



ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA

Thursday, April 2, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY COMMITTEE MEETING, 8:00 A.M.

Community Room (not televised)

1. Call to Order and Roll Call
2. Approval of Minutes: February 5, 2026
3. Discussion Items
 - A. 5-Year Economic Development Strategic Plan Update
 - B. Project Updates

ADJOURNMENT

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

DATE:	February 5, 2026
TIME STARTED:	8:00 a.m.
TIME ENDED:	9:02 a.m.
MEMBERS PRESENT:	Blakely LaCroix, Patrick Kohler, Nathan Vojtech, Chad Wagner, Sam Bennett, Barbara White, Mark Pfeil
MEMBERS ABSENT:	Suzy Guthmueller, Andrew Cravero
STAFF PRESENT:	Michael Grochala, Marissa Ertel

1. CALL TO ORDER

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:00 a.m. on February 5, 2026.

2. APPROVAL OF MINUTES

Mr. LaCroix made a motion to approve the January 8, 2026 meeting minutes. Motion was supported by Mr. Kohler. Motion carried 7 – 0.

3. DISCUSSION ITEMS

A. Lyngblomsten Mixed Use PUD Amendment Concept

Mr. Grochala presented the staff report.

Representatives from Lyngblomsten were present to answer questions and present the concept to committee. Judd Fenlon, Grand Real Estate Advisors, presented the concept and explained the changes to the existing site plan.

Mr. Vojtech had questions about the existing site uses and where the independent living is currently located. Mr. Vojtech wanted to confirm that the building being detached would not be an issue for the residents. Mr. Fenlon stated this would be for active 55+ without the need for assistance and would not affect the current residents.

Mr. Vojtech asked if they had built like this in the past, with the apartment complex above commercial. Mr. Fenlon stated that he has been involved in the building of

DRAFT MINUTES

complexes like this in the past. Mr. Fenlon stated that design is important for these buildings, taking multiple considerations into account.

Mr. Pfeil stated that the commercial portion of the apartment complex near City Hall is fully rented out. Mr. Grochala stated that the City is very interested in making sure that the commercial portion of these types of buildings are full and not vacant.

Mr. Grochala presented tax scenarios to the committee to show the revenue generated by the commercial/apartment versus just an apartment or just commercial. The benefit to the City would be much higher.

Mr. Wagner asked about parking on the site and whether there would be a need for overflow parking. Mr. Fenlon stated that there would not be a need for overflow parking.

Mr. Bennett stated he appreciates the design since you wouldn't be able to see the parking from the roads.

The committee ultimately agreed that this would be good for the City and liked the idea.

B. Project Updates

Mr. Grochala provided project updates to the committee.

4. ADJOURNMENT

Mr. Vojtech made a motion to adjourn the meeting at 9:02 a.m. Motion was supported by Mr. Wagner. Motion was carried 7 – 0.

Respectfully submitted,
Marissa Ertel, Community Development Administrative Assistant

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA ITEM 3A

STAFF ORIGINATOR: Jessica Eller, Community Development Specialist

MEETING DATE: April 2, 2026

TOPIC: 5-Year Economic Development Strategic Plan Update

BACKGROUND

As part of the City’s economic development efforts, the Economic Development Advisory Committee (EDAC) is responsible for the preparation of a five-year Economic Development Strategic Plan. The plan was last updated in 2021. As the current planning period nears completion, staff is proposing to begin work on an update.

The 2021 Plan identified six priorities, which included:

1. Development of the Woods Edge Property

The City retains approximately nine acres of land within the Woods Edge area intended for mixed-use development. The site has been identified as a key opportunity for advancing the City’s Town Center vision. Initial market analysis and developer outreach have occurred. In 2026, the City initiated a master planning process for the site to further refine development scenarios, land use mix, and overall vision for the area.

2. Business Retention and Expansion (BRE) Program

EDAC identified business retention as a high priority. The BRE program is intended to facilitate regular communication, identify business needs, and support continued investment and expansion. With the addition of the Community Development Specialist position, staff is now positioned to formally initiate and expand the program.

3. Workforce Development Plan

Recognizing the importance of a skilled workforce, the City has coordinated with regional partners, including Anoka County’s CareerForce, and explored programs connecting businesses to workforce resources. Expanding the BRE presence strengthens these efforts through direct engagement with employers, helping the City better understand workforce challenges, skills gaps, and training needs.

