



AGENDA
ECONOMIC DEVELOPMENT COMMISSION

February 25, 2025 - 4:00 PM

**Lakeville City Hall
20195 Holyoke Avenue
Marion Conference Room**

1. Call to order
2. Approval of Minutes.
 - a. January 28, 2025, Meeting Minutes
3. Guest Speaker
 - a. CERRON Properties
4. Strategic Plan Update
 - a. Business Retention & Expansion Program
5. Development & Marketing Updates
 - a. February Economic Development Report
6. Other
7. Adjourn

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

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

Members Present: Comms. Victor Arredondo, Rebecca Bergin, Lowell Collman, Joe Eykyn, Andrew Phillips, Don Seiler, John Swaney

Ex-officio Members Present: Chamber President Krista Jech

Members Absent: Comm. Rick Bjorklund

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

2. **Approval of Minutes**
 - a. **December 3, 2024 EDC Meeting Minutes**

Comms. Bergin / Collman moved to approve the minutes of the December 3, 2024 meeting. **Motion carried unanimously.**

3. **Presentations**

- a. **2024 Open to Business report**

Minnesota Consortium of Community Developers (MCCD) representative Natalie Mouilso provided information about the Open to Business program, the work MCCD staff accomplished in Lakeville in 2024 and plans for 2025. Ms. Mouilso informed the group that 32 businesses were provided with 290 hours of free one-on-one business advising in Lakeville in 2024. 75% of those businesses were startups and 25% of them were existing businesses. MCCD also provided \$76,460 in direct lending last year. EDC members asked questions and provided feedback.

- b. **2024 Economic Development Annual Report**

Ms. Goodroad presented the 2024 Economic Development Annual Report. The City experienced an active year of development activity in 2024, with an annual building permit valuation totaling \$257,783,859. The private sector invested \$75.1 million in commercial and industrial park development. The industrial project with the highest building permit valuation was RL Cold, valued at \$32 million. A copy of the 2024 Economic Development Annual Report can be found on LakevilleBusiness.com.

4. **Action Items**

- a. **2025 EDC Work Plan**

Ms. Goodroad presented the 2025 EDC Work Plan. The list centers on projects that can be scheduled for this year, categorized by the new economic development strategic goals and priorities. She expanded on the Business Retention & Expansion (BRE) visits that begin in February.

EDC members provided feedback and appreciated the information.

5. Development & Marketing Updates

a. January Economic Development Report

Ms. Goodroad and Ms. Bachmayer highlighted a few development projects and new businesses in Lakeville. Lakeville was featured on Twin Cities Live television show on KSTP the week of January 20-24. Lakeville businesses were highlighted daily in the studio and a live broadcast was filmed at Babe's Hometown Bar on January 24 from 3-4:30 p.m.

6. Other

Chair Seiler announced that Glenn Starfield resigned from the EDC.

The next EDC meeting will be held on February 25, 2025. His vacant seat will be filled in April 2025.

7. Adjourn

Meeting adjourned at 5:17 p.m.

Respectively submitted by:

Dawn Erickson, Senior Administrative Assistant

DRAFT



**City of Lakeville
Community Development**

Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: February 25, 2025
Subject: Guest Speaker: CERRON Properties

Community Development staff has invited Rocky Ranch, CERRON Properties Owner & Agent and Roz Peterson, CERRON Commercial Properties Agent to present to the Economic Development Commission during the February meeting. During their brief presentation, Mr. Ranch and Ms. Peterson will share what they are seeing in the real estate market and answer questions from the members.

Action Requested: No action is requested. The presentation is informational and questions from EDC members are encouraged.



Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: February 25, 2025
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

- During the February 3 meeting, the City Council recommended approval of a liquor license for Taqueria Los Compadres. The Mexican restaurant is located at 11276 210th St W, Suite 102, near the intersection of County Road 70 and Kenrick Avenue and has expanded into the former Baldy's BBQ tenant space.
- Crystal Lake Golf Club hosted an open house on February 19 to welcome guests to experience the new golf simulators with GSPRo Gameplay software.
- During the February 18 meeting:
 - The City Council approved a resolution that orders preparation of an [Alternative Urban Areawide Review for the OLAM Holdings Property](#), located on an area totaling approximately 152 acres and generally located south of 215th Street W (County Road 70), west of Jacquard Avenue and east of Kaparia Avenue. The AUAR will review two development scenarios. Scenario 1 includes eight industrial buildings for a total of 1,360,000 square feet of proposed industrial development. Scenario 2 includes seven office park and industrial buildings for a total of 1,360,000 square feet of proposed industrial development.
 - The City Council approved a [preliminary plat application for Airlake DEA](#). The proposed plat includes two parcels of land totaling 115.57 acres, consisting of two outlots and the dedication of right-of-way for the future extension of 222nd Street West. The property is located east of Cedar Avenue (CSAH 23) and north of 22nd Street West. Dakota Electric Association has committed to developing Outlot B of the proposed plat.
 - The City Council approved the [North Creek of Lakeville conditional use permit application](#) to expand the existing North Creek Manufactured Home Community. This new addition of 130 home sites will be located immediately south of the existing North Creek Manufactured Home community, north of

the existing Country View Manufactured Home community, and west of Pilot Knob Road (CSAH 31).

- During the February 20 meeting, the Planning Commission reviewed [Airlake DEA 2nd Addition](#). This is Dakota Electric Association's (DEA) preliminary plat application for one lot and one outlot. The proposed development on Lot 1 would include a 176,685-square-foot office/warehouse/storage building for DEA's new headquarters location. The property is located east of Cedar Avenue, north of 225th Street West, and south of future 222nd Street West.

Under Construction

- The Farmer's Grandson Eatery is continuing construction on its future speakeasy located in the adjoining tenant space at 8333 210th Street West in the Amoco gas station.
- The Salvation Army was issued a building permit in January to remodel the existing space at 17625 Kenrick Avenue for its future retail store.
- Construction is underway on an 8,337-square-foot commercial office building located at 9057 203rd Street West to be called Kenwood Commons. The facility will include three office suites for lease. Only one 2,200-square-foot tenant space remains available as of February 2025.
- Northland Collision's 3,828-square-foot addition at 7430 160th Street West is nearing is anticipated to be complete by March 2025.
- Construction continues on RL Cold's 276,480-square-foot cold storage facility at 21700 Galway Lane.
- Construction is progressing on Midwest Ear, Nose & Throat Specialists' new 14,000-square-foot medical office building at 11020 161st Street West.
- Construction is underway on Children's Dental Care's 2,571-square-foot addition to its existing building at 17677 Cedar Avenue.

Building Permit Report

The City has issued building permits with a total valuation of \$17,520,230 through January 2025. This compares to a total valuation of \$14,817,427 through January 2024.

The City issued permits for 24 single-family homes with a total valuation of \$8,250,689. This compares to 28 single-family home permits during the same period in 2024 with a total valuation of \$7,915,000.

The City has also issued 13 townhome permits with a total valuation of \$3,413,193 in January, compared to 13 townhome permits with a total valuation of \$3,177,000 in January 2024.

According to Housing First Minnesota, Lakeville ranked #4 in Twin Cities total residential building permits in January 2025, behind Rosemount, Dayton and Shakopee.

Additional Highlights

Lakeville was featured on Twin Cities Live (TCL) television show on KSTP the week of January 20-24. Lakeville Community Development staff were happy to work with KSTP to help TCL highlight close to 20 local businesses, including 1890 Meats, Angry Inch Brewing, Babe's

Hometown Bar, Barley + Vine, Board & Brush, Borrowed Blooms, Cookie Cruiser, Cream of the Cakes, Crystal Lake Golf Course, Dairy Delite, Dakota Curling Club, Flora Etc., Gary's Supper Club, Idioma Coffee Roastery, Lakeville Links, LBC on the Lake , Niche Books and Tapestry Coffee. Business segments were aired daily in the studio and during the live broadcast filmed at Babe's Hometown Bar on January 24 from 3-4:30 p.m. Watch the archived videos on KSTP.com.

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.