



AGENDA
ECONOMIC DEVELOPMENT COMMISSION

January 27, 2026 - 4:00 PM
Marion Conference Room
20195 Holyoke Ave

1. Call to order
2. Approval of Minutes
 - a. October 28, 2025, Meeting Minutes
3. Discussion Item
 - a. Cedar Avenue Land Use and Market Analysis
4. Development & Marketing Updates
 - a. January Economic Development Report
 - b. Business Retention & Expansion Program
5. 2026 Meeting Cadence
6. Other
7. Adjourn

**CITY OF LAKEVILLE
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
October 28, 2025**

1. Chair Collman called the meeting to order at 4:00 p.m. in the Marion Conference Room.

Members Present: Comms. Rebecca Bergin, Lowell Collman, Joe Eykyn, Roz Peterson, John Ricketts, Don Seiler

Ex-officio Members Present: Chamber President Krista Jech, City Administrator Justin Miller

Members Absent: Rick Bjorkland

Staff Present: Tina Goodroad, Community Development Director; Kati Bachmayer, Economic Development Manager; Dawn Erickson, Senior Administrative Assistant

2. **Approval of Minutes**
 - a. **September 23, 2025, EDC Meeting Minutes**

Comms. Seiler/Eykyn moved to approve the minutes of the September 23, 2025, meeting. Motion carried unanimously.

3. **Discussion Item**
 - a. **Economic Development Programs**

Tina Goodroad, Community Development Director, shared information about the Economic Development Strategic Plan's goals for enhancing economic development in the City through financial tools. Staff is exploring the formation of pilot programs to support economic development growth. Creating pilot programs will allow the City to test selected programs to determine their effectiveness and provide insight on the need for an EDA levy in the future. Ms. Goodroad shared examples of funding tools available for economic development with the EDC members and asked for input from the commissioners. Ideas include general business grants, SAC/WAC grants or deferrals, low or no interest revolving loan funds facade improvement grants and more. Many of our neighboring communities are offering similar programs and we can learn from them. The EDC will continue to be involved as these economic development programs are created.

EDC members asked questions and provided feedback. The consensus was to pursue some assistance with SAC/WAC fees for businesses.

4. Development & Marketing Updates

a. October Economic Development Report

Ms. Bachmayer and Ms. Goodroad highlighted a few recent development projects and new businesses in Lakeville. Ms. Bachmayer shared that recent ribbon cuttings include Best Brains Learning Center and Children's Dental Care & Orthodontics. Midwest Facial Plastic Surgery hosted a grand opening, and the Waters of Kingsley Shores & Kingsley Place held a grand re-opening.

Ms. Goodroad stated the City Council approved a site improvement performance agreement for an office/warehouse/storage building for NPL Construction, and a conditional use permit and variance for Chart House to construct a new outdoor deck. City Council also approved the Marketplace at Cedar final plat, and Spirit of Brandtjen Farm Commercial 7th Addition which proposes a Grow Pediatrics clinic.

b. Manufacturing Month

Ms. Bachmayer shared that the City of Lakeville expressed its appreciation to our manufacturing businesses for Manufacturing Month on October 13 and 14 through the personal delivery of gift baskets to over 80 businesses. A video about Manufacturing Month was also shared on the City's social media platforms the week of October 20.

c. Business Retention & Expansion program

BRE visits continue, four visits were completed in October.

5. Other

a. Combined November-December meeting date

The November and December EDC meetings are typically combined into one meeting due to the regular meeting dates falling so close to Thanksgiving and Christmas. Staff recommended December 9, 2025 for the next meeting, and commissioners agreed.

6. Adjourn

Meeting adjourned at 4:44 p.m.

Respectively submitted by:

Dawn Erickson, Senior Administrative Assistant



Memorandum

To: Economic Development Commission
From: Tina Goodroad, Community Development Director
Copy: Justin Miller, City Administrator
Kati Bachmayer, Economic Development Manager
Date: January 21, 2026
Subject: Cedar Avenue Corridor Land Use and Market Analysis

Community Development staff have been working with a consulting group (TKDA) to evaluate land use along the Cedar Avenue corridor between 185th and 200th Streets. The 2040 Comprehensive Plan identified this area as a special planning district, intended to align land use strategies with the Red Line Bus Rapid Transit (BRT) plan. That plan proposed five transit station areas to support the potential extension of the Red Line through Lakeville and increased residential densities—at least 8 units per acre within the broader Cedar Corridor and 20-40 units per acre— within a ½-mile radius of the proposed station areas.