4. Identification of Redevelopment Opportunities and Strategic Acquisitions

The City continues to prioritize reinvestment in underutilized properties and acting on strategic acquisitions to support long-term economic development goals. Staff will work with the new Finance Director to evaluate funding mechanisms for these opportunities.

5. Promotion of the I-35E/Main Street Corridor

Development of the I-35E/Main Street Corridor remains a priority, leveraging key infrastructure—like the Otter Lake Road extension—and the regional Cooperation Agreement with Columbus, Forest Lake, Hugo, and Anoka and Washington Counties. This collaboration supports coordinated planning and enhances the corridor’s appeal for industrial and commercial development.

6. Updating and Expanding Marketing Materials

The City continually updates and expands marketing materials to better position Lino Lakes for business attraction and expansion, including ongoing coordination with regional economic development partners.

These priorities remain relevant and continue to support the City’s goals of expanding the tax base, supporting local businesses, and promoting quality development. As part of the update process, EDAC will review these priorities, assess progress, and determine which should be continued, modified, or removed.

Staff also recommends consideration of a new priority to establish the Housing Maintenance Assistance Program which was previously discussed with EDAC. This program would support low- to moderate-income homeowners and help maintain the City’s aging housing stock. The program would be designed to complement existing County programs and could focus on exterior home improvements through grants or low-interest loans.

Staff is proposing to begin the strategic plan update process in the coming months.

EDAC CONSIDERATION

Discussion only.

ATTACHMENTS

1. 2021-2026 Strategic Plan



Lino Lakes Economic Development Strategic Plan

NOVEMBER 2021

CITY OF LINO LAKES
600 TOWN CENTER PARKWAY
LINO LAKES, MN 55014
651.982.2400





Lino Lakes

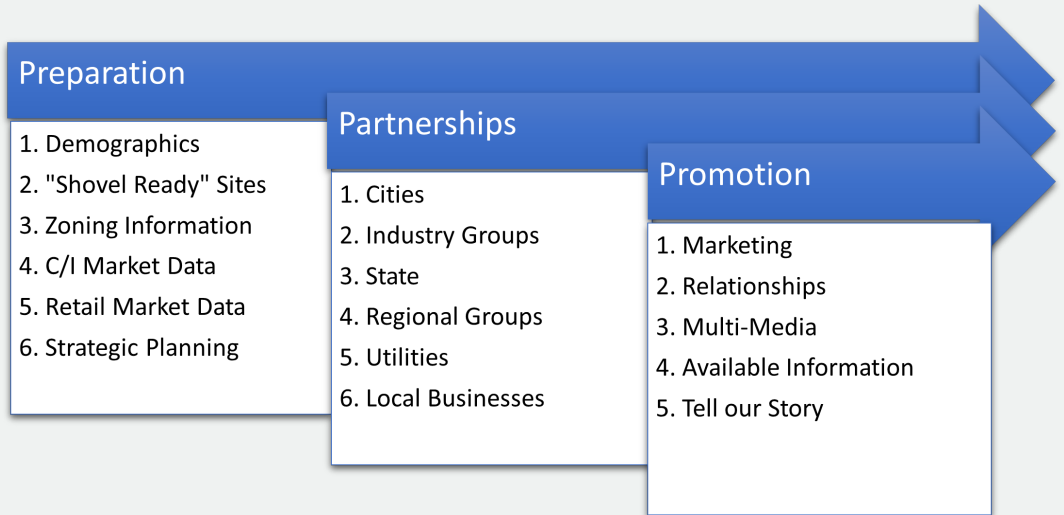
Economic Development Strategic Plan

The Lino Lakes Economic Development Advisory Committee (EDAC) assists community leaders and staff in the continued development and growth of the City. As part of this assistance, the EDAC develops a strategic plan to identify priorities for the community and the EDAC over the course of the next 5 years.

The EDAC last completed a strategic plan in 2014 to provide focus on the economic development priorities that will provide the greatest value to the community as it continues to grow and develop. The development of these goals and focuses in 2014 provided the basis for the plan but didn't prevent the city from actively working on and responding to project requests from the state, GREATERMSP and other partners. The updated strategic plan will continue to build upon this flexibility in the plan to react to the conditions and opportunities facing the community.



Economic development does not operate in a vacuum and touches several different areas in a community outside of traditionally recognized job and tax base development. These areas can include the development of housing opportunities, workforce development (development of people with the skills for new positions), infrastructure planning, and quality of life issues. The understanding of the complexity of economic development results in the creation of the 3 Ps of economic development. These tenants of economic development are:



The successful implementation of these principles will result in the community gaining the most coveted of the "Ps" of a new project.

