

**AGENDA  
CITY OF LINDSTROM  
EDA MEETING  
Tuesday, September 11, 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. August 15, 2018 (pgs. 2-3)

**BUSINESS ITEMS:**

1. Recommendation to appoint (pg. 4)
2. Strengthening the Core (pg. 5)
3. Elms Estates (pg. 6-7)
4. 2018 Development Projects (pgs. 8-9)
5. Summary of development projects (pgs 10-

**CORRESPONDENCE:**

**ADJOURNMENT:**

EDA Meeting Minutes  
August 15, 2018

**Members Present:** Chair Randy Diers, Keith Carlson, Greg Shaleen, Rob Doherty, Ann Marie Brink

**Members Absent:** Sheryl Campbell, Jim McCarville

**Also Present:** City Administrator John Olinger, Chisago County HRA/EDA Director Nancy Hoffman, Deputy Clerk Melissa Glenna

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

**Consideration of Agenda:** Olinger added Housing and Marketing. **Motion by Brink, second by Carlson, to approve the agenda as amended. Motion passed 5-0.**

**Consideration of Minutes:** Carlson moved to approve the minutes from the June 6, 2018, second by Brink. **Motion passed 5-0.**

**Citizen/Public Comment:**

None.

**Business Items:**

**1. Diers Resignation:**

Diers informed the EDA that he has moved and submitted his resignation effective following the meeting. He stated he has lived here 28 years and has enjoyed his time here. He stated Lindstrom is a great town.

**Motion by Shaleen, second by Doherty to accept Mr. Diers resignation. Motion passed 5-0.**

**Motion to appoint a new chair, Sheryl Campbell by Shaleen, seconded by Doherty, Motion carried 5-0**

Olinger was directed to reach out to Ms. Campbell.

**2. Strengthening the Core:** Nothing to report this month

Fascia Loan Program: .

Highway 8 Task Force Update:

Available Lindstrom Properties: Big Scotts has 2 spaces open currently.

Variety of Goods and Services:

**3. Elms Estates:**

Olinger informed the EDA that the owner of Elms Estates is working on a letter to their residents. Olinger asked if the EDA was interested in purchasing the private properties on that block. The EDA directed Olinger to prepare a review of the properties for the next meeting.

**4. 2018 Development Projects:**

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

**5. Housing:** Hoffman provided a review of the group that came out of the ABC Committee that is looking into housing in the area. She stated they are creating a work book for developers to use and for the cities to market the needs in the area.

**6. Marketing:** Hoffman stated the County EDA is hiring a company to provide drone pictures of the industrial parks and redevelopment sites in the County. They will make the videos available for the cities websites.

**Adjournment: Motion by Brink, second by Carlson, to adjourn the meeting at 8:450 a.m.**

**Motion passed 5-0.**

Respectfully submitted,

Melissa (Missy) Glenna  
Deputy Clerk

## **STAFF REPORT**

**MEETING DATE: September 11, 2018**

**SUBMITTED BY: Administrator Olinger**

**ITEM: Recommendation to appoint**

Mr. Dier's resignation has left a vacancy on the EDA. The members recommended Mr. Hursh be offered the position. Mr. Hursh has accepted the offer.

**ACTION TO BE CONSIDERED:** To recommend the City Council approve the appointment of Mr. Hursh to the EDA to complete Mr. Dier's term.

## **STAFF REPORT**

**MEETING DATE: September 11, 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** – I have had two inquiries for fascia loans, no applications to consider

**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**

**MEETING DATE: September 11, 2018**

**SUBMITTED BY: Administrator Olinger**

**ITEM: Elms Estates**

The owner of Elms Estates will be delivering a letter to the residents with a notice of the park closing in two years, 2020.

The EDA asked me to investigate the costs of acquiring; Pastor Cable, Mr. Dufresne and Mr. Grams properties. We could work with Pastor Cable to purchase a first right of refusal, a contract for deed, a purchase with a life estate or something else. How do you wish to proceed?

