



# ECONOMIC DEVELOPMENT AUTHORITY

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

## Regular Meeting

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, May 8, 2023

5:30 PM

City Center - Council Chamber

[City of Forest Lake - Livestream and Recorded Meetings](#)

### 1. Call to Order

### 2. Roll Call

Attendee Name	Title	Status	Arrived
Mara Bain	EDA President	Present	
Sam Husnik	Commissioner	Present	
Jenny Lorge	Commissioner	Present	
Jeff Larson	Commissioner	Present	
Jill Grindahl	Commissioner	Present	5:40 p.m.
Chris Hoyt	Commissioner	Present	

### 3. Pledge of Allegiance

### 4. Approve the Agenda

Comments:

**Motion to:** Approve the Agenda

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sam Husnik, EDA Member
<b>SECONDER:</b>	Jeff Larson, EDA Member
<b>AYES:</b>	Bain, Husnik, Lorge, Larson, Hoyt
<b>NAYS:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Grindahl

### 5. Approve EDA Meeting Minutes from February 13, 2023

Comments:

**Motion to:** Approve EDA Meeting Minutes from February 13, 2023



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<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jenny Lorge, EDA Member
<b>SECONDER:</b>	Jeff Larson, EDA Member
<b>AYES:</b>	Bain, Husnik, Lorge, Larson, Hoyt
<b>NAYS:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Grindahl

### 6. Approve EDA Meeting Minutes from March 13, 2023

Comments:

Motion to: Approve EDA Meeting Minutes from March 13, 2023

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sam Husnik, EDA Member
<b>SECONDER:</b>	Jeff Larson, EDA Member
<b>AYES:</b>	Bain, Husnik, Lorge, Larson, Hoyt
<b>NAYS:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	Grindahl

### 7. Headwaters 123 Overview and Concept Platting Update

Comments: Assistant City Administrator Udem provided a background regarding the Headwaters 123 property and market conditions and a concept platting for the parcel. He noted the location of the city-owned parcel that is currently zoned a business park effective in 2020. He discussed the status of the property in 2014 and the status during 2017-18 when discussions about a data center site began. He noted the city is in multiple market segments for the property noting the segments include a single user or co-location data center, high tech manufacturing or warehousing, and medical or remote radiology. He noted that data center development has strict criteria, there are state tax incentives, and development can happen on various lot sizes. He also provided site characteristics for the Headwaters 123 property which included redundant power, available utilities, robust fiber capacity, a low risk environmental site, a large parcel, and a single owner. He noted the work completed to date which includes being at the onset of the Minnesota Technology Corridor which began in 2018-19, there has been a drone lidar mapping, a site scoring, and the site has been listed with CBRE. He noted the Technology Corridor help to get national exposure for Forest Lake and highlighted that the efforts surrounding the Tech Corridor have helped Centerville to secure Amazon as a developer for installation of a distribution center.



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City Administrator Udem highlighted the market response on the parcel and noted the RFI responses, Letter of Intent on the property, a new broker with CBRE, and Staff has met with a national site selector in 2023 regarding the Headwaters 123 property. He highlighted the current market demand and noted that the lead times on projects has extended because of shipping costs. He also noted that the site continues to generate market interest, with consideration of dividing the site into smaller parcels.

Councilmember Husnik noted the parcel used to be part of the now airport property. EDA Member Larson asked what type of businesses have been interested in the property. Assistant City Administrator Udem commented that several businesses have been manufacturing firms, but most consistently data center firms. He indicated that data centers typically do not employ a large number of people, however, the employees are highly technical/specially trained individuals. He also noted that data centers offer a high tax base for the city.

EDA Member Grindahl asked about data centers and remote operation. She commented about broadening the scope to a business park. Assistant City Administrator Udem commented on the Met Council Interceptor Line in the middle of the parcel that may have to be moved. There was also discussion regarding traffic counts with distribution centers.

Assistant City Administrator Udem provided information on concept platting to provide options in the market to developers. He discussed two different concepts showing number of lots, primary entry, secondary entry, natural amenities, stormwater basin, and berms to contain perimeter views.

City Administrator Casey commented on the Metropolitan Council Interceptor Line that runs through the property. He noted that he met with them last week to discuss any possibilities of moving the line. There was further discussion regarding the line and land topography.

### 8. Shoreline Study Update

Comments: Assistant City Administrator Udem provided a brief history to the new EDA Members regarding the transient dock slips. He noted that the dock extensions will be installed before the Memorial Day Weekend. He provided an update to the shoreline study work and cost estimates being done by Bruce Chamberlain.

### 9. Development Update

Comments: Assistant City Administrator Udem provided an update of the Development Department. He commented on the Airport parcels, Spike and Houles, Culvers, Community Helping Hands, Forest Lake Vet Clinic, Mr. Car Wash, Shadow Creek Estates, Headwaters Village Concept



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Plan for an Eighty-two (82) Unit Apartment Building, Hidden Creek, and possible development collaboration with adjacent cities.

### 10. Other – City Updates

Comments:

### 11. Washington County Update

Comments: Assistant City Administrator Udem commented that the National Data Site Selector has reached out to several communities in the Tech Corridor.

### 12. Forest Lake Chamber of Commerce Update

Comments: Nannette LaNasa commented on work by the Chamber, including the Shop Local Campaign, Lakes Area Expo, end of their fiscal year, a perceived need business assessment survey and the Washington County Chamber Coalition Optimize Your Business Summit.

### 13. Adjourn

Motion to: Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sam Husnik, EDA Member
<b>SECONDER:</b>	Jill Grindahl, EDA Member
<b>AYES:</b>	Bain, Husnik, Lorge, Larson, Hoyt, Grindahl
<b>ABSENT:</b>	