



Approved

**REGULAR MEETING
Minutes
04.08.25**

Absent: Dallas Fisher
Guests: Jake Guzik City Engineer ISG

1. CALL TO ORDER

President Kyle Peterson called the meeting to order. Commissioners in attendance, Kyle Peterson, Marlys Dunne, Marie Rivers, Jeremy Dresel, MaryJo Wiatrak and Jason Houle.

Staff in attendance was City Administrator John Pechman. Nancy Hoffman from the County EDA/HRA was also present.

2. APPROVE AGENDA: April 08, 2025.

President Peterson asked if there were any additions to the agenda. Commissioner Rivers made a motion to approve the agenda; Commissioner Dresel seconded; all ayes; motion passed.

3. APPROVE CONSENT AGENDA: February 11, 2025.

President Peterson asked if there were any corrections or additions to the February 11th minutes. Commissioner Rivers made a motion to approve the consent agenda; Commissioner Dunne seconded; all ayes; motion passed.

4. PUBLIC COMMENTS

5. COMMUNICATIONS, REPORTS AND PETITIONS

5a. City Council Liaison Report

River gave an update on the March 25th Council meeting. Council scheduled a workshop for April 8th at 6pm. There was a request from Fund 23 for the Fire Department for a water rescue program and equipment. A proposed variance amendment for 8920 275th street IUP was approved. The IUP for the Solar Garden amended tree heights and screening measures. Dresel stated there is a bond for maintenance and decommissioning. The Old Towne Rd trail project bid was awarded and an RFP will go out for Municipal legal services as Miller Stevens is no longer able to represent the city.

5b. County & Neighboring City EDA Updates

Hoffman gave an update on the County EDA/HRA, the Small Business Development Committee open house is April 30th. This is a great resource for small business owners and those looking at opening a new business. The Chisago County Comprehensive Housing Analysis is complete. Hoffman supplied the commission with a handout that was discussed. A Housing Trust Fund grant was applied for through the state. Rush city is working on a Federal EDA grant for infrastructure in an industrial park. The County and the City of Stacy approved tax abatement for the new Polaris Motorsport and Hardware Store.

Dunne reminded the commissioners that the Chisago County Collaborative Initiative is hosting Dave Unmacht at the Uncommon Loon on April 23rd for the Community Leadership and Governance program. He is also a consultant for the County to work with them on their long-term strategy.

The Lake Improvement District is in negotiations with property owners to widen the channel. Dunne has been in contact with Storm Sporting Events who have taken over the Chisago Lakes Triathlon, they have been very organized and responsive. Dunne attended the Housing Trust Fund event that Hoffman put on, it was very informative and well attended. She mentioned the preservation trust fund for mobile home parks. Dunne spoke about the awareness of the School Bond Referendum.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7a. Monthly Financial Report.

Finance Director Gemuenden submitted the Financial Report. Dunne asked about the transfer of \$2000.00 for the Ki-Chi-Saga days budget.

8. UNFINISHED BUSINESS

8a. 2025 Goals & Updates

1. Highway 8 Project

There was a 5-million-dollar loss with federal cuts. Groundbreaking is scheduled for Fall of 2026. Pechman spoke with Joe Triplet, there are new cost estimates being made, there may be additional costs to the cities. The new plan shows the culverts that are to be installed to help with the banded turtle problem.

2. Land Development

A letter of intent was sent to Kendall Howard. A long-term plan is in the works, and he would utilize the entire property.

3. Business and Residential Opportunities

Peterson asked about the lot/abandoned house next to Smitty's, Pechman stated that the owner of Smitty's had purchased that, he has been talking to Associate Planner Nelson about constructing a twin home. He wants to keep the garage at the back of the property, but no definite plans have been submitted. The Chisago Lakes Apartments are on track, the gas line has been updated and will be on track to be updated as the third building is done. Construction is still on track for a Fall 2025 completion and rent will be market rate.

4. Business Engagement Event & Community Outreach

Houle will get commission information on what Columbus did as a business outreach event and then the commission can discuss what type of event the Chisago City EDA would like to host. Commission discussed possible dates and opinions were spring or 1st quarter of 2026.

9. New Business

9a. Concept Layout-New Industrial Area

Pechman stated he asked Mr. Guzik to look at the 5-acre parcel in the new Industrial Area. It is hard to show interested parties what the potential is for that land without some sort of concept plan.

Mr. Guzik addressed the commission and explained that they are presenting two preliminary concept plans on how the site could look with streets, utilities and potential lot sizes. There is a team of real estate developers and planners that will look at the proposed area and provide two different concept plans. These plans can be used by the city to show business owners or developers the potential. Pechman stated that from a staff prospective ISG has a private sector portion of their business which is larger than the public sector. This is not typical for engineering firms used in the past, and the private side input will be beneficial.

Dunne is excited about the proposal and getting concepts put together, this would be a great tool for the EDA to promote business in the city. Dunne asked if the cost would come from the special activities fund. Peterson stated that it would be beneficial to have industry in that area and likes the idea of being proactive. Commission discussed details of the concept layout and what it would look like.

Commissioner Dunne made a motion to authorize ISG to create a concept plan for the new industrial area; \$8700.00 will be used out of the special activities fund. Commissioner Rivers seconded; all ayes; motion passed.

10. Adjourn

Commissioner Rivers made a motion to adjourn; Commissioner Houle seconded; all ayes; the meeting adjourned.

Respectfully submitted,
Alisa Bodell
Executive Assistant