



CITY OF  
**EAGLE LAKE**

STRATEGIC  
ECONOMIC  
DEVELOPMENT  
PLAN



## Acknowledgment

Region Nine Development Commission (RNDC) would like to thank the numerous individuals who contributed time and energy to creating this plan. The vision set forth in this plan was developed in partnership with the City of Eagle Lake, the local EDA, as well as the residents and other stakeholders of Eagle Lake. Many business owners, residents, civic leaders, and other individuals provided input through the online survey and agreed to be interviewed as part of this effort. Their input, energy, and ideas enriched the planning process and helped set a course for the future of Eagle Lake.

In addition, RNDC would like to thank the Southern Minnesota Initiative Foundation (SMIF) and its Small-Town Grant Program, which seeks to build sustainable and vibrant communities by engaging residents, enhancing existing leadership, and amplifying opportunities for new leadership to emerge. Through this program, SMIF awarded \$10,000 to the city of Eagle Lake to create a long-term vision for the city through a strategic planning process with broad community input, which made this plan possible.

### Eagle Lake City Staff

Jennifer Bromeland, City Administrator  
Kerry Rausch, Deputy Clerk  
Mandy Auringer, Administrative Clerk

### Eagle Lake EDA

Brian Hughes, Chairman  
Jim Beal  
Christine Black-Hughes  
Tony Dickmeyer  
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### Eagle Lake City Council

Tim Auringer, Mayor  
Beth Rohrich  
Garrett Steinberg  
Anthony White  
John Whittington

### Small Group Session Participants

Survey respondents: 390+

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With support from: **Kristian Braekkan**  
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Dear Eagle Lake Community Members,

As a community that is experiencing growth and poised for continued growth, the Eagle Lake Economic Development Authority (EDA) identified the need to develop a strategic economic development plan and initiative to position Eagle Lake for a bright and resilient future by growing our community in a consistent and sustainable manner. During the summer/fall of 2021, the City of Eagle Lake applied for and received a Small-Town Grant through the Southern Minnesota Initiative Foundation (SMIF) to contract with Region Nine Development Commission (RNDC) to research and create a Strategic Economic Development Plan for the City.

The plan sets forth a framework to identify future opportunities and challenges so that we create a sustainable and diverse economy while also retaining our sense of community and small-town atmosphere where community members can experience a high quality of life. The plan will also serve as a guide to community resiliency so that Eagle Lake remains a healthy and vibrant community for many years to come.

On behalf of the City of Eagle Lake and EDA, thank you to the many community members that enthusiastically shared valuable input via the resident survey, small group sessions, in-field surveys, email, and public meetings. Your willing participation was pivotal in shaping the plan.

Thank you also to our partners – RNDC and SMIF – for making this project possible.

The adoption and implementation of this plan will further ensure that our community continues to be a place “Where Opportunity Soars”!

Sincerely,

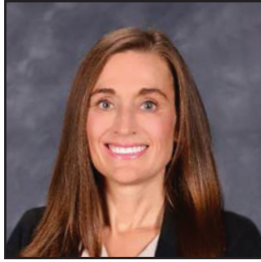
Jennifer J. Bromeland  
City Administrator





# EAGLE LAKE STAFF MEMBERS

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## CONTACT US

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with questions.

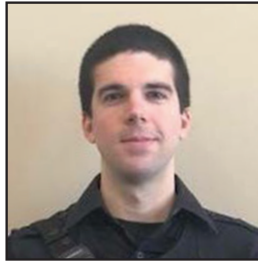
## FIRE DEPT.



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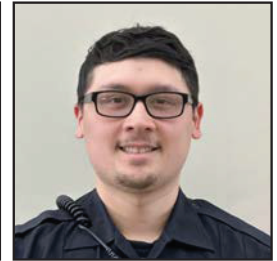
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**NOW HIRING**  
*Public Works  
Worker*

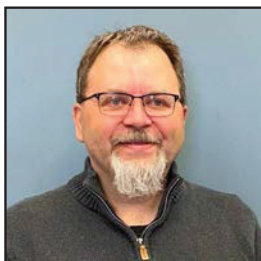


**Michael Nicklay**  
*Public Works Worker*



**Jerry Haber**  
*Seasonal Public  
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# EAGLE LAKE ELECTED OFFICIALS



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## Executive Statement

Over the last couple of years, Eagle Lake has become one of the fastest-growing communities in the state of Minnesota, contrary to other rural communities in the south-central region that are grappling with declining populations and brain drain. As with all growing cities, Eagle Lake faces the significant challenge of managing the pressures of rapid growth paired with limited financial resources and limited capacity. The advantages of effective growth include increased economic opportunity, economic growth, a sustaining local tax base, and business development, among others.

Eagle Lake is also economically connected with the anchor of the Mankato/North Mankato Metropolitan Statistical Area (MSA) to a higher degree than most other cities in Blue Earth County. Due to its proximity to a larger urban area, Eagle Lake has unique opportunities, such as access to a strong neighboring job market with a diverse economy that attracts skilled and educated residents. Conversely, the rapid growth Eagle Lake is experiencing presents a range of potential issues, which include effectively managing development pressures, attracting and retaining businesses, and preserving the community's character.

To address this challenge, Eagle Lake applied for grant funding in 2021 from SMIF through its Small-Town Grant program to conduct a Strategic Economic Development Plan. Upon selection, the City of Eagle Lake hired RNDC to create and design a plan informed by community and business input with specific implementation components that can strengthen the local economy and guide economic development efforts toward long-term sustainability.

The process incorporated both quantitative and qualitative elements to create a comprehensive picture of Eagle Lake's local economy, position, and reputation within the region. Each stage of the process incorporated public engagement to verify findings, test assumptions, and uncover additional opportunities or challenges to be addressed in the implementation plan.



## About RNDC

RNDC serves nine counties in South Central Minnesota: Blue Earth, Brown, Faribault, Le Sueur, Martin, Nicollet, Sibley, Waseca, and Watonwan, and it is collectively known as Region Nine. RNDC takes great pride in working with and on behalf of these counties, their cities, townships, and school districts. Since 1972, being a partner for progress has led to the development of programs in the areas of economic development, business development, healthy communities, transportation, community development, and leveraging regional resources. RNDC is governed by 40 regional leaders. These leaders include elected officials representing nine counties, 72 cities, 147 townships, 32 school districts, the Minnesota Valley Council of Governments, and public interest groups including, Health and Human Welfare, Minority Populations, and Youth.

RNDC receives an annual planning grant from the Federal Economic Development Administration (EDA) to conduct economic development planning activities within the region. Activities range from developing and maintaining the Community Economic Development Strategy (CEDS), leading regional-based economic development goals and strategies, facilitating the regional Community and Economic Development Planning Committee, hosting regional grant opportunity forums, workforce forums, and assisting communities who are interested in seeking Federal EDA funding.



# Chapter One: PROJECT OVERVIEW

The strategic economic development plan for the City of Eagle Lake is a guiding document that formulates the economic vision, mission, and long-term goals of Eagle Lake, derived from community-identified priorities. By conducting a realistic assessment of local resources and assets, a strategic economic development plan helps guide the city's economic and community development planning to accomplish these long-range goals. This plan is the result of a wide-ranging engagement process that integrates the knowledge and input of residents and is representative of the wide range of viewpoints in the community.

While the City of Eagle Lake is the primary driver of this initiative, the success of the plan relies on the support and participation of the whole community. Cross-sector collaborations with local organizations, foundations, and community groups will also be fundamental to strengthening and enhancing the city's efforts. Considered an intentional step toward identifying and realizing Eagle Lake's shared vision, this strategic plan articulates how the residents of Eagle Lake want their community to be in the years to come.

The following sections describe a fast-growing community with a high and affordable standard of living, a high-quality school, and a family-friendly atmosphere, supported by a strong-neighboring job market and local economy. The vision and strategic planning efforts outlined in this plan will build a sustainable process for ongoing community innovation and transformation that will build on the attributes that make Eagle Lake unique.



## Why strategic planning?

Having a strategic economic development plan in place helps communities identify long-term goals and guides current and new economic development strategies to accomplish said goals. Moreover, it allows communities to be more responsive and better positioned to attract funding opportunities. It helps communities build consensus on objectives and efforts that can improve the local economy and that take into account local resources, constraints, and opportunities.

***"Strategic Planning is a living vehicle for community leaders to think strategically, to make sound decisions in a sea of game-changing circumstances, to focus efforts, and to develop consensus for collaboratively solving problems."***

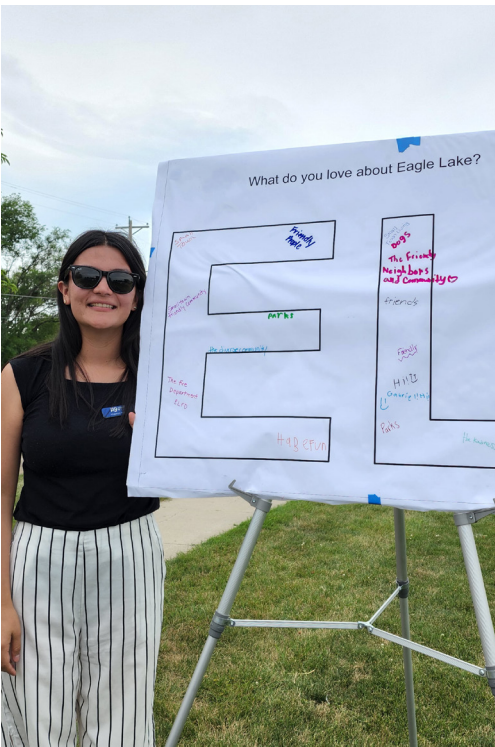
***- International Economic Development Council (IEDC)***

## Process Overview

This plan results from a seven-month initiative conducted between March and October 2022 and represents the input of over 400 engaged residents, business owners, and other stakeholders.

The plan was developed through a multi-step process, as illustrated in the figure below.

Figure 1: PLANNING PROCESS



The seven-month planning process incorporated a public survey, one-on-one interviews, small group sessions, and a community planning workshop. Responses identified Eagle Lake as a safe and flourishing community with a good quality of life, yet several challenges were identified. Specifically, community members voiced concerns including the effective management of growth, the quality of drinking water, housing, and the difficulty in attracting and retaining businesses. However, respondents also expressed optimism that Eagle Lake can remain competitive and remain a high-quality community to live in over the next 20 years. Three areas identified as crucial for future resilience were sustainable growth, housing, and local retail options. More detailed results can be found in the Stakeholder Outreach Summary section.

Public engagement was an important part of designing this plan. Community outreach aimed to make participation convenient for residents to provide input in a variety of ways. The planning process incorporated opportunities to meet the public where they were by attending Music on Parkway, Tator Days, and a drawing contest for Eagle Lake youth.



## Public Survey

A public survey was developed to solicit feedback from Eagle Lake residents and stakeholders on the future vision for the community and to help identify community development priorities. The public survey was made available to residents of Eagle Lake in both online and paper formats on April 29th, 2022 and remained open through May 31st, 2022. The online survey was delivered via Survey Monkey and was accessible in English, Spanish, and Somali. A paper survey was also distributed and mailed to all households within city boundaries. In total, 396 responses were collected. See Appendix for the full survey

## Stakeholder Outreach

Input from a representative cross-section of stakeholders in Eagle Lake was collected as part of the project, either through one-on-one interviews, community events, or small group discussions. Interviews and small group discussions took place virtually and in person at Eagle Lake City Hall during the month of June and July. These interviews were used to solicit additional qualitative input, test, confirm market findings and identify additional opportunities or challenges.

### COMMUNITY POP-UP EVENTS

MUSIC ON PARKWAY

REC ON THE GO

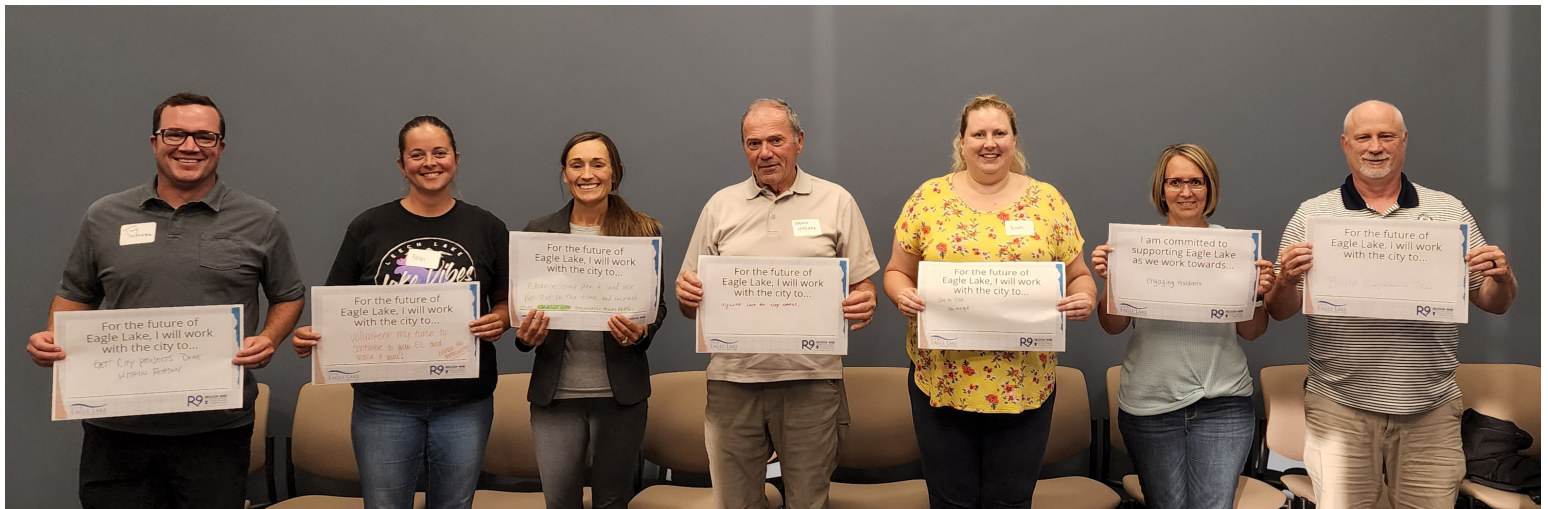
TATOR DAYS

EAGLE LAKE SUMMER  
READING PROGRAM



## Community Planning Workshop

A Community Planning Workshop was held as part of this process on July 13, 2022. The workshop was facilitated by RNDC at Eagle Lake City Hall, where results from the public survey and stakeholder outreach were presented. Additionally, RNDC facilitated a SWOT analysis with members of the community who attended the workshop. A final public meeting was held on December 5, 2022, to present final recommendations and discuss the implementation of the plan.



## Drawing Contest

A drawing contest was held in the month of July and was open to kids in grades K-12 residing in Eagle Lake. The first-place winners from each grade category received a \$25 dollar gift card. The contest's theme was "What do you love about Eagle Lake?"

## Drawing Contest Winners



K-2nd Grade





3rd-5th Grade



6th-8th Grade





9th-12th Grade

# PROJECT TIMELINE

## FEBRUARY

- Meeting with city administrator

## MARCH

- Eagle Lake EDA initial meeting
- Establish objectives and goals for the strategic plan
- Asset mapping

## APRIL

- Eagle Lake EDA meeting
- Design stakeholder engagement
- Economic development assessment and market analysis

## MAY

- Print and online surveys are distributed
- Facebook ad campaign
- Economic development assessment and market analysis

## JUNE

- Eagle Lake EDA meeting
- Community pop-up events
- Drawing contest
- Economic base analysis
- Data collection

## JULY

- Community planning workshop
- Continue data and input analysis
- Small group sessions
- One-on-one interviews with stakeholders

## AUGUST/SEPTEMBER

- Document review
- Plan design

## OCTOBER

- Public review
- Present final plan to city council



## Chapter 2: ECONOMIC & MARKET ANALYSIS

A market analysis was conducted to explore current market conditions and trends associated with demographic and economic variables influencing residential, retail, and employment market conditions for Eagle Lake. The size, composition, and relationship between local residential markets, retail trade areas, and labor shed dynamics create a picture of the Eagle Lake economy.

Analysis for the City of Eagle Lake is based on data from the Census Bureau, County Business Patterns, American Community Survey, Longitudinal Employer-Household Dynamics, and other public and private sources. This plan hereby incorporates and references the following documents from the City of Eagle Lake:

- **Land Use Plan 2006**
- **Comprehensive Plan 1991**
- **Orderly Annexation Agreement (City of Mankato and the Town of Mankato 2013)**
- **Eagle Lake's City Code**

### Background

Founded in November 1872, Eagle Lake is a city in Blue Earth County with a population of 3,278<sup>1</sup>. Eagle Lake is in both Le Ray and Mankato Townships, and it is part of the Mankato-North Mankato MSA. It is located along U.S. Highway 14 and Minnesota State Highway 60.

### Location & Access

The location of a community relative to larger population centers and major transportation hubs in part determines the type of businesses that will locate and thrive there. Eagle Lake is located east of Mankato along the recently expanded Highway 14. It is economically connected with the anchors of Mankato/North Mankato, St. Peter, and Owatonna, and to a lesser degree, the major labor markets of the Twin Cities. Located on 1.55 square miles of land, the city is approximately 7.5 miles east of downtown Mankato via Highway 14. The residential and business areas are south of Highway 14<sup>2</sup>.

Eagle Lake's businesses rely heavily on Highway 14 for transportation and distribution needs. There are also two two-lane county roads leading to Eagle Lake from both the west and south of Highway 14, which includes Parkway Avenue, Agency Street, and LeRay Avenue. Eagle Lake is also close to the Mankato Regional Airport; a public airport located 6.4 miles (3 km) north of the city. Nearby primary airports include the Minneapolis-St Paul International Airport (78.5 miles away) and the Rochester International Airport (64 miles away).

