

Crosslake Economic Development Authority  
Crosslake City Hall  
January 5, 2022 – 8:30 A.M.

***Mission Statement: To Develop and Promote the Economic Growth and Welfare of Crosslake While Protecting the Environment.***

Agenda:

1. Call to Order: Dean Fitch
2. November Minutes: Dean Fitch
3. EDA Re-Structure: Dean Fitch
  - a. 2022 Calendar
  - b. BLAEDC Transition
4. BLAEDC: Tyler Glynn
  - a. Refocus/Process
  - b. SWAT Analysis
  - c. Website
  - d. Housing Update
5. Region 5:
  - a. Environmental Update
6. Other:
  - a. City Council January 10
  - b. March 2<sup>nd</sup>
7. Adjourn

Crosslake Economic Development Authority  
Meeting Minutes  
8:30 A.M. November 2, 2021 Crosslake City Hall

Members present: Dean Fitch, Patty Norgaard, Roger Roy, John Andrews  
Others present: Tad Erickson, Region 5 Sr. Regional Development Planner; Matt Kallroos, Region 5 Regional Development Planner; Anthony Coffey, WAPOA President; Corrine Hodapp, USACE; John Forney, Crosslakers Water Quality Group; Dave Fischer, Land and Waters Preservation Trust; Martha Steele, Mission Township resident

The regular monthly meeting of the Crosslake EDA was called to order at 8:30 A.M. by Dean Fitch.

A motion was made by Patty Norgaard and seconded by Roger Roy to approve the minutes of the October 6, 2021 meeting. No discussion. Motion carried with all ayes.

Update:

BLAEDC

Request made to BLAEDC have more involvement with Crosslake Communications on website.

Re-structuring

Dean Fitch proposed having four meetings for the year—January, April, July, and October. Work will be ongoing with updates through emails or Zoom meetings.

2022 Calendar

Projects for the upcoming year include continued updating of the Comprehensive Plan, creating a list of people involved with the original plan plus known interested parties. The current process of sending out questions and providing the results to Region 5 to disseminate has been successful. There were great results from the first section of Environment; next will be Economic Vitality. Components of the Minnesota Design Team results are still relatively accurate including what is “untouchable”, but the mandate for EDA is to look forward.

Program:

Region 5

Environmental Update

Tad Erickson and Matt Kallroos of Region 5 provided a history of the Crosslake Comprehensive Plan and an introduction to the new process for updating the plan with more actionable implementation. A handout was provided--“Our Blueprint for the Future”—Crosslake Prioritized Implementation Planning (PIP). The Critical Path Schedule was reviewed providing the game plan for updating each chapter of the Comp Plan. Each group connected to the chapter topic will provide more technical input in addition to reaching out to the public at large. Public feedback indicated the goals and strategy were good, but more detail was needed. The two Goals and the Policies of the Environment chapter were reviewed: Has the Goal or Policy been achieved and/or completed? Is this Goal or Policy still relevant? What is the Priority? What is the Timeline? Identify the funding source. Identify responsible party.

Responses to the implementation matrix questions include: water quality, conservation and protection all bound together; the need to tighten up regulations; the lack of assigning responsibility; how to promote education to the general public; challenge of timing of reviews and the time to do it; use of outside organizations for promotion and direction. Collaboration was considered to be of utmost

importance and the creation of a task force relying on the vast amount of talent within the community to work on each category was suggested.

Summary of email responses were presented:

1. Ensure Septic Systems are in compliance with State standards.
2. Incorporate sustainability in all policies by utilizing: The Pine River One Watershed, One Plan, The DNR's Sensitive Shoreland Report and Cities policies and practices.
3. Utilize partners and relationship to provide educational information to residents and visitors alike: Surrounding townships, Army Corps, National Loon Center, Local businesses, Crosslake Community Center, Upgaard Wildlife Management Area, others.
4. Consider the formation of a Water Quality Board that makes recommendations to City Council.
5. Preserve and enhance the up-north character of the area.
6. Need to identify adequate funding source for prioritized, targeted implementation of environment goals.

