

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

Thursday, August 4, 2022
8:00 A.M.
Community Room

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES: June 2, 2022
3. DISCUSSION ITEMS
 - A. Anderson Companies, Lake and Main
 - B. Project Updates
4. ADJOURN

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

DATE:	June 2, 2022
TIME STARTED:	8:00 A.M.
TIME ENDED:	8:55 A.M.
MEMBERS PRESENT:	Jim Schueller, Patrick Kohler, Chad Wagner Keith Hembre, Steve Marchek, Andrew Cravero Don Johnson, Blakely LaCroix, Nathan Vojtech
MEMBERS ABSENT:	Julie Jeffrey-Schwartz
STAFF PRESENT:	Michael Grochala, Janele Waterman

I. CALL TO ORDER

Chair Schueller called the Economic Development Advisory Committee meeting to order at 8:00 A.M. on June 2, 2022.

II. APPROVAL OF MINUTES

Mr. Cravero made a MOTION to approve the May 5, 2022 meeting minutes. Motion was supported by Mr. Vojtech, passing unanimously.

III. DISCUSSION ITEMS

A. Sale of Woods Edge Property

Mr. Grochala, Community Development Director, presented the staff report. He informed the committee the Economic Development Authority (EDA) met with Silvercreek Equity regarding the acquisition and development of the Woods Edge property. Silvercreek Equity is looking to construct a 132 to 150 unit market rate, 55+ apartment building, a 10,000 sq. ft. multi-tenant building, and two restaurants on the 6.27 acre parcel. Following their discussion, Silvercreek Equity submitted an offer of \$2,376.154.00 (\$8.70 sq. ft.) for the purchase of the property. Upon review of the offer, the EDA asked City staff to schedule a public hearing to consider the sale of the property. The public hearing is scheduled to be held on June 13, 2022.

Mr. Vojtech asked how many age targeted apartment buildings there are in Lino Lakes.

DRAFT MINUTES

Mr. Grochala said there are three age targeted developments in Lino Lakes – Lyngblomsten, NorthPointe Estates, and Willow Ponds. He noted Anderson Companies is also looking to construct a similar product on the corner of Lake Drive and Main Street.

Mr. Wagner asked if the City will be able to take a portion of the proceeds from the sale and create a fund which would be used to purchase properties within the City for future projects.

Mr. Grochala explained the City is waiting to hear back from the City attorney as to whether or not those funds need to be dedicated strictly back to reimbursing the land.

The committee indicated their support for approval of the purchase agreement.

B. Project Updates

Mr. Grochala updated the committee on current City projects.

IV. ADJOURNMENT

Mr. Cravero made a MOTION to adjourn the meeting at 8:55 A.M. Motion was supported by Mr. Vojtech, passing unanimously.

Respectfully submitted,
Janele Waterman, Community Development Administrative Assistant

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

STAFF ORIGINATOR: Michael Grochala
EDAC MEETING DATE: August 4, 2022
TOPIC: Lake and Main Redevelopment

BACKGROUND

The northwest quadrant of Lake Drive and Main Street currently includes a mix of residential, commercial and quasi industrial uses. The property is currently zoned GB, General Business District and LI, Light Industrial District. The City's 2040 Comprehensive Plan guides the properties as a Signature Gateway District. The Signature Gateway District is reserved for high visibility, high traffic corridors serving as an entrance to the Community. The district allows for commercial uses and high density residential uses at a density of 8.0 to 10.0 units per acre. Up to 15 units per acre may be allowed if the project meets the City's housing goals. The district allows for development of multiple complementary uses on a single site including a combination of higher density residential, commercial services, and employment opportunities.

The 5 acre Carpenter property and abutting 4.5 acre Bigco property have been on the market since early 2021. Over the past year and half staff has been working with the property owners and potential developers regarding development options on the 9.5 acres. The site includes an auto salvage yard that has been in existence for over 40 years, vehicle sales lot, nonconforming exterior storage uses and a contractor shop. It is likely some environmental cleanup will be necessary to facilitate redevelopment of the site.