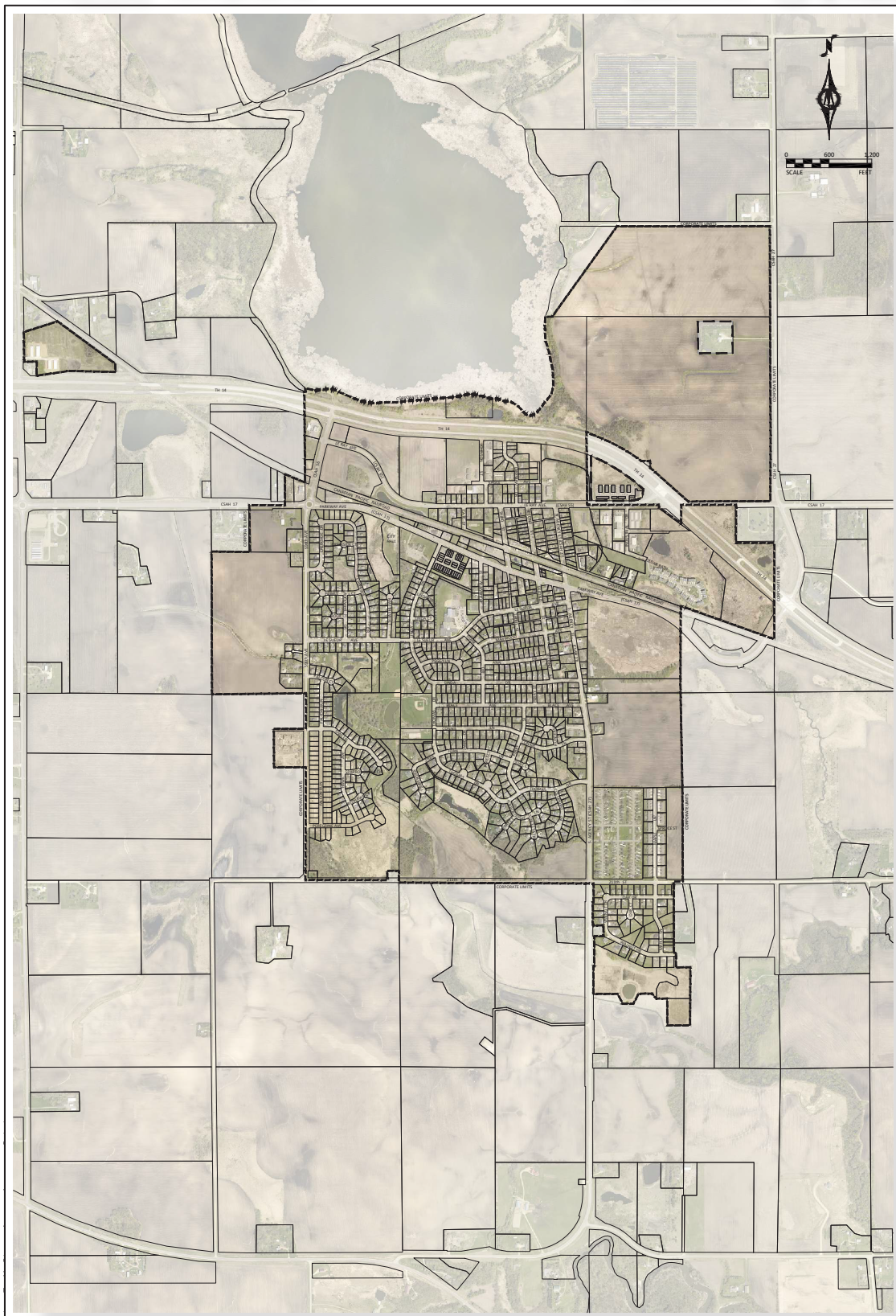
Eagle Lake's downtown is located on the south side of Highway 14 in the northern part of the community. Light industrial activity occurs in the north of the city on both sides of the highway. Residential neighborhoods are mostly distributed south of Highway 14, bordered by the lake to the north outside of the city boundaries.<sup>3</sup>

1. StatsAmerica

2. [https://eaglelakemn.com/application/files/8514/8978/6220/03-17-17\\_Planning\\_Commission\\_Website\\_Packet.pdf](https://eaglelakemn.com/application/files/8514/8978/6220/03-17-17_Planning_Commission_Website_Packet.pdf)

3. [https://eaglelakemn.com/application/files/8514/8978/6220/03-17-17\\_Planning\\_Commission\\_Website\\_Packet.pdf](https://eaglelakemn.com/application/files/8514/8978/6220/03-17-17_Planning_Commission_Website_Packet.pdf)

Figure 2: MAP OF EAGLE LAKE





# DEMOGRAPHICS

## Population

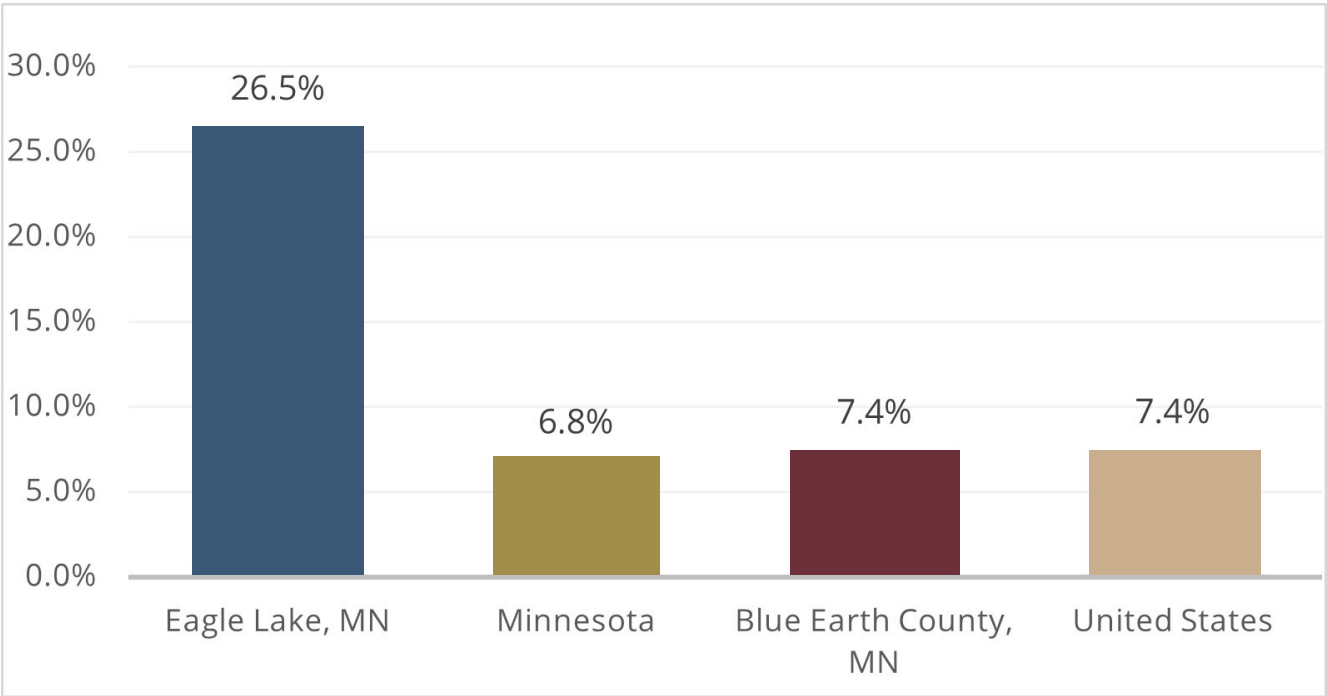
In the last 20 years, Eagle Lake has experienced rapid growth as its population has nearly doubled since 2000, when it was 1,787. Eagle Lake’s population has increased by 26.5% since 2010, compared to the 7.4% and 6.8% growth rates the county and state have respectively experienced. This growth rate surpasses the county’s rate by almost four times. As of 2020, the population was 3,064 compared to 67,368 in the county. In 2016, Eagle Lake was the 2nd fastest growing city in the state, with a growth rate of 5.5%.<sup>4</sup>

Table 1: CITY, COUNTY, STATE – POPULATION

Economic Segment	City of Eagle Lake	Blue Earth County	Minnesota
Population (2020)	3,064	67,368	5,600,166
Population (2010)	2,423	62,719	5,241,914
Population Change (2010-2020)	641	4,649	358,252
Population % Change (2010-2020)	26.5%	7.4%	6.8%

Source: U.S. Department of Commerce. 2022. Census Bureau

Figure 3: POPULATION PERCENT CHANGE (2010 to 2020)<sup>5</sup>



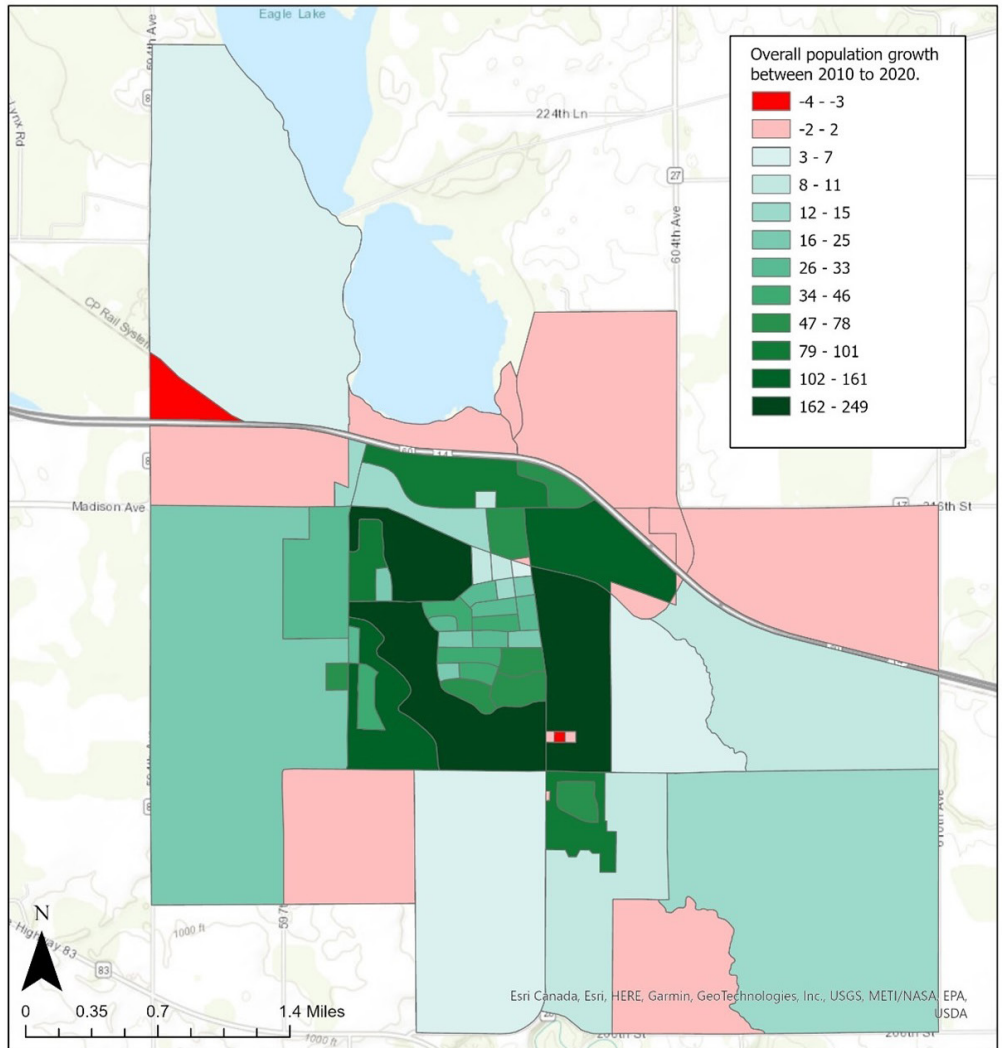
4. U.S. Department of Commerce. 2022. Census Bureau  
5. U.S. Department of Commerce. 2022. Census Bureau, American Community Survey Office, Washington, D.C.

## Eagle Lake Population Trends

Looking further into Census data from a geographic lens, Eagle Lake has seen overall growth over the last two decades. Using census blocks, an even smaller area of measure from the traditional census tract, the over all population growth of Eagle Lake and the surrounding area were visualized through mapping in Figure 4.

Despite the last two decades of rapid growth, not all census blocks saw this equally. Blocks in dark red saw an overall decline in population, light red represents very little growth or a slight decline, while light green to dark green saw small to large overall growth respectively. Given population trends, it is expected that urban centers would hold significantly higher rates of increase than surrounding areas. Given such positive statistics, areas of significant population decline may be attributed to localized factors, and if considered for further study, should be examined individually.

**Figure 4: EAGLE LAKE POPULATION TRENDS 2010-2020<sup>6</sup>**



Population statistics by Census block developed by United States Census (Decennial Census years 2010 and 2020)  
Census block values organized using the Jenks Natural Breaks



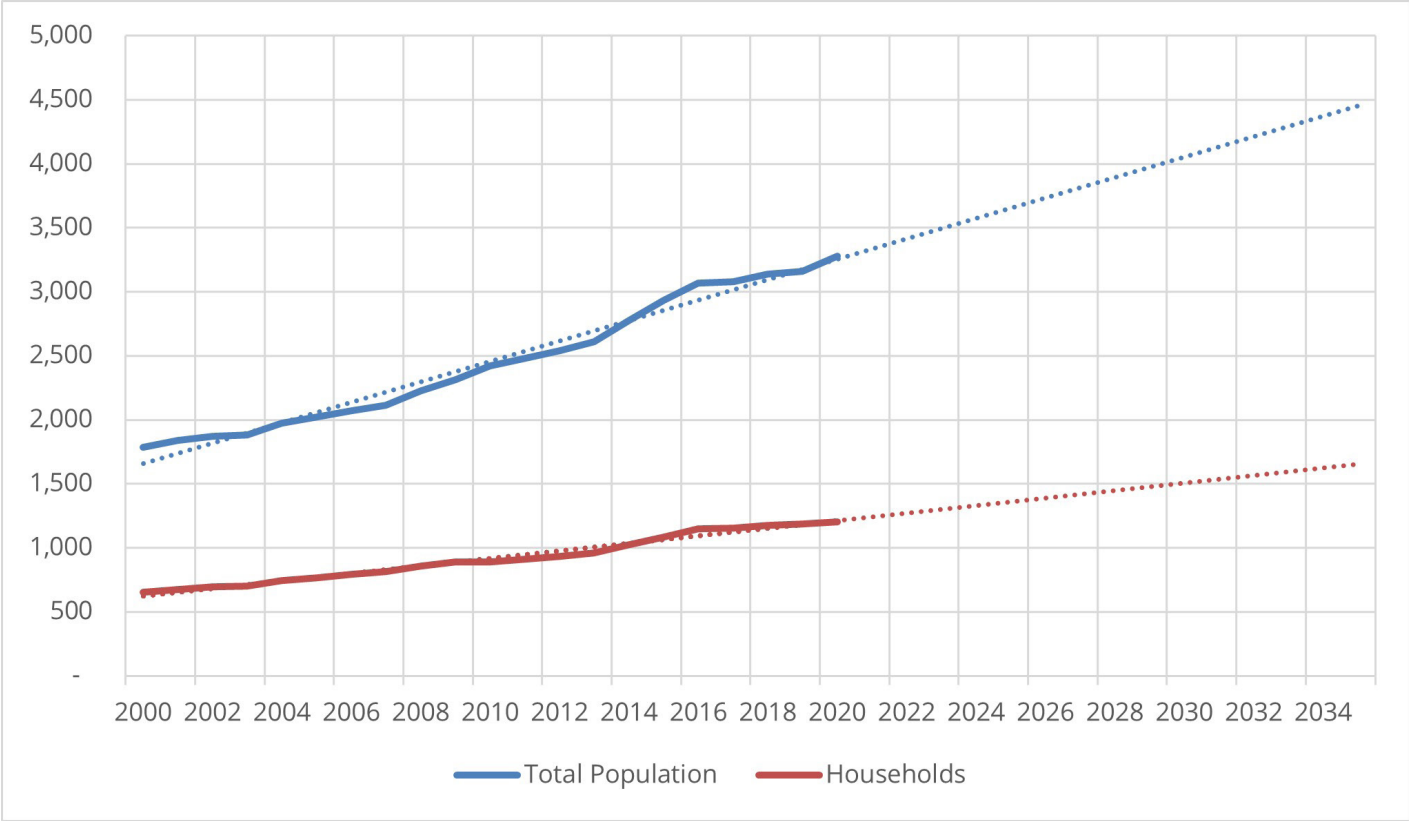
Aaron Pacheco  
Research Associate  
Region Nine Development Commission  
August 14, 2022



## Eagle Lake Population Estimates

Eagle Lake has experienced above-average population growth over the past couple of decades. The city has not only grown faster than other regional communities but has also been one of the fastest-growing communities in the State of Minnesota. Between 2000 and 2020 the city grew at an average rate of approximately 80 people per year as indicated in Figure 5 below. If this trend continues the city would be expected to have nearly 4,500 residents by 2035, or nearly 900 more people when compared to the 2020 census using linear regression estimates based on the last 20 years' growth figures.

**Figure 5: EAGLE LAKE POPULATION AND HOUSEHOLDS WITH 2021-2035 PROJECTIONS (BASED ON 2000-2020 GROWTH RATES)<sup>7</sup>**

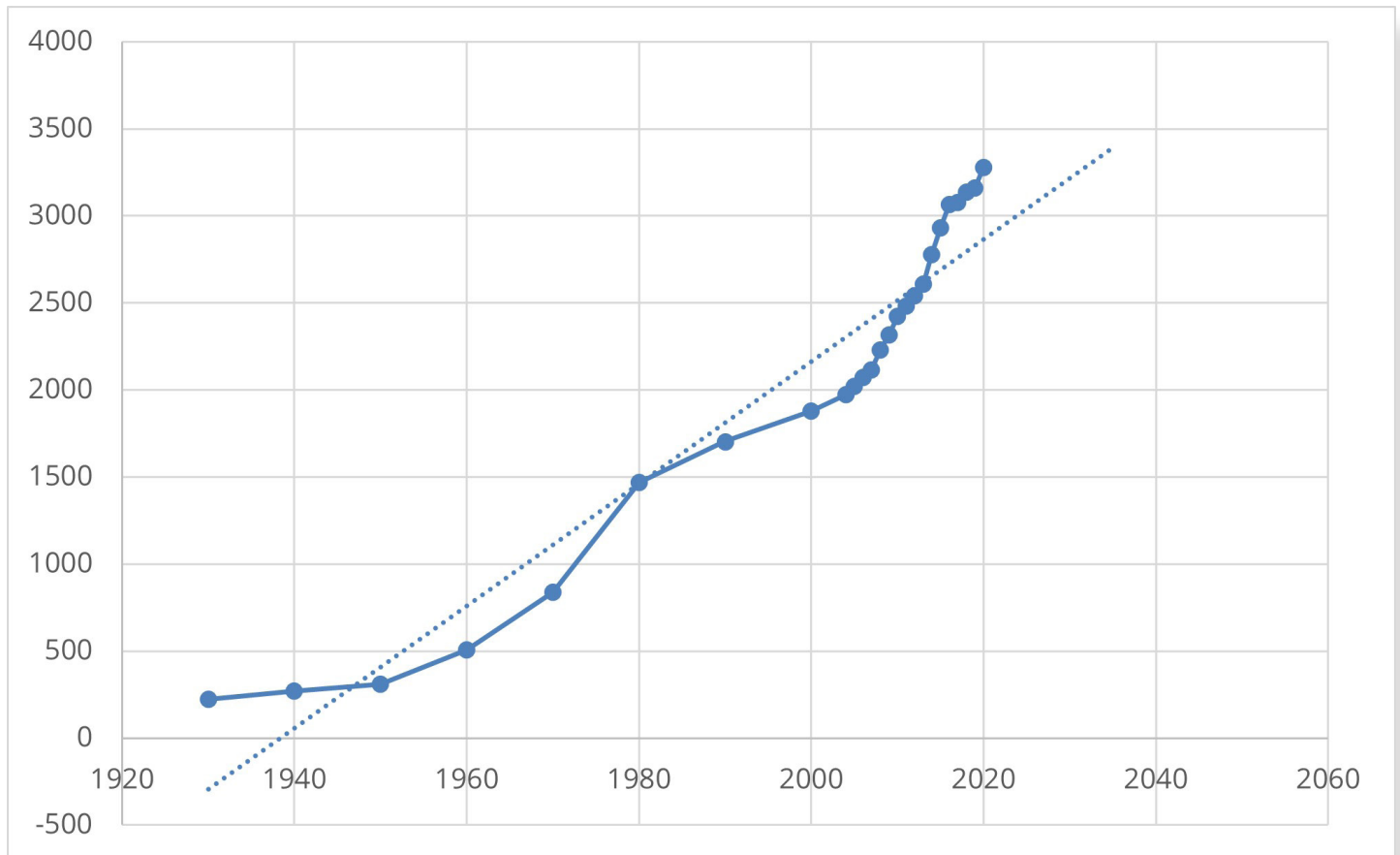


7. Regression:  $y = 79.9x - 158,143$ ,  $R^2 = 0.9798$

Population projections are forecasts of the population in future time periods. Using a model that integrates recent historical data and standard demographic processes, estimates of future population are generated based on historic patterns. The model above gives confidence in the estimates based on the last 20 years' developments for both population and household figures. This chart indicates that if the patterns repeat over the next decade, 80 (79.9) people per year would be supported by an increase in 29.46 households. These projections would keep the average household size at 2.72 residents (2020 average household size), a figure that has remained constant between 2.6 and 2.7 over the past two decades.

