

## **MINUTES FOR THE EDA MEETING OF JUNE 17, 2025**

President Weidt called the meeting to order at 5:58 PM

PRESENT: Chrun, Denaway, Krull, Shevchuk, Weidt

ABSENT: Puleo

STAFF: Bryan Bear, City Administrator

Rachel Juba, Community Development Director

Max Gort, Associate Planner

## **APPROVAL OF MINUTES FOR THE EDA MEETING OF MARCH 18, 2025**

Commissioner Denaway made a motion, seconded by Commissioner Krull, to approve the March 18, 2025 meeting minutes.

Ayes: All.

Nay: None.

Motion carried.

## **AGAPE SPANISH IMMERSION ACADEMY**

Community Development Director Juba introduced Ashley Schaefer, PhD, who is opening Agape Spanish Immersion Academy.

Schaefer introduced herself to the EDA, and explained that Agape will be a Christian-focused Spanish immersion early childhood education center, serving ages birth through five. Schaefer said that she comes from an education background, and is currently an assistant principal at a middle school. Schaefer said that she grew up speaking Spanish at home, and sees the value of language immersion at an early age.

President Weidt asked why they chose to locate in Hugo. Schaefer said that they were able to find the location through their realtor, but that they also saw the value in locating near both the White Bear Lake and Forest Lake School Districts, who have started Spanish immersion programs within elementary schools.

Commissioner Krull asked how they've been doing with enrollment so far. Schaefer said that there has been a lot of interest, but that it's been difficult to not be able to show the space to parents while it is under construction. President Weidt asked when they plan to fully open. Schaefer said that they'd like to be able to give tours in July with daycare starting in mid-August.

Commissioner Shevchuk asked if the childcare will be entirely in Spanish, and if children need to be speaking Spanish at home to attend. Schaefer said that instruction will be entirely in Spanish until the preschool level, where they introduce English to prepare the children for Kindergarten, and that there is no requirement for Spanish language ability prior to attending.

Juba mentioned that Agape had a table at Good Neighbor Days, and asked Schaefer if she'd like to share how it went. Schaefer said that they had a good amount of interest come directly from the event, and enjoyed getting to meet community members during the festivities.

Commissioner Chrun asked how many students they anticipate enrolling. Schaefer said that their capacity is 150, but that they're targeting a maximum of 142 students for full enrollment. Commissioner Shevchuk asked if they're on social media, Schaefer said yes.

### **UPDATE ON 165<sup>TH</sup> STREET AREA STUDY**

Juba gave an update on the study of the 165<sup>th</sup> Street corridor that was listed as an action item in the 2025 EDA Goals, and is officially underway as the City Council approved the scope of work and authorized the study. Juba showed the map of the study area, which consists of parcels in the 165<sup>th</sup> Street corridor that are eligible for city sewer and water, and the 2040 Land Use map of the area, which could possibly change as a result of the study and inform the 2050 Comprehensive Plan. The City will be doing some public engagement with different development scenarios, and asking the public how they want 165<sup>th</sup> Street to look and feel. Some decisions within the study could be made later this year, but the formal AUAR approval would likely come in February. Juba said that the City received a \$50,000 grant from the Washington County Community Development Agency (CDA). President Weidt asked if that was more than the CDA originally offered, and Juba said that the grant was increased by \$10,000. Commissioner Shevchuk asked how much the full study costs, Juba said that it costs over \$100,000.

### **UPDATE ON ZONING CODE REVIEW STUDY**

Juba gave an update on the zoning code review study, which also tied in to the 2025 EDA Goals of evaluating whether multifamily has a place in commercial areas, and the creation of a mixed-use zoning district. The City has updated portions of the zoning code in the past as needs arise, but the code hasn't been holistically reviewed in several decades. The study is being conducted by planning consultants at Landform, and the expected revisions are to include:

- Residential zoning districts and regulations
- Commercial and industrial zoning districts and regulations
  - Including an analysis of multifamily uses in commercial districts
- The addition of a mixed-use zoning district
- Changes to performance standards
- Incentives for smaller rental projects, including guidance for site planning and architecture
- Revisions to the multifamily design guidelines to reflect more contemporary development practices.

The City is expecting to hold another workshop this summer, and the result of the study will be a major factor guiding the 2050 Comprehensive Plan.

### **UPDATE ON DEVELOPMENT**

Juba showed a few different areas around the map of the City to highlight the state of development. Starting with the Frenchman Place apartment project, which is currently under construction adjacent to Festival Foods. The project is being developed by Summit Management, and also includes

dedication of a two-acre City park. Juba showed another project that Summit had proposed in 2022 in the Hugo Estates manufactured home park, which would include a small apartment building and 16 manufactured home units, but the company has not yet applied for a building permit.

The Shores of Oneka Lake is constructing its final phase, known as its 5<sup>th</sup> Addition, and the developer is currently in conversation with the property owner to the north of the development. However, development of that northerly property requires extension of municipal sewer and water from some distance to the west, and ties into the 165<sup>th</sup> Street Study. Commissioner Denaway asked about the apartment site within the existing development, and Juba pointed to the site where five 12-unit rental townhome style buildings are currently under construction. President Weidt asked about the commercial site at the edge of the development. Juba said that there have been some inquiries, but no formal application has been submitted.

Juba highlighted the area along Highway 61 that is currently zoned commercial, but is occupied by industrial users that are not connected to municipal sewer and water. These properties may be the focus of a future EDA discussion as to whether these properties should continue to be zoned commercial. There is currently one vacant property in the area that the owner is trying to sell, but the zoning district requires connection to sewer and water that is far away from the property. Juba says that there is space for a backage road to service these properties and turn their access away from Highway 61. City Administrator Bear said that the existing industrial users have been struggling to sell their properties or expand as the zoning isn't compatible and need to extend municipal services.

Juba said that the City is currently in conversation with a group that purchased the site south of TGK Automotive at 13845 Forest Blvd N. The group is proposing to construct a dance studio, and would share access with TGK. There may be some requirement for this group to construct improvements to Highway 61 based on feedback from MnDOT.

Commissioner Shevchuk asked if there has been any interest on the LaValle property at the southwest corner of Highway 61 and Frenchman Road. Juba says that there has been interest from time to time but no serious proposals have come forward at this time.

Juba said that there are a few groups interested in the Downtown Property, including a group that is proposing apartments as a primary user. The current development criteria for the property that the EDA set includes housing as a secondary use, and the property still needs to meet the Downtown Plan and Design Guidelines. There may an EDA discussion in the future about whether residential uses should be re-evaluated on the property, and Bear said that the EDA's direction specifically will guide how developers approach the site. Juba said that there are plenty of places in the City that can accommodate housing, but not as many that could accommodate the destination commercial development that the property is guided for.

## **ADJOURNMENT**

Commissioner Denaway made a motion, seconded by President Weidt, to adjourn the meeting at 6:43 PM.

All ayes.

Motion carried.

Respectfully submitted.  
Max Gort, Associate Planner