**ACTION TO BE CONSIDERED:**

# ECONOMIC DEVELOPMENT PLAN

**In progress-Park Notice to close in 2020, EDA provided direction to approach homes**

**PROJECT NAME:** Elm Estates Commercial Park/Multi-Family Housing

**PROJECT OBJECTIVE:**

To develop Commercial/Office Park/Hotel/Strip Mall/Multi-Family Housing

**PROJECT ACTION PLAN:**

To acquire when available three houses on Lake Lane. To create a multi-year exit plan for Meehan Bros. to find a developer to acquire the existing mobile home park. To work with the Norelius family and the Apartment/Boarding House to redevelop this area into an Office Mall/Multi-Family Housing Triangle

**Properties: [updated 08/24/2018]**

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
12215 Lake Ln	George Cable	15.00618.00	\$136,800	residence	.24	B-2
12195 Lake Ln	Steve Dufresne	15.00616.00	\$148,200	residence	.27	B-2
12255 Lake Ln	Jay Norelius	15.00614.00	\$223,500	Rental property	1.51	B-2
30660 Lincoln Rd	Nick and Drew Enterprises LLC	15.00613.00	\$291,700	Vacant—former Quick Stop	.35	B-2, Nick and Drews
12207 Lake Ln	Meehan Trust	15.00619.00 15.00617.00	\$108,700 \$310,000	Trailer Park	.78 3.25	B-2
12165 Lake Ln	Terry Grams	15.00615.00	\$ 53,900	Residence/rental	.22	B-2
12275 Lake Ln	Richard Berget	15.00612.00	\$187,700	Apartment	.71	B-2
<b>TOTAL</b>			<b>\$1,560,100</b>			

## **STAFF REPORT**

**MEETING DATE: September 11, 2018**

**SUBMITTED BY: Administrator Olinger**

**ITEM: 2018 Development Updates**

- **Rosehill Resort**-The final plat is at the September 20 City Council for consideration. The utilities have been determined and a neighborhood meeting to discuss plans was held.
- **Dinnerbell/Lindstrom Apartments**-This is set for a special city council meeting September 25.
- **Sunset Meadows**-Preliminary Plat is at the September 5 Planning Commission with Council on September 20
- **Morning Sun**- Final Plat is on the City Council agenda for 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
- **Mini Storage – Kyle Johnson** – Under construction



- **288<sup>th</sup> Street reclaim and trail construction** – Project Complete
- **Downtown North 1<sup>st</sup> Avenue Electric Undergrounding** – Need signed releases to proceed
- **Lindstrom Commons** – September 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
- **Storage Facility**- Annexed property north of transfer station on CSAH14, awaiting application for project
- **Golf Course Townhomes**-Awaiting concept plan application for 27 townhome units on the Golf Course

**ACTION TO BE TAKEN:** No action

## **STAFF REPORT**

**MEETING DATE: September 11, 2018**

**SUBMITTED BY: Administrator Olinger**

**ITEM: Redevelopment Projects**

I have included a copy of our Economic Development Plan. The plan outlines the priorities the EDA has identified for redevelopment. As we move through you will note that several are underway.

I have not included those projects that are complete; Holiday Station Store Block, Panel One Block.

It is good to be reminded that we have made progress.

# ECONOMIC DEVELOPMENT PLAN

In Progress-2018

**PROJECT NAME:** Dinner Bell Resort

**PROJECT OBJECTIVE:**

To develop a destination resort/spa with hotel, marina and restaurant

**PROJECT ACTION PLAN:**

To acquire when available five houses between the Dinner Bell and the City Beach and to acquire the Chisago Press Building. These pieces will be put together and marketed to a resort. Possibly combine the Lakeview Motel with this project.

Properties: *[updated 08/24/2018]*

Address	Owner	PID	Market Value	Use	Lot Size	Zoning
12550 Newell	Allison Simco	15.00183.00	\$165,200	Residential	.57	R-1
30490 Vine	Catherine Wimmer	15.00180.00	\$130,700	Residential	.24	R-1
30510 Vine	Virginia Cortner	15.00181.00	\$118,700	Residential	.16	R-1
30520 Vine	BG Holdings	15.00184.00	\$166,400	Residential	.41	R-1
30530 Vine	Marvin Damsgard	15.00186.00	\$198,200	Residential	.34	R-1
12631 Lake Blvd	John Silver	15.00187.00	\$160,900	Commercial	.18	B-2
12565 Lake Blvd	TDL Co	15.00185.00	\$507,700	Restaurant	1.91	B-2
12520 Lake Blvd	State of Mn	15.00179.00	\$51,000	Parking Lot	.07	B-2
12550 Lake Blvd	Richard Berget	15.00178.00 15.00094.00	\$140,700 \$302,500	Residential Motel	1.37	B-2
<b>TOTAL</b>			<b>\$1,942,000</b>			

# ECONOMIC DEVELOPMENT PLAN

In progress-2018

**PROJECT NAME:** Rose Hill Resort

**PROJECT OBJECTIVE:**

To work with the developer to create an assisted care facility.

