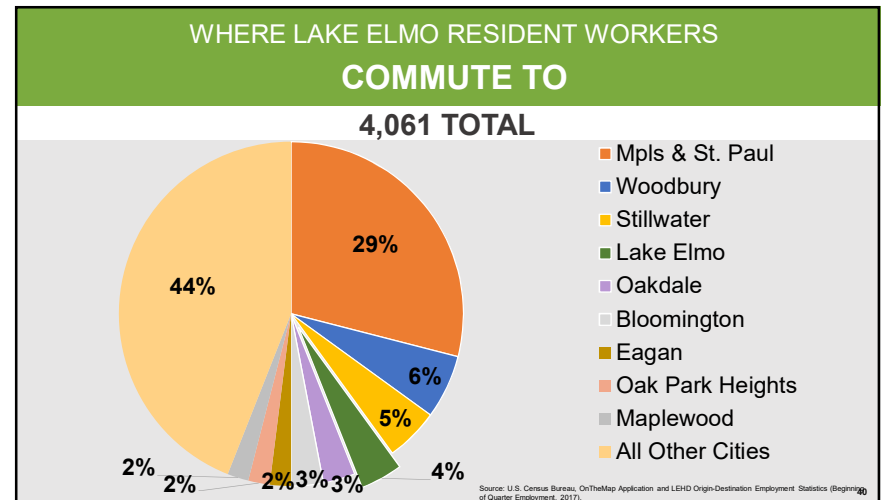
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WHAT CAN YOU DO?
WHAT CAN WE DO TOGETHER?

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INDUSTRY LEADER PANEL DISCUSSION



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