However, the recent growth appears to be above average from a long-term perspective. Using historical data from 1930 to 2020 indicates that the 2000-2020 growth was higher than expected which allowed the city to catch up to the expected population figures by the mid to late 2000s and with higher-than-average growth leading up to the 2020 census. This is typical for smaller communities, particularly when being near larger cities or growth centers. Yet, it also warrants a more conservative interpretation of recent growth (and decline) cycles.

**Figure 6: EAGLE LAKE POPULATION (1930-2020) WITH 2020-2035 PROJECTIONS<sup>8</sup>**

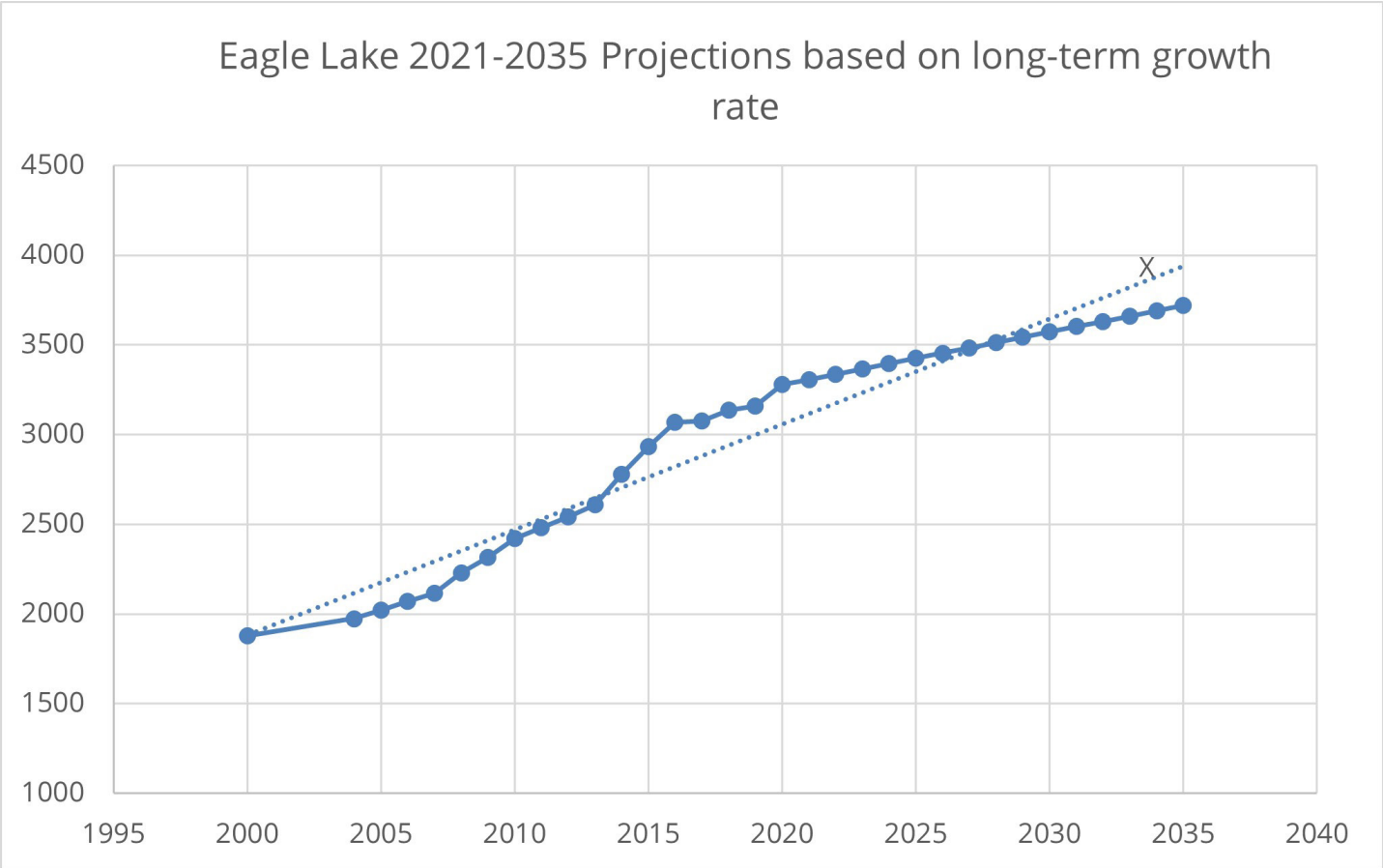




As the Figure 6 illustrates, the long-term growth rate is 35 residents per year. If these figures are imposed on the last 20 years, the expected growth over the next 10 years indicates that Eagle Lake’s population would be 3,720 by year 2035, which would add almost 500 residents from the 2020 census. This would adjust population figures back in line with historic trends as indicated below by the solid line in Figure 7 (annual growth is indicated by the dotted line). This method utilized adjusted figures where the actual growth is corrected to 65 residents per year (65.9), reflecting the historical growth rate while taking the actual 2020 population figures into account.

Assuming Eagle Lake’s population is at 3,730 residents in the year 2035 (see Figure 7), Eagle Lake will require 1,368 homes to maintain its current household size of 2.72.

**Figure 7: ADJUSTED POPULATION GROWTH RATE 2021-2035<sup>9</sup>**



## Population by Age

As shown in Table 2, Eagle Lake’s largest share of residents are young adults between the ages of 25 and 44. This can be attributed to Eagle Lake being a budget-friendly option near an urban area offering a family-friendly atmosphere. Eagle Lake’s second-largest age group is adults 45 to 64 who represent 23.23% of the population, whereas 18 to 24-year-old residents make up the second-largest age in Blue Earth County and represent 21.6% of the population. Eagle Lake’s third-largest age group is 5 to 17 (21.18%). In contrast, Region Nine’s\* largest age groups are adults 45 to 64, young adults 25 to 44, and older adults 65 plus.<sup>10</sup>

**Table 2: CITY, COUNTY, ECONOMIC DEVELOPMENT DISTRICT, STATE – POPULATION BY AGE**

	City of Eagle Lake	Percentage	Blue Earth County	Region Nine*	Minnesota
Total Population	3,064	100%	67,368	232,941	5,600,166
Preschool (0-4)	265	8.65%	3,668	13,449	351,104
School Age (5-17)	649	21.18%	9,634	37,409	948,180
College Age (18-24)	352	11.49%	14,560	28,929	498,444
Young Adult (25-44)	870	28.39%	16,439	54,819	1,471,018
Adult (45-64)	712	23.24%	13,824	57,401	1,443,844
Older Adult (65+)	216	7.05%	9,243	40,934	887,576

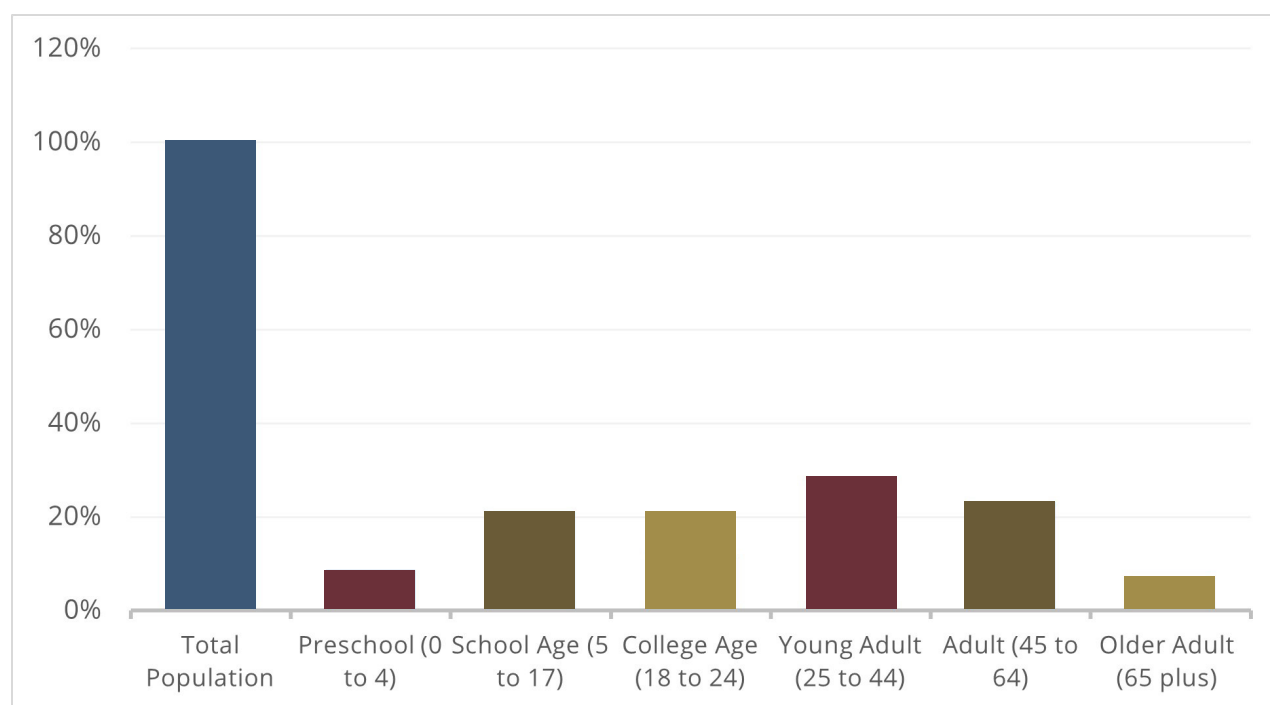
Source: Census Bureau

*\*Region Nine is the designated Economic Development District for the nine-county area of South-Central Minnesota (Blue Earth, Brown, Faribault, Le Sueur, Martin, Nicollet, Sibley, Waseca, and Watonwan Counties)*





**Figure 8: POPULATION BY AGE IN EAGLE LAKE<sup>11</sup>**



**Table 3: POPULATION BY GENDER & MEDIAN AGE**

	City of Eagle Lake	Percentage	Blue Earth County	Minnesota	United States
Female	1,553	50.69%	33,673	2,811,149	165,750,778
Male	1,511	49.31%	33,695	2,789,017	160,818,530

Source: U.S. Department of Commerce. 2022. Census Bureau

## Median Age<sup>12</sup>



**Eagle Lake: 31.5**

**Blue Earth County: 31.3**

**Minnesota: 38.1**

**United States: 38.2**

11. Source: U.S. Department of Commerce. 2022. Census Bureau

12. Source: U.S. Department of Commerce. 2022. Census Bureau

## Population by Race and Ethnicity

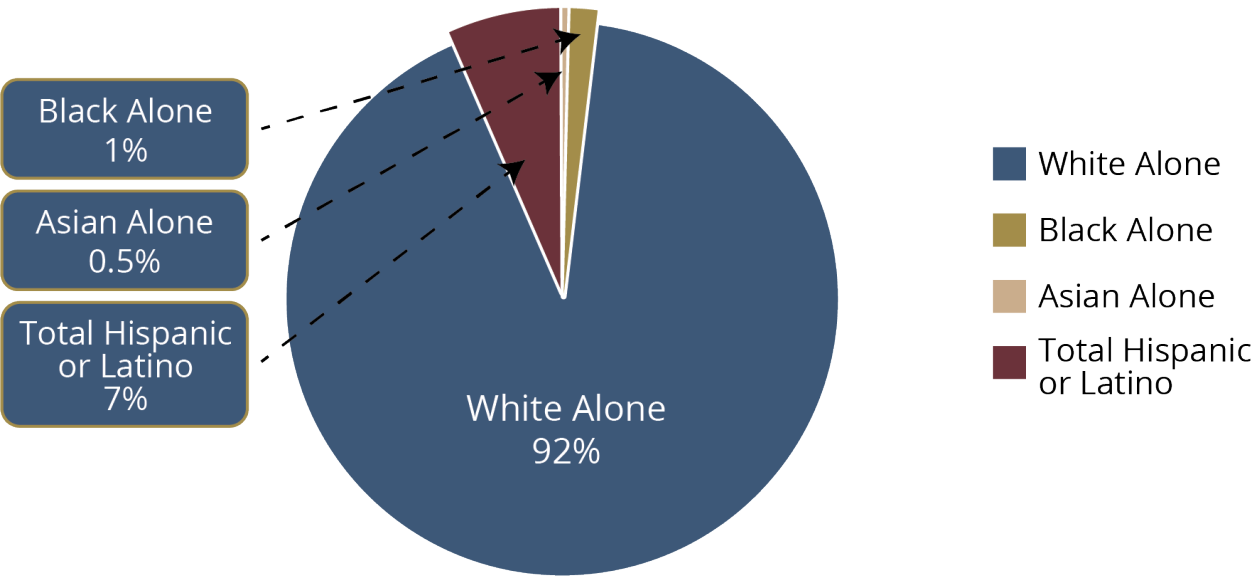
Eagle Lake’s population is less diverse than the state when it comes to race and ethnicity with 87.01% percent of the population identifying as white alone, compared to 81.6% in the state. However, it is more diverse than Blue Earth County, with 89.79% of the population identifying as white alone. Eagle Lake is also more diverse than the region with 92.2% of Region Nine residents identifying as white alone.<sup>13</sup>

Table 4: POPULATION BY RACE AND ETHNICITY

	City of Eagle Lake	Percentage	Blue Earth County	Region Nine*	Minnesota
Total Population	3,064	100%	67,368	232,941	5,600,166
American Ind. or Alaskan Native Alone	0	0	139	698	54,558
Asian Alone	14	0.5%	1,517	2,859	275,242
Black Alone	42	1.4%	2,794	4,594	359,817
Native Hawaiian and Other Pac. Isl. Alone	0	0	15	41	2,201
White Alone	2,666	87%	60,496	214,967	4,572,149
Total Hispanic or Latino	190	10.9%	2,579	14,346	307,675

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Figure 9: POPULATION BY RACE AND ETHNICITY IN EAGLE LAKE<sup>14</sup>



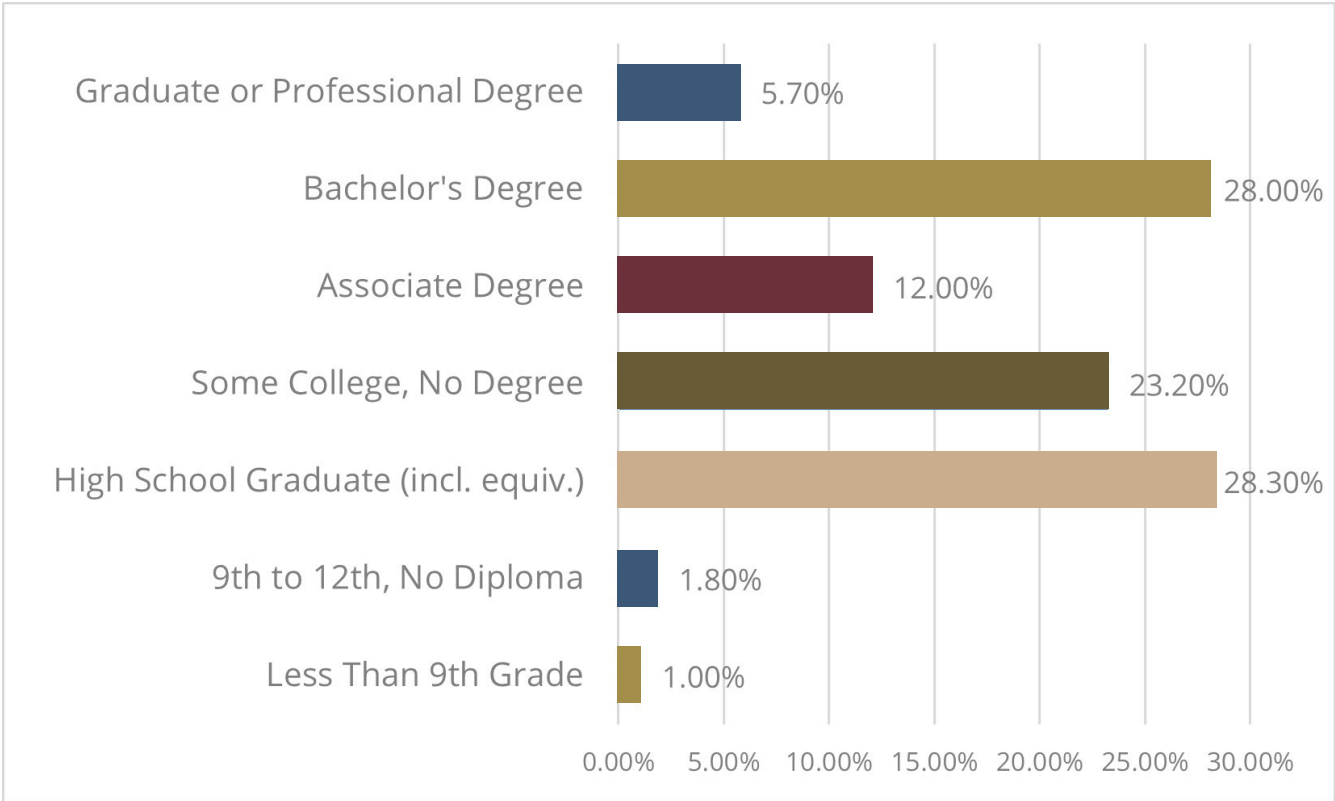


# EDUCATION

Eagle Lake has a K-5 Elementary Public School located centrally within the community and within walking distance from most city neighborhoods. Opened in 1964, the Eagle Lake Elementary School is part of the Mankato Area Public Schools and serves 411 students. Students often attend Mankato East Senior High School and St. Clair Public School.<sup>15</sup>