**PROJECT ACTION PLAN:**

2013-The Resort faced sewer issues in 2013 and requested annexation into the City of Lindstrom and connection to City utilities. Before the process could be completed Mr. Davis, the owner, passed away. His daughters now own the resort and do not have the financial means to pay for hooking the resort to City Utilities.

The properties fronting Highway 8's Lindstrom Lane can be developed as Business. Sewer and Water run along the back of the lots across to the Waddell Chiropractic Building.

Properties: *[updated 08/24/2018]*

Address	Owner	PID	Market Value	Use	Lot Size	Zoning
Lindstrom Lane	Rose Hill Properties	02.01584.00	\$52,500	Resort	2.19	
30455 Lehigh	Rose Hill Properties	02.01586.00	\$211,200	Resort	.32	
30351/30365 Lehigh	Rose Hill Properties	02.01586.10	\$447,100	Resort	1.96	
<b>TOTAL</b>			<b>\$710,800</b>			

# ECONOMIC DEVELOPMENT PLAN

**In progress-Park Notice to close in 2020, EDA provided direction to approach homes**

**PROJECT NAME:** Elm Estates Commercial Park/Multi-Family Housing

**PROJECT OBJECTIVE:**

To develop Commercial/Office Park/Hotel/Strip Mall/Multi-Family Housing

**PROJECT ACTION PLAN:**

To acquire when available three houses on Lake Lane. To create a five year exit plan for Meehan Bros. to find a developer to acquire the existing mobile home park. To work with the Norelius family and the Apartment/Boarding House to redevelop this area into an Office Mall/Multi-Family Housing Triangle

**Properties:** *[updated 08/24/2018]*

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
12215 Lake Ln	George Cable	15.00618.00	\$136,800	residence	.24	B-2
12195 Lake Ln	Steve Dufresne	15.00616.00	\$148,200	residence	.27	B-2
12255 Lake Ln	Jay Norelius	15.00614.00	\$223,500	Rental property	1.51	B-2
30660 Lincoln Rd	Niek and Drew Enterprises LLC	15.00613.00	\$291,700	Vacant—former Quick Stop	.35	B-2, <b>Nick and Drews</b>
12207 Lake Ln	Meehan Trust	15.00619.00 15.00617.00	\$108,700 \$310,000	Trailer Park	.78 3.25	B-2
12165 Lake Ln	Terry Grams	15.00615.00	\$ 53,900	Residence/rental	.22	B-2
12275 Lake Ln	Richard Berget	15.00612.00	\$187,700	Apartment	.71	B-2
<b>TOTAL</b>			<b>\$1,560,100</b>			

# ECONOMIC DEVELOPMENT PLAN

**A concept plan for Mini Storage was reviewed in 2018**

**PROJECT NAME:** Lincoln Road Office Park

**PROJECT OBJECTIVE:**

To develop a Commercial/Office Park

**PROJECT ACTION PLAN:** To annex these parcels into the City of Lindstrom and rezone to a business class and promote this area for an office park. **Annexed Kirvida Parcels south of 309<sup>th</sup> into the City in 2018, proposed mini-storage facility**

**Property:** That area bounded by Lake Lane behind Lindstrom Foods, CSAH 14 on the west Minnesota Ave. on the east and 311<sup>th</sup> on the north.

