



ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA

Thursday, July 9, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY COMMITTEE MEETING, 8:00 A.M.

Community Room (not televised)

1. Call to Order and Roll Call
2. Approval of Minutes: June 4, 2026
3. Discussion Items
 - A. Housing Maintenance Assistance Program
 - B. Project Updates

ADJOURNMENT

**CITY OF LINO LAKES
ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
MINUTES**

DATE:	June 4, 2026
TIME STARTED:	8:00 a.m.
TIME ENDED:	8:55 a.m.
MEMBERS PRESENT:	Blakely LaCroix, Patrick Kohler, Nathan Vojtech, Chad Wagner, Sam Bennett, Barbara White, Mark Pfeil, Suzy Guthmueller, Andrew Cravero
MEMBERS ABSENT:	None
STAFF PRESENT:	Michael Grochala, Jessica Eller, Marissa Ertel

1. CALL TO ORDER

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:00 a.m. on June 4, 2026.

2. APPROVAL OF MINUTES

Mr. Kohler made a motion to approve the May 7, 2026 meeting minutes. Motion was supported by Mr. LaCroix. Motion carried 9 – 0.

3. DISCUSSION ITEMS

A. Draft 5-Year Economic Development Strategic Plan

As part of the City’s economic development efforts, the Economic Development Advisory Committee (EDAC) is responsible for the preparation of a five-year Economic Development Strategic Plan. The plan was last updated in 2021.

Mr. Grochala spoke on the six priorities for the strategic economic development plan.

Mr. Wagner stated that putting in a Lino Lakes sign in the I-35E/Main Street Corridor would be beneficial.

Mr. Vojtech wanted to know how soon we needed to establish the housing maintenance assistance program. Mr. Grochala stated we would need to get that prepared by early fall.

DRAFT MINUTES

Mr. Kohler asked if the land owned by the County would realistically be included in priority one. Mr. Grochala stated that working with the County regarding those parcels would be a priority.

Mr. Wagner wanted to know if there was a potential to raise the amount of money that could be part of the housing maintenance fund to get more projects done.

Mr. Vojtech motioned to bring the draft 5-year economic development strategic plan to City Council. Motion was seconded by Mr. Kohler. Motion carried 10 – 0.

B. Project Updates

Mr. Grochala provided project updates to the committee.

4. ADJOURNMENT

Mr. Vojtech made a motion to adjourn the meeting at 8:55 a.m. Motioned seconded by Mr. Cravero. Motion was carried 10 – 0.

Respectfully submitted,
Marissa Ertel, Community Development Administrative Assistant

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
AGENDA ITEM 3A**

STAFF ORIGINATOR: Jessica Eller, Community Development Specialist

MEETING DATE: July 9, 2026

TOPIC: Housing Maintenance Assistance Program

BACKGROUND

In March 2023, the Economic Development Advisory Committee discussed the creation of a housing maintenance assistance program utilizing available housing funds and directed staff to evaluate programs offered by neighboring communities. Staff determined that a City program should focus on encouraging exterior property improvements that enhance curb appeal, preserve property values, and complement existing county housing rehabilitation programs.

The establishment of a Housing Maintenance Assistance Program was subsequently identified as a priority within the Economic Development Advisory Committee's strategic plan to encourage reinvestment in the City's existing housing stock and preserve neighborhood character.

Since that discussion, staff has continued to evaluate community housing needs and has developed two complementary grant programs for the Committee's consideration.

1. Home Improvement Program

The proposed Home Improvement Program is intended to preserve the City's existing affordable owner-occupied housing stock by encouraging investment in aging homes through reimbursement grants for exterior and essential home system improvements that enhance curb appeal, promote health and safety, and extend the useful life of residential properties.

The proposed program would be limited to owner-occupied homes. Household income must not exceed 80 percent of the greater of State or Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development (HUD), in accordance with LAHA program requirements. Affordability limits are established annually based on area median income. For 2026, eligible properties would have an estimated market value of \$319,900 or less and must be at least 30 years old. These eligibility requirements are intended to target investment in the City's affordable and aging housing stock.

The following table is provided for reference and illustrates estimated affordable home purchase price and maximum monthly housing cost by income level (based on 2026 estimates for households of 1–4 persons):

2026 Affordable Home Price and Maximum Monthly Home Cost for Households of 1-4 People

Family Income Level	Affordable Price	Maximum Monthly Home Costs
80% AMI (\$105,200)	\$319,900	\$2,718
60% AMI (\$78,900)	\$228,800	\$2,038
50% AMI (\$65,750)	\$183,200	\$1,699
30% AMI (\$39,450)	\$92,000	\$1,019

The proposed program would reimburse 20% of eligible material costs, with a maximum grant award of \$6,000 per property. Labor and equipment costs would not be eligible for reimbursement.

Eligible improvements would include:

- Roof
- Siding
- Windows
- Entry door
- Garage door
- Septic system replacement or repair
- Connection to municipal water and sanitary sewer infrastructure

The Home Improvement Program will be funded through the City’s Local Affordable Housing Aid (LAHA) allocation. Established by the 2023 Minnesota Legislature, LAHA provides funding to metropolitan communities to support the development and preservation of affordable housing. Annual funding levels would be established by the Economic Development Authority.

2. Multi-Family Affordability Improvement Grant Program

Staff is also proposing the creation of a Multi-Family Affordability Improvement Grant Program to encourage reinvestment in existing affordable rental housing.

The proposed program would provide reimbursement grants of up to 50% of eligible project material costs, with a maximum grant award of \$50,000 per property. Labor and equipment costs would not be eligible for reimbursement.

Eligible improvements would focus on exterior architectural enhancements, landscaping improvements, and life-safety improvements that enhance the appearance of the property and the well-being of its residents.

Eligible improvements may include:

- Landscaping
- Exterior architectural enhancements
- Code-related safety improvements

To be eligible for funding, applicants would be required to meet the following criteria:

- At least 50% of the dwelling units must be affordable to households earning at or below 60% of the Area Median Income (AMI).
- Property owners would be required to enter into and record an affordability covenant with the City to ensure the property remains affordable for a minimum of five to ten years following the grant award. The recorded affordability covenant would remain with the property in the event of a change in ownership during the covenant period.

The following table is provided for reference and illustrates 2026 Affordable Rent Limits by unit size and Area Median Income (AMI) level:

Rental housing

Affordable rent calculations include tenant-paid utilities to consider the full cost of housing.

2026 Affordable Rent Limits

#Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$690	\$1,151	\$1,381	\$1,841
1 Bedroom	\$739	\$1,233	\$1,479	\$1,972
2 Bedrooms	\$888	\$1,480	\$1,776	\$2,368
3 Bedrooms	\$1,026	\$1,710	\$2,052	\$2,736
4 Bedroom	\$1,144	\$1,907	\$2,288	\$3,051

Funding for the program would be provided through a Local Housing Incentive Account (LHIA) grant awarded to the City by the Metropolitan Council in 2004. The funds were disbursed as a loan to the Lakewood Apartment project in 2005. Upon repayment, the funds became available to support the preservation, rehabilitation, and expansion of affordable housing opportunities within the community.

The program is intended to preserve existing affordable rental housing while improving the quality, appearance, safety, and long-term viability of multi-family developments throughout the community.

If the Committee supports the proposed program concepts, staff will prepare the final program terms and conditions, application materials, grant agreements, and administrative procedures.

EDAC CONSIDERATION

Staff is requesting direction from the Committee on the proposed program criteria and eligibility requirements.

ATTACHMENTS

None