

Crosslake Economic Development Authority
Crosslake City Hall
October 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. No minutes for June: Dean Fitch
3. Crosslake EDA Website Alison Medeck
Kristen Peterson
4. Housing Update Tyler Glynn
 - a. Financing possibilities
5. Economic Vitality Discussion Tyler Glynn
6. 2024 Intersection and Feasibility Study Patty

[CLICK HERE to weigh in now, before it's too late!](#)
7. Other:
 - a. October 10, 2022
 - b. EDA Meeting December 7, 2022
 - i. Subject to change
8. Adjourn

Crosslake Economic Development Authority
Meeting Minutes
8:30 A.M. July 6, 2022 Crosslake City Hall

Members present: Dean Fitch, Patty Norgaard, Roger Roy, John Andrews

Others present: Josh Netland, Crosslake Communications/ECTC General Manager; Tyler Glynn, BLAEDC Executive Director; Aaron Herzon, City Council Member; Jim Anderson, Cindy Myogeto, Jon Mobeck, Julie Gowen, John Forney, Jaclyn Wipper, Mike Lyonais, City Administrator; Peter Gansen, City Planning and Zoning Administrator; 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 Roger Roy and seconded by Patty Norgaard to approve the minutes of the November 2, 2021 meeting. No discussion. Motion carried with all ayes.

Housing Update:

Dean Fitch reported that a series of meetings have been held. The process has begun to identify four or five potential properties for development. Tyler Glynn reported that he had met with Bradbury Stamm Construction as developers that have stepped to the table and interested in finding out how to make a housing development work. He shared that funding opportunities are available through the county and state with restrictions applicable in each scenario. Developers are looking for incentives and even though building costs are beginning to decrease, there is still a supply issue. The market has softened from a demand perspective. Full price offers are common and time on the market is less than 10 days compared to thirty to forty days a year ago. Communities must grow considering average commute time and expense of housing.

Next Steps:

- Help developers find land
- Bradbury Stamm to make presentation at City Council meeting in August
- Special Council Workshop meeting on July 11 for housing discussion
- Presentation of multifamily dwelling projects to Planning Commission at their July meeting
- Feasibility study funding request to City Council
- Define affordable housing

Other discussion:

The perception of value; taxes go up due to value increasing but the tax rate goes down.

Looking at return on investment and how quickly does the return come.

Highest increase in market value reported by the state is from Crow Wing County.

Need to change the mindset of people that live in the community—remove the stigma from affordable housing.

The key is to look at different options and to keep an open mind.

Educate people to understand that it is everyone's money.

The challenge is to create a plan and do it right.

Look at impacts to infrastructure and making sure that the housing project should keep in sight the needs of the community.

Upcoming Events:

City Council Meeting August 8th

Next Meeting: August 3rd

There being no further business or announcements, Dean Fitch adjourned the meeting at 9:50 A.M.

Martha Steele

Volunteer