



APPROVED

**REGULAR MEETING
Minutes
06.10.25**

Absent: Dallas Fisher, MaryJo Wiatrak, Jeremy Dresel
Guests: Jake Guzik

1. CALL TO ORDER

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

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

2. APPROVE AGENDA: June 10, 2025.

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

3. APPROVE CONSENT AGENDA: May 13, 2025.

President Peterson asked if there were any corrections or additions to the May 13th minutes. Commissioner Dunne made a motion to approve the consent agenda; Commissioner Rivers seconded; all ayes; motion passed.

4. PUBLIC COMMENTS

5. COMMUNICATIONS, REPORTS AND PETITIONS

5a. City Council Liaison Report -Marie Rivers

Commissioner River gave an update on the council meeting that was held May 27th. Rivers reported on various resolutions and approvals from their May meeting, including a solar farm variance and a new waste management license application. Council also discussed the retirement of Paula Oehme and the promotion of Alisa Bodell to Deputy Clerk. The meeting ended with a presentation from the Lake Center for Youth and Families, highlighting their work with at-risk youth in the Chisago area and their recent loss of grant funding.

5b. County & Neighboring City EDA Updates

Hoffman spoke about two housing projects that were approved, one in Lindstrom and another in Wyoming, along with a senior housing project in Wyoming where the county will be a partner. The Visitor Bureau is separating from the Chamber of Commerce, with the HRA taking over QuickBooks responsibilities. An RFP

was sent out for two county sites, and North Branch received a grant for industrial park expansion. The county will host a webinar planned for manufactured homes as an affordable housing solution, Hoffman mentioned joining the Minnesota Real Estate Exchanger group, which has shown interest in touring local sites.

Dunne gave updates on transportation initiatives, including Arrowhead Transit's new rideshare program and MnDOT's planned highway projects, as well as progress on channel widening and weir system upgrades.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7a. Monthly Financial Report.

Finance Director Gemuenden submitted the Financial Report. Commissioner Dunne made a motion to approve the financial report; Commissioner Rivers seconded; all ayes; motion passed.

8. UNFINISHED BUSINESS

8a. 2025 Goals & Updates

1. Highway 8 Project

Project is set for active construction from 2027-2029.

2. Land Development

Mr. Guzik discussed two preliminary development concepts for developing a 6-acre industrial parcel and surrounding areas with the commission. Concept A proposes accessing parcels through existing roads, utilizing an Xcel easement for road and stormwater infrastructure, while Concept B keeps development within the industrial zone. The commission discussed potential future connections to Highway 8 and Wyoming Trail, with Pechman noting that both concepts are preliminary and subject to change based on developer needs or city land purchases.

The commission expressed a preference for concept A due to its better connectivity, larger parcels, and fewer roadways, which would reduce infrastructure and costs. They reviewed stormwater management plans, noting that natural means of water movement were preferred over pipes and structures. The discussion also covered property ownership, with the city currently owning 2.5 acres near the existing well and a 6-acre parcel, while other parcels are available for purchase. The group agreed to continue refining the preferred concept and gathering feedback before making final decisions.

3. Business and Residential Opportunities

4. Business Engagement Event & Community Outreach

Commissioner Houle gave the commission a concept of the Business Engagement Event that he had put together. The commission discussed the format and timing of the upcoming networking event, ultimately favoring an evening format over breakfast. They agreed that Thursday evening would be a good time, as it avoids weekend conflicts and allows for better networking opportunities in a social setting. The group also discussed logistics, such as providing name tags and pre-printed materials for attendees. They emphasized the importance of making the event enjoyable and valuable for business owners, with a focus on connection and appreciation rather than purely informational content.

The group discussed scheduling the event, initially considering dates in October but ultimately tentatively selecting November 13th due to various conflicts in October. They noted that while the winery venue was available, they would need to confirm speakers and finalize details, with Hoffman potentially helping with speaker arrangements. The group also discussed that Highway 8 would be a relevant topic for potential speakers, and they agreed to keep the information portion to 30-45 minutes with additional time for socializing and entertainment

9. New Business

10. Meeting Notes

- Pechman to meet with Holmquist property owners to discuss potential land acquisition and pricing for industrial development.
- Jake Guzik to refine concept A for the industrial development plan based on feedback received.
- Houle to continue planning the business engagement event tentatively scheduled for November 13th at the winery.
- Hoffman to help identify potential speakers for the business engagement event, and to check the topic of the October CCCI meeting to avoid duplication with the business engagement event.

11. Adjourn

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