With the Red Line BRT no longer included in the Metropolitan Council’s Imagine 2050 Transportation Policy Plan, it is necessary to reassess market conditions and determine appropriate land uses along the corridor to guide development in Lakeville’s upcoming 2050 Comprehensive Plan.

As of today, the market study for this area has been completed and City staff have conducted a design charrette to develop an updated land use plan. City staff and a TKDA representative met with study area property owners on December 9th and 11th to share the findings and gather feedback.

During the January EDC meeting staff will present the results of the market analysis and the draft land use plan, which reflects the anticipated market potential of various land uses along the corridor.

Action Requested: Questions, discussion and feedback of the analysis is welcomed.



Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: January 27, 2026
Subject: Economic Development Report

This memo is intended to provide information on new and expanding businesses, proposed development projects and economic development-related events.

Business & Development Updates

- A ribbon cutting was held on December 4 at Ensemble Creative & Marketing's new office location at 18466 Kenyon Avenue, Suite 100.
- Lake Point Gymnastics opened in December at 21017 Heron Way, Suite 101.
- Dakota Waste Solutions received approval from the City Council on December 15 for its preliminary plat application, zoning map amendment and planned unit development ordinance. The proposed development will be a zero-waste food and yard waste processing facility, to be located at the southeast corner of 215th Street West and Kaparia Avenue.

Under Construction

- Building permits were recently issued to:
 - Kenyon Green for the construction of a 49-unit apartment building to be located at 18430 Kenyon Avenue.
 - Wildwood Lakeville townhomes for the construction of two 12-unit multi-family buildings and a clubhouse at/near 16124 and 16148 Kendale Drive.
- Lakeville Family Pet Clinic held a groundbreaking ceremony on December 16 to kick off construction of its new two story, 9,030-square-foot animal clinic to be located at 7275 175th Street West.
- Chase Bank was issued a building permit in December for the construction of a 3,395-square-foot office building at 20176 Idealic Avenue.

Building Permit Report

The City has issued building permits with a total valuation of \$381,162,334 through December. This compares to a total valuation of \$257,783,859 for building permits issued through December 2024. That is a 47.9% increase from the previous year.

The City issued permits for 229 single-family homes through December with a total valuation of \$80,060,653. This compares to 285 single-family home permits through December 2024 with a total valuation of \$88,374,679.

The City has also issued 319 townhome permits with a total valuation of \$80,980,812 through December, compared to 149 townhome permits with a total valuation of \$35,464,324 during the same period in 2024.

The City issued 3 apartment permits (73 total units) with a total valuation of 13,379,703 through December 2025, compared to 1 permit (89 total units) with a total valuation of \$32,000,000 during the same period in 2024.

Lakeville ranked #1 in Twin Cities residential building permits according to Housing First Minnesota. Visit LakevilleMN.gov for more information on year-to-date building permit totals.

Additional Highlights

- Community Development staff featured Hearth & Home Technologies during the December 15 City Council meeting as part of its Spotlight on Business program. The business has operated in Lakeville since 1996 and added manufacturing in the industrial park with The Outdoor GreatRoom Company and Stellar Heat & Glo. Watch the [video on Lakeville's YouTube channel](#) to learn more.
- Four Business Retention & Expansion visits occurred in January.
- Lakeville received recognition during the 2025 Dakota-Scott Workforce Development Board Awards Celebration in December. Congratulations to MNGI Endoscopy of Lakeville for receiving the Bob Killeen Award, which recognizes individuals or companies for their innovative or quality practices; and Kati Bachmayer, City of Lakeville Economic Development Manager, for receiving the Mark McAfee Friend of Workforce Development Award, which is presented to an individual who has championed workforce issues at the local, state or federal level.

Development News Resources

- Lakeville's [Interactive Development Map](#) includes information on development projects.
- [Thrive! Business Newsletter](#) is distributed monthly and includes development updates and helpful business resources.
- City of Lakeville [YouTube](#) channel for Thrive! videos and other city news.