Anderson Companies began working on a redevelopment project in October of 2021. In November of 2021 a joint meeting was held with the development team, City Council and advisory boards to discuss possible development options. At that time Anderson Companies was proposing a project with upwards of 300 residential units on the site. Comments made at the meeting generally centered on the following themes:

- Reduce the density and scale of buildings adjacent to existing residential. Density should be consistent with Comprehensive Plan.
- There should be a commercial element
- Plan should be incorporate abutting properties
- Transportation issues will need to be addressed

In response to comments received at the meeting Anderson has been working to adjust the development footprint and density. They have reached out to abutting property owners and discussed possible land assembly into the project. The updated project proposes a senior community with townhomes abutting the existing single family lots to the north and west, a main senior apartment building fronting Lake Drive, along with a future assisted living building to the

west. The concept provides for a future retail component along the south side of the property although access to the site would need to be coordinated with any future relocation or redevelopment of the Tavern on Main site.

As they continue to evaluate the project Anderson Companies has requested an opportunity to discuss the potential for financial assistance on the project.

This site would likely meet all statutory requirements for a Tax Increment Financing (TIF) Redevelopment District. Redevelopment projects are always financially challenging because the existing uses and buildings, while valuable to the current owner, have a lower residual value from a redevelopment perspective. Accordingly, TIF is often used as a mean to close the financial “gap”.

In any assistance project the City ultimately needs to determine whether the project would move forward without assistance. Aside from the financial evaluation is a broader discussion of how the use of financial incentives are advancing implementation of the Comprehensive Plan. Along this line our priority goals for City financial participation include, but are not limited to:

1. Increase in taxable market value.
2. Remediation of any existing site hazardous material contamination
3. Assembly of parcels into a cohesive design
4. As a “gateway” location the project should include enhanced pedestrian and streetscape elements along the County Roads.

Representatives from Anderson Companies will be present at the meeting to discuss the project and potential for financial assistance.

EDAC CONSIDERATION

Staff is requesting EDAC consideration of whether the City should use Tax Increment Financing as a tool to facilitate redevelopment of the site?

