



**AGENDA**  
**ECONOMIC DEVELOPMENT COMMISSION**

**August 26, 2025 - 4:00 PM**  
**Marion Conference Room**  
**20195 Holyoke Ave**

1. Call to order
2. Approval of Minutes
  - a. June 24, 2025, Meeting Minutes
3. Guest Speaker
  - a. Morgan Hill and Jean-Luc Mette, Greater MSP Partnership
4. Short-term rental policy
  - a. Policy discussion update
5. Development & Marketing Updates
  - a. Economic Development website
  - b. August Economic Development Report
  - c. Business Retention & Expansion program
6. Other
7. Adjourn

**CITY OF LAKEVILLE**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**MEETING MINUTES**  
**June 24, 2025**

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

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

**Ex-officio Members Present:** Chamber President Krista Jech

**Members Absent:** None

**Staff Present:** Tina Goodroad, Community Development Director; Kati Bachmayer, Economic Development Manager

**Guest Speaker Present:** Zach Johnson, City Engineer

2. **Guest Speaker**

- a. **Zach Johnson, City Engineer**

Chair Collman called on Zach Johnson, City Engineer, at the top of the meeting to best accommodate his schedule. Mr. Johnson presented an update on the I-35/County Road 5/50 interchange improvement project - the City of Lakeville's top transportation priority. The project is critical to improving safety, replacing deteriorating bridges, and providing needed capacity improvements along I-35 and brings wide-ranging community and economic benefits. Lakeville is partnering with Dakota County and MnDOT to coordinate these interchange improvements to increase efficiencies and reduce impacts to the traveling public and existing businesses. Several open house and pop-up meetings have been held thus far with the public. An emphasis on business engagement within the corridor will begin in the near future.

EDC members asked questions and provided feedback. Comm. Peterson expressed concerns about the proposed intersection design at Kenwood Trail and 175<sup>th</sup> Street West. Members all agreed that clear and frequent communication will be necessary during the construction to minimize negative impacts on vehicle/foot traffic. Ms. Jech stated that the Lakeville Chamber plans to work with corridor businesses during construction to promote shopping in the area.

### 3. Approval of Minutes

#### a. May 27, 2025 EDC Meeting Minutes

After the guest speaker had finished the Q&A portion of his presentation, Chair Collman proceeded with the approval of the May meeting minutes. **Comms. Seiler / Eykyn** moved to approve the minutes of the May 27, 2025 meeting. **Motion carried unanimously.**

### 4. Election of Officer

It was noted that Andrew Phillips, Secretary, resigned from the EDC on April 25, 2025; therefore, EDC members needed to elect a new Secretary to fill the remaining term. Chair Collman opened the floor for nominations from EDC members. Comm. Bergin nominated herself as Secretary. Chair Collman called for nominations for Secretary three times. Hearing no other nominations, Chair Collman stated that nominations were closed. A voice vote was held and Comm. Bergin was unanimously elected as Secretary.

### 5. Development & Marketing Updates

#### a. June Economic Development Report

Ms. Bachmayer and Ms. Goodroad highlighted a few recent development projects and new businesses in Lakeville, including Sala Thai Kitchen recently opening, Midwest ENT Specialists June open house and Dakota Electric Association's upcoming groundbreaking ceremony. Ms. Bachmayer also shared that a WARN notice was issued in early June for J & E Companies. Comm. Seiler shared the exciting news that Antlers Park beach was recently selected by USA Today Readers' Choice 10Best Awards as the 2025 #1 Best Lake Beach.

#### b. Business Retention Expansion Update

BRE visits continued in June. Ms. Bachmayer reminded Commissioners that the BRE visits next month are planned for July 23 and 24. Members can sign up to participate in future visits by using the Sign Up Genius link.

### 6. Other

Staff recommended the EDC take its usual summer break in July and members agreed. Therefore, the July EDC meeting will be canceled, and the next meeting is scheduled for August 26.

### 7. Adjourn

Meeting adjourned at 5:02 p.m.

**Respectively submitted by:**

Kati Bachmayer, Economic Development Manager



# Memorandum

**To:** Economic Development Commission  
**From:** Kati Bachmayer, Economic Development Manager  
**Copy:** Tina Goodroad, Community Development Director  
Justin Miller, City Administrator  
**Date:** August 26, 2025  
**Subject:** Guest Speaker: Morgan Hill and Jean-Luc Mette, Greater MSP Partnership

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Morgan Hill and Jean-Luc Mette from Greater MSP Partnership will be our guest speakers in August. Ms. Hill and Mr. Mette are both Directors of Business Development for the organization and will share information about Greater MSP's work, regional economic indicators and a high-level explanation of the RFI (Request for Information) process.

Greater MSP Partnership is a regional economic development organization with a mission to accelerate regional competitiveness and inclusive economic growth through job creation, capital investment and execution of strategic initiatives. The organization works in partnership to strengthen our region's global sectors, prioritize talent and tell Minnesota's story. The City of Lakeville is not currently an investor.

