



AGENDA
ECONOMIC DEVELOPMENT COMMISSION

December 9, 2025 - 4:00 PM

Marion Conference Room
20195 Holyoke Ave

1. Call to order
2. Approval of Minutes
 - a. October 28, 2025 Meeting Minutes
3. Discussion Item
 - a. Cedar Avenue Land Use and Market Analysis
4. Development & Marketing Updates
 - a. December Economic Development Report
 - b. Business Retention & Expansion program
5. Other
6. Adjourn

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

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

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

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

Members Absent: Rick Bjorkland

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

2. **Approval of Minutes**
 - a. **September 23, 2025, EDC Meeting Minutes**

Comms. Seiler/Eykyn moved to approve the minutes of the September 23, 2025, meeting. **Motion carried unanimously.**

3. **Discussion Item**
 - a. **Economic Development Programs**

Tina Goodroad, Community Development Director, shared information about the Economic Development Strategic Plan's goals for enhancing economic development in the City through financial tools. Staff is exploring the formation of pilot programs to support economic development growth. Creating pilot programs will allow the City to test selected programs to determine their effectiveness and provide insight on the need for an EDA levy in the future. Ms. Goodroad shared examples of funding tools available for economic development with the EDC members and asked for input from the commissioners. Ideas include general business grants, SAC/WAC grants or deferrals, low or no interest revolving loan funds facade improvement grants and more. Many of our neighboring communities are offering similar programs and we can learn from them. The EDC will continue to be involved as these economic development programs are created.

EDC members asked questions and provided feedback. The consensus was to pursue some assistance with SAC/WAC fees for businesses.

4. Development & Marketing Updates

a. October Economic Development Report

Ms. Bachmayer and Ms. Goodroad highlighted a few recent development projects and new businesses in Lakeville. Ms. Bachmayer shared that recent ribbon cuttings include Best Brains Learning Center and Children's Dental Care & Orthodontics. Midwest Facial Plastic Surgery hosted a grand opening, and the Waters of Kingsley Shores & Kingsley Place held a grand re-opening.

Ms. Goodroad stated the City Council approved a site improvement performance agreement for an office/warehouse/storage building for NPL Construction, and a conditional use permit and variance for Chart House to construct a new outdoor deck. City Council also approved the Marketplace at Cedar final plat, and Spirit of Brandtjen Farm Commercial 7th Addition which proposes a Grow Pediatrics clinic.

b. Manufacturing Month

Ms. Bachmayer shared that 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. A video about Manufacturing Month was also shared on the City's social media platforms the week of October 20.

c. Business Retention & Expansion program

BRE visits continue, four visits were completed in October.

5. Other

a. Combined November-December meeting date

The November and December EDC meetings are typically combined into one meeting due to the regular meeting dates falling so close to Thanksgiving and Christmas. Staff recommended December 9, 2025 for the next meeting, and commissioners agreed.

6. Adjourn

Meeting adjourned at 4:44 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: December 2, 2025
Subject: Cedar Avenue Corridor Land Use and Market Analysis

Community Development staff have been working with a consulting group (TKDA) to evaluate land use along the Cedar Avenue corridor between 185th and 200th Streets. The 2040 Comprehensive Plan identified this area as a special planning district, intended to align land use strategies with the Red Line Bus Rapid Transit (BRT) plan. That plan proposed five transit station areas to support the potential extension of the Red Line through Lakeville and increased residential densities—at least 8 units per acre within the broader Cedar Corridor and 20-40 units per acre— within a ½-mile radius of the proposed station areas.

With the Red Line BRT no longer included in the Metropolitan Council’s Imagine 2050 Transportation Policy Plan, it is necessary to reassess market conditions and determine appropriate land uses along the corridor to guide development in Lakeville’s upcoming 2050 Comprehensive Plan.

As of today, the market study for this area has been completed and City staff have conducted a design charrette to develop an updated land use plan. City staff and a TKDA representative will be meeting with study area property owners on December 9th and 11th to share the findings and gather feedback.

During the December EDC meeting, the consultants will present the results of the market analysis and the draft land use plan, which reflects the anticipated market potential of various land uses along the corridor.

Action Requested : Questions, discussion and feedback of the analysis is welcomed.



Memorandum

To: Economic Development Commission
From: Kati Bachmayer, Economic Development Manager
Copy: Tina Goodroad, Community Development Director
Justin Miller, City Administrator
Date: December 9, 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

- Wild Things Indoor Playground held a ribbon cutting ceremony and grand opening on November 14. The new business is located at 20450 Kenrick Avenue, Suite 100 (just north of Porterhouse Steak & Seafood Restaurant) and offers a jungle-inspired play space for kids ages 0-12.
- Grow Pediatrics hosted a groundbreaking ceremony on November 18 to kickoff construction of its 9,205-square-foot medical office building near Hy-Vee (off Pilot Knob Road). When complete, the business will provide pediatric medical care, including comprehensive physicals and urgent care.
- Rose Yarn Co held a ribbon cutting ceremony on November 21 to celebrate opening in its new, larger location at 7608 160th Street West, near Uptown Cheapskate. The business sells yarn and related supplies, as well as hosts classes and events.
- Ivy Lane Boutique held a grand opening celebration on November 21. The new retail shop is located at 17701 Kenwood Trail and offers women's clothing, home décor and gifts.
- Never Sleep Athletics hosted a grand opening celebration on November 30 at 21021 Heron Way, Suite 104. The business offers basketball skills training.

Under Construction

- Building permits were recently issued to:
 - Brianno's Chart House to construct a seasonal patio bar at 11287 Klamath Trail.

- Sandsted Wellness for a tenant remodel of the existing second floor space at 20855 Kensington Boulevard into a mental health center.
- Lakeville Family Pet Clinic for the construction of its new two-story, 9,030-square-foot animal clinic to be located at 7275 175th Street West.
- Lake Point Gymnastics for a tenant remodel at 21017 Heron Way, Suite 101 for a gymnastics training center.
- Work continues on Dakota Electric Association’s new HQ site to be located north of 225th Street and east of Cedar Avenue.
- The Lakeville 35 Logistics Center is anticipated to have a certificate of occupancy by the end of the year. The 189,678-square-foot spec industrial building is located at 21300 Juniper Way. Its first tenant is Pickle in the Middle, which is expected to be opening soon.
- Tenant improvements are underway at 20137 Idealic Avenue for Club Pilates’ second Lakeville location.

Building Permit Report

The City has issued building permits with a total valuation of \$342,408,358 through November. This compares to a total valuation of \$233,367,191 for building permits issued through November 2024.

The City issued permits for 207 single-family homes through November with a total valuation of \$72,319,878. This compares to 263 single-family home permits through November 2024 with a total valuation of \$79,994,000.

The City has also issued 283 townhome permits with a total valuation of \$71,316,758 through November, compared to 140 townhome permits with a total valuation of \$32,867,001 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 hosted a booth at the 18th Annual MNCAR Expo on November 6. This event attracted more than 700 commercial real estate dealmakers and was an opportunity to promote Lakeville as a great place for development.
- Community Development staff featured Sweet Harvest Foods during the November 17 City Council meeting as part of its Spotlight on Business program. The business has operated in Lakeville since 2020, expanded in 2024 and added manufacturing in 2025. Watch the [video on Lakeville’s YouTube channel](#) to learn more.
- Two Business Retention & Expansion visits are scheduled in December.

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.