ATTACHMENTS

1. Site Location Map
2. 2040 Land Use Map
3. Concept Plan

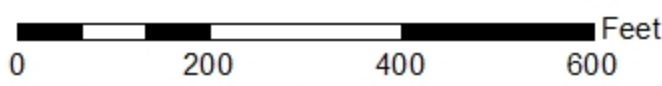
City of Lino Lakes

Lake Drive and Main Street

07/01/2021

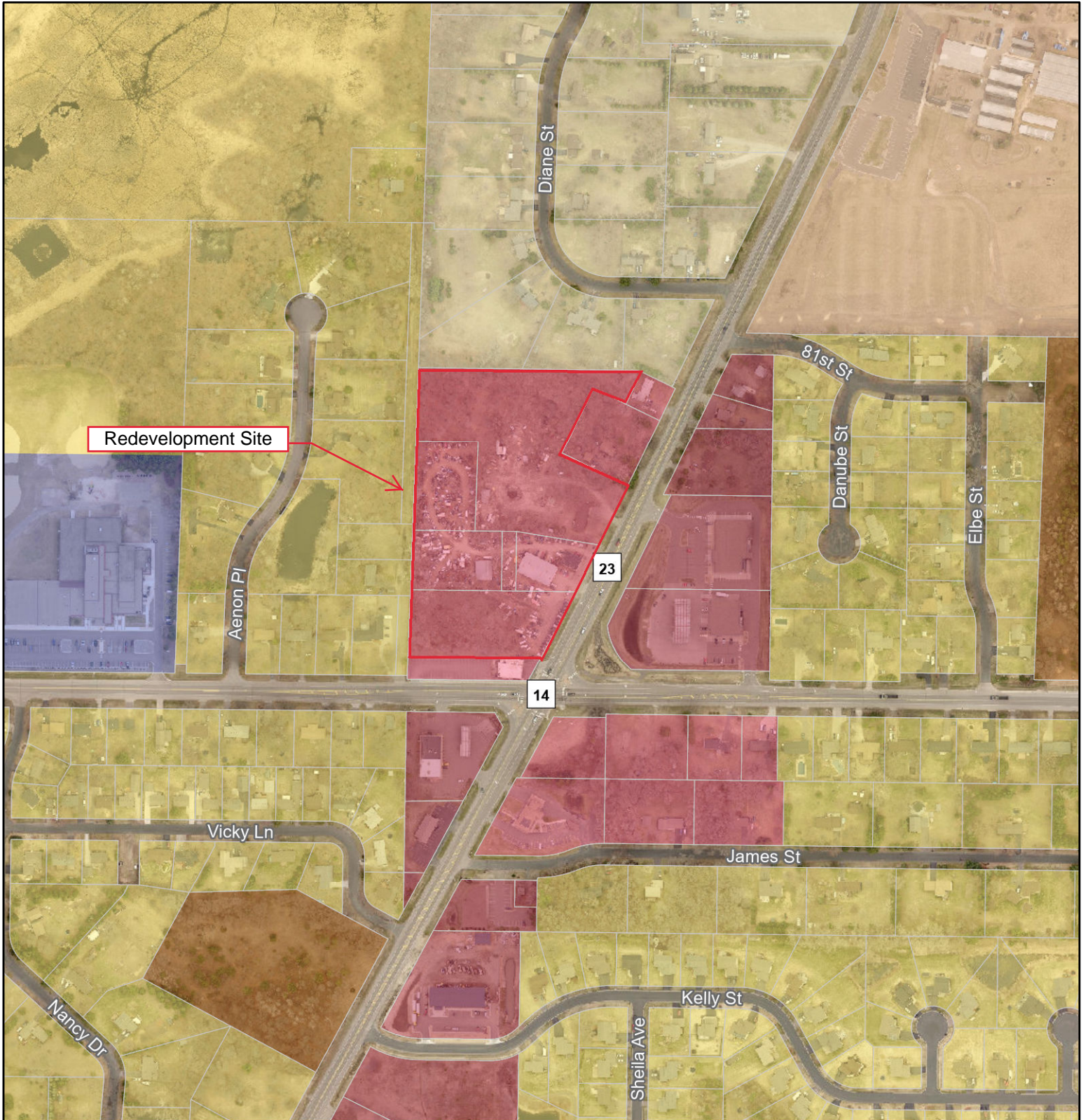


City of Lino Lakes
Community Development
600 Twon Center Parkway
Lino Lakes, Minnesota 55014
Phone (651) 982-2400



Maps are for illustrative purposes only. Recent changes may not be included. Land Use and Zoning Information should be verified with City Staff.
Coordinate System : NAD 1983 HARN Adj MN Anoka US Feet

2040 Land Use Map



1 in = 376 ft

- | | | |
|-------------------------------|----------------------------------|-------------------------|
| Parcels | High Density Residential | Industrial |
| Land Use - 2040 | Planned Residential / Commercial | Civic and Institutional |
| Permanent Rural | Office Residential | Parks and Open Space |
| Urban Reserve | Signature Gateway District | Private Airfield |
| Low Density Residential | Commercial | |
| Low Density Mixed Residential | Town Center | |
| Medium Density Residential | Business Campus | |



July 2, 2021
 Map Powered By DataLink





COMMUNITY AMENITIES
PICKLE BALL COURTS,
BOCCCE, PATHWAYS)

TWIN HOMES
(1-STORY,
2,300 sf FOOTPRINT/EA.)

ASSISTED LIVING
W/ PARKING BELOW
(2-STORY, 34+/- UNITS
24,000 sf FOOTPRINT)

COMMONS
(2-STORY,
9,000 sf FOOTPRINT)

FUTURE RETAIL
(SHOWN 1-STORY,
13,000 sf FOOTPRINT)

**EXISTING RESTAURANT &
SURFACE PARKING LOT**

INDEPENDENT LIVING
(3-STORY, 70+/- UNITS
23,500 sf FOOTPRINT)
800sf average unit, 80%
eff. building

LARGE GREEN SPACE