



AGENDA
ECONOMIC DEVELOPMENT COMMISSION

May 27, 2025 - 4:00 PM
Marion Conference Room
20195 Holyoke Ave

1. Call to order
2. Approval of Minutes
 - a. April 22, 2025, Meeting Minutes
3. Guest Speaker
 - a. Sam Seafeldt, Airlake Airport Manager
4. Development and Marketing Updates
 - a. MREJ Southeast Metro Development Summit
 - b. May Economic Development Report
 - c. BRE update
5. Other
6. Adjourn

**CITY OF LAKEVILLE
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
April 22, 2025**

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

Members Present: Comms. Rebecca Bergin, Rick Bjorklund, Roz Peterson, Andrew Phillips, John Ricketts, Don Seiler

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

Members Absent: Lowell Collman, Joe Eykyn

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

Guest Speaker: Timothy O’Neill, MN DEED Regional Labor Market Analyst

2. **Approval of Minutes**
 - a. **March 25, 2025 EDC Meeting Minutes**

Comms. Bergin / Peterson moved to approve the minutes of the March 25, 2025 meeting. **Motion carried unanimously.**

3. **Guest Speaker**

- a. **MN DEED**

Timothy O’Neill, MN DEED Regional Labor Market Analyst, provided information about the job market including employment trends, employment statistics, the labor market situation, population trends, labor force characteristics, commuting characteristics and employment projections. Mr. O’Neill stated that Lakeville had 1,612 establishments supplying 21,531 jobs in 2024 and it is the state’s 26th largest-employing city. Mr. O’Neill shared that 94% of businesses in Dakota County have less than 50 employees.

EDC members asked questions and provided feedback.

4. **Election of Officers**

- a. **2025 Election of Officers**

An election of officers was held during the April meeting. Chair Seiler opened the floor for nominations from EDC members. Comm. Bjorklund nominated Comm. Collman for chair. Chair Seiler called for nominations for Chair three times. Chair Seiler nominated Comm. Bjorklund for Vice Chair. Chair Seiler called for nominations for Vice Chair three times. Comm. Phillips nominated himself as Secretary. Chair Seiler called for nominations for Secretary three times. Chair Seiler

stated that nominations were closed. Chair Seiler made a motion to approve the slate and Comm. Peterson seconded the motion. A voice vote was taken and **the slate of officers were elected unanimously.**

5. Development & Marketing Updates

a. April Economic Development Report

Ms. Goodroad highlighted a few recent development projects including Airlake DEA 2nd Addition and Marketplace at Cedar. Ms. Goodroad highlighted some new businesses recently opened in Lakeville including The Salvation Army Thrift store, UrgentVet Clinic and the Farmer's Grandson Eatery, as well as the Farmer's Cellar opening this spring.

Ms. Goodroad shared that MN Real Estate Journal announced its 2025 award category finalists for its upcoming awards ceremony which includes Lakeville project finalists Antler's Park Redevelopment, Sweet Harvest Foods, and Lakeville Specialty Center.

Ms. Goodroad also shared that she and Mayor Hellier presented the State of the City on April 9, and that Chair Seiler spoke at the April 16 session of Leadership Lakeville.

b. BRE Update

Ms. Bachmayer stated the program is going well and to date there have been meetings with six businesses over three months.

6. Other

The next EDC meeting will be held on May 27, 2025 and feature Sam Seafeldt, Airlake Airport Manager as guest speaker.

7. Adjourn

Meeting adjourned at 4:52 p.m.

Respectively submitted by:

Dawn Erickson, Senior Administrative Assistant



Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: May 27, 2025
Subject: Guest Speaker: Sam Seafeldt, Airlake Airport Manager

Sam Seafeldt, Airlake Airport Manager for the Metropolitan Airports Commission (MAC) will be attending the EDC meeting to provide statistical information about Airlake Airport's traffic counts and economic impact, as well as an update on the status of current and planned airport improvements and private hangar development.

Action Requested: No specific action is requested. Members are encouraged to ask questions and provide insights into the presented data.



2025 Minnesota

SOUTHEAST METRO DEVELOPMENT

SUMMIT

May 15, 2025

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8:00 AM Emcee

Chris Eng, Economic Development Director, Washington County CDA

Lisa Alfson, Director of Community & Economic Development, Dakota County CDA

8:00 AM Southeast Metro: Market Snapshot & Emerging Trends

Moderator: Stephaine Aman, Economic Development Coordinator, City of Farmington

Jeff LaFavre, President, IAG Commercial

Jessica Houlihan, Co-Founder and CEO, Onyx Strategic Partners

Timothy O'Neill, Regional Labor Market Analyst, Minnesota Department of Employment and Economic Development

- Abbreviated State of the Market and Overview of Southeast Metro
- Commercial, Industrial, and Office Sector Updates
- Infrastructure Improvements shaping the future
- Retail & Hospitality: Navigating Market Shifts
- Technology & Innovation: Shaping the Future of SE Metro

