



The Lake Elmo Economic Development Authority (EDA) is committed to preserving and enhancing our community by creating an attractive business climate and listening to businesses and residents to prepare

NOTICE OF MEETING

The City of Lake Elmo
Economic Development Authority Meeting
3880 Laverne Ave N.
Tuesday June 3, 2025
at 6:00 p.m.

AGENDA

1. Call to Order M/Tony called to order at 6pm 6:00pm
2. Approve Minutes of April 15, 2025 M/DON S/HOLTZ 6:00pm Passed 6:01
3. EDA Officer Election M/to accept P/7-0 6:04 6:05pm
a. Treasurer, Assistant Treasurer, Secretary ~~PLACE~~ PLACE motioned Tony and Staff recommendation
4. New/Unfinished Business/Communication 6:15pm
a. Update on RFP discussed timeline w/ dates
• Phase II
• Updated timeline by September - who wants
b. Update on ULI Tap
• CC approved 2.5 day plan at meeting 5/20
c. Next meeting: August 19, 2025
• Discussion: 2026 EDA work plan
5. Adjourn

Phase II - Holtz
- Open House timeline discussed
- topics of discussion @ open house?
- plume discussed

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.

- EDA for review committee discussed
- Aug 19 - progress report / consider moving
Holtz - discussed binding project applicants

Manzara - RFP
Site evaluation for contamination
given to public?

Stupa - answered

Manzara -
remediation question

Stupa - talks grants

Mayor - asks phase II when will it be due?

Stupa -

TAP update

CC Approved

June 9 Kick off / Timeline

local team

~~late~~ CDA grant - late June

Question about timeline:

Tony updates on 3m LOI

No updates

we will hear in summer



**City of Lake Elmo Economic Development Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
April 15, 2025**

CALL TO ORDER: Commission Chair Manzara called to order the meeting of the Lake Elmo Economic Development Authority at 6:32 PM.

COMMISSIONERS PRESENT: Jeff Holtz, Brandon Quam, Anthony Manzara, Don Place, Mitchell McNeil

COMMISSIONERS ABSENT: Charles Cadenhead, Nina Waldoch

STAFF PRESENT: City Administrator Miller, Community Development Director Stopa, Senior Planner Jensen, City Planner Monterusso, City Clerk Johnson

1. Approve Minutes: M/S/P: Place/Holtz made a motion to approve the 2/4/2025 meeting minutes. **Vote: 5-0, motion carried unanimously.**

2. Presentation by Megan Flanagan on TAP proposal for City owned 180-acres

Flanagan (ULI) presented two proposals for Technical Assistance Panels (TAP) for the City owned 180-acres. Stakeholders, feedback opportunities, TAP projects in other communities, tradeoffs between the different proposals, the City process post-TAP for the 180-acres, guiding questions for the TAP panelists, and economic impacts were discussed.

M/S/P: Place/Manzara moved to accept proposal number two, the 2.5-day TAP project. **Vote: 5-0, motion carried unanimously.**

3. Updated Meeting Dates for 2025

Manzara proposed the following EDA meeting dates for 2025:

June 3rd, 2025

August 19th, 2025

October 7th, 2025

December 2nd, 2025

M/P: Manzara moved to approve the updated meeting schedule (no second). **Vote: 5-0, motion carried unanimously.**

4. Future Items and reports. Next meeting of the EDA is scheduled for June 3rd, 2025.

5. Meeting adjourned at 7:00 PM.

Respectfully submitted,
Miranda Moulis, Planning Assistant

Mitchell:

- price discussed

~~stop~~

subsidies

stopa discussed incentives and ~~standards~~

TIF discussed.

TIF policy discussed.

Tony motion

~~At~~ 6:23

Major &

Sen Brandon