

**AGENDA
CITY OF LINDSTROM
EDA MEETING
Tuesday, October 9, 2018
7:30 A.M.
CITY COUNCIL CHAMBERS
13292 Sylvan Ave., Lindstrom, MN**

CALL TO ORDER/PLEDGE:

CALL OF ROLL:

CONSIDERATION OF AGENDA:

Additions:

Deletions:

CONSIDERATION OF MINUTES

1. September 11, 2018 (pgs. 2-3)

BUSINESS ITEMS:

1. Randy Kempenich Wine Bar/Restaurant/Art Gallery (pg. 4-6)
2. Strengthening the Core (pg. 7)
3. 2018 Development Projects (pgs. 8-9)

CORRESPONDENCE:

ADJOURNMENT:

EDA Meeting Minutes
September 11, 2018

Members Present: Chair Sheryl Campbell, Rob Doherty, Jim McCarville, AnnMarie Brink, Kevin Stenson, Greg Shaleen (arrived 7:40am)

Members Absent: Keith Carlson

Also Present: City Administrator John Olinger, Chisago County HRA/EDA Director Nancy Hoffman, Deputy Clerk Melissa Glenna, Gary Gerke, Mike Hursh, Craig Gornik

Call to Order / Pledge: Chair Campbell called the meeting to order at 7:30 a.m.

Consideration of Agenda: Olinger added to Stengthening the Core: Fascia Loan for Bean Counters Tax & Accounting. **Motion by Doherty, second by Brink, to approve the agenda as amended. Motion passed 5-0.**

Consideration of Minutes: **Motion by Doherty, second by Brink, to approve the minutes from the August 15, 2018, meeting. Motion passed 5-0.**

Citizen/Public Comment:

None.

Business Items:

- 1. Recommendation to Appoint:** Randy Dier's resignation left a vacancy on the EDA. The EDA members recommended Mike Hursh be offered the position. Mike Hursh accepted the offer.

Motion by Brink, second by McCarville, to appoint Mike Hursh to the EDA to complete Mr. Dier's term. Motion passed 5-0.

- 2. Strengthening the Core:**

Fascia Loan Program: There were two inquiries for fascia loans. Bean Counters Tax and Accounting submitted an application to relace fascia on the front and side as well as cedar shakes on their building and replace curbs and sidewalk on their property. Craig Gornik, owner, explained the difficulty he had in obtaining two quotes for each project. He was only able to obtain one quote for each.

Motion by Brink, second by Doherty, to approve a \$5,000 Fascia Loan for 10 years at 1% interest for Bean Counters Tax & Accounting, Craig and Janell Gornik, owners. Motion passed 5-0.

Greg Shaleen entered the meeting 7:40am.

Highway 8 Task Force Update: Council Member Stenson stated that the next meeting will be in October. He also explained that County Commissioner George McMahon assisted with obtaining \$3 million from the state to be utilized for creating 4 lanes on Hwy 8 from Forest Lake to Karmel Ave in Chisago City.

Available Lindstrom Properties: Big Scotts has 2 spaces open currently. Greg Shaleen stated there has been an offer made on the Holmquist building.

Variety of Goods and Services:

3. Elms Estates:

Olinger informed the EDA that the owner of Elms Estates sent a letter to their residents explaining that the park will be closing September 1, 2020.

4. 2018 Development Projects:

Olinger informed the EDA Commissioners of the status of the development projects in Lindstrom.

5. Summary of Development Projects: Olinger reviewed the Economic Development Plan.

Correspondence: Hoffman informed the EDA Commissioners that that a Fall Economic Summit will be held on Friday, September 28, at 9:30am at the North Branch EMS building. Three economists will be speaking. A free lunch will also be provided.

Adjournment: Motion by Doherty, second by Brink, to adjourn the meeting at 8:46 a.m.

Motion passed 6-0.

Respectfully submitted,

Melissa (Missy) Glenna
Deputy Clerk

STAFF REPORT

MEETING DATE: October 9, 2018

SUBMITTED BY: Administrator Olinger

ITEM: Randy Kempenich Wine Bar/Restaurant/Art Gallery

Randy Kempenich sent a letter (see attached) requesting business incentives including grant money to assist with costs associated with expanding his Art Gallery to include a Wine Bar and Restaurant.

Mr. Kempenich is referring to the “Grow in Lindstrom” program that was funded but never created.

ACTION TO BE CONSIDERED: To consider business incentives for Mr. Kempenich’s Wine Bar and Restaurant.



12732 Lake Blvd
PO Box 211
Lindstrom, MN 55045

September 10, 2018

Dear John Olinger,

Please present our Wine Bar / Art Gallery concept past the EDA members and see if there is any interest in approving grant money for us stay in Lindstrom.