8:45 AM Break

9:00 AM Multi-Family & Residential Opportunities in Southeast Metro

Moderator: Tony Schertler, Executive Director, Dakota County CDA

Ben Beard, Owner, The Beard Group, Inc

Jake Budenski, Real Estate Developer, Ebert Companies

Peter Orth, Senior Development Manager, Schafer Richardson

- Exploring Development Opportunities in Washington and Dakota Counties
- Multi Family Market Forecast: What's next
- Revitalization & Redevelopment: Transforming Communities
- Private Financing Strategies for Residential Growth
- Affordable Housing Solutions & Funding Tools
- Condo & Apartment Market Forecast: What's Next?
- Sustainability & Green Initiatives in Residential Development



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9:45 AM Development & Redevelopment in the Southeast Metro

Moderator: Eric Van Oss, Economic Development Manager, City of Rosemount

Adam Kienberger, Community Development Director, City of Rosemount

Amanda Taylor, Vice President, Business Investment, Greater MSP

Patrick Marty, Real Estate Development Manager, Ryan Companies

Ryan Burfeind, Public Works Director, City of Cottage Grove

- Mega Projects & Major Investments
- Why SE Metro? Understanding the Draw for Developers
- Tackling Challenges & Innovative Solutions for Growth
- Infrastructure as a Catalyst for Development
- Revitalization & Redevelopment: Transforming Communities
- Strategic Investment in Infill & Redevelopment Projects
- Enhancing Transportation & Accessibility for Future Growth

10:45 AM Break

11:00 AM It's All About the Experience

Moderator: Tina Goodroad, Community Development Director, City of Lakeville

Eric Searles, Community Development Assistant Director, City of Woodbury

Jack Eickhof, Founder, Chip's Pickleball Club

Jason Botterill, Board Member, Dakota Curling Club

Mark Reese, Owner, B52 Burgers & Brews

Kyle Chank, General Manager (GM), Viking Lakes Entertainment

- Experiential Retail: Creating Destinations in the Suburbs
- The Art of Site Selection for Businesses Big & Small
- Innovative Approaches to Boost Customer Engagement
- Supporting Small Businesses for Long-Term Success
- Strengthening Community Engagement Through Retail Spaces
- Integrating Technology to Elevate Customer Experience

12:00 PM Adjourn

*** IMPORTANT ***

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Memorandum

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

- A groundbreaking ceremony was held on May 6 to kickoff construction of the Lakeville 35 Logistics Center. The 189,678-square-foot spec industrial building will be located northeast of Juniper Way and south of Trinity Church.
- Taren Dermatology hosted a ribbon cutting ceremony on May 7 to celebrate opening its Lakeville location at 17305 Cedar Avenue, Suite 230. This is the business's ninth location.
- Midwest Ear, Nose & Throat Specialists' has opened at 11020 161st Street West.
- During the May 19 City Council meeting:
 - A development contract and stormwater maintenance agreement were approved for Kenrick Corner Second Addition. The project proposed a 9,600-square-foot building with two retail tenant spaces for lease.
 - A preliminary plat application for Heritage Commons 9th Addition was approved for the property located north of 202nd Street, adjacent to Idealic Avenue. The project proposed two commercial lots and the construction of a 3,395-square-foot Chase Bank location on the west parcel.
- On May 22, the Dakota Electric Association Board of Directors reviewed its proposed plan to construct a new headquarters facility in Lakeville

Under Construction

- Construction is progressing on the 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 and two have been identified as Downtown Bicycles and State Farm Insurance.

- Construction continues on RL Cold's 276,480-square-foot cold storage facility at 21700 Galway Lane.
- Construction continues 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 \$108,644,234 through April. This compares to a total valuation of \$58,629,199 for building permits issued through April 2024.

The City issued permits for 86 single-family homes through April with a total valuation of \$30,116,542. This compares to 108 single-family home permits through April 2024 with a total valuation of \$32,599,000.

The City has also issued 73 townhome permits with a total valuation of \$17,885,123 through April, compared to 44 townhome permits with a total valuation of \$10,280,000 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 annual Lakeville Art Crawl was held on May 10 in downtown Lakeville. The event featured 30 artists showcasing their work within the thriving businesses of the city's historic downtown.
- The first annual Lakeville Food Truck Festival took place on May 17 in the Lakeville Area Arts Center parking lot. The festival featured 36 food trucks, live music and family activities from 11 a.m. – 8 p.m.
- Community Development staff recently issued a Request for Proposals (RFP) for the Cedar Avenue Corridor Land Use and Market Analysis. The study will evaluate current land use and support the development of a small area plan for the corridor between 185th and 200th Streets. The goal is to identify the highest and best use of the area in preparation for updates to the 2050 Comprehensive Plan.
- Leadership Lakeville 2024-25 Cohort completed their program on May 21. The last session included a bus tour of City projects and developments, as well as a graduation ceremony at the John Hennen Pavilion. Applications for the 2025-26 Cohort are available now at LakevilleChamber.org.
- Community Development staff hosted a booth to promote Lakeville at the Minnesota Real Estate Journal's Southeast Metro Development Summit on May 22. Community Development Director Tina Goodroad moderated a panel discussion about experiential retail that featured B-52 Burgers & Brew and Dakota Curling Club.

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.