Properties: *[updated 08/24/2018]*

Address	Owner	Estimated value	PID	Current use	Lot size	Zoning
South side of MN Ave/309 <sup>th</sup>	Kevin Kirvida	\$48,100	02.01436.60	Agricultural	4.8	City A-1
North side of MN Ave/309 <sup>th</sup>	Kevin Kirvida PO Box 518, Lindstrom	\$58,300	02.01464.17	Agricultural	7.59	Township
31005 Minnesota	Bart Norelius	\$576,600	02.01533.00	Agricultural	4.12	Township
South of 309 <sup>th</sup>	Kevin Kirvida	\$39,500	02.01464.18	Agricultural	1.82	City A-1
<b>TOTAL</b>		<b>\$722,500</b>				

# ECONOMIC DEVELOPMENT PLAN

The apartment on Oak/Newell is for sale 2018, \$260,000, we were not interested at that price.

**PROJECT NAME:** Oak Street and Highway 8, Southwest corner

## PROJECT OBJECTIVE:

To develop first story retail space and either second story for-purchase town homes/studio apartments/commercial space and Newell Ave. parking lot.

## PROJECT ACTION PLAN:

To purchase properties on Newell and Highway 8, combine them into a single parcel, tear down buildings and market the property to a developer.

Properties: *[updated 08/24/2018]*

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
12900 Newell Ave	Chris Baxter	15.00281.00	\$127,700	Duplex	.16	CBD
12890 Newell Ave	City of Lindstrom	15.00280.00	\$89,100	Commercial, vacant	.16	CBD
12895 Lake Blvd	City of Lindstrom	15.00213.00	\$33,000	Residential, Rental property	.04	CBD
		15.00071.00	\$32,200		.05	
12875 Lake Blvd	PC Property	15.00214.00	\$89,100	Commercial	.05	CBD
		15.00278.10	\$100		.02	
		15.00072.00	\$300			
12865 Lake Blvd	Garrett Mueller	15.00215.00	\$90,500	Commercial, vacant	.07	CBD
		15.00073.00	\$200		.02	
		15.00278.00	\$200			
12895 Lake Blvd	City of Lindstrom	15.00070.00	\$34,800	Commercial, Vacant (Oak/Lake)	.07	CBD
		15.00212.00	\$33,300		.02	
12880 Newell	Lois/Steve Soper	15.00279.00	\$103,800	Residence	.2	CBD
<b>TOTAL</b>			<b>\$634,300</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Light Industrial Park

**PROJECT OBJECTIVE:** To develop additional Industrial Park areas

**PROJECT ACTION PLAN:** To identify and zone areas within or near the City of Lindstrom on major County Roads that might work for Light Industrial uses

**Properties:** *[updated 08/24/2018]*

A. That area bordered by Lake Lane on the south, CSAH 19 on the north and CSAH 14 on the east and Twin Oaks/Stonegate Trailer park on the west

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
30940 Lincoln Rd	Louis Leisch	02.00877.00	\$166,000	Residence	6.9	Township
12197 Stacy Trail	Matthew Leisch	02.00877.10	\$230,700	Residence	2	Township
12140 Lake Lane	Michelle Renspe	02.01603.00	\$157,100	Residence	.63	Township
12200 Lake Lane	<del>Kyle and Erin Johnson</del>	<del>15.00014.80</del>	<del>\$58,500</del>	<del>Vacant — no access</del>	8.74	R-2, Lindstrom Storage Solutions
12170 Lake Lane	Terrence Havener	15.00014.75	\$125,300	Residence	1.4	R-1
12049 Stacy Trail	Duane Peterson	02.00876.00	\$96,400	Residence	5.33	Township
12131 Stacy Trail	Denise Osgood	02.00874.00	\$151,500	Residence	4.45	Township
12177 Stacy Trail	William Telken	02.00875.00	\$106,500	Residence Commercial	.55	Township
12210 Lake Lane	Jessica Robin	02.00881.00	\$138,600	Residence	4.72	Township
30820 Lincoln	Charles Erickson	02.00882.00	\$219,500	Residence	4.3	Township



Road						
<b>TOTAL</b>			<b>\$1,450,100</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Light Industrial/Business Park

**PROJECT OBJECTIVE:**

To develop additional Industrial/Business Park areas

**PROJECT ACTION PLAN:**

To identify and zone areas within or near the City of Lindstrom on major County Roads that might work for Light Industrial/Business Park uses

**Properties; [updated 10/5/2016]**

- B. That area bordered by North Meadow Development to the south and CSAH 14 to the east and north and the Sewer Plant to the west.