In terms of educational attainment, Eagle Lake’s residents who are 25 and older score relatively higher compared with the county and state for bachelor’s degrees, with 27.98% of residents aged 25 and over holding a bachelor’s degree in Eagle Lake compared with 22.99% at the county, and 24.17% at the state and 18.48% in the Region Nine area. Educational attainment is also slightly higher in Eagle Lake for high school degrees (28.25%) than in the county (27.27%) and the state (24.23%).<sup>16</sup>

**Figure 10: EDUCATIONAL ATTAINMENT EAGLE LAKE (POPULATION 25 & OLDER)<sup>17</sup>**



15. [https://eaglelakemn.com/application/files/8514/8978/6220/03-17-17\\_Planning\\_Commission\\_Website\\_Packet.pdf](https://eaglelakemn.com/application/files/8514/8978/6220/03-17-17_Planning_Commission_Website_Packet.pdf)

16. U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

17. U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

**Table 5: EDUCATIONAL ATTAINMENT IN 2020 (POPULATION 25 & OLDER)**

	City of Eagle Lake	%	Blue Earth County	%	Region Nine*	Minnesota	%
Total Population	3,064	N/A	67,368	N/A	232,941	5,600,166	N/A
Population 25 and Older	1,798	100%	39,506	100%	153,154	3,802,438	100%
Less Than 9th Grade	18	1.00%	832	2.11%	4,340	104,830	2.76%
9th to 12th, No Diploma	33	1.84%	1,293	3.27%	5,970	147,501	3.88%
High School Graduate (incl. equiv.)	508	28.25%	10,774	27.27%	49,278	921,198	24.23%
Some College, No Degree	418	23.25%	7,943	20.11%	33,450	789,426	20.76%
Associate Degree	215	11.96%	5,013	12.69%	19,578	440,908	11.60%
Bachelor's Degree	503	27.98%	9,086	23.00%	28,309	919,059	24.17%
Graduate or Professional Degree	103	5.73%	4,565	11.56%	12,229	479,516	12.61%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates



# HOUSING

Eagle Lake has 1,168 housing units<sup>18</sup> with a vacancy rate of 4.6%. This is lower than Blue Earth County which yields a vacancy rate of 8.3% and the state's vacancy rate of 10.2%.<sup>19</sup> Contrastingly, the owner-occupied rate for Eagle Lake is 59.9%, which is smaller than the county rate of 66.5%, and the state's rate of 64.6%. This indicates that rental rates are higher in Eagle Lake than what is seen throughout Blue Earth County, Region Nine, and the State of Minnesota.<sup>20</sup>

Table 6: HOUSING CHARACTERISTICS IN 2020\*

	City of Eagle Lake	Percentage	Blue Earth County	Region Nine*	Minnesota
Total Housing Units	1,168	100%	28,791	103,509	2,458,030
Owner-Occupied*	700	59.9%	19,170	67,996	1,588,611
Renter-Occupied	414	35.4%	10,220	25,880	619,377
Source: Census Bureau					

A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for\*

As shown on Table 7, Eagle Lake's housing stock is relatively new. Nearly a third of the homes (29.1%) were built in 2000 or later compared to the county and the state, where 19.2% and 16.2% of homes were built in 2000 or later. Eagle Lake's median housing age (1991) is also newer compared to the county (1976) and the state (1977). This shows that the rate of new developments in Eagle Lake has increased since the 1990s, whereas the county and the state have experienced a decrease since the early 2000s.<sup>21</sup>

Table 7: HOUSING CHARACTERISTICS

	City of Eagle Lake	Percentage	Blue Earth County	Minnesota
Built 2010 or later	221	18.9%	2,552	139,676
Built 2000 to 2009	259	22.2%	4,328	337,656
Built 1990 to 1999	121	10.4%	3,192	332,007
Built 1980 to 1989	121	10.4%	2,774	310,237
Built 1970 to 1979	222	19.0%	3,885	363,567
Built 1940 to 1969	126	10.8%	6,259	579,430
Built prior to 1940	98	18.9%	5801	395,457
Median year structure built	1991	N/A	1976	1977
Source: U.S. Department of Commerce. 2022. Census Bureau				

18. Using ACS 5-year estimates. 2020 represents average characteristics from 2016-2020  
19. Data Sources: U.S. Department of Commerce. 2022. Census Bureau, American Community Survey Office, Washington, D.C.  
20. StatsAmerica – Census Bureau  
21. U.S. Department of Commerce. 2022. Census Bureau

Table 8 assesses housing affordability by estimating what percentage of a household income is devoted to a mortgage and related costs (for homeowners) and rent and related costs (for renters). As the data shows, renters in Eagle Lake are significantly less likely to have access to affordable housing. Nearly a third of tenants (32.6%) are considered cost-burdened, in other words, a third of the tenants in Eagle Lake spend 30% or more of their household income on gross rent and related expenses. Moreover, the median gross rent in Eagle Lake is 38.7% higher than in the county and 10.6% higher than in the state. This is something that must be considered when assessing rental opportunities for young families, single-parent households, and others that are unable to purchase homes.

Homeowners, on the other hand, enjoy a similar cost of living compared to the rest of Blue Earth County and a slightly smaller cost of living compared to the state. Homeowners are also less likely to be considered cost-burdened, as less than 11.1% of homeowners in Eagle Lake spend 30% or more of their household income on mortgage and related costs, which is lower than the county and the state.<sup>22</sup>



**Table 8: HOUSING AFFORDABILITY**

	City of Eagle Lake	Blue Earth County	Minnesota
Cost-Burdened* Owner Households	52	2,209	225,439
Percent of Cost-Burdened Owner Households*	11.1%	21.8%	21.5%
Cost-Burdened Rent Households*	135	4,831	265,967
Percent of Cost-Burdened Renter Households*	32.6%	47.3%	42.9%
Median Household Income (2020)	\$75,610	\$61,058	\$73,382
Median monthly mortgage cost (2020)	\$1,399	\$1,388	\$1,606
Median monthly gross rent (2020)	\$1,267	\$913	\$1,010
Source: U.S. Department of Commerce. 2022. Census Bureau			

The City of Eagle Lake has witnessed significant year-to-year variation in the level of housing unit construction. This was evident in 2020 when the number of annual building permits drastically decreased, which could be attributed to the Covid-19 pandemic. In 2021, there were six new home permits pulled and a permit for one new mobile home. As of July 2022, six new permits have been pulled for single-family home construction. The city currently has 59 available lots.

The last affordable rental project in Eagle Lake dates to 2010 when an 18-unit permit was issued for Breckenridge Townhomes, a rental project that utilized federal low-income housing tax credits and replaced nine United States Department of Housing and Urban Development (HUD) Public Housing units. Breckenridge has income restrictions for occupancy.<sup>23</sup>



Photo by Matt Quinn

**Table 9: EAGLE LAKE HOUSING CONSTRUCTION ACTIVITY (2010 to 2020\*)**

Year	Single-Family	Two Family	Three/Four Family	Five or More Family	Total
2020 (June)	0	0	0	0	0
2019	8	0	8	0	16
2018	10	0	0	0	10
2017	24	0	16	0	40
2016	13	0	0	0	13
2015	10	0	8	64	82
2014	19	2	16	30	67
2013	18	8	8	36	70
2012	12	0	0	0	12
2011	10	2	3	8	23
2010	6	0	0	18	24
Total 2010-2017	112	12	51	156	331

Source: Mankato Area Housing Study Update 2020

\*2020 is through June 15<sup>th</sup>





## Housing Cost in Eagle Lake

In 2019, the median property value was **\$184,400**.<sup>24</sup>

In July 2022, the median listing home price was **\$314,900**, trending up 5.3% year-over-year.<sup>25</sup>

The median listing home price per square foot was **\$151**.<sup>26</sup>

**Figure 8: HOUSING VALUE IN EAGLE LAKE (2020)**<sup>27</sup>

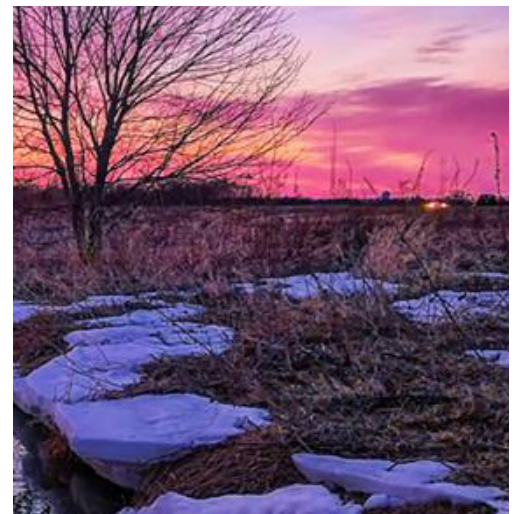
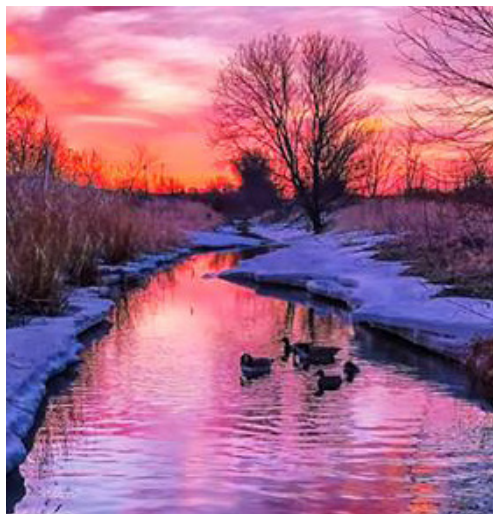
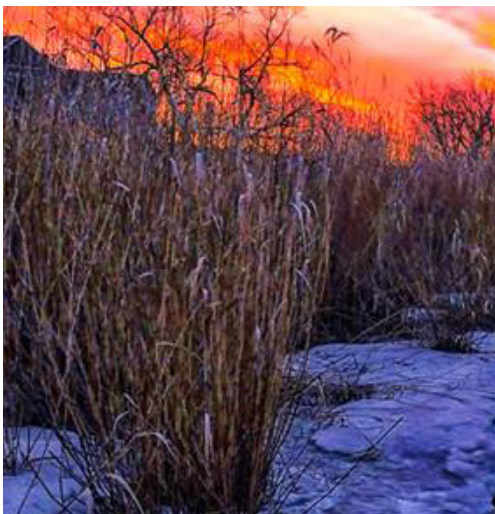
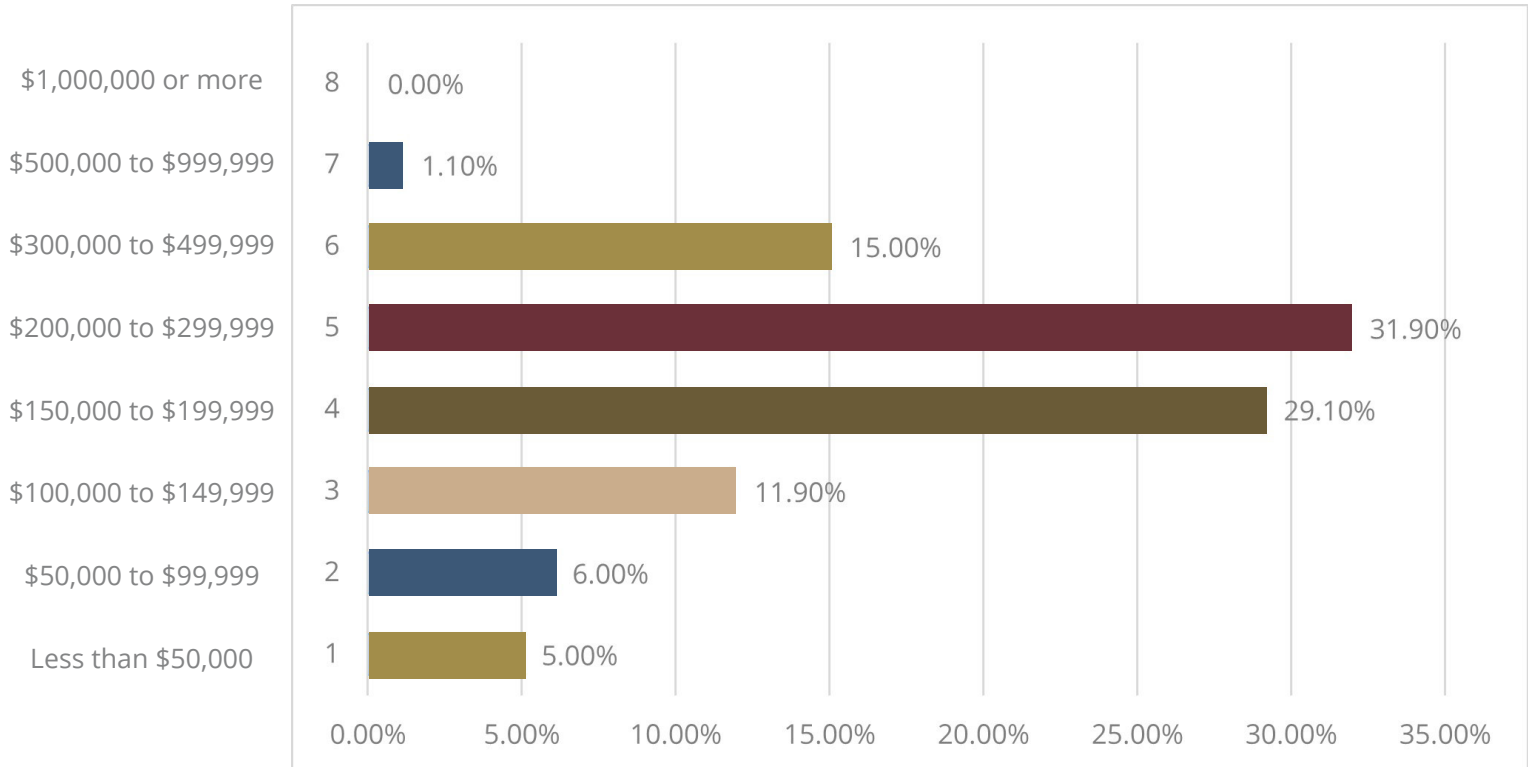


Photo by Matt Quinn

# EMPLOYMENT & WORKFORCE

## Income

Eagle Lake has above-average household incomes compared with Blue Earth County figures. In 2020, the median household income was estimated at \$75,610, which compares favorably to Blue Earth County’s median household income of \$61,058 and Minnesota’s median household income of \$73,382. The two most common income ranges in Eagle Lake are \$75,000 to \$99,999 and \$100,000 to \$149,999, which make up 43.04% of households. This indicates a large presence of skilled workers in the region.<sup>28</sup>



Table 10: INCOME

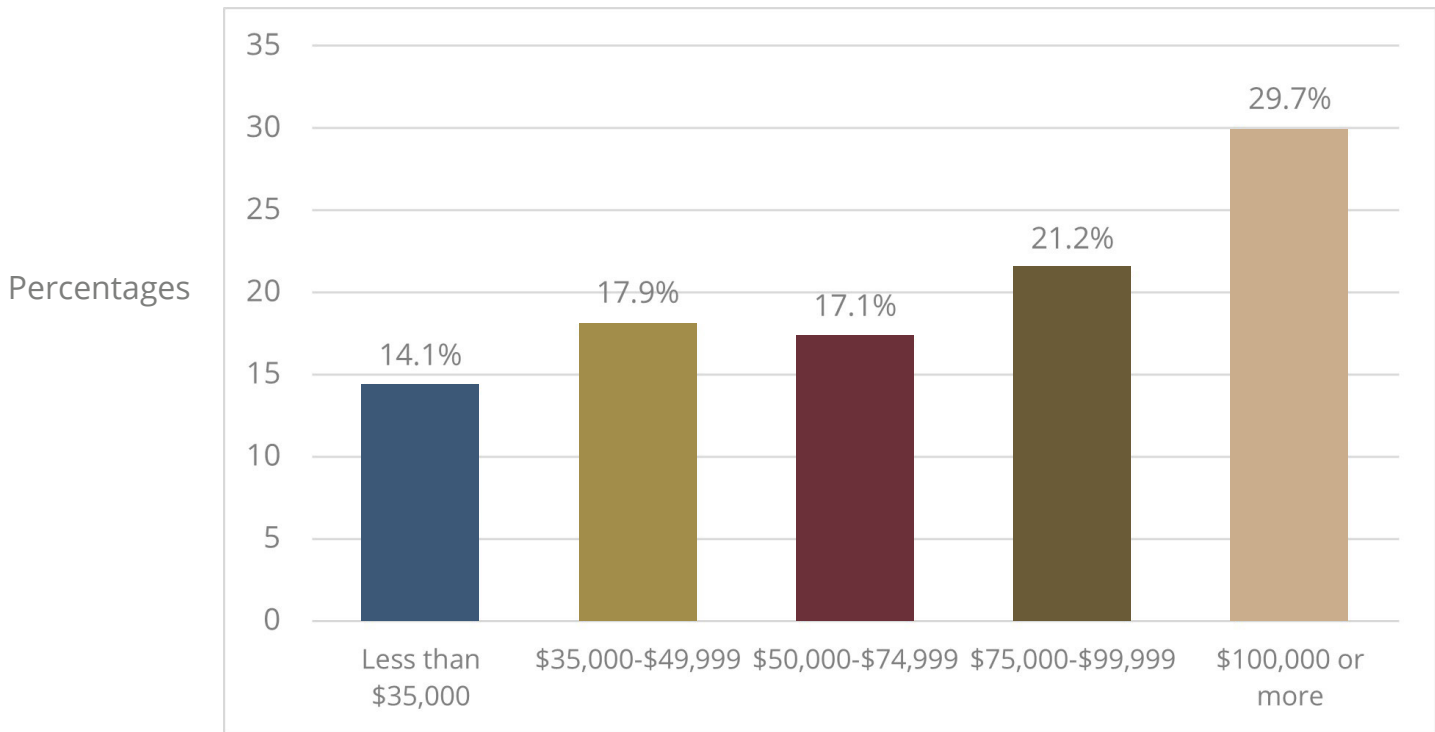
	City of Eagle Lake	Blue Earth County	Minnesota
Median Household Income (2020)	\$75,610	\$61,058	\$73,382
Less than \$10,000	20	1,224	91,125
\$10,000 to \$14,999	31	1,047	76,090
\$15,000 to \$24,999	31	2,562	154,526
\$25,000 to \$34,999	75	2,584	164,639
\$35,000 to \$49,999	199	3,483	254,917
\$50,000 to \$74,999	191	4,813	384,642
\$75,000 to \$99,999	236	4,052	310,848
\$100,000 to \$149,999	228	4,280	404,157
\$150,000 to \$199,999	67	1,400	180,414

Source: U.S. Department of Commerce. 2022. Census Bureau

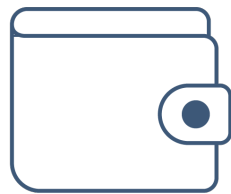
28. U.S. Department of Commerce. 2022. Census Bureau