We would love to continue with our art gallery and live music. The only viable option for us to continue is to have a liquor license where we would open a wine bar and offer small plate food such as; cheese fruit plates, flatbreads, bruschetta, sandwiches, etc.

We believe this would be a great addition for downtown Lindstrom. Evening hours (5pm to 12am) would compliment daytime businesses and not interfere with parking. Selling wine/beer and food would make the art gallery viable and satisfy more visitors. Night Art Gallery could be the catalyst for downtown Lindstrom nightlife and the only wine bar in Chisago County.

We plan on expanding our concept to other locations. Last month we reserved 7,000 sq ft in Calhoun Square in Minneapolis. We are in the process of fine tuning plans and acquiring a partner to finance and run that location.

We have many opportunities to open elsewhere that offer incentives and would prefer to keep Lindstrom location open. Let us know if business incentive (grant) money is available.

Sincerely,

Randy Kempenich

NightArtGallery.com | nightartgallery@gmail.com | 651-419-1945

WINE BAR & FOOD

100+ Wines, Craft Beers, & Great Food

Coming
Soon

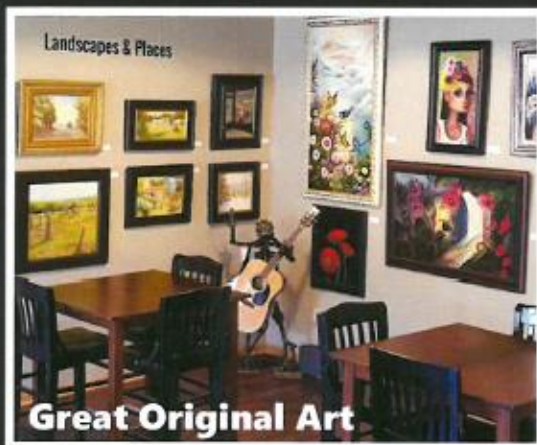
LIVE MUSIC

Quality Performers & Entertainment

Coming
Soon

ART GALLERY

30+ Artist Exhibitions | 300+ Original Artworks



NIGHT ART GALLERY

Office Cowork by Day, Entertainment by Night
Monday - Saturday 5pm - 12am | Free Admission

12732 Lake Blvd, Lindstrom, MN 55045
651-419-1045 | NightArtGallery.com

Minneapolis Location Coming Soon

STAFF REPORT

MEETING DATE: October 9, 2018

SUBMITTED BY: Administrator Olinger

ITEM: Strengthening the Core - Update

The EDA has agreed on the four elements that make a downtown successful; Infrastructure, Marketing, Variety of Goods and Services, and Customer Service. Here is a summary of what we are doing.

Infrastructure;

Fascia Loan Program –

Highway 8 Task Force Update –

Marketing;

Lindstrom Properties –

Park and Highway 8

E-Cig place by Fire Hall

Big Scotts, (2); Restaurant and Salon spaces empty

Old Juice Factory completely empty

Dinner Bell- purchase agreement

Holmquist Building still appears to be for sale, it appears there is an issue with the floor.

Grow in Lindstrom Initiative – Ideas

Customer Service:

Variety of Goods and Services: what other good or service do we need in downtown?

STAFF REPORT

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ITEM: 2018 Development Updates

- **Rosehill Resort**-The final plat on hold; waiting for developer's engineer to submit required information.
- **Dinnerbell/Lindstrom Apartments**-Preliminary Plat approved Special City Council meeting September 25.
- **Sunset Meadows**-Preliminary Plat approved at City Council September 20
- **Morning Sun Phase 2 and 3**-Final Plat approved City Council September 20
- **Lakes Region EMS Facility**-Under construction
- **Enchanted Cove**-Final documents need to be signed
- **Sherman Plat**-Under construction
- **Chisago Lakes High School Community Center**-Under construction
- **CSAH 20 Bridge Replacement**-Project Complete
- **Middle School Tennis Courts**-Project Complete
- **Lindstrom Mini Storage Solutions – Kyle Johnson** –Under construction

- **288th Street reclaim and trail construction** – Project Complete
- **Downtown North 1st Avenue Electric Undergrounding** – Need signed releases to proceed, will proceed with cable and phone.
- **Lindstrom Commons** – October City Council for Final Plat
- **Plastic Products Headquarters remodel/reconfiguration** – Under construction
- **Handicapped Veteran’s Housing** – Reconsideration
- **Dental Clinic Parking lot**- Lindstrom Family Dentistry has purchased the property from MnDOT. Closing is soon.

ACTION TO BE TAKEN: No action