



Monday, August 8, 2022

5:30 PM

City Center - Council Chamber

### 1. Call to Order

### 2. Roll Call

Attendee Name	Title	Status	Arrived
Mara Bain	EDA President	Present	
Blake Roberts	Commission Vice-Chair	Present	5:35 p.m.
Sam Husnik	Commissioner	Present	
Jenny Lorge	Commissioner	Present	
Leif Erickson	Commissioner	Present	

### 3. Pledge of Allegiance

### 4. Approve the Agenda

Comments:

Motion to: Approve the Agenda

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jenny Lorge, Commissioner
<b>SECONDER:</b>	Sam Husnik, Commissioner
<b>AYES:</b>	Bain, Husnik, Lorge, Erickson
<b>NAYS:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Roberts

### 5. Approve EDA Meeting Minutes from July 11, 2022

Comments:

Motion to: Approve EDA Meeting Minutes from July 11, 2022

<b>RESULT:</b>	<b>ADOPTED [6 TO 0]</b>
<b>MOVER:</b>	Leif Erickson, Commissioner
<b>SECONDER:</b>	Jenny Lorge, Commissioner
<b>AYES:</b>	Bain, Husnik, Lorge, Erickson
<b>NAYS:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Roberts



# ECONOMIC DEVELOPMENT AUTHORITY

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

## Regular Meeting

~ Minutes ~

Karin Derauf, Deputy City Clerk

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### 6. Headwaters 123 Market Update

Comments: Dan Peterson from CBRE provided a market update on the Headwaters 123 property. He noted that earlier in the year there was a developer interested in the property, however, the developer let their letter of intent expire and moved on to a property located elsewhere. He indicated that recently another developer has come to the City for a different project and he will know more in a few weeks regarding the second project and the developer's intent. He indicated the City is positioned well for data center site selection and noted that the site has been submitted to several hyper-scale projects. Dan provided a map showing land sales for various types of industries within the last year. He also provided statistics for locations and acreage within and surrounding the Twin Cities Metro Area.

Commissioner Roberts asked about the potential developer and commented that was new information. He also commented about the site being marketed as a data center. Assistant City Administrator Udem commented that the site is ready as a data center, but is also being marketed as an industrial site.

President Bain asked about the size of hyper-scale projects. Dan Peterson provided an aerial map of a location where an impact study is being conducted as an example for data centers and explanation to what is meant by hyper-scale project sizes.

Commissioner Lorge asked about access to the site and if the City had a plan for getting trucks in and out of the site. City Administrator Casey provided some examples of access.

### 7. 2023 Budget Discussion

Comments: Assistant City Administrator Udem provided information for the proposed 2023 EDA Budget which included operations and wages of \$88,000, Planning Services of \$25,000, Contract Services of \$7,000, and the Downtown Incentive Program of \$30,000 for a total of \$150,000 for the EDA budget. He provided some of the changes compared to the 2022 Budget. He noted that the Downtown Plan was approved by City Council on July 25, however, he does not have any funds in the EDA Budget allocated towards implementation of the Plan projects.

Commissioner Roberts commented on the operations and wages of \$88,000 and asked if it was higher than last year. Assistant City Administrator Udem indicated that there has been no change from last year.



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President Bain asked if the scope of services will expand with the additional funding to the Chamber of Commerce. Assistant City Administrator Udem noted that he would like to see additional services being provided, but also recognized that their staff resources are limited.

Assistant City Administrator Udem noted that the budget will be brought back to the EDA after Council has done preliminary work on the City Budget.

### 8. 2040 Comprehensive Plan Implementation

Comments: Abbi Wittman, Community Development Director, provided an update in the 2040 Comprehensive Plan. She provided a foundational pyramid diagram, some economic competitiveness and other additional relevant goals and objectives of the Plan, and current implementation efforts.

There was discussion regarding lot size and Community Development Director Wittman noted she will be addressing this conversation as future Planning Commission meetings.

### 9. Other

Comments: Assistant City Administrator Udem mentioned that the sculpture has been moved from the roundabout at the lake to the garden area in front of the City Center. Community Development Director Wittman mentioned the Norhart/Eve project.

Commissioner Roberts asked about the food truck located on the Houle property.

### 10. Washington County Update

Comments: No updates.

### 11. Forest Lake Chamber of Commerce Update

Comments: Nannette LaNasa provided an update on membership, the annual golf event, business education day, and Chamber programs.

### 12. Adjourn

Motion to: Adjourn



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