



AGENDA
ECONOMIC DEVELOPMENT COMMISSION

March 25, 2025 - 4:00 PM

Marion Conference Room

1. Call to order
2. Approval of Minutes
 - a. February 25, 2025, Meeting Minutes
3. Guest Speaker
 - a. Mark Jacobs, Dakota-Scott Workforce Development Board
4. Development & Marketing Updates
 - a. March Economic Development Report
5. Other
6. Adjourn

CITY OF LAKEVILLE
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
February 25, 2025

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

Members Present: Comms. Victor Arredondo, Rebecca Bergin, Rick Bjorklund, Lowell Collman, Joe Eykyn, John Swaney

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

Members Absent: Comm. Andrew Phillips, Don Seiler

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

2. **Approval of Minutes**
 - a. **January 28, 2025 EDC Meeting Minutes**

Comms. Bjorklund / Bergin moved to approve the minutes of the January 28, 2025 meeting. **Motion carried unanimously.**

3. **Guest Speaker**
 - a. **CERRON Properties**

CERRON Properties representatives Rocky Ranch and Roz Peterson provided information about what they see happening in the commercial real estate market. Ms. Peterson provided analytics on Lakeville's current for-sale and for-lease properties. According to Moody's, retail properties comprised 44.5% of available leases, followed by industrial at 34.9% and office at 20.6%. Of the for-sale listings, industrial buildings currently have the highest availability.

EDC members asked questions and provided feedback.

4. **Strategic Plan Update**
 - a. **Business Retention & Expansion Program**

Ms. Bachmayer expanded on the Business Retention & Expansion (BRE) visits that took place February 6. The commissioners who participated in the visits shared with the

group that their experiences were positive. Commissioners were encouraged to sign up for future visits.

EDC members asked questions and provided feedback.

5. Development & Marketing Updates

a. February Economic Development Report

Ms. Bachmayer and Ms. Goodroad highlighted a few development projects and new businesses in Lakeville.

6. Other

The next EDC meeting will be held on March 25, 2025.

7. Adjourn

Meeting adjourned at 5:00 p.m.

Respectively submitted by:

Dawn Erickson, Senior Administrative Assistant

DRAFT



Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: March 25, 2025
Subject: Guest Speaker: Mark Jacobs, Dakota-Scott Workforce Development Board

Community Development staff has invited Mark Jacobs with the Dakota-Scott Workforce Development Board (WDB) to present to the Economic Development Commission during the March meeting. The WDB provides guidance and facilitates workforce planning, as well as supports economic development providing individuals, families, employers and the community opportunities to transform lives through optimal employment. The WDB is comprised of a majority business representatives, as well as workforce, education and training, government, economic, and community stakeholders. Mr. Jacobs serves as the staff liaison for this group.

During his presentation, Mr. Jacobs will share more information about the WDB and what employment trends CareerForce is seeing. There will be an opportunity for Q&A.

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: March 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 March 3 meeting:
 - The City Council accepted bids and approved construction contracts for the [First Responders Skills Training \(FiRST\) Center](#). The FiRST Center will provide a permanent, dedicated training facility within the south metro and Greater Minnesota area for use by fire, police and EMT personnel. The city's old public works building at 7777 214th Street, will be razed and the site reused for the construction of the facility.
 - The City Council also approved [Kenrick Corner Second Addition](#)'s final plat. The property to be platted is located east of Kenrick Avenue and north of 205th Street (north of Porterhouse) and a 9,600-square-foot building is planned for one commercial building with two tenants – a retail space and wellness/rehab facility.
 - A preliminary plat application was approved for [Airlake DEA 2nd Addition](#). The proposed plat includes one lot and one outlot located east of Cedar Avenue and north of 225th Street. Lot 1 will include a 176,685-square-foot office, warehouse and storage building along with parking, outdoor storage and stormwater improvements for Dakota Electric Association's new headquarters.
- During the March 17 meeting:
 - The City Council approved an agreement with the Dakota County Community Development Agency (CDA) to administer the City of Lakeville's [Local Affordable Housing Aid](#) dollars. These funds will be spent in Lakeville by 1) enhancing the CDA's single-family home improvement loan program

(increasing the number of homes improved from 60-70 per year to 115-120 per year countywide) and 2) funding the radon mitigation grant program which would provide funds for radon testing and mitigation in at least 40 homes per year countywide.

- The City Council approved the [Airlake DEA](#) final plat and development contract. The plat consists of two outlots and the dedication of right-of-way for the extension of 222nd Street, totaling 114.58 acres. The property is located east of Cedar Avenue (CSAH 23) and north of 225th Street and Dakota Electric Association has committed to developing Outlot B of the proposed plat.
- The City Council approved the reappointment of Lowell Collman and Rick Bjorklund and new appointment of John Ricketts and Roz Peterson to the [Economic Development Commission](#). The new terms begin on April 1, 2025.
- 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 22ndth Street West. Dakota Electric Association has committed to developing Outlot B of the proposed plat.
- The City Council approved a preliminary plat and conditional use permit for [Marketplace at Cedar](#). The project proposes nine commercial lots and five outlots and is located at the southeast quadrant of Cedar Avenue and 179th Street. The property is zoned M-2, Mixed Use Cedar Corridor District.
- Thompson Watch Repair has opened at 16285 Ipava Avenue. The business specializes in servicing vintage mechanical and quartz watches.

Under Construction

- The Farmer's Cellar is continuing construction on the future speakeasy to be located in an adjoining tenant space at 8333 210th Street West (Amoco gas station). The business is anticipated to open in spring 2025.
- 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.
- 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 \$25,782,007 through February. This compares to a total valuation of \$27,617,068 for building permits issued through February 2024.

The City issued permits for 44 single-family homes through February with a total valuation of \$16,051,733. This compares to 49 single-family home permits through February 2024 with a total valuation of \$14,183,000.

The City has also issued 40 townhome permits with a total valuation of \$9,730,274 through February, compared to 17 townhome permits with a total valuation of \$4,171,000 during the same period in 2024.

Lakeville is currently ranked #1 in year-to-date Twin Cities residential building permits, according to Housing First Minnesota.

Additional Highlights

- The Lakeville Home, Landscape & Community Expo was held on March 22 at Lakeville North High School. This was a record year for attendance, with over 140 vendor booths including a young entrepreneur section!
- The [Lakeville State of the City](#) will be presented by Mayor Luke Hellier and Community Development Director Tina Goodroad on April 9 at Brianno's Chart House. Tickets to the event are still available at lakevillechamber.org.

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.