Figure 12: HOUSEHOLDS BY INCOME IN EAGLE LAKE<sup>29</sup>



## Median Household Income (2020)<sup>30</sup>



Eagle Lake: **\$75,610**

Blue Earth County: **\$61,058**

Minnesota: **\$73,382**





## Poverty

Poverty levels in Eagle Lake are lower than state and county figures. The largest demographic living in poverty are female residents with no spouse present and children under 18 years. In the city, 7.1% of residents live below the poverty line, compared with 16.4% in Blue Earth County and 9.3% in the state. The percentage of families living below the poverty line in Eagle Lake is 5.0% which is lower than the state (9.3%) and county (8.1%).<sup>31</sup>

Table 11: POVERTY RATE

	City of Eagle Lake	Blue Earth County	Minnesota
People Below Poverty	7.1%	16.4%	9.3%
People Below Poverty Under 18 years	14.6%	11.9%	11.6

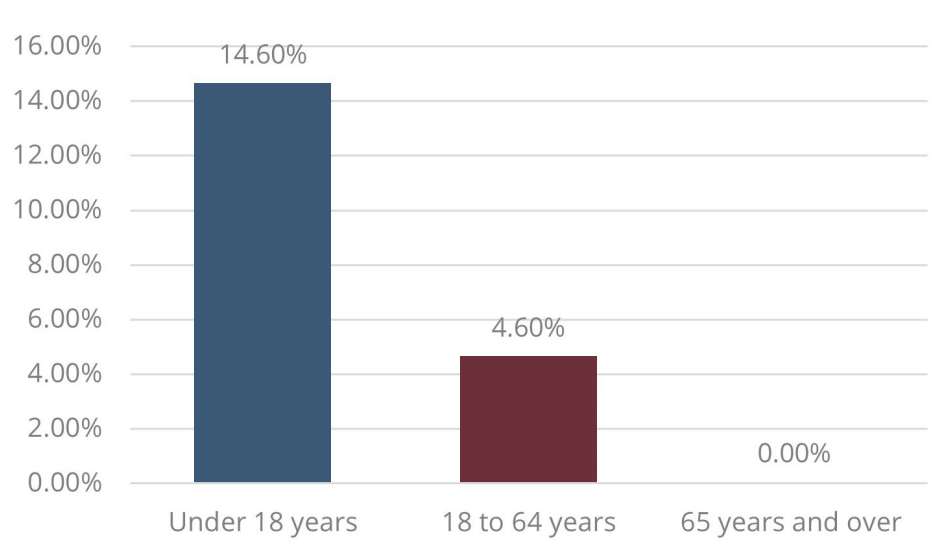
Source: U.S. Department of Commerce. 2022. Census Bureau

Table 12: POVERTY RATE BY FAMILY TYPE

	City of Eagle Lake	Blue Earth County	Minnesota
Families below poverty	5.0%	8.1%	5.6%
Families with related children under 18 years	9.4%	11.7%	9.2%
Married couple families	N/A	2.6%	2.5%
Married couple families with children under 18 years	N/A	3.8%	3.4%
Female householder, no husband present	23.8%	34.1%	21.4%
Female householder, no husband present with children under 18 years	34.8%	39.0%	27.7%

Data Sources: U.S. Department of Commerce. 2022. Census Bureau, American Community Survey Office, Washington, D.C.

Figure 13: POVERTY BY AGE IN EAGLE LAKE<sup>32</sup>



31. U.S. Department of Commerce. 2022. Census Bureau  
32. 2020 ACS 5-Year Estimates Data Profiles

# Health Coverage



Population 65 and under without health insurance coverage 3.6%<sup>33</sup>

# Workforce

Employment numbers are also above Blue Earth County averages. The city employment rate is 85.3% compared to 80.3% in the county. However, consistent with the slightly older population, Eagle Lake’s workforce is older than Blue Earth County’s. The city’s workforce under the age of 30 is 24.1% compared to 30.7% of the county, while the 30 to 54 age group is relatively large encompassing 53% of Eagle Lake’s total workforce. The county’s workforce in the 30 to 54 age range is 48%. The city’s age group of 55 and older is 22.9% which is closer to the Blue Earth County figure at 21.3%. This suggests that Eagle Lake’s workforce consists mainly of established workers than what one would expect based on the surrounding areas.<sup>34</sup>

Table 13. WORKING ADULTS

	City of Eagle Lake		Blue Earth County		Minnesota	
Total civilian non-institutionalized population, age 18-64	1,911	100.0%	44,612	100%	3,386,823	100%
Working-age adults who are employed	1,631	85.3%	35,811	80.3%	2,738,417	80.9%
Unemployed	88	5.1%	1,412	3.8%	106,799	3.8%

Source: Census Bureau, Bureau of Labor Statistics



**Table 14. WORKFORCE DEMOGRAPHICS**

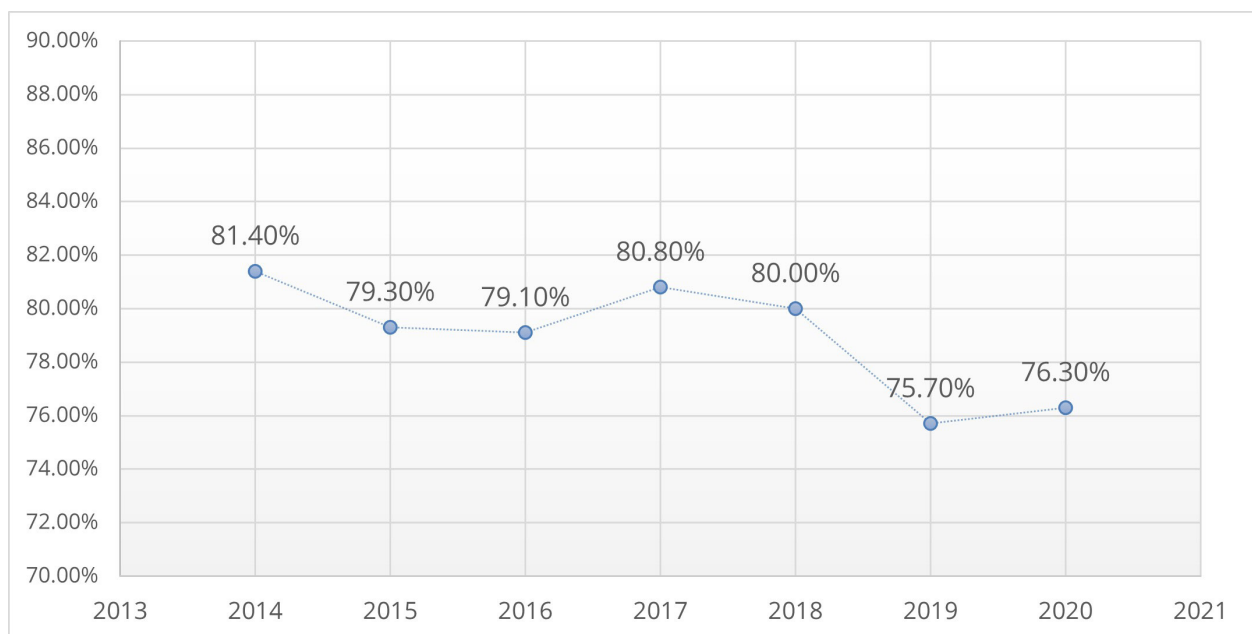
	City of Eagle Lake		Blue Earth County		Minnesota	
<b>Total employed workers</b>	627	100.0%	31,116	100%	2,875,569	100%
<b>Worker age (2019)</b>						
Age 29 or younger	151	24.1%	9,543	30.7%	690,607	24%
Age 30 to 54	332	53.0%	14,943	48%	1,505,023	52.3%
Age 55 or older	143	22.9%	6,630	21.3%	679,939	23.6
<b>Workers by earnings (2019)</b>						
\$15,000 per year or less	151	24.1%	8,598	27.6%	647,718	22.5%
\$15,001 to \$39,999 per year	332	53%	9,446	30.4%	748,198	26%
\$40,000 or more per year	143	22.9%	13,072	42.0%	1,479,653	51.5%

Source: Census Bureau, Bureau of Labor Statistics



**As of 2020, Eagle Lake has an employment rate of 76.3%<sup>35</sup>**

**Figure 14. EMPLOYMENT RATE IN EAGLE LAKE<sup>36</sup>**





**Table 15. INDUSTRY FOR THE CIVILIAN EMPLOYED POPULATION IN EAGLE LAKE  
(16 YEARS AND OVER)**

Industry	%
Educational services, and health care and social assistance	27.90%
Retail trade	12.10%
Manufacturing	10.60%
Information	7.60%
Public administration	7.40%
Finance and insurance, and real estate and rental and leasing	7.30%
Construction	5.90%
Transportation and warehousing, and utilities	5.60%
Professional, scientific, management and administrative, and waste management services	4.00%
Other services, except public administration	3.80%
Wholesale trade	3.70%
Arts, entertainment, recreation, accommodation and food services	3.00%
Agriculture, forestry, fishing and hunting, and mining	1.10%
Source: 2020 ACS 5-Year Estimates Data Profiles	



## Commuting

The average commute to work for Eagle Lake residents in 2020 was 18.5 minutes according to 2020 American Community Survey 5-Year estimates, while the state average was 23.8 minutes. Approximately 40% of Eagle Lake’s workforce drive for 15 minutes or less to their place of work. The rate at which the city’s residents commute 15-19 minutes for work is 32.6%, while 8.0% drive for 20-25 minutes. An additional 5.9% of residents drive for 60 or more minutes to their place of work.<sup>37</sup>

Data from the Census Bureau shows that 54.33% of the workers living in Eagle Lake work in the Mankato-North Mankato area, 4.5% commute to St. Peter, 2% commute to Madison Lake, and 2.5% work in Eagle Lake.<sup>38</sup>

**Table 16: WORKERS LIVING IN EAGLE LAKE WITH IDENTIFIED EMPLOYER LOCATION**

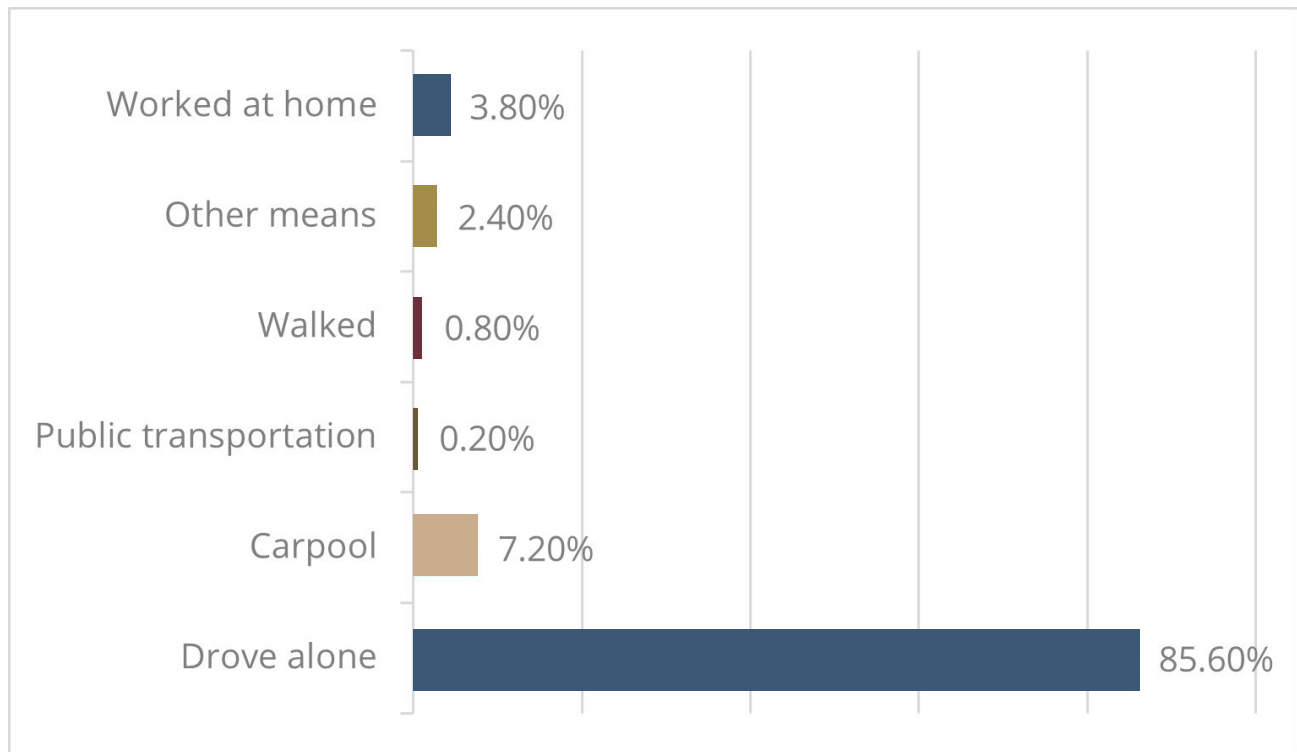
Employer location	Number of workers	%	Driving Distance/Miles*	Commute Time/ Minutes*
Mankato	614	44.30%	7 to 10	12 to 15
North Mankato	138	10%	11	12 to 15
St. Peter	62	4.50%	15	18 to 25
Eagle Lake	34	2.50%	N/A	N/A
Madison Lake	28	2%	7	8 to 10
Minneapolis	26	1.90%	84	80 to 100
Rochester	22	1.60%	76	70 to 85
Owatonna	18	1.30%	40	35 to 45
Waseca	17	1.20%	21	20 to 25
Faribault	14	1%	37	40 to 50
All Other Locations	412	29.7%	N/A	N/A
All Places	1,385	100%	N/A	N/A

Source: U.S. Census Bureau, Center for Economic Studies, LEHD, OnTheMap

37. U.S. Department of Commerce. 2022. Census Bureau, American Community Survey Office, Washington, D.C.  
38. Source: U.S. Census Bureau, Center for Economic Studies, LEHD, OnTheMap



**Figure 15: MEANS OF TRANSPORTATION TO WORK (Workers 16 Years and Over)<sup>39</sup>**

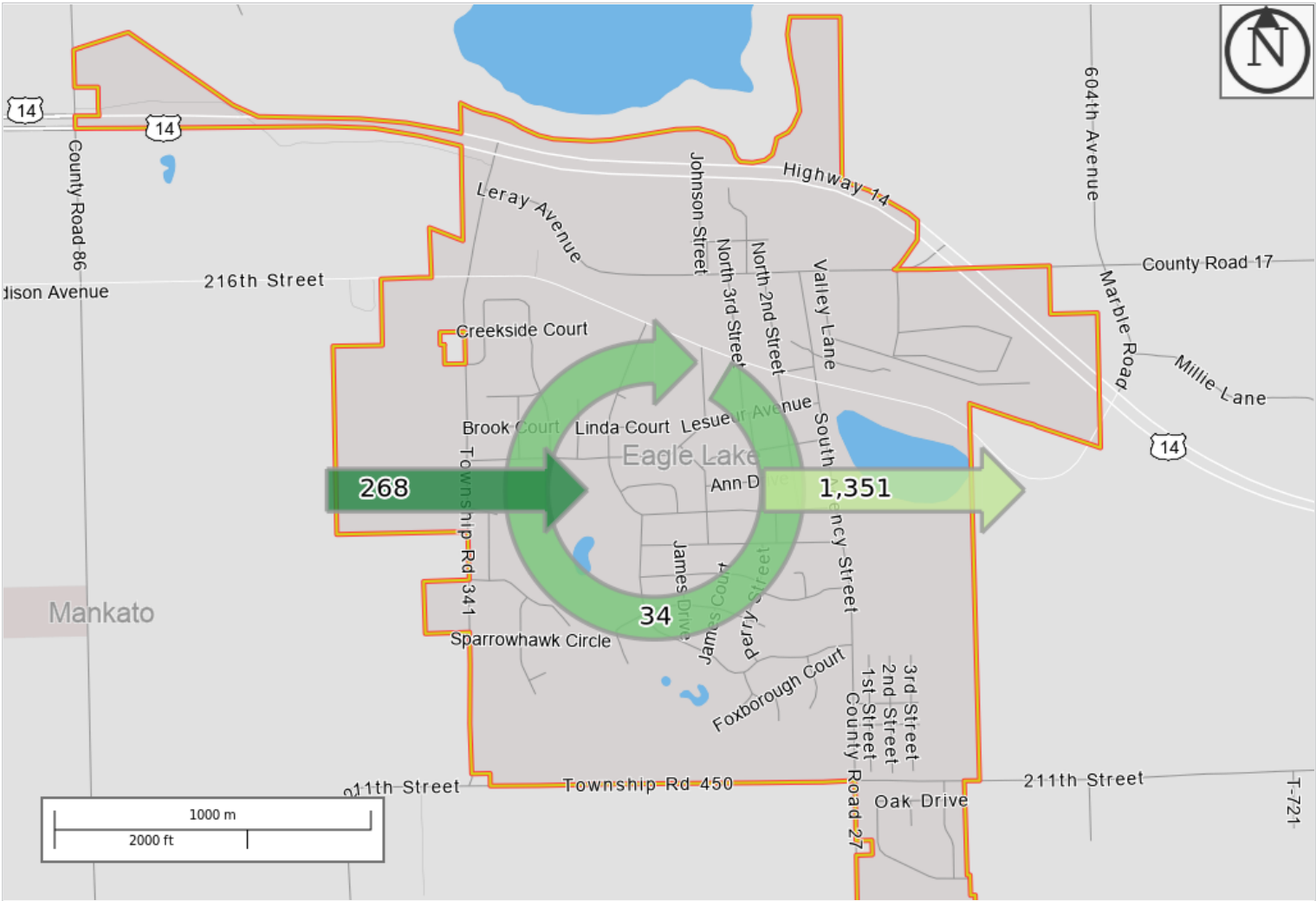




An inflow and outflow analysis depicts the flow of workers in to, out of, and within a specific area. Inflow and outflow analyses of Eagle Lake’s current workforce indicate that the city has a net outflow of workers, suggesting that more people leave for work than come to Eagle Lake for work. The below Inflow/Outflow map breaks down these patterns, which indicate that there are 268 individuals employed in Eagle Lake but live outside the city. There are 34 workers employed in Eagle Lake who also reside within the city boundaries, and there are 1,351 individuals who reside in Eagle Lake but work outside the city.<sup>40</sup>

Accordingly, as a “bedroom community,” Eagle Lake can take advantage of its strategic location near an urban center by avoiding capital infrastructure investments required to attract and maintain industry and businesses in larger communities. Instead, Eagle Lake is capable of investing in local public goods, such as parks, schools, etc., that can maintain and strengthen its current appeal to local and regional residents. Nonetheless, this makes the community more susceptible to economic shocks as the local workforce is dependent on neighboring job markets.