As the EDAC is currently in the process of updating its strategic plan for the next 5 years, the areas that have been identified as the focuses and goals fit within the Ps of economic development. This preparation includes the development of programs and focuses to allow for the city to be successful in the attraction and retention of businesses to the community. In addition, the priorities will also include how the community can improve the quality of life for the residents of Lino Lakes. With the final priority being the development of new and updated marketing materials or the process of telling our story.

As the EDAC knows, over 85% of business growth is from currently existing businesses in the community. The active retention of those businesses is facilitated by the development of relationships with the company, the ability to understand their needs, and how the city can assist in meeting those needs therefore helping the company to grow and prosper. This methodology is used to also advance the other priorities identified with the development of strong relationships with the affected parties and property owners.

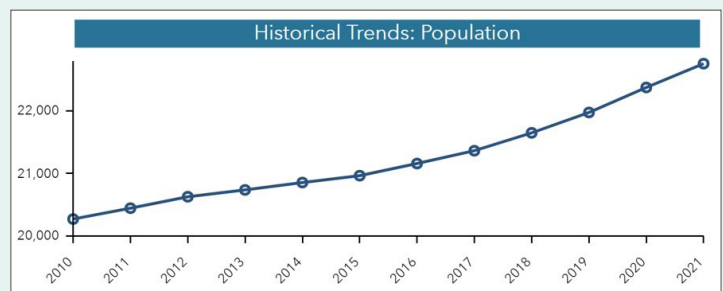


Demographics

The development of these relationships often starts with the understanding of the communities' demographics and how they affect the potential projects and the businesses in the community. This information provides the basis for the objectives that the community will begin to work towards solving in the future. The demographics of Lino Lakes has seen significant change in several demographic areas over the last few years.

POPULATION

The population for Lino Lakes has grown steadily since 2010, resulting in a 10% increase in the population. This continued steady growth will help the community as local companies grow and new companies join the community accessing new employees. It will also affect the need for additional housing and may drive the value of existing housing higher, causing additional strain on housing affordability in the community.

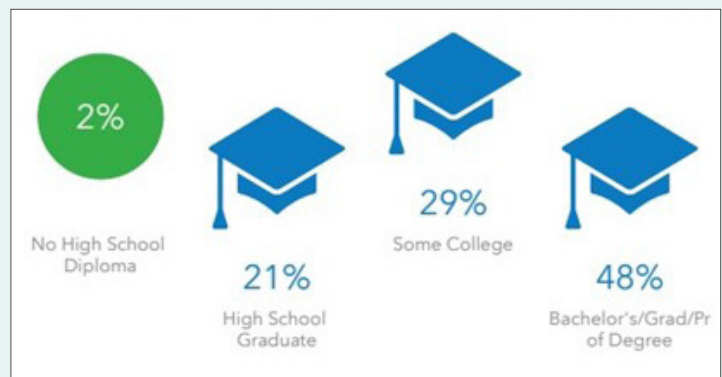


MEDIAN AGE

In addition to the continuing growth of the population of the community, the median age also affects many aspects of the economic wellbeing of the City. Lino Lakes currently has a median age of 38 years old compared to the states median age of 39 years and is in-line with the Minneapolis/St. Paul MSA's of 37.9 years. The younger median age of the population provides the future opportunity for continued growth of the median income as these residents reach their maximum earning years. The lower median age also provides the potential opportunity for future workforce growth as they graduate and become members of the workforce. This opportunity also allows for the development of long-term relationships with the community and businesses as they continue to age.

EDUCATION

The City also has a well-educated workforce, with more than 77% of the workforce having some college experience. This includes 48% with a bachelors or higher degree. Technical Colleges or 2 year degrees are included in the some college number of residents at 29%. This high level of education compared to the states overall education level of 32% with some college and 37% with a bachelors degree or higher.



INCOME

This higher level of education also provides the additional support of the higher median income for the City. Lino Lakes currently has a median household income of \$115,519 compared to Minnesota's median household income of \$69,559. The City is also significantly above the MSA which is at \$83,904. In addition to the higher household income, the City also has a significantly higher per capita income for the community. In 2021, Lino Lakes has a per capita income of \$43,617 compared to the states per capita income of \$36,727 and the MSA's of \$42,459. The lower separation of the per capita income level reflects the younger age in the community, resulting in families with children still living with their parents.

