



Approved

**REGULAR MEETING
Minutes
08.12.25**

Absent: Dallas Fisher, Marie Rivers
Guests:

1. CALL TO ORDER

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

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

2. APPROVE AGENDA: August 12, 2025.

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

3. APPROVE CONSENT AGENDA: July 8, 2025.

Commissioner Peterson asked if there were any corrections or additions to the July 8th consent agenda. Commissioner Dunne made a motion to approve the consent agenda with some minor corrections; Commissioner Houle seconded; all ayes; motion passed.

4. PUBLIC COMMENTS

5. COMMUNICATIONS, REPORTS AND PETITIONS

5a. City Council Liaison Report-Jermey Dresel

Commissioner Dresel gave a report on the July 22nd City Council meeting. Robyn Vosberg-Torgeson addressed the council on behalf of Superintendent Dietz to speak about the school's plans. There was a 2024 Fire Relief Audit presented and approved. A donation in honor of former Mayor Bob Gustafson of a memorial tree and bench was approved and there will be ribbon cutting ceremony during the Ki-Chi-Saga Days celebration. A Conduit Bond for TRIO Wolf Creek school was permitted. Council approved the use of funds from Fund 29, the charitable gambling fund for city events and recognitions.

5b. County & Neighboring City EDA Updates

Hoffman updated the commission that the County HRA/EDA is changing their meeting times to 8am. The City of Shafer is starting a strategic plan with the East Central Regional Development Commission. September 5th the HRA is conducting a tour for the Minnesota Real Estate Exchangers, they will start at the Uncommon Loon and tour local business and discuss the Highway 8 development. The City of Stacy has sold the last two lots in their industrial park.

Dunne stated that the CCCI meeting on July 23rd had a great turnout. Some of the speaking points were from Arrowhead Transportation, School Superintendents, and Librarians, it was great community networking. October 22nd will be the next CCCI meeting where the adopted Chisago County Strategic Plan will be rolled out.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7a. Monthly Financial Report.

Finance Director Gemuenden submitted the Financial Report. Commissioner Peterson asked about the special activity fund and stated that there is still money available to use. Pechman stated that the budget for the Business Engagement Event will need to be considered.

8. UNFINISHED BUSINESS

8a. 2025 Goals & Updates

1. Highway 8 Project

The project is onto the second phase, Commissioner Dunne stated that the county is applying for additional grants to help with the extra costs that were lost from the federal cuts. Dresel asked about land acquisition and the county is in the process of that. Wiatrak asked about the workshops and if commissioners attended, she commented on the roundabouts and noise concerns.

2. Land Development

Administrator Pechman, Nancy Hoffman and a representative from DEED met with Randy from Kendall Howard. The purpose of the meeting was to get an update from Randy and to discuss how the DEED programs work. They went over available programs; timing and he is working with the state to see what would be beneficial. He would like October to be the month of purchase. Pechman mentioned that a decision needs to be made prior to the spring of 2026 when the grant for the cul-de-sac needs to be decided on. The first building he would construct would be 130,000sq feet. His goal for 2026 is to construct a building. Commissioner Wiatrak asked about the data centers and

if they are required to do an EIS, Environmental Impact Study. Pechman stated it depends on how large they are and the tier of the city. A tier 3 city which Chisago City is the limit is 500,000 sq ft. before a study is needed.

Pechman stated that he has been in contact with King Kind and they are hopeful for a Spring of 2026 start.

3. Business and Residential Opportunities

Administrator Pechman stated that Hoffman did send a potential residential builder to the city, Associate Planner Nelson gave them Don Skelly's contact information regarding the parcel off the east side of Karmel Ave. this land has been plated.

Commissioner Peterson asked if there was a completion date for the Chisago Apartments, the first building is scheduled to start renting at the end of October, with the other two buildings completed by Spring of 2026.

Hoffman stated that the University of Minnesota Extension Services does a retail trade analysis. She stated that they will do the analysis on the whole county and then cities with a population over 10,000. Hoffman shared a handout with the commission. She thought this would be beneficial for the county to do the study and then share it with all the communities, and it is an affordable option.

4. Business Engagement Event & Community Outreach

Commissioner Houle submitted an itinerary for the event, they discussed the event date and decided on November 20th if the speakers are available. Houle submitted the itinerary as a guideline the commission could follow, they discussed sponsorship tables, Pechman suggested contacting the engineering firms to sponsor.

Houle's goal is to keep the event concise, informative and fun. Wiatrak asked how the event would get promoted. Pechman will get a business list together, and invites should be sent, and RSVPs collected. Commission will work on fine tuning the itinerary for next month's meeting.

9. New Business

10. Adjourn

Commissioner Dunne made a motion to adjourn; Commissioner Dresel seconded; all ayes; the meeting adjourned.

Respectfully submitted,
Alisa Bodell
Deputy Clerk