



Forest Lake
AS GOOD AS IT SOUNDS

ECONOMIC DEVELOPMENT AUTHORITY

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Monday, September 12, 2022

5:30 PM

City Center - Council Chamber

[City of Forest Lake - Livestream and Recorded Meetings](#)

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Mara Bain	EDA President	Present	
Blake Roberts	Commission Vice-Chair	Present	
Sam Husnik	Commissioner	Present	
Jenny Lorge	Commissioner	Absent	
Leif Erickson	Commissioner	Present	

3. Pledge of Allegiance

4. Approve the Agenda

Comments:

Motion to: Approve the Agenda

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leif Erickson, Commissioner
SECONDER:	Blake Roberts, Commissioner
AYES:	Bain, Roberts, Husnik, Erickson
NAYS:	
ABSTAIN:	
ABSENT:	Lorge

5. Approve EDA Meeting Minutes from August 8, 2022

Comments:

Motion to: Approve EDA Meeting Minutes from August 8, 2022

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sam Husnik, Commissioner
SECONDER:	Leif Erickson, Commissioner
AYES:	Bain, Roberts, Husnik, Erickson
NAYS:	
ABSTAIN:	
ABSENT:	Lorge



ECONOMIC DEVELOPMENT AUTHORITY

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Regular Meeting

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, September 12, 2022

5:30 PM

City Center - Council Chamber

6. Highway 61 Business Corridor Evaluation

Comments: Community Development Director, Abbi Wittman presented information on the Highway 61 Business Corridor and the mixed use on the city's future land use map. She indicated that there is a significant interest in multi-family use in this area but also that she is looking for ways to promote the non-residential use. She commented that changing the classification of this area would not affect the housing density requirements. She also mentioned improved roadway systems in this area that may be required to attract interest.

Commissioner Roberts asked about the scope of work for a grant from Washington County. Community Development Wittman mentioned the grant is a matching fund grant for a predevelopment analysis in this area. She also noted that it would include a Comprehensive Plan amendment, along with how this fits into the transportation system in the city. She also noted that rezoning of parcels would be required to encourage development in the area.

Commissioner Roberts asked about a potential interchange at 180th. City Engineer Goodman indicated that there are multiple agencies that would have to be involved and indicated that the City stays active on pushing for connections in this area. President Bain commented on timelines and asked for clarification on the request at this time. Community Development Director Wittman noted that the mixed use, future land use area, is a target for multi-family use, and indicated that city code is not necessarily inclusive for commercial development in the area and how to incorporate more business development in the corridor.

City Administrator Casey noted that at the time the Plan was developed it may have been difficult to predict the large amount of multi-family that would be developed and that currently it would be beneficial to shift back to commercial development.

Commissioner Roberts indicated he is hesitant to develop the area as there are all dirt roads in the area. Community Development Director Wittman provided explanation of the types of uses along the Highway 61 Corridor and potential uses in the highway business uses. President Bain asked about how the area was determined to be highway business use versus industrial. Assistant City Administrator provided explanation of how it was planned this way. President Bain requested more detail of potential project information and funding for an interchange in the area. Community Development Director Wittman indicated she would keep the EDA informed of upcoming information. She also noted that she would bring forward information on the types of growth in density in comparison to the Comprehensive Plan requirements. Chris Eng from Washington County Development Authority provided comment about development in other cities and indicated that Forest Lake should prepare for development.

7. Other – City Updates



ECONOMIC DEVELOPMENT AUTHORITY

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Regular Meeting

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, September 12, 2022

5:30 PM

City Center - Council Chamber

Comments:

8. Washington County Updates

Comments: Chris Eng commented that the County will have a booth at the MnCar Expo and noted that Forest Lake Staff will be participating as well. He also noted that he will be participating in the Suburban Market Summit related to the Tech Corridor.

9. Forest Lake Area Chamber of Commerce Updates

Comments: Leif Erickson commented that new teachers were welcomed at the 44th Annual Business Education Day, he commented on the Fall Membership drive, and a potential relaunch of the Lake Area Expo.

10. TIF (Tax Increment Financing) 101

Comments: Assistant City Administrator Udem presented a video providing general information on tax increment financing as an education refresher to the EDA. He noted that the video came from the Office of the State Auditor. *link* → [Office of the State Auditor - Tax Increment Financing 101](#) Commissioner Roberts asked questions about the TIF not being budget neutral. Assistant City Administrator Udem explained the realization of benefit doesn't occur until later, for example 10 years later. City Administrator Casey indicated that accurate projections are necessary to ensure benefit from a TIF district. Commissioner Roberts asked about any changes in administration of a TIF as compared to past TIF districts. Assistant City Administrator Udem provided an example such as reducing risk on the city by changing processes such as developers bearing more of the administrative costs.

11. Adjourn

Motion to: Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mara Bain, President
SECONDER:	Sam Husnik, Commissioner
AYES:	Bain, Roberts, Husnik, Erickson
ABSENT:	Lorge