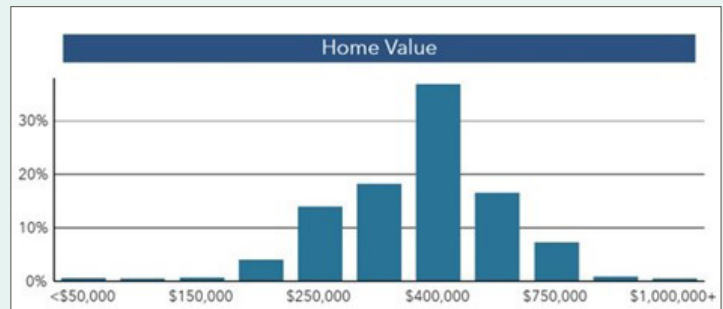
This higher median income also has the advantage of the City having a wealth index of 190 compared to the MSA's index of 127 indicating that the city has significantly above average wealth (an index of 100 would indicate average wealth). The wealth index is based upon the entire wealth of a household including material possessions and resources.

Housing

While population growth and a higher per capita income are a positive for the community, they can present several challenges for the City. One of these challenges is the availability and cost of new housing for new residents and residents looking to move up in the type of housing. This housing market activity can cause an increase in the selling price and value of homes resulting in homes being less affordable for new and younger families.

MEDIAN HOME VALUE

The City currently has a median home value of \$333,076 compared to the Minneapolis/St. Paul MSA value of \$297,739. While this higher value has advantages for the City and current homeowners, it may prevent new families from owning a home.

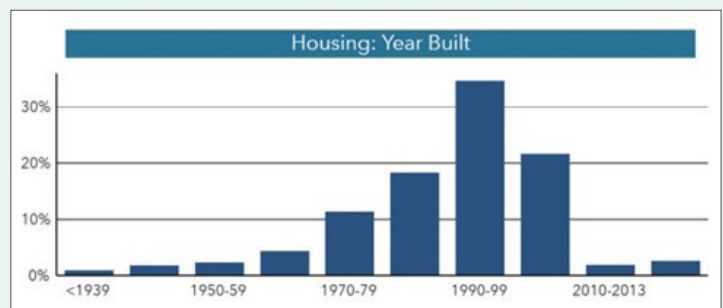


AFFORDABILITY

When looking at the affordability of housing, the City has a housing affordability index of 185 compared to the MSA rating of 146. The housing affordability index is based on the level of the median income of an area to qualify for a mortgage on a home at the median home price. An index of 100 means that households with a median income will not be a cost burden for housing costs.

AGE OF HOUSING STOCK

Lino Lakes is a young community that has seen significant growth over the last 20 years. The City is now seeing an aging of the current housing stock with a majority of the housing being constructed prior to 2000. Over 73% of the current housing stock is 20 years old or older.



The aging of the housing stock will also present opportunities for the community as those moving into those units begin to update and replace systems (e.g., furnaces, air conditioning, and appliances) increasing the need for additional services. Areas with housing stock that has outlived its useful life span may provide the opportunity for redevelopment as the city continues to grow and develop.

Goals

The EDAC has recognized these demographic changes in the community and incorporated them in the updated goals and focuses of the EDAC over the next 5 years. The updated plan has also incorporated the goals from the recently completed 2040 Comprehensive Plan as the basis for the areas of focus of the plan:



Expand and diversify the City's tax base by encouraging commercial and industrial development in the Planned Residential/ Commercial, Office Residential, Signature Gateway and Town Center Areas to lessen the tax burden on residential properties.



Work with developers to identify innovative strategies for attracting entry level and smaller entrepreneurial businesses to Lino Lakes.



Attract and encourage new light industrial, high tech, business and professional services enterprises and maintain and expand existing businesses in Lino Lakes.



Promote efficient, planned commercial and industrial expansion within the City's growth areas, accessible to public infrastructure and transportation.



Promote Lino Lakes' location within the metropolitan region as an advantage in doing business.

Priorities

Using those goals as a template, the EDAC has developed the following list of priorities to focus on for the implementation of the goals from the comprehensive plan.

PRIORITY 1:

Develop Balance of Woods Edge Property

The site is located at Interstate 35W and Lake Drive. The City retains approximately 9 acres of property. The area is guided and zoned for a mix of commercial and high-density residential uses intended to serve as the City's "Town Center". The transition of the YMCA to a City facility provides an opportunity to revisit the vision for the area and create an identity for future development.