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



# Memorandum

**To:** Economic Development Commission  
**From:** Tina Goodroad, Community Development Director  
**Copy:** Kati Bachmayer, Economic Development Manager  
Justin Miller, City Administrator  
**Date:** August 26, 2025  
**Subject:** Short-term rental policy discussion update

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The City Council recently discussed Lakeville's short-term rental policy during the July Work Session. This agenda item is to provide an update on that discussion to EDC members.

The City of Lakeville allows short-term rentals subject to approval of an administrative permit under the following requirements: Renting of rooms within an owner-occupied dwelling unit to not more than two (2) individuals who are each unrelated to the principal family as an accessory use provided that:

1. The property owner shall not enter into a rental agreement with more than two individuals within a 30-day period.
2. There shall be one off-street parking stall provided for each rental occupant of the property in addition to the parking stalls required by chapter 19 of this title.

For the City Council Work Session, staff prepared research from eight cities that have an ordinance for short-term rentals. Requirements vary but the majority have some type of license, allow rental of the whole home and do not require the owner to be present. Additional requirements include limits on how many licenses will be permitted.

Based on the feedback provided by the City Council, staff will prepare a draft ordinance update for further discussion during the October Work Session.

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

**Short Term Rental Policies**

City	Type	Renewal	Fee	Guests	Parking	Amount of Home	Lodging Tax	Additional
Burnsville	License	Annual	\$62	Not specified	Not specified	All	Monthly report	Must be homestead and notify neighbors
Chanhassen	License	Annual	\$200	Two adults per bedroom, plus an additional two adults. Accompanying children don't count towards the limit.	Max four vehicles outside	All	Not mentioned	Good Neighbor Brochure
Hopkins	CUP		\$150	No more than 6 adults and their dependent children	Not mentioned	All	Not mentioned	Not allowed on lots occupied by ADUs
Minnetonka	Registration	Annual	\$0	Not specified	Not specified	All	Not mentioned	
Rosemount	License	Biannual	\$50	Two times number of bedrooms rented plus one	No on-street parking	All	Not mentioned	If not owner-occupied, owner must reside within 30 miles.
Roseville	License	Annual	\$559.86	One family or four unrelated adults to occupy a single family rental unit	Not specified	All	Yes	A. "Non-owner occupied." B. Can't be more often than "one every seven days (Oct 1-May 1) and one every ten days (May 1-Oct 1). C. Licensed properties must be 500 feet apart.
Savage	License	Annual	\$25	Two adults per bedroom, plus an additional two adults. Accompanying children don't count towards the limit.	Two vehicles plus one for each available garage stall	Bedrooms only. Property owner must remain on-site during rentals	Not mentioned	Owner background checks. Only 12 licenses are issued annually in the City (first-come).
Shoreview	License	Annual	\$150	Not specified	Not specified	All	Not mentioned	If owner lives outside 7-county metro, an agent who does is required.



# Memorandum

**To:** Economic Development Commission  
**From:** Kati Bachmayer, Economic Development Manager  
**Copy:** Tina Goodroad, Community Development Director  
Justin Miller, City Administrator  
**Date:** August 26, 2025  
**Subject:** Economic Development Report

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

## **Business & Development Updates**

- Downtown Bicycles held a ribbon cutting celebration on July 22 at its new Lakeville location in Kenwood Commons. The business can be found at 9057 203<sup>rd</sup> Street West and carries a wide variety of bikes, as well as bike parts, accessories and offers repair services.
- Wild Things Indoor Playground held a groundbreaking ceremony on July 25 to kick off construction for their new building to be constructed as part of the Kenrick Corner Second Addition plat. When complete, the business will be located immediately north of Porterhouse, off Kenrick Avenue.
- During the August 4 City Council meeting, the City Council approved a final plat for Heritage Commons 9th Addition. The project proposes the construction of a 3,395-square-foot Chase Bank building and one outlot for future commercial development.
- Donut Star held a ribbon cutting ceremony on August 21 to celebrate its new ownership.

## **Under Construction**

- Life Time has been issued a building permit to remodel and refresh through the facility.
- Legit Cannabis has been issued a building permit to remodel the former Mattress Superstore retail space.
- Footing and foundation work is underway on Dakota Electric Association's new HQ site to be located north of 225<sup>th</sup> Street and east of Cedar Avenue.
- Great progress has been made on the construction of the Lakeville 35 Logistics Center. The 189,678-square-foot spec industrial building will be located at 21300 Juniper Way.
- 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 \$173,415,288 through July. This compares to a total valuation of \$135,834,542 for building permits issued through July 2024.

The City issued permits for 129 single-family homes through July with a total valuation of \$44,813,908. This compares to 187 single-family home permits through July 2024 with a total valuation of \$57,033,000.

The City has also issued 138 townhome permits with a total valuation of \$36,300,817 through July, compared to 64 townhome permits with a total valuation of \$15,139,000 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**

- LakevilleBusiness.com launched its refreshed look in late July.
- The City Council approved amendments to Title 10 (Subdivisions) and 11 (Zoning Ordinance) of the City Code during the August meetings, including residential construction flexibility and tree preservation.
- Four Business Retention & Expansion visits were completed in August.
- Leadership Lakeville 2025-26 cohort will begin on September 17 in Council Chambers. This year's class has 20 participants.

### **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.