**Figure 16: INFLOW/OUTFLOW ANALYSIS<sup>41</sup>**



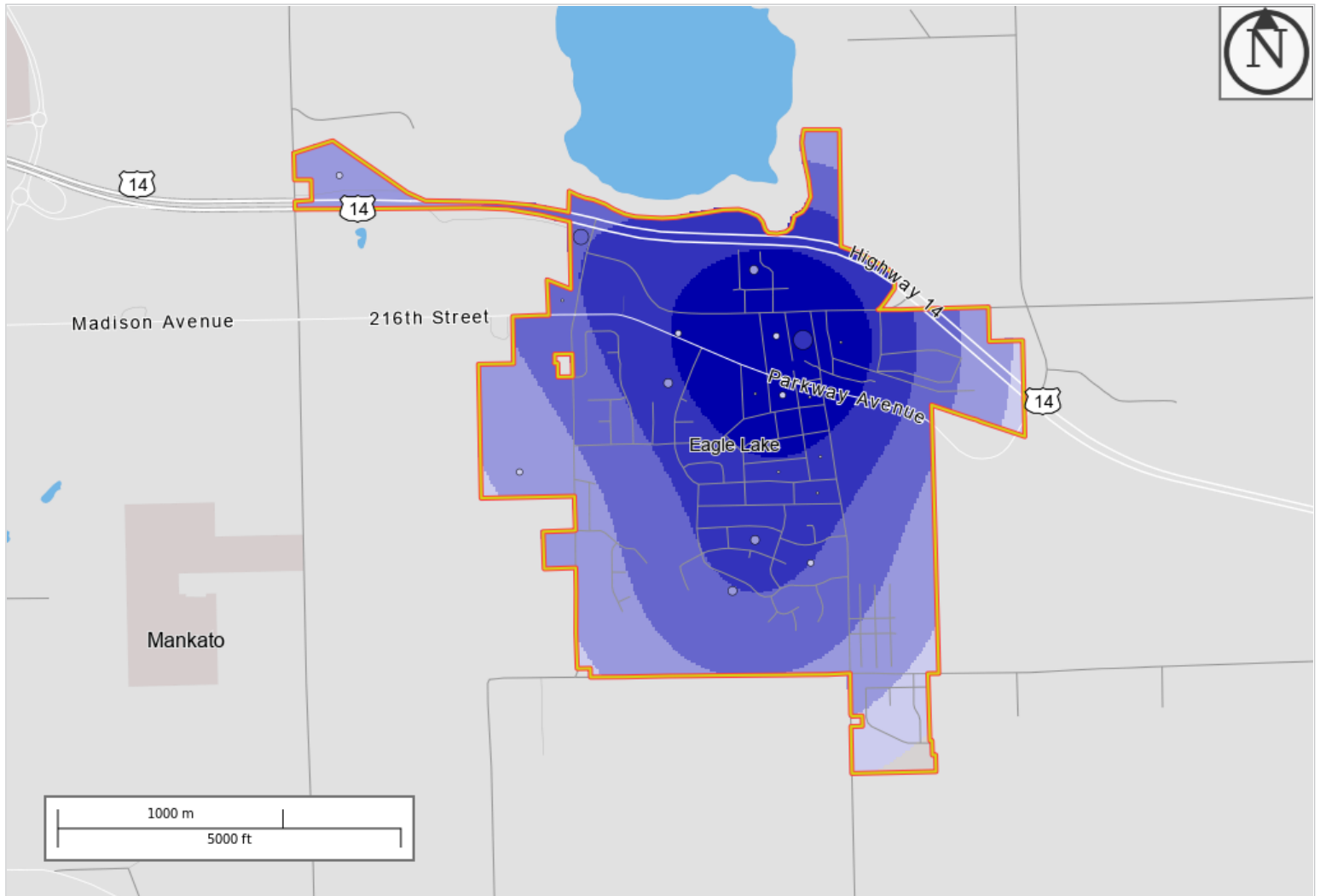
40. U.S. Census Bureau, Center for Economic Studies, LEHD, OnTheMap  
41. U.S. Census Bureau, Center for Economic Studies, LEHD, OnTheMap

## Work Area

When analyzing Eagle Lake's work area profile, a measure of jobs or job density per square miles, findings indicate that most jobs are located within the city center and not in the periphery. As the below figure illustrates, the portion immediately north and south of Parkway Avenue represents the highest numbers of jobs per square mile. This includes the city's downtown and part of its commercial blocks. These areas cover approximately 20% of Eagle Lake's geography. Compared to other cities of similar sizes within the region, Eagle Lake's work area profile indicates a medium "utilization" of local geography. Most small cities (population 10,000 or less) typically have a third of the geography in the high category, a third in the medium range, and a third in the low category. Eagle Lake could capitalize on developing a higher job density in outlying areas.

As of 2019, there were a total of 302 jobs in Eagle Lake, where 48.0% of the local jobs are held by workers aged 30 to 54, followed by workers aged 29 or younger, who hold 29.5% of the local jobs. Additionally, nearly half of workers (41.1%) in Eagle Lake earn \$1,250 per month or less.<sup>42</sup>

**FIGURE 17: WORK AREA PROFILE ANALYSIS (2019)**<sup>43</sup>



Eagle Lake’s work area profile by workers’ age reveals that over half of employees in the city earn \$15,000 a year or less. These low-income positions are largely held by women (60.50%) who commute from nearby cities and are employed in health care and social assistance, retail trade, and other service-based industries (excluding public administration). A vast majority of these workers likely can’t afford to reside in Eagle Lake based on average rental prices (See Table 8). This highlights the need for providing affordable and convenient housing options to accommodate the local workforce as well as supporting economic development efforts that create and sustain good-paying jobs.

**Table 17: WORKERS LIVING IN EAGLE LAKE WITH IDENTIFIED EMPLOYER LOCATION<sup>44</sup>**

Earnings	Number of workers	%
\$1,250 per month or less	45	55.60%
\$1,251 to \$3,333 per month	26	32.10%
More than \$3,333 per month	10	12.30%

**Figure 18: WORK AREA PROFILE (WORKERS AGED 29 OR YOUNGER BY GENDER)<sup>45</sup>**

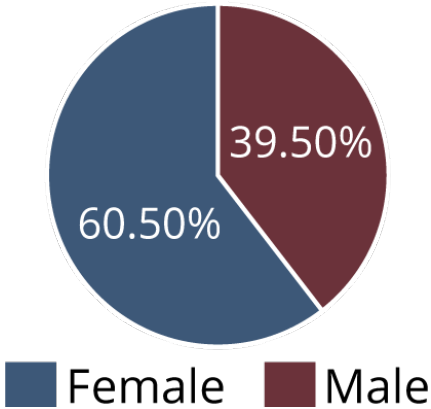


Photo by Matt Quinn

44. U.S. Census Bureau, Center for Economic Studies, LEHD, OnTheMap  
45. U.S. Census Bureau, Center for Economic Studies, LEHD, OnTheMap



## LAND USE AND ZONING

The city of Eagle Lake has an area of 1.93 square miles<sup>46</sup> that is maintained by the city. The downtown business district comprises most of the commercial land, whereas most of the industrial land is in the northeastern part of the city near Highway 14. The downtown area, in addition to local businesses, houses the post office, city hall, and emergency services. Residential neighborhoods extend outward from this central business district, where schools, the hospital, and several churches are located, in addition to housing.

Real estate and infrastructure for local businesses are two competitive advantages in most small cities. Eagle Lake's real estate market appears to serve current needs, yet renters pay relatively high portions of their income for housing. This is not conducive to business expansion, economic growth, or attracting residents to the city. Considerations regarding real estate planning and commercial infrastructure should therefore be forward-looking if Eagle Lake seeks to grow the local economy and remain competitive as a small town in a regional economy that appears to favor the urban areas.

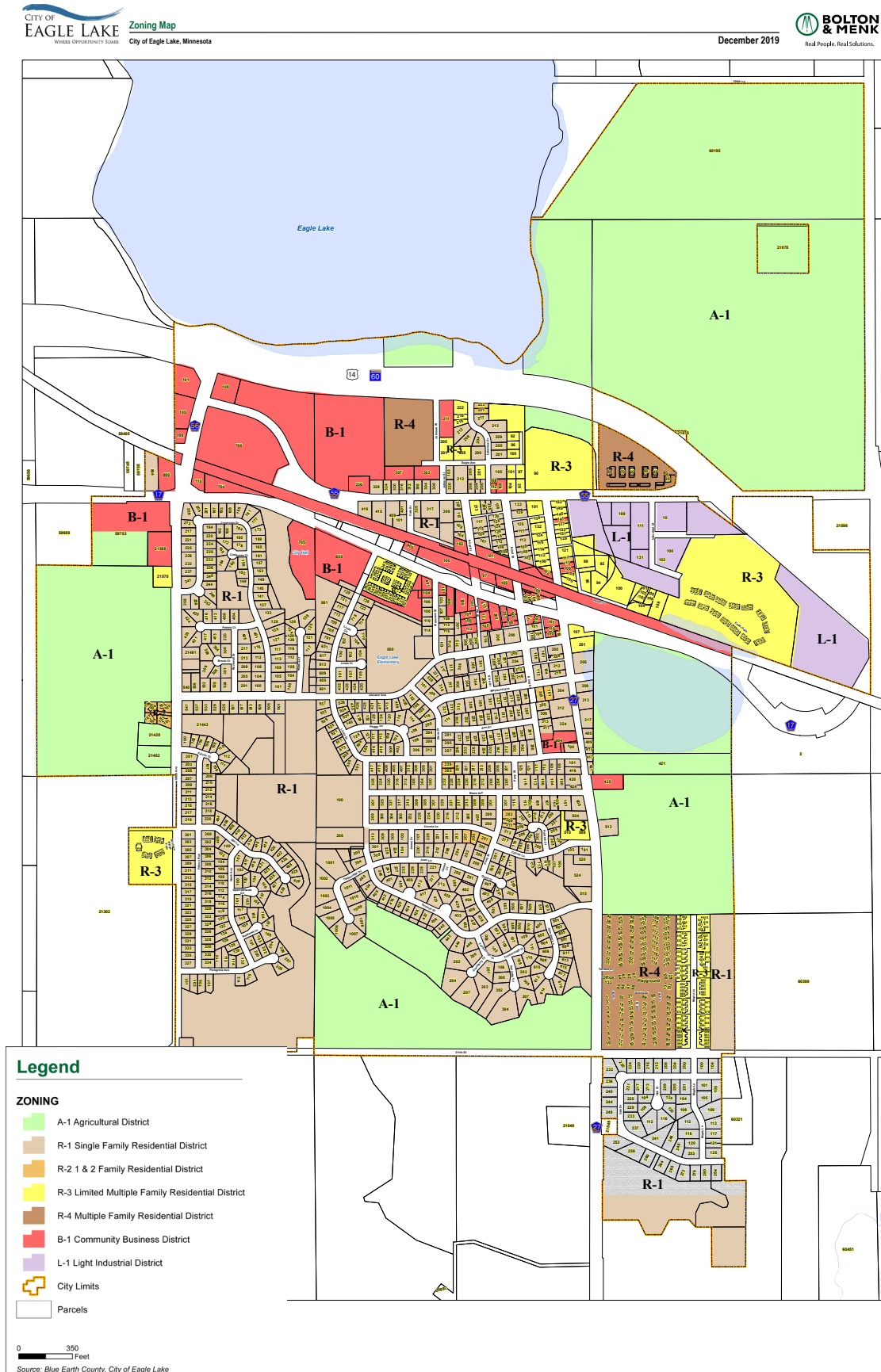
### **Eagle Lake is currently divided into zoning designated as follows:**

- A-1:** Agricultural District
- R-1:** Single Family Residential District
- R-2:** 1 & 2 Family Residential District
- R-3:** Limited Multiple Family Residential District
- R-4:** Multiple Family Residential District
- B-1:** Community Business District
- L-1:** Light Industrial District

Eagle Lake can plan and zone for balanced development to enhance the city. Land use opportunities include finding ways to encourage the building of homes, businesses, manufacturing, and other industry while keeping the latter separate from residential areas, parks, and the business district. This is important because of its effect on the community's quality of life, environment, health, and housing, among others. The opportunity to develop more industries may mean developing beyond existing boundaries.

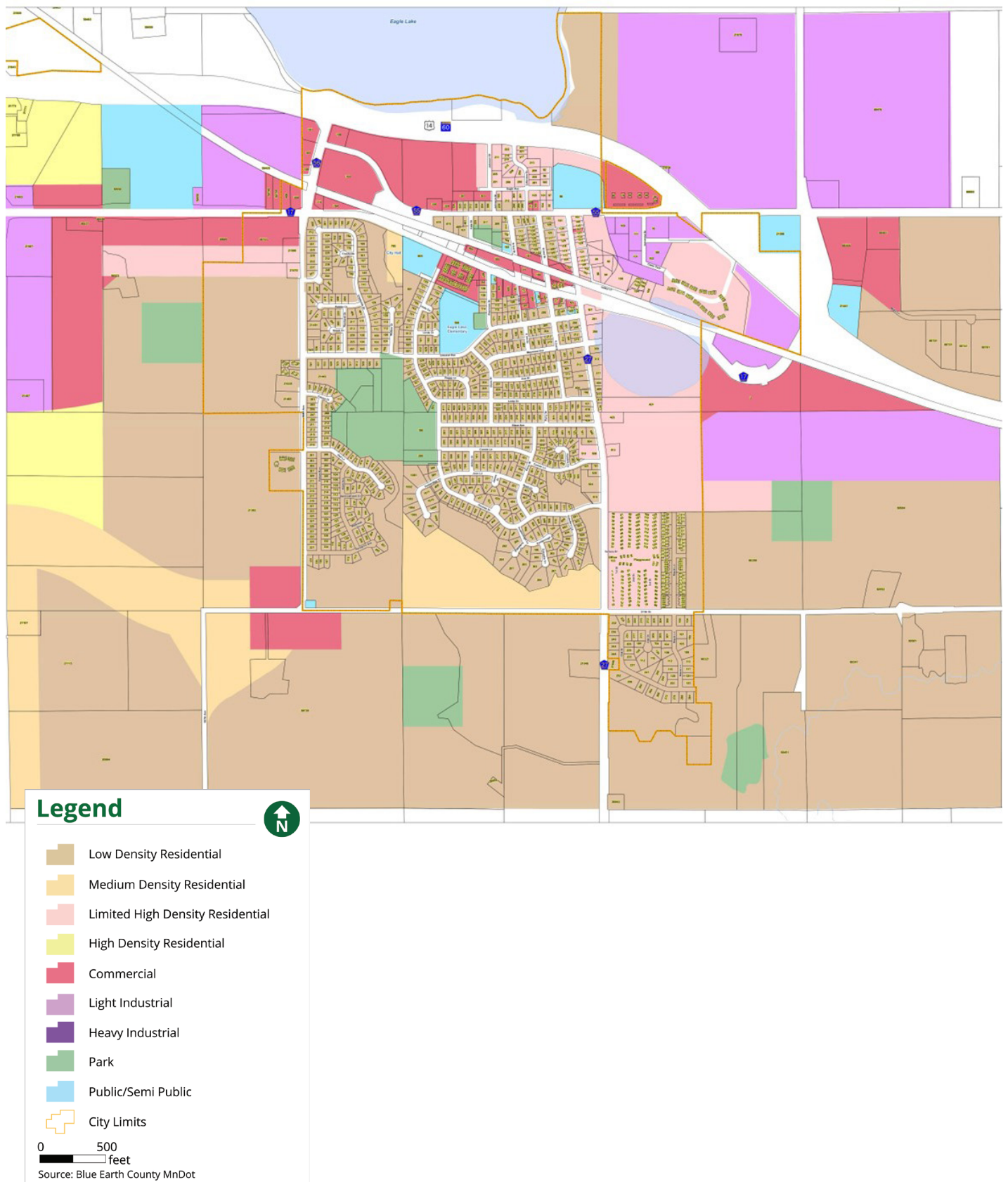
Real estate developments should also be considered if rezoning were to take place to accommodate all income levels and for aging in place given that elder care and affordable housing are a growing concern locally and regionally. Rezoning of areas to allow for these types of housing developments would position the city to accommodate a larger workforce and provide affordable and convenient housing options for all residents.

Figure 19: CITY OF EAGLE LAKE ZONING MAP (2019)<sup>47</sup>



47. [https://eaglelakemn.com/application/files/3515/7599/1216/Elak\\_Zoning\\_Map\\_36x24\\_002.pdf](https://eaglelakemn.com/application/files/3515/7599/1216/Elak_Zoning_Map_36x24_002.pdf)

**FIGURE 20: CITY OF EAGLE LAND USE MAP (2019)**





## Chapter 3: STAKEHOLDER OUTREACH SUMMARY

Public involvement was an important part of developing this plan. Community engagement was widespread and included a variety of ways to gather input from the public, including stakeholder groups that are sometimes under-represented in community planning.

Several opportunities were provided for Eagle Lake residents, businesses, property owners, and stakeholders to provide input and feedback on this plan, which included a public survey, four small group discussions, one-on-one interviews, community pop-up events, and a community planning workshop. Feedback was also collected from Eagle Lake city staff, elected officials, and City of Mankato staff, among others. Economic development must balance both economic realities and the local vision for the future to be supported by Eagle Lake stakeholders and to have the greatest chance of success.

### Public Survey

A survey was created with the assistance of Eagle Lake city staff and the local Economic Development Authority (EDA) with inputs from other members of the community to solicit feedback from Eagle Lake residents. The survey consisted of 29 questions centered around quality of life, infrastructure, city services, social and economic vitality, and growth and development among others.