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
NW Corner Lincoln Rd & Stacy Tr	McNamara Co. Properties	15.00013.50	\$56,200	Vacant, wetland	14.4	I-1
31200 Lincoln Road	Matthew Colbeth	02.00814.00	\$157,500	Residence	9.3	Township
31322 Lincoln Road	Dennis Peterson	02.00813.10 02.00815.00	\$391,400 \$16,700	Residence Commercial	7.5 2.2	Township
33051 Lincoln Road	David Cederholm	02.00816.00	\$105,200	Residence Farm	23.1	Township
31570 Lincoln Road	Tim Peterson	02.00806.00	\$212,400	Residence	10.8	Township
<b>TOTAL</b>			<b>\$939,400</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Light Industrial/Business Park

**PROJECT OBJECTIVE:**

To develop additional Industrial/Business Park areas

**PROJECT ACTION PLAN:**

To identify and zone areas within or near the City of Lindstrom on major County Roads that might work for Light Industrial/Business Park uses

- C. That area bordered by Lake Lane on the south, the gun range to the west, the Hughes property to the north and Glader Blvd to the east. The City could zone the frontage Business and use the lakeshore for residential.

**Properties:** *[updated 10/5/2016]*

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
11762 Lake Lane	Dale & Mary Schmitz	02.01196.00	\$466,800	Farm	24.62	Township
	Dale & Mary Schmitz	02.00888.00	\$131,200	Farm	35	Township
<b>TOTAL</b>			<b>\$598,000</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Downtown Redevelopment and Public Parking

**PROJECT OBJECTIVE:**

To develop additional building sites and parking lots in the Central Business District

**PROJECT ACTION PLAN:**

To identify, buy and redevelop underutilized building and sites for higher value buildings and public parking lots on the south side of Highway 8 and two additional on the north adding 100 new parking stalls.

**Properties:** *[updated 10/5/2016]*

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
12710 Newell	OEJ Properties	15.00200.00	\$100,300	Residence	.13	CBD
30585 Maple St	Central Bank	15.00368.00	\$72,200	Vacant Lot	100x150 .37	CBD
12940 Newell	MH Home Boys	15.00276.00	\$11,100	Vacant Lot	.11	CBD
30490 Linden	Karl Osear Apts	<del>15.00276.00</del>		<del>Parking Lot</del>		<del>CBD</del>
12815 N. 1 <sup>st</sup> Ave	City of Lindstrom	15.00401.00	\$66,400	Vacant Lot	.1 Holmquist bldg	CBD
<b>TOTAL</b>			<b>\$250,000</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Andrews Triangle

**PROJECT OBJECTIVE:**

To create a large enough area for a restaurant the scale of a Perkins, Village Inn, Applebees

**PROJECT ACTION PLAN:**

To identify, buy and market a space for a restaurant. ~~Petition MnDot for a warrant study to install a signal light at Akerson. Complete~~

**Properties; [updated 10/5/2016]**

That area between Akerson on the east, Andrews on the north and Highway 8 on the south/west

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
30620 Akerson St	Thomas DeMorett	15.00083.00	\$165,000	Residence	.54	B-2
13275 Andrews Ave	Rosanne Norman	15.00076.00	\$140,200	Residence	.63	B-2
13263 Andrews Ave	Minnesconsin Real Estate Rentals	15.00075.00	\$80,900	Residence, rental	.74	B-2
13245 Andrews	Harvey Corey	15.00074.00	\$199,400	Commercial, gas station	.95	B-2
13255 Andrews Ave	James Casterton	15.00074.10	\$202,100	Commercial	.26	B-2
<b>TOTAL</b>			<b>\$787,600</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Fire Hall Block

**PROJECT OBJECTIVE:**

To create additional retail space and housing in the Central Business District

**PROJECT ACTION PLAN:**

To identify, buy or find a developer to buy the properties on this block for redevelopment. To reconstruct the Fire Hall.