The next steps include sending out a final draft of Environment Goals, sending out the questionnaire on the next chapter to review—Economic Vitality and selecting a date for the Economic Vitality meeting.

Next EDA meeting: January 5, 2022

There being no more business or announcements, the meeting was adjourned at 10:10 A.M.

Respectfully submitted,

Martha Steele  
Volunteer

Crosslake Housing Assessment Meeting  
City of Crosslake Council Chambers  
December 15, 2021 – 9 A.M.

Attendees: EDA Members: Dean Fitch, John Andrews, Patty Norgaard  
City: Aaron Herzog, Council Member; Dave Nevin, Mayor; Cheryl Stuckmayer, Planner-Zoning Coordinator  
Cindy Myogeto, Crosslake Chamber of Commerce; Eric Charpentier, CWC HRA Executive Director; Tyler Glynn, BLAEDC Executive Director; Mike O'Connell, Larson Group Real Estate  
Kent Marthaler and Chuck Lane, KC Company Owners

Agenda: Meeting end 9:55

Introduction of Guests

Involvement in Housing

KC Companies History

Kent Marthaler informed the group that he and Chuck Lane have been partners since 2006. Their niche had been building senior housing in rural communities that has morphed into multi-family dwellings and commercial buildings. As they are business owners in Crosslake (Golden Horizons) they have an understanding of the current market, rural communities and funding and they see opportunities in Crosslake for multi-phase type projects. He explained that realistically there must be a partnership with the city, business owners to get the first phase started. A feasibility study would need to be done to address any shortcomings.

Mike O'Connell explained that as part of the MN Design Team project in 2017, housing was a topic of concern. The housing study two years ago examined the real estate market and values. Virtually no housing under \$200,000 exists in the city.

Cindy Myogeto talked about young professionals having to travel to their jobs in the city, how the hospitality industry requires seasonal workers and the struggle to find rental property. The trend has been for companies to buy housing to rent to their employees.

John Andrews discussed how the feedback from citizens indicated they were against affordable housing. The housing study reflected land costs and made it more expensive to build in Crosslake. There was no interest in subsidy from the city.

KC Companies/Opportunity in Crosslake

Sewer/Water

Land Available

Housing Development-single family, multi, etc.

Kent Marthaler described the process with starting with the "dirt"—working with targeted property to identify sewer and water needs. When building in smaller communities, everyone needs to chip in to get costs down. Partnership and cooperation are needed for a project to be successful. A target study would be looking at townhomes, multi-family, 30-40 units. No multi-units would be possible without subsidy.

Cheryl Stuckmayer reviewed past and present applications, challenges of current available locations, questions from prospective businesses about workforce needs. She provided Kent Marthaler with multiple fact sheets and information on land use, current location of city sewer, Park and Rec fees.

Eric Charpentier shared that affordable housing is a regional issue. The mindset is that affordable is bad and that needs to be changed. The definition of affordable house is not more than 30% of income. Opportunities for feasibility exist and there are gap tools that are available such as the Housing Trust Fund zero per cent interest loans. There have been some public/private needs discussion, but they are tough. Right now, it is not reasonable to build affordable housing.

Tyler Glynn stated that affordable housing looks different than it did three or four years ago. The housing is quality. Expansion and growth are coming in small increments. The region is being looked at but there is no housing or childcare.

Dean Fitch shared that when looking at high land costs/sewer and water infrastructure, it is a regional perspective and questioned whether it should be a Crosslake project.

Tyler Glynn pointed out that each city is dealing with the same infrastructure issue. Everyone looking for the same and having the same conversations. Going to have to expand infrastructure at some point.

Chuck Lane added that there is a struggle with staffing, people don't always want to commute to their jobs in Crosslake. Housing creates a boost to the local economy and there is a need in Crosslake. It would be a quality project.

#### Next Steps

##### Options available

It was concluded that the City Council and EDA need to get together to see what can be done. Does it make sense? The struggle with the question of growth and which businesses are good for Crosslake. EDA will start looking into how to help.