### Survey Respondents

**Total:** 396

#### Gender

**Female:** 239 (62.57%)

**Male:** 136 (35.6%)

**Male & Female:** 5 (1.26%)

**Not Specified:** 16 (4.04%)

#### Race

**White:** 359 (94.23%)

**Black/African American:**  
16 (4.04%)

**Asian Indian/Pacific  
Islander:** 16 (4.04%)

**Two or More:** 9 (2.36%)

**Not Specified:** 9 (2.36%)

#### Age

**18-24:** 14 (3.54%)

**25-34:** 61 (15.4%)

**35-44:** 98 (24.75%)

**45-54:** 68 (17.17%)

**55-64:** 66 (16.67%)

**65-74:** 50 (12.63%)

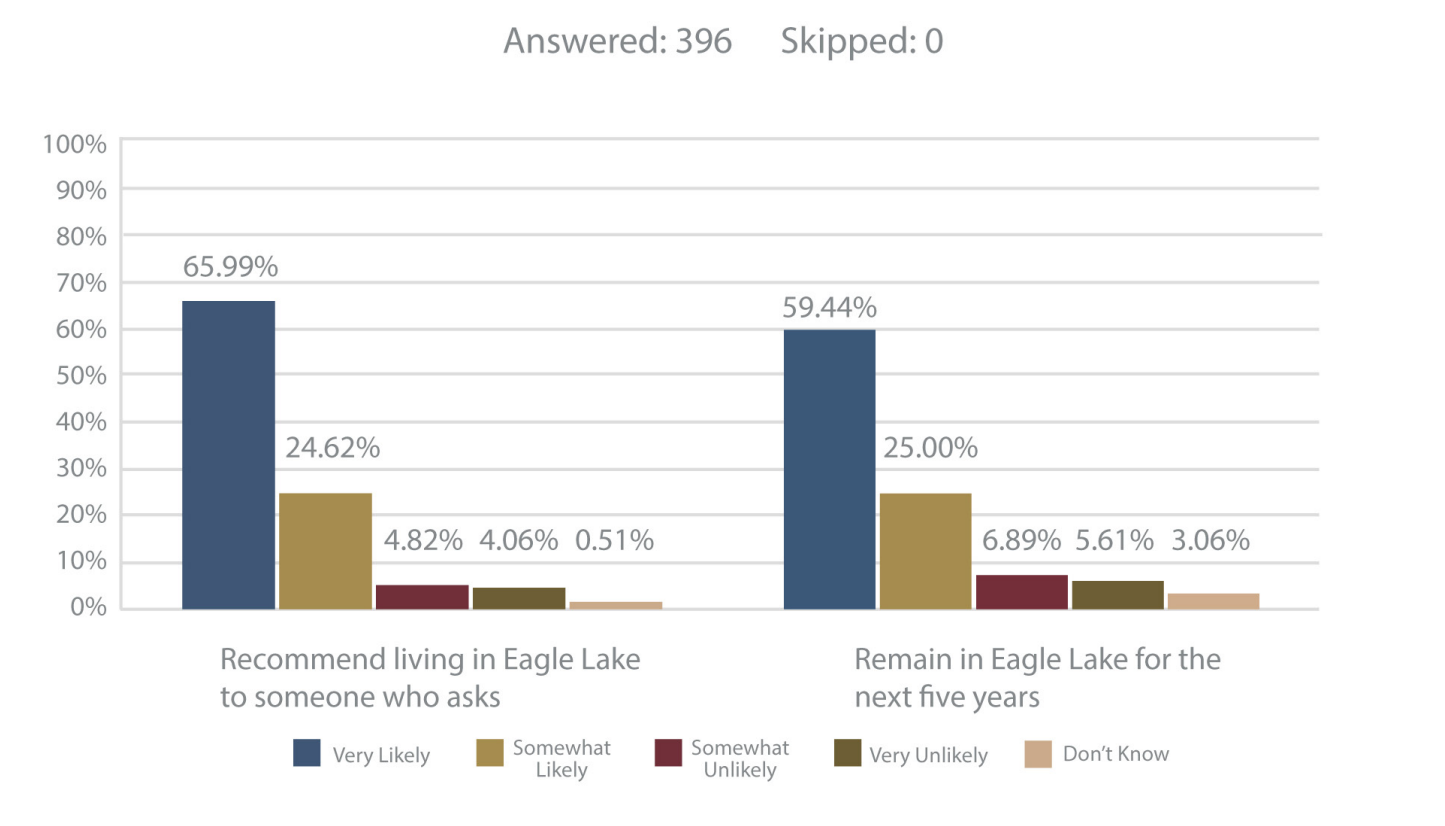
**75+:** 68 (17.17%)

For further information on respondents' demographics, see Appendix

## Survey Responses

Eagle Lake is an attractive community and residents are proud to call it home. Survey respondents rated Eagle Lake a good place to live, with an average rating of 4.1 out of 5. Almost 66% of survey respondents reported that they are very likely to recommend living in Eagle Lake to someone who asks and close to 60% of respondents indicated that they are very likely to remain in Eagle Lake for the next five years.

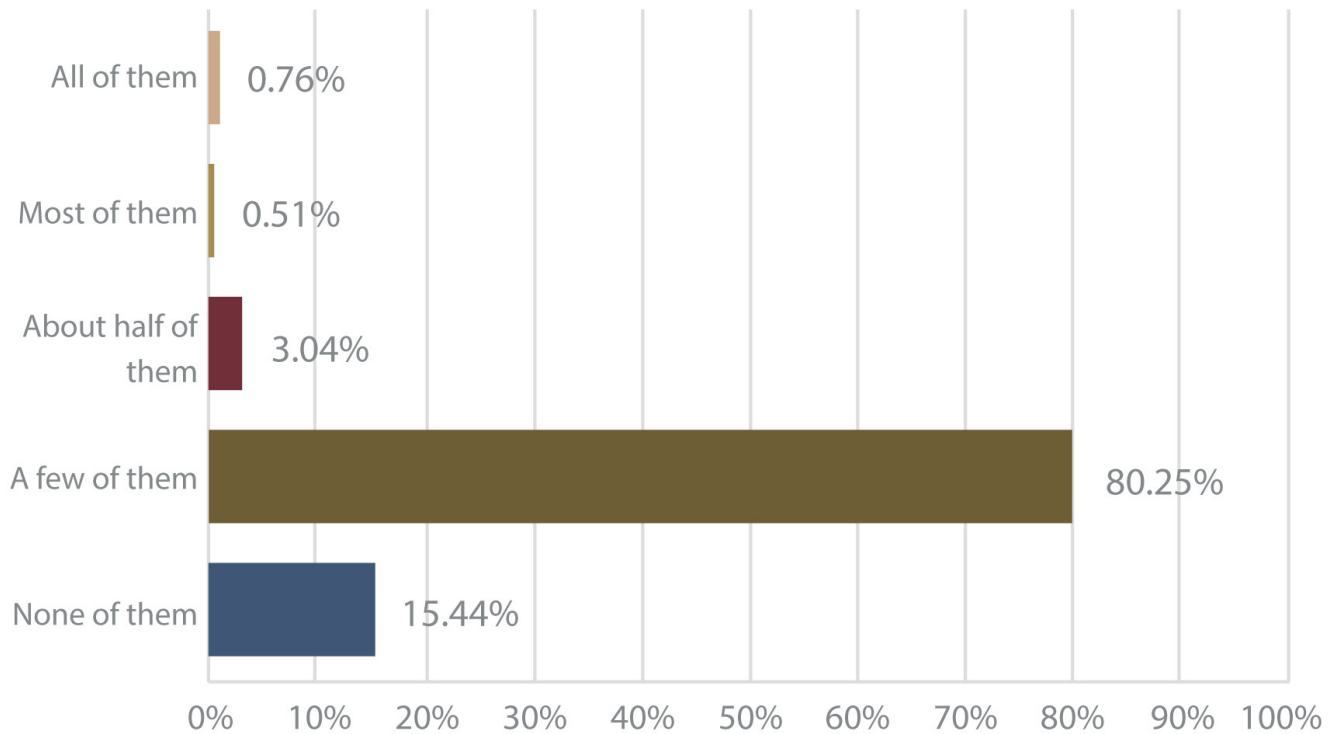
**Figure 21: Survey Question 3 - Please indicate how likely or unlikely you are to do each of the following:**



When asked about top reasons for choosing Eagle Lake as a place of residence, respondents cited the small-town feel of the city as the main reason residents choose to live there, closely followed by proximity to Mankato, K-5 schools, quietness, safety, location, friendly neighbors, affordability, family-friendly, friends and relatives living in the area, and the parks and trails.

**Figure 22: Survey Question 6 - Of all the purchases your household makes, about how many are made in Eagle Lake?**

Answered: 395    Skipped: 1



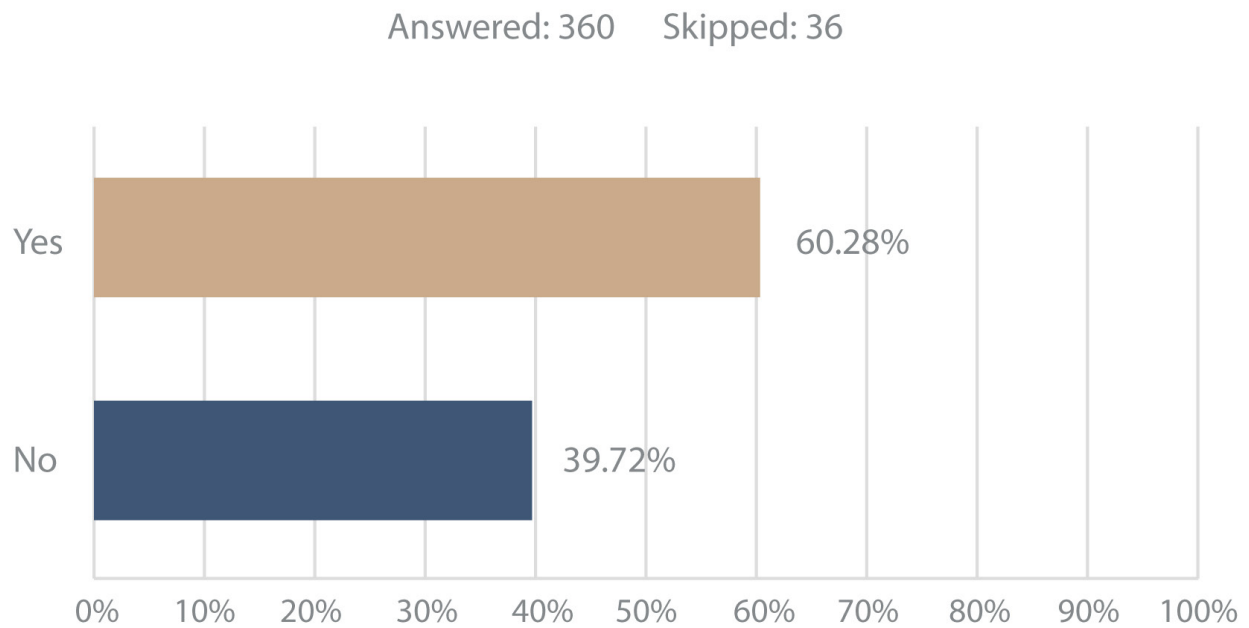
Respondents indicated that they would purchase from local businesses more frequently if Eagle Lake had more options at competitive prices. Respondents would also shop from a local grocery store if available. Likewise, they would also patronize more local businesses if there were more restaurant options, specifically, a family-friendly restaurant. Respondents pointed out that they go to Mankato for most purchases, including groceries, dining, and household items. A few of the respondents recognized that it is difficult for businesses to thrive in Eagle Lake, given the proximity to Mankato.

When asked about stores or businesses missing in Eagle Lake, most respondents indicated they would like to have more restaurant options in Eagle Lake. Other responses in order of frequency included a grocery store, a coffee shop, a dollar general store, or an ice cream store. Additionally, close to 35 residents highlighted that there are no businesses missing in Eagle Lake since Mankato is nearby, and it already satisfies this need.

Responses to questions regarding the biggest challenges facing Eagle Lake heavily centered around location and proximity to Mankato, which was identified as both an asset and a challenge. Specifically, respondents identified the new development between Eagle Lake and Mankato, rapid growth, character and identity preservation, and business attraction and retention as the main challenges that Eagle Lake currently faces. Furthermore, residents noted that the availability and affordability of housing was another key challenge.



**Figure 23: Question 12 - Is the existing housing stock diverse enough to provide for a wide range of housing needs?**



Close to 40% of respondents noted that the existing housing stock is not diverse enough to provide for a wide range of housing needs (See Figure 23). When asked to explain, respondents said that they were particularly concerned about the availability and affordability of housing in Eagle Lake for all family types and income ranges. Likewise, respondents noted the lack of affordable and available senior housing or age transitional housing.

When asked about amenities, activities, or offerings that residents would like to see in the future, residents highlighted that they would like more parks as well as improvements and maintenance of existing ones including park programming for residents of all ages. Residents rate very favorably current programming for families and young children, and they would like to see that expanded to include preteens, teenagers, adults without children, and seniors. Beyond this, responses included a splash pad, water park or pool, more restaurants, upgrade and extension of sidewalks and trails, adult leagues, expansion or addition of sports fields or a sports center, and maintenance of existing ones. Some residents also acknowledge that Eagle Lake doesn't need any more amenities or offerings as they would like for Eagle Lake to remain a bedroom community.



## Small group discussions

A series of small group sessions were held after the resident survey was closed to confirm findings and collect further information. There was a total of four sessions, three of them taking place online via Zoom and the last one taking place in person at Eagle Lake City Hall. The small group sessions largely focused on Eagle Lake's assets, business support, potential areas of improvement and action, and growth.

## PARTICIPANT'S RESPONSES

### *What are Eagle Lake's current assests?*

- Local parks
- Local schools
- Residents
- Volunteerism
- Growing diversity
- Partnerships with Mankato
- Proximity to amenities
- City staff
- Safety
- Local commissions
- Local community support and fundraising
- Small-town feel
- Sports fields
- Walking paths
- Trails
- Food
- Grocery delivery

### *If you had \$1,000,000 to spend on the community, what would you spend it on?*

- Increase the size of parks
- Expand housing
- Increase housing availability for senior citizens
- Build a composting site
- Increase youth and family-oriented programming during the off-school season
- Improve neighborhood connectivity and walkability
- Make ADA-compliant sidewalks
- Continue sidewalks to the mobile park, townhomes, and Eagle Heights Park area
- Invest in a water treatment facility
- Invest in a community center
- Acquire more real estate or land for business expansion
- Build a bigger entrance for the community
- Build sound barriers on the highway
- Invest in a splash pad
- Invest in recycling education
- Water conservation education



## ***How can the community support entrepreneurs and local businesses?***

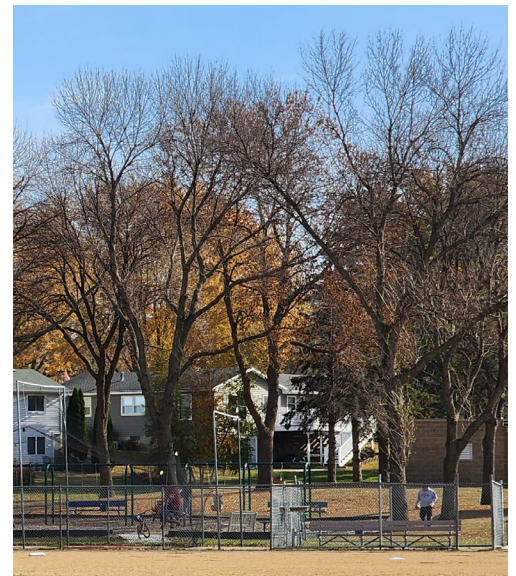
- Supporting and encouraging business services that are unique to Eagle Lake as well as businesses and services that are focused on family and youth
- Grants and loan programs for business owners and entrepreneurs
- Build a business support network
- Strengthening ties with Greater Mankato Growth
- Patronize local businesses instead of driving out of town
- Create a downtown development strategy that can result in a more cohesive downtown area
- Raise awareness about products and services provided in town

## ***What can the community do to effectively manage growth?***

- Learning about Eagle Lake and Mankato's future growth plans
- Maintain infrastructure as residential growth continues
- Welcome new residents
- Maintain a sense of community
- Make information available to residents

## ***What steps can the community and city staff take to move these into action?***

- Create a 20-year vision plan
- Participate in a comprehensive planning efforts
- Update comprehensive plan
- Strengthen the school system
- Better communication between residents and the city





## Interviews with small business owners

Six local business owners from different industries were interviewed as part of the stakeholder outreach. All of them were based out of Eagle Lake. Interview questions included:

- a. What is it like to operate in this community?**
- b. Is there a support network for businesses?**
- c. What are the fastest-growing business types in the area?**
- d. How responsive are local lenders to the financial needs of local businesses?**
- e. What obstacles, if any, exist for local entrepreneurs?**

Business owners stated they had a positive experience while operating in Eagle Lake. They identified Eagle Lake's quietness, friendliness of neighbors, and family-friendly atmosphere as the community's strengths and reasons for deciding to operate their businesses in this community. Furthermore, business owners stated that there is a support network in place for businesses and that they feel supported by the community. They highlighted local events such as Music on Parkway and Tator Days as excellent opportunities to improve the visibility of their businesses and to increase patronage.

Business owners added that they would tap into other business resources and networks if offered in the community. One business owner acknowledged that they would like to see more support from the community since they believe that not all residents are aware of all the business offerings that Eagle Lake has. Business owners indicated that regional and local lenders are responsive to their financial needs. Lastly, some of them stated they would prefer to see greater exposure and marketing of local businesses and would welcome support in this area. They also advocated for further support for new businesses and start-ups.



## Community Planning Workshop

A community planning workshop was held and open to all residents and local stakeholders at Eagle Lake City Hall. A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis and a prioritization matrix exercise were conducted at the planning workshop. The session lasted for approximately 2 hours and was attended mostly by members of the local EDA. The session was moderated by representatives from RNDC, and residents' feedback was captured in real time.

### Strengths

Things the city does particularly well.

### Weaknesses

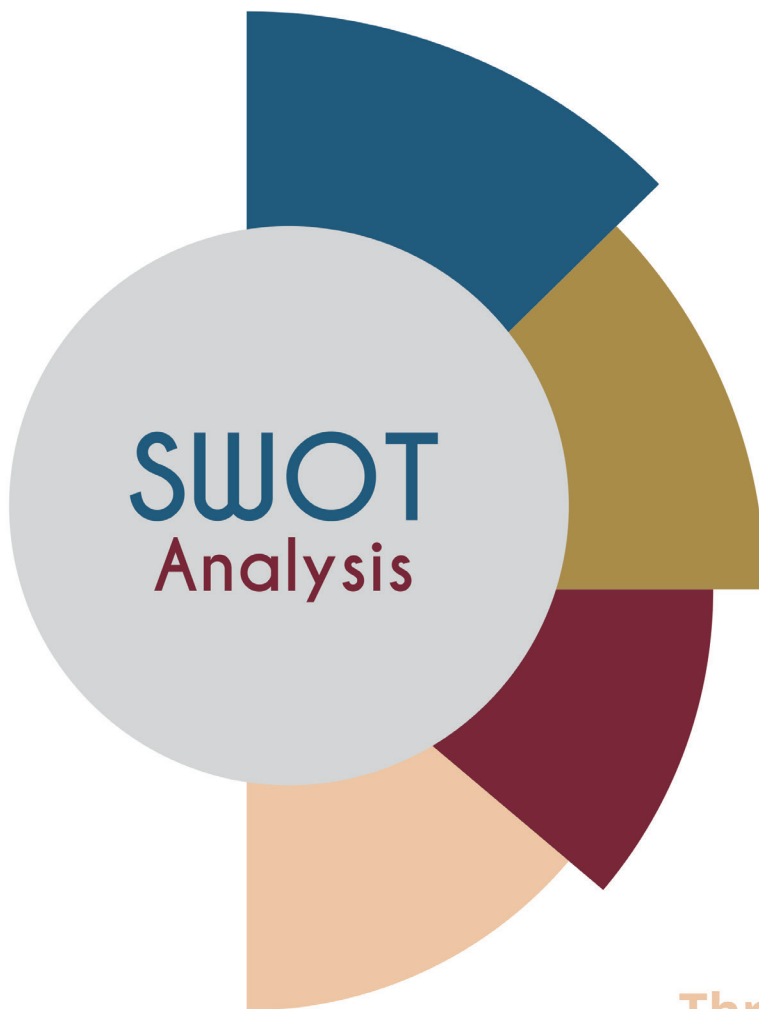
Things the city can improve on.

