

**MINUTES OF THE WORKSHOP MEETING  
CITY COUNCIL  
LITTLE CANADA, MINNESOTA**

**FEBRUARY 27, 2019**

Pursuant to due call and notice thereof a workshop meeting of the City Council of Little Canada, Minnesota was convened on the 27<sup>th</sup> day of February, 2019 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 5:00 p.m. and the following members of the City Council were present at roll call:

**CITY COUNCIL:**

Mayor	Mr. John Keis
Council Member	Mr. Tom Fischer
Council Member	Mr. Rick Montour
Council Member	Mr. Christian Torkelson
Council Member	Mr. Mike McGraw

**ALSO PRESENT:**

City Administrator	Mr. Chris Heineman
City Clerk	Ms. Heidi Heller
Public Works Director	Mr. Bill Dircks
Parks & Rec/Comm. Services Mgr.	Mr. Bryce Shearen
Assoc. Planner/Code Enforcement	Ms. Jessica Jagoe
Pending Finance Director	Ms. Brenda Malinowski
Bill Buesing	Planning Commission Chair
Taelor Johnson	Planning Commission
Dawn Kulousek	Planning Commission
Eric Thorson	Planning Commission
Nicole George	Planning Commission
Cathy Bennett	Urban Land Institute
Gordon Hughes	Urban Land Institute
Dan Mueller	Ryan Companies
Rusty Fifield	Northland Securities
Jeff Miller	Hoisington Kogler Group, Inc.
Willy Boulay	Dominium

Mayor Keis stated that the purpose of this evening's Navigating your Competitive Future workshop is for a panel discussion with the Planning Commission and representatives from the Urban Land Institute and local real estate leaders.

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**ULI MINNESOTA  
WORKSHOP –  
NAVIGATING  
YOUR  
COMPETITIVE  
FUTURE**

The City Administrator reported that the Urban Land Institute is hosting a workshop called “Navigating Your Competitive Future” to connect elected and appointed officials with a panel of industry leaders in housing/mixed-use development, commercial/industrial development, community development, planning, architecture, and public finance. He noted the panelists offer a fact-based, non-partisan examination of real estate and development market challenges tailored to fit each city.

Gordon Hughes, ULI Minnesota, reviewed demographics in the metro area and how they have and are continuing to change. He reviewed housing and workforce issues, along with commercial industry trends and how technology is changing life. He stated that changing transportation uses and needs will affect parking and road needs.

Cathy Bennett, ULI Minnesota, reviewed specific Little Canada demographics, housing stock, housing values and rent, and employment statistics.

Dan Mueller, stated that some industrial has started to migrate back closer to the core and downtown metro area, in particular east metro. He stated that very little office development is occurring in any suburban cities now. He noted it is more concentrated in the downtown areas with good public transportation and walkability. He noted that cold storage is a huge sector and will continue to grow. Keis asked who should be putting parcels together for redevelopment. Mr. Mueller stated that it is best to be a team effort between the developer and the city and should have a master plan.

Rusty Fifield, stated that Little Canada is dealing with a different set of demographics and how should be the City continue to meet the changing needs of the residents today and in the future.

Dan Mueller stated that the big demand now is heavy warehouse users who need big parking lots and big buildings, need outdoor truck and trailer parking. He noted that there is also demand for trade businesses that need 10,000-15,000 square foot buildings and an acre of fenced yard for storage. He stated that these types of properties are hard to come by and expensive to build.

Keis asked how to keep people here since most leave the city to go out to dinner or shopping. He stated that there is no downtown here. Cathy Bennett stated that a downtown isn’t always needed and noted that gathering places are just as important. She explained that it could be a lot of different things, such as a park or coffee shop, or ice rink, but they need to be programmed so that people know they can gather there. She noted that it is very important to have restrooms accessible otherwise people will leave and not come back. Willy Boulay stated that he does not necessarily believe that a downtown is needed in Little Canada.

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He noted that adding density is one of the things that could be best for the city. Torkelson stated that he thinks walkability is very important to drawing in people to the community.

There being no further business, the workshop was adjourned at 7:04 p.m.

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John T. Keis, Mayor

Attest: \_\_\_\_\_  
Christopher Heineman, City Administrator