EDAC recognizes that the private market will prescribe the ultimate development scenario; however, there are key elements which are within the City's sphere of influence. Lino Lakes ability to be flexible both on land sale pricing and type of development, plus the potential to assist with financing gaps will ultimately assist in the facilitation of a development plan that meets the city's goals.



PRIORITY 2:

Business Retention and Expansion Program

Retention and expansion of key businesses is an important strategy in promoting continued economic growth. It is an avenue by which communities promote reinvestment and facilitate employment growth. By establishing a formal Business Retention and Expansion (BRE) Program, Lino Lakes can enhance its relationship with key existing businesses. The BRE is an avenue to gather information about local business activity, anticipate changes in a company's status, and work to retain the businesses that provide the greatest positive economic impact.

EDAC identified business retention as a high priority for the City's economic development efforts.

PRIORITY 3:

Workforce Development Plan

Access to labor pools and a skilled workforce is critical to retention of existing businesses and facilitating new opportunities. Linking local businesses with workforce development resources is an important role for City Economic Development efforts.

PRIORITY 4:

Identification of potential redevelopment areas and strategic acquisitions

Reinvesting in underutilized property is a valuable tool for City economic development efforts. The City should also be ready to act when property becomes available to meet long term development and infrastructure needs.

PRIORITY 5:

Continue to promote development of the I-35E/Main Street Corridor

Development in this area will be predominantly market driven. The construction of the Watermark housing development creates additional commercial opportunities. Industrial development interest is increasing but will be dependent on the availability of public infrastructure to serve the sites and active landowner participation. Infrastructure improvements and “readiness” will be a driving factor in attracting new development. The City’s partnership with the Minnesota Technology Corridor provides regional exposure to the locational benefits of the area.



PRIORITY 6:

Updating and Expanding the City Marketing Materials

The development and updating of the marketing materials for the community to be able to readily react to opportunities for new projects and the expansion of existing businesses.

The development and adoption of a strategic plan requires that the EDAC also develop and implement a process for completing the priorities and the regular review of those priorities to adjust as required by the economic environment and conditions. This allows for the EDAC to be successful in their goals for the continued development and growth of the community.

The development of this process and tracking system is most easily completed by the creation of a matrix with the goals listed and the steps for the completion of those goals listed and assigned. This allows for the EDAC to readily track their progress and what changes need to be made based on economic conditions.

In addition to allowing the EDAC to track their progress, it also allows for the EDAC to show progress and communicate successes for the community.

Implementation

EDAC Strategic Plan Implementation Matrix

PRIORITY 1:

Develop Balance of Woods Edge Property

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Conduct a Market Study to evaluate options for highest and best use and evaluate market support			
b. Revisit Master Plan, if necessary, based on information received from Market Study			
c. Coordinate development opportunities with City/Rec Center development			
d. Solicit development interest through an RFP process for the site			

PRIORITY 2:

Business Retention and Expansion Program

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Identify business and industry sectors to target			
b. Coordinate BR&E program with other economic development organizations such as Chambers, Anoka County and GREATERMSP.			
c. Develop process for setting up retention visits.			
d. Develop process for conducting the visits.			
e. Develop matrix and schedule for reporting out feedback from the retention visits.			

PRIORITY 3:

Workforce Development Plan

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Determine workforce needs of current businesses using information from BRE visits.			
b. Presentation from Anoka County Careerforce about potential programs and opportunities.			
c. Host workforce development event with Anoka County on potential opportunities			
d. Create workforce development program to assist and attract new businesses and industries.			

PRIORITY 4:

Identification of Potential Redevelopment Areas and Strategic Acquisitions

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Identify areas for potential redevelopment and those needed for infrastructure expansion based on land use plan.			
b. Develop strategy for City acquisition of land when available.			
c. Develop policy for the use and type of assistance for redevelopment projects.			
d. Develop and implement strategy to encourage redevelopment of sites.			

PRIORITY 5:

Continue to Promote Development of the I-35E/Main Street Corridor

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Identify targeted industries for attraction.			
b. Coordinate information from BRE program to help identify businesses considering expansion.			
c. Strengthen relationship with GREATERMSP and DEED to receive "Requests for Information" from national and local site selection firms.			
d. Pursue planning and development of key infrastructure improvements			

PRIORITY 6:

Updating and Expanding the City Marketing Materials

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Review current materials and update community profile.			
b. Coordinate marketing efforts and materials with other organizations.			
c. Identify information for targeted industries to include in materials.			
d. Develop material that explains available programs and the City's policy on incentives.			