**Properties; [updated 10/5/2016]**

That area between Elm St. on the east, Oak on the west, Highway 8 on the north and Newell on the south

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
12955 Lake Blvd	City	15.00286.00	\$276,400	Fire Hall	.14	CBD
		15.00285.00	\$39,500		.16	
		15.00287.00	\$69,300		.16	
12935 Lake Blvd	Scott Olson	15.00283.10	\$58,600	Commercial	.03	CBD
		15.00283.00	\$107,600		.2	
12940 Newell Ave	Debbie Hannan	15.00282.00	\$106,000	Residential	.15	CBD
12950 Newell Ave	Richard Schumacher	15.00284.00	\$139,900	Residential	.16	CBD
12970 Newell Ave	City of Lindstrom	15.00288.00	\$121,500	Fire Hall	.15	CBD
12985 Lake Blvd	Gerald and Connie MT Hendrickson	15.00289.00	\$150,300	Commercial	.18	CBD
12980 Newell Ave	Pung Properties	15.00290.00	\$100,100	Residential	.15	CBD
<b>TOTAL</b>			<b>\$1,182,200</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** BP Corner

**PROJECT OBJECTIVE:**

To create a large enough area for a fast food restaurant

**PROJECT ACTION PLAN:**

To identify, buy and market a space for a restaurant. ~~Petition MnDot with a warrant study for a traffic light at Akerson.~~

**Properties; [updated 10/5/2016]**

That area between Akerson on the east, BP on the west, City Hall to the south and Highway 8 on the north

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
13289 St. Croix	Wally Carlson	15.00436.00	\$388,400	Commercial	.49	B-2
	Wally Carlson	15.00435.00	\$28,100	Parking Lot	.36	B-2
<b>TOTAL</b>			<b>\$416,500</b>			

# ECONOMIC DEVELOPMENT PLAN

**PROJECT NAME:** Industrial Park Revitalization

**PROJECT OBJECTIVE:**

To redevelop and revitalize Lindstrom’s existing Industrial Park

**PROJECT ACTION PLAN:**

To visit businesses, determine needs and revitalize the existing businesses, to purchase and redevelop deteriorating or underutilized properties, to recruit new businesses that fit with the existing to build a healthy business environment

**Properties; [updated 10/5/2016]**

D. That area behind City Hall on Akerson and Newlander

Address	Owner	PID	Estimated value	Current use	Lot size	Zoning
13488/13510 Newlander	City	15.00150.10	\$669,100	Cemetery Public Works	3.7	I-1
	City	15.00155.20	\$22,600	Vacant	1.72	I-1
30355 Akerson	M Smith Family	15.00148.00	\$1,815,700	Plastic Products	6.89	I-1
31401/31405 Neal	Donna Bakke	15.00155.00	\$273,900	Apt / Storage	1.01	I-1
30315 Neal	R&C Peterson	15.00154.00	\$269,500	Commercial	1	I-1
30339 Newlander Ct	R&C Peterson	15.00153.00	\$58,700	Commercial	1.9	I-1
13450 Newlander	ISD2144	15.00150.00	\$378,900	Bus Garage	2.5	I-1
30395 Neal	Messin	15.00151.00	\$186,900	Commercial	.29	I-1
30375 Neal	Anderson	15.00151.30	\$91,400	Commercial	.35	I-1
	Anderson	15.00155.30	\$3,000	Commercial	.5	I-1
30365 Neal	Alsaker	15.00151.20	\$109,200	Recycled Wardrobes	.32	I-1
30345 Neal	RE Peterson	15.00149.00	\$105,300	Commercial	.5	I-1
30340 Newlander Ct	Anderson	15.00149.10	\$162,500	Commercial	.5	I-1
Sylvan	City	15.00122.20	\$45,600	Vacant	2.64	I-1



13250 Newlander				Community Garden		R-1
SW Corner Sylvan/Akerson	Messin	15.00122.15	\$32,800	Parking	.39	I-1
30350 Akerson	Smith	15.00122.10	\$277,100	Plastics	.6	I-1
13290 Newlander	City	15.00122.40	\$37,200	Panel One	.6	I-1
		15.00122.30	\$119,900		1.7	
	City	15.00156.20	\$32,400	Cemetery	.38	I-1
Akerson Parking Lot	Messin	15.00156.00	\$33,600	Plastics	1.01	I-1
<b>TOTAL</b>			<b>\$4,725,300</b>			