### Opportunities

These are openings or chances for positive outcomes in the city.

### Threats

These are factors that have the potential to harm the city.





## STRENGTHS

Strengths in Eagle Lake, as identified by residents and city officials, centered around five major themes: high quality of life, proximity to an urban area, strong sense of community, high quality schools, and a family-friendly and positive atmosphere.

- **Good leadership from the city, community boards, and committees \*\*\*\***
- **Proximity to shopping, recreation, and urban areas (Mankato, Twin Cities) \*\*\***
- **Good school**
- **Parks age ranges (toddler-all ages), a dog park, parks are well used/maintained**
- **Strong core businesses (Chuck's Bodyshop, Gene's Repair)**
- **Engaged young community, events**
- **Hwy 14**
- **Desired area, aesthetics of hills/fields**
- **High average income, educated citizens**
- **Population increase**
- **Farmland for expansion**
- **Small town**
- **Feels safe**
- **Positive feel/vibe, positive people**
- **Residents look out for and support the community**
- **Family feel, easy to meet other families**
- **Housing**
- **Clean, residents take care of yards**
- **Sidewalks and accessibility to main roads**



## WEAKNESSES

Many of the city's strengths were paradoxically identified as potential weaknesses. Participants in the community planning workshop were divided on the city's proximity to Mankato/North Mankato. While some cited the nearby metropolitan area as a strength for Eagle Lake, others stated it as hampering the city's business recruitment and retention efforts. This suggests that city leaders in Eagle Lake could benefit from establishing a formal position on how best to leverage the nearby metropolitan area, while simultaneously minimizing the potential drawbacks.

Additionally, some residents and city officials cited costly land and infrastructure needs as potential weaknesses. Notable among these were land availability and cost as well as lack of commercial space.

- **Size of staff, new departments like Economic Development and Planning/Zoning \*\*\***
- **Lack of business/commercial space \*\***
- **Land availability, cost to come in \*\***
- **Proximity to Mankato**
- **No downtown**
- **People do not understand land purchasing/business dynamics**
- **Culture of not supporting new businesses for the long term**
- **Residential tax base**
- **Connectedness to all parts of the community**
- **Big items are needed but residents don't want to pay increased taxes**
- **Connectedness of new residents**
- **Comprehensive plan/long-range vision**

## OPPORTUNITIES

Many additional opportunities that were cited during the community planning workshop focused on business and housing development as well as community development efforts.

Specific opportunities include:

- **Motorsports track (connected to community and economic development) \*\*\*\*\***
- **Business development, business incubator \*\***
- **Engage new residents**
- **Mobile home park – rehab**
- **New housing development**
- **Recreational sports**
- **Collaboration with other organizations and communities**
- **Event spaces, sports facilities (hockey, etc...)**
- **Water treatment facility**
- **YMCA**
- **Comprehensive plan/long-range vision**



## THREATS

Threats to Eagle Lake, as identified in the community planning workshop, centered around growth concerns, housing and land availability, and infrastructure costs among others. Concerns around future growth and development suggests the need for intentional planning and investment to meet future demand.

Specific threats cited during the public input session include:

- **Landowners not willing to sell \*\*\*\*\***
- **Residents opposed to change (want the status quo)**
- **People thinking Eagle Lake should be like/be a part of Mankato**
- **Growth pressure**
- **Building cost**
- **Inflation, high costs are the new normal**
- **Interest rates**
- **People are on social media not being constructive or willing to help**
- **Eagle Lake Facebook page administration/rules for posting**
- **Lack of engagement**
- **Hwy 14 bypasses the city**
- **Hwy 14 intersection**
- **State of Minnesota (top-down policy, unfunded mandates)**
- **Storm water**





An aerial night photograph of a town, likely Eagle Lake, with a prominent water tower in the foreground. The water tower has "EAGLE LAKE" and a logo on it. The town is illuminated by streetlights and building lights, with a large body of water visible in the background under a dark sky. A red banner is overlaid at the bottom of the image.

# RECOMMENDATIONS



## CITY LEADERSHIP & SERVICES

Provide quality public service that is efficient, transparent, collaborative, and responsive to all.

### Indicators

- Citizen involvement and engagement
- Fiscal sustainability
- Community-based decision making
- Satisfaction with City services
- Organizational capability



	Strategy	Tactic	Priority Level	Timing	Potential Partners
1.1	Improve communication and collaboration with all community members	Engage with all citizens through a variety of mediums that are innovative and creative.  Continuously update the city's website and include current city events, projects, and opportunities for citizens to be involved.	High	Short	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Consultant</li> <li>• Gov Office</li> <li>• Interns</li> <li>• Volunteers</li> <li>• Students</li> </ul>
1.2	Foster and maintain fiscal sustainability and increase staff capacity	Strategically leverage outside funding to increase staff capacity by hiring more staff or working with a consultant.  Establish and adhere to fiscal policies	High	Short	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Public Officials</li> <li>• Local EDA</li> <li>• Consultant</li> <li>• EDA</li> <li>• DEED</li> </ul>
1.3	Improve transparency, reinforce ethical behavior, and build public trust	Build an organization-wide ethics program for staff and public officials centered-on maintaining public trust.  Update financial information to be accessible, clear, and available on a regular basis	High	Medium	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Public Officials</li> </ul>
1.4	Foster an equitable and welcoming culture across the city organization	Create an equity and cultural competency program for city staff and elected officials.  Empower and welcome new leaders from all socio-economic, cultural, gender and age groups through civic engagement and mentoring opportunities.  Work with residents to identify and remove barriers to accessing city programs and services.	High	Medium	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Public Officials</li> <li>• Local EDA</li> <li>• Consultant</li> <li>• EDA</li> <li>• DEED</li> </ul>
1.5	Employ data, process improvement strategies, and technology to improve efficacy and guide decision-making	Partner with local and regional organizations to update the city's comprehensive plan.  Work with a consultant to evaluate internal operations and streamline and simplify internal processes.  Conduct a city-wide technology needs assessment.	Medium	Medium	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Local EDA</li> <li>• Consultant</li> <li>• EDA</li> <li>• DEED</li> </ul>

## ECONOMIC HEALTH

Cultivate a thriving and sustainable economy that provides opportunity for all.

### Indicators

- Local investment
- Business retention
- Living wages and quality jobs
- Business sector diversity
- Vibrant downtown core



	Strategy	Tactic	Priority Level	Timing	Potential Partners
2.1	Foster and strengthen local economic development efforts and increase capacity	Hire or contract with an economic developer.  Grow local business relationships and partnerships with the regional Chamber of Commerce	High	Short	<ul style="list-style-type: none"> <li>• GMG</li> <li>• Local EDA</li> <li>• DEED</li> <li>• RNDC</li> <li>• CEDA</li> <li>• SMIF</li> </ul>
2.2	Improve awareness of local offerings and incentive residents to patronize local businesses	Raise community awareness about local offerings through open houses, “get to know” stories in the city’s social media and newsletter.  Develop and launch a “buy local” campaign.	High	Short	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Local EDA</li> <li>• Volunteers</li> <li>• Interns</li> <li>• Students</li> </ul>
2.3	Build an economically vital and robust community	Work with partners to promote Eagle Lake as a business-friendly community with a large range of college educated residents.  Partner with neighboring colleges and DEED on job training programs and worker retention plans.  Develop a strategy in partnership with local employers and the regional chamber to raise wages and salaries for Eagle Lake residents.	High	Medium	<ul style="list-style-type: none"> <li>• GMG</li> <li>• Local EDA</li> <li>• CEDA</li> <li>• EDA</li> <li>• DEED</li> <li>• Workforce Council</li> <li>• South-Central College</li> </ul>
2.4	Adopt policies and programs that promote business growth and fair opportunities for all	Expand support for small business and start-up training and support for entrepreneurs.  Establish and support relationships with private and institutional investors, microlenders, local banks, and credit unions.  Partner with regional organizations to support existing and emerging entrepreneurs.	High	Long	<ul style="list-style-type: none"> <li>• GMG</li> <li>• SMIF</li> <li>• Local EDA</li> <li>• SBDC</li> <li>• Local Lenders</li> </ul>
2.5	Preserve the city’s sense of place	Support sustainable infill and redevelopment.  Redevelop unoccupied and deteriorating buildings and facades in the downtown core.	Medium	Medium	<ul style="list-style-type: none"> <li>• DEED</li> <li>• EDA</li> <li>• HUD</li> </ul>

## INFRASTRUCTURE, GROWTH AND DEVELOPMENT

Balanced growth and development that is effectively managed and planned and that sustains public facilities and infrastructure, preserves the community's identity, protects the environment, and meets the needs of a growing community.

### Indicators

- Infrastructure investment
- Quality and reliability of infrastructure
- Transportation options and ease of access
- Balanced growth
- Well-maintained network of roads, lanes, and sidewalk



	Strategy	Tactic	Priority Level	Timing	Potential Partners
3.1	Enhance communication with residents about development and growth	Update zoning map regularly and upload it on the city's website along with other planning and land use documents  Enhance communication with residents about major decisions and developments	High	Short	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Interns</li> <li>• Engineering Firms</li> <li>• Consultants</li> </ul>
3.2	Maintain, protect, and renovate assets and local infrastructure	Update and implement a capital improvement plan.  Map existing infrastructure with age, condition, maintenance schedule and plan, and budget costs accordingly.	High	Long	<ul style="list-style-type: none"> <li>• Public Works</li> <li>• Engineering Firms</li> </ul>
3.3	Direct and manage growth through appropriate planning, annexation, land use and development review processes	Assess land, housing, and infrastructure needs based on anticipated growth.  Encourage infill commercial development in vacant structures in the downtown core rather than on the outskirts and fringe.	High	Long	<ul style="list-style-type: none"> <li>• Local EDA</li> <li>• DEED</li> <li>• GMG</li> </ul>
3.4	Identify and pursue new and unique funding opportunities and partnerships to build and maintain infrastructure and to renovate aging one	Leverage grant funding with internal funds to offset city costs.  Engage in public-private partnerships to fund infrastructure projects and programs.  Seek federal and state grants for public works improvements.	Medium	Medium	<ul style="list-style-type: none"> <li>• USDA • EDA</li> <li>• HUD • DEED</li> <li>• DNR</li> <li>• RNDC • CEDA</li> <li>• Engineering Firms</li> </ul>
3.5	Provide safe, accessible, well-maintained sidewalks so that all residents can safely walk/bike to parks, schools, and playgrounds	Pursue funding opportunities to meet goals of Safe Routes to School (SRTS) and Active Transportation Program (ATP) plans.  Expand sidewalk networks and walking access to city neighborhoods, including the mobile home park.	Medium	Medium	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• City Council</li> <li>• Public Works</li> <li>• MnDOT</li> </ul>



## COMMUNITY & NEIGHBORHOOD LIVABILITY

Ensure safe, quality, and welcoming neighborhoods where all of Eagle Lake residents can thrive.

### Indicators

- Housing availability and affordability
- Public safety
- Social inclusion and equity
- Quality of schools
- Health and active living



	Strategy	Tactic	Priority Level	Timing	Potential Partners
4.1	Improve access to quality and diverse housing that is safe, accessible, and affordable	Promote and support the development of independent senior housing  Pursue direct funding for rehabilitation funds to support homeowners and rental properties to make maintenance and upkeep investments	High	Medium	<ul style="list-style-type: none"> <li>• MNRAAA</li> <li>• Southwest MN Housing Partnership</li> <li>• MN Housing</li> <li>• DEED</li> <li>• MVAC</li> </ul>
4.2	Build programs and initiatives that enhance resident safety, foster neighborhood engagement, and build public trust	Facilitate discussions that elevate inclusion, diversity, and equity needs in the community and help build a comprehensive guide/toolkit.  Hold community co-design sessions to identify what constitutes timely, equitable, and effective safety outcomes and align public safety practices accordingly.  Increase community engagement with the Fire and Police Department.	High	Medium	<ul style="list-style-type: none"> <li>• Greater Mankato Diversity Council</li> <li>• Public Safety</li> <li>• RNDC</li> <li>• CEDA</li> <li>• Volunteers</li> </ul>
4.3	Invest in high quality school system	Improve the quality of education in the school system by engaging mentors, tutors in after school activities and developing strategies to improve students' graduation and performance in STEM.	High	Medium	<ul style="list-style-type: none"> <li>• School District</li> <li>• RNDC</li> <li>• Afterschool Advance</li> </ul>
4.4	Improve access to quality and diverse housing that is safe, accessible, and affordable	Design and implement a zoning and land use plan that promotes balanced development and affordable housing and ownership for young families and seniors  Pursue grant funding that facilitates the development of affordable housing in partnership with developers, public entities, and nonprofit organizations.  Partner with faith-centered and other organizations for affordable housing development initiatives	High	Long	<ul style="list-style-type: none"> <li>• MN Housing</li> <li>• DEED/HUD</li> <li>• Southwest MN Housing Partnership</li> <li>• Local Faith Organizations</li> <li>• CEDA</li> </ul>
4.5	Promote and improve community health and wellness	Create public spaces that are functional for the needs of people in all age and income groups.  Support and encourage establishing community gardens on unused land.	Medium	Medium	<ul style="list-style-type: none"> <li>• Public Works</li> <li>• RNDC</li> <li>• Living Earth Center</li> <li>• City Admin.</li> </ul>

## ENVIRONMENTAL STEWARDSHIP

Proactively enhance, advocate for, and steward environmental and natural resources to ensure a vibrant natural community for current and future generations through science-based equitable climate solutions.

### Indicators

- Water quality and supply
- Responsible use of natural resources
- Energy efficiency
- Air quality
- Environmental justice
- Community stewardship



	Strategy	Tactic	Priority Level	Timing	Potential Partners
5.1	Improve and protect wildlife habitat and natural ecosystems	Develop and use framework for city decision making that incorporates environmental, social, and economic aspects and result in increased transparency.	High	Short	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Public Works</li> <li>• Consultant</li> </ul>
5.2	Protect, monitor, and enhance water resources and quality, and implement appropriate conservation efforts and long-term storage capacity	<p>Identify and implement water conservation strategies.</p> <p>Pursue grant and state funding as well as public-private partnerships to enhance water quality.</p>	High	Medium	<ul style="list-style-type: none"> <li>• MN Association of Soil &amp; Water Conservation</li> <li>• Engineering Firms</li> <li>• DNR</li> <li>• MPCA</li> </ul>
5.3	Reduce carbon footprint and increase climate resiliency	<p>Set carbon reduction goals and integrate them into city planning.</p> <p>Monitor and reduce the carbon emissions of city operations.</p> <p>Build partnerships with public, private, and academic institutions to maximize opportunities for renewable energy implementation.</p>	High	Long	<ul style="list-style-type: none"> <li>• MPCA</li> <li>• DNR</li> <li>• Blue Earth County Soil &amp; Water</li> </ul>
5.4	Engage and educate residents on responsible use of goods, products, and services	<p>Provide resident education on responsible waste management, water usage, recycling, and environmental conservation.</p> <p>Use new and unique ways to educate residents and share resources, including the newsletter, events, and partnerships with the local school.</p>	Medium	Short	<ul style="list-style-type: none"> <li>• DNR</li> <li>• Public Works</li> <li>• Volunteers</li> <li>• School District</li> <li>• City Staff</li> </ul>
5.5	Acquire land for park, trail, open space, critical areas, and natural resource protection	<p>Fill in gaps in established trail systems, parks, other open spaces.</p> <p>Study opportunities for solar energy.</p>	Medium	Long	<ul style="list-style-type: none"> <li>• USDA</li> <li>• MN Clean Energy Resource Teams</li> </ul>

## CULTURE, ARTS, AND RECREATION

Residents of all backgrounds and ages enjoy diverse community experiences and personal enrichment opportunities.

### Indicators

- Resident participation in local events
- Neighborhood connectedness
- Arts and cultural opportunities
- Access to parks, trails, and open spaces
- Place making



	Strategy	Tactic	Priority Level	Timing	Potential Partners
6.1	Support welcoming and connected neighborhoods that preserve a sense of community and belonging among residents	Hold regular neighborhood get together to engage residents and understand their vision for their community and needs and desires, including apartment areas, mobile home parks, and high residential areas.  Identify and collaborate with trusted community members to develop engagement efforts and programs.	High	Medium	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Residents</li> <li>• Volunteers</li> <li>• Interns</li> <li>• College Students</li> </ul>
6.2	Maintain and improve a network of safe and accessible parks, trails recreational amenities, and other open spaces	Pursue new funding sources like state and foundation grants to maintain, renovate and expand park amenities.	High	Long	<ul style="list-style-type: none"> <li>• Public Works</li> <li>• EDA</li> <li>• DNR</li> <li>• Greater MN Parks &amp; Trails</li> </ul>
6.3	Ensure equitable access to affordable and safe arts, culture, and recreational opportunities for all residents	Provide diverse year-long recreational programs for all residents, including teenagers, couples without children, and seniors.  Improve communication and increase awareness of local arts, festivals, community celebrations with new residents.  Invite new residents to join community celebrations and share the history with them.	High	Long	<ul style="list-style-type: none"> <li>• Residents</li> <li>• City Staff</li> <li>• Volunteers</li> <li>• Interns</li> <li>• College Students</li> </ul>
6.4	Plan, promote and encourage volunteerism, especially among the elder and youth populations	Develop a local volunteer group for residents with a special focus on volunteering opportunities for youth.  Map and upload local volunteer opportunities on the city's website.	Medium	Short	<ul style="list-style-type: none"> <li>• City Staff</li> <li>• Interns</li> <li>• College Students</li> </ul>
6.5	Strengthen the city's attractiveness as a regional destination	Work with residents and regional business to enhance and expand signature events and cultural offerings.  Capitalize on local libraries, parks, and schools for intergenerational programming, lifelong education, and career and personal development programs for all ages.	Medium	Medium	<ul style="list-style-type: none"> <li>• Local EDA</li> <li>• Local Library</li> <li>• Schools</li> <li>• Local Businesses</li> <li>• Volunteers</li> </ul>



## ACTION TABLE

1	Increase staff capacity by adding city personnel, working with a consultant, and leveraging volunteers, residents, and nearby colleges and universities.
2	Actively participate in local and regional discussions around equity and inclusion.
3	Pursue grant and state funding as well as public-private partnerships to enhance water quality.
4	Identify and apply for grants, and pursue other funding strategies, that facilitate the development of affordable housing.
5	Invest in local public goods, such as parks, schools, etc., that can maintain and strengthen Eagle Lake's appeal to local and regional residents.

### HOW TO GET INVOLVED

You can support Eagle Lake's Strategic Plan by volunteering through one of the many community organizations, or by participating in the one of the following city boards, commissions, and programs:

- **Economic Development Authority (EDA)**
- **Planning Commission**
- **Park Board**

If interested in other opportunities, please reach out to City Hall.



# APPENDIX

## CITY OF EAGLE