



AGENDA
ECONOMIC DEVELOPMENT COMMISSION

October 28, 2025 - 4:00 PM

Marion Conference Room
20195 Holyoke Ave

1. Call to order
2. Approval of Minutes
 - a. September 23, 2025, Meeting Minutes
3. Discussion Item
 - a. Economic Development Programs
4. Development & Marketing Updates
 - a. October Economic Development Report
 - b. Manufacturing Month
 - c. Business Retention & Expansion program
5. Other
 - a. Combined November-December meeting date
6. Adjourn

**CITY OF LAKEVILLE
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
September 23, 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 Bjorkland, Lowell Collman, John Ricketts, Don Seiler

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

Members Absent: Joe Eykyn, Roz Peterson

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

2. **Approval of Minutes**
 - a. **August 26, 2025 EDC Meeting Minutes**

Comms. Bjorkland/Bergin moved to approve the minutes of the August 26, 2025 meeting. **Motion carried unanimously.**

3. **Guest Speaker**
 - a. **Morgan Hill and Jean-Luc Mette, Greater MSP**

Morgan Hill and Jean-Luc Mette, Greater MSP, shared 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. Four key headlines from the Regional Indicators Dashboard just published in August 2025 include: Promising signals on racial inclusion, but inequities remain; Housing & Infrastructure are assets for livability; The MSP Region: Still a good place for workers; and Regional Economic Growth & Innovation are slowing. Greater MSP focuses its efforts on several industries where they believe Minnesota is positioned to "win," such as Med & Health Tech, Clean & Green Tech, Digital Tech and Ag Tech.

EDC members asked questions and provided feedback.

4. Development & Marketing Updates

a. September Economic Development Report

Ms. Bachmayer and Ms. Goodroad highlighted a few recent development projects and new businesses in Lakeville. Recent ribbon cuttings include the Study Station and Charged Fitness + Rehab. Children's Dental Care & Orthodontic held an open house to celebrate the completion of their addition.

Ms. Goodroad stated the City Council adopted an ordinance to annex property that abuts the Lakeville boundary to be used by Compass Rail for rail car storage. The Kenyon Green final plat was approved by City Council for a 49-unit workforce housing apartment building as well as 15 attached townhome units.

Lakeville was ranked #6 most livable small city in 2025 by SmartAsset out of 279 cities with population sizes between 65,000 and 100,000. Krista Jech shared that the Lakeville Convention & Visitors Bureau and the City of Lakeville have partnered with Explore Minnesota to become a Certified Film Ready Community. This designation helps position Lakeville as a potential location for film, television and media productions.

b. Manufacturing Month

Ms. Goodroad reminded the EDC that the City of Lakeville has a proud tradition of recognizing our manufacturing businesses each October and this year city staff plans to will personally deliver appreciation gifts to each of the local manufacturers in honor of Manufacturing Month.

c. Business Retention & Expansion program

BRE visits continue, there will be four visits in September.

5. Other

6. Adjourn

Meeting adjourned at 4:59 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: October 21, 2025
Subject: Economic development programs

The Economic Development Strategic Plan contains several goals for enhancing economic development. Goal 1 is to identify resources available for economic development. Strategies include exploring internal resources available for economic development. While we are not at the point of creating an EDA levy, staff is exploring the formation of pilot programs to create tools to support growth of our local businesses. Creating pilot programs will allow us to test select programs to determine effectiveness and additional programs that are necessary as we continue the growth of economic development funding through an EDA levy in the future.

Pilot program ideas:

- General business grants – set specific amount; criteria focusing on existing business reinvestment or attracting new business to Lakeville.
- SAC/WAC grants or deferrals to offset costs to new restaurants who have higher than average connection costs. Use this to attract new restaurants.
- Low or no interest revolving loan fund program - focus on equipment and expansion.
- Manufacturing grants – aid manufactures with grants for operational improvements.
- Retail assistance grants- encourage expansion of retail city wide or specific areas such as downtown.
- Creation of a Fund balance – allow funds to grow incrementally for pursuit of larger programs and /or initiatives.
- Façade improvement grant program with the goal to improve curb appeal. Could also consider more general property investment, help with renovation of any business or deal with code violations.

Many of our neighboring communities are offering similar programs. Selected programs would be created with criteria, application process, funding caps, etc. EDC will be involved as programs are created as well as evaluation of applications and recommendations for awards.

Action Requested: Input into the pilot program ideas and recommendation for development of a program(s).



Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: October 28, 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

- The Waters of Kingsley Shores & Kingsley Place held a grand re-opening on September 18 to celebrate the senior living facility's new ownership. The Waters is located at 16880 Klamath Trail and offers independent living, assisted living and memory care.
- Midwest Facial Plastic Surgery hosted a grand opening on September 25 to celebrate its newest MedSpa and clinic. The business can be found at 11020 161st Street West in the same building as Midwest Ear, Nose & Throat Specialists.
- Best Brains Learning Center held a ribbon cutting ceremony on September 26 to celebrate opening at 17600 Cedar Avenue. The business specializes in teaching students ages 3 to 14 math, English, abacus and coding.
- Children's Dental Care & Orthodontics held a ribbon cutting on October 13 to celebrate the completion of its 2,571-square-foot addition to the existing building at 17677 Cedar Avenue. The new space has allowed the business to add orthodontic services.
- During the October 6 City Council meeting:
 - A site improvement performance agreement was approved for the construction of a 11,500-squarefoot office/warehouse/storage building for NPL Construction. The property is located immediately east of NPL's current location at 8190 215th Street West.
 - A final plat was approved for Marketplace at Cedar. The project proposes nine commercial lots and three outlots to be located south of 179th Street West, east of Cedar Avenue and west of Glacier Way.
 - A conditional use permit and variance was approved for Chart House to tear down the existing detached bar building and construct a new 2,660-square-foot structure.

- Preliminary and final plat applications were approved for Launch Park Fourth Addition, which proposes the construction of three garage condo buildings for Lakeville FlexSpace and one outlot for future industrial development to be located east of Cedar Avenue and south of future 222nd Street West.
- Preliminary and final plat applications for the Spirit of Brandtjen Farm Commercial 7th Addition, which proposes the construction of a 9,205-square-foot commercial building for Grow Pediatrics to be located directly south of Valvoline Instant Oil Change, off Pilot Knob Road and 160th Street West.
- During the October 16 Planning Commission meeting:
 - A conditional use permit for Mister Car Wash was recommended for city council approval. This project is proposed to be constructed in the Marketplace at Cedar development.
 - Proposed development scenarios were reviewed as part of the Southwest Study Area AUAR by Artemis Development Company. The AUAR is considering a mix of future residential and commercial uses to be located west of I-35 and south of 210th Street West (south of Candlewood Suites).
- During the October 20 City Council meeting, the City Council approved a conditional use permit to allow the construction of a Taco Bell with a drive-thru service window in the Marketplace at Cedar development.

Under Construction

- A building permit was recently issued to Tropical Smoothie Café (17685 Kenwood Trail) for tenant improvements, and a sign permit was issued to Metropolitan Pediatrics (20520 Keokuk Avenue) – the business plans to transition from its current Burnsville site to Lakeville in early 2026.
- Wild Things Indoor Playground tenant improvement is nearing completion and the business plans to hold a grand opening celebration on November 15-16 at 20450 Kenrick Avenue (north of Porterhouse).
- Work continues on Dakota Electric Association’s new HQ site to be located north of 225th Street and east of Cedar Avenue.
- Progress continues on the Lakeville 35 Logistics Center. The 189,678-square-foot spec industrial building will be located at 21300 Juniper Way and its first identified tenant is Pickle in the Middle.

Building Permit Report

The City has issued building permits with a total valuation of \$290,707,293 through September. This compares to a total valuation of \$194,520,426 for building permits issued through September 2024.

The City issued permits for 176 single-family homes through September with a total valuation of \$59,529,365. This compares to 220 single-family home permits through September 2024 with a total valuation of \$67,106,000.

The City has also issued 231 townhome permits with a total valuation of \$58,694,358 through September, compared to 87 townhome permits with a total valuation of \$20,634,000 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 will host a booth at the 18th Annual MNCAR Expo on November 6. This event attracts more than 700 commercial real estate dealmakers and is an opportunity to promote Lakeville as a great place for development.
- 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. The gift baskets were made possible thanks to our generous sponsors (Gold Sponsors: Appro-Cerron, Lakeville Chamber, Lakeville Works, Likewise Partners, Visit Lakeville; Silver Sponsors: Airlake Development, Dakota Electric Association, Scannell Properties; and Bronze Sponsors: Express Employment Professionals, Minnesota Energy Resources) and delivered by Community Development staff, Chamber staff and Appro-Cerron volunteers. A video about Manufacturing Month was also shared on the City's social media platforms the week of October 20.
- Four Business Retention & Expansion visits were completed in October.

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.