

CITY OF LONSDALE
CITY COUNCIL AND EDA WORK SESSION AGENDA
THURSDAY, MARCH 19, 2026
City Hall - 103 15th Ave SE
7:00 p.m.

The City Council is provided with background information for agenda items in advance by staff, committees and boards. Many decisions regarding agenda items are based upon this information, as well as: city policy and practices, input from constituents and a Council Members personal judgment. If you would like to address the Council on an item not on the agenda, you will be given two minutes to address the Council under agenda item No. 7 "Presentation of Citizen Petitions and Comments." Please state your name and address for the record. All comments are appreciated.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes
6. Public Hearings
7. Presentation of Citizen Petitions and Comments – Comments Limited to Two (2) Minutes
8. Approval of the Consent Agenda
- 9. Old Business**
 - a. None
- 10. New Business**
 - a. Discuss Economic Development Initiatives
- 11. Other Business**
 - a. None
- 12. Adjournment**



CITY COUNCIL STAFF REPORT

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: JOEL A. ERICKSON, CITY ADMINISTRATOR
DATE: MARCH 13, 2026
SUBJECT: DISCUSS ECONOMIC DEVELOPMENT INITIATIVES

Guiding Principle: *Discuss the vision of the City Council and EDA regarding economic development.*

Action Requested: *Discuss economic development and how to increase it in Lonsdale through policy, incentives, etc.*

Introduction/Background/Justification:

Both the City Council and EDA wanted to have this work session to discuss increasing economic development. The meeting will be informal and the topics requested to be discussed include:

- Retail/Commercial Market Feasibility Study:
 - Draft report attached:
 - Summary and Conclusions pages 43-47
 - Staff has met with Maxfield and requested several changes:
 - Include all developments
 - Account for apartment project and Prairie View in growth estimates
 - Increase the detail of recommended businesses (page 47)
 - Key points:
 - Low unemployment, solid job growth, steady population/household growth
 - Lonsdale is an exporter of workers
 - 749 jobs in Lonsdale
 - Due to a lack of actively marketed commercial properties, there is pent up demand for office and retail space
 - Estimate there will be a demand for 18,804 square feet of new retail space between 2026-2031 and 35,239 square feet of new space between 2031-2036 (total of 54,043 sq. ft.)
 - Estimate there will be a demand for 10,971 sq. ft. of office space between 2026-2031 and 10,678 sq. ft. between 2031-2036 (total of 21,649 sq. ft.)

- Zoning map:
 - Updated to reflect recent amendments
- Comprehensive Plan:
 - Chapter 6 – Economic Development
- Design standards:
 - Redline version of recent proposed changes to business related zoning districts
- Available land (public/private):
 - Attached aerial photos
- Location of next Business Park:
 - Attached aerial photo
- Roles/Responsibilities of the City Council/EDA

Below is a development update on current and/or potential projects:

1. Kwik Trip:
 - a. The job supervisor stopped at City Hall last week and said they are breaking ground on April 20th
 - b. Scheduled for a September opening
2. Daycare:
 - a. Meetings have been taking place with a developer/builder about building out the City owned property in the Business Park. Staff sent an introductory email to the developer/building and daycare so they could discuss a potential project
3. Technical Methods, Inc. (TMI):
 - a. TMI submitted a land use application to double the size of their building
4. Lonsdale Packaging:
 - a. No update
5. Business Park Development:
 - a. Staff spoke to Jim Sirek and they are interested in selling property to the City in a phase approach
 - b. No update
6. Residential:
 - a. Bixby Property (Prairie View):
 - i. Developer desires to develop the property in 2026:
 1. Phase approach, approximately 30 homes initially of +/- 100 lots
 2. Staff received concept plan, reviewed and provided developer staff's response
 3. Concept Plan review to take place at the February 25th Special Planning Committee meeting
 - b. 58 Unit Apartment:
 - i. City Council approved the Development Agreement, Final Plat and Site Plan at the February 12th meeting

7. Tipsy Bullfrog Bar:
 - a. EDA RLF approved
 - b. Closing expected in several weeks

Fiscal Impact:

The fiscal impact will be minimal.

Alternatives:

1. None

Attachments:

1. Draft Commercial Demand Analysis
2. Updated Zoning Map
3. Business related zoning district redline changes
4. Comprehensive Plan (Economic Development)
5. Aerial Photo(s) of Available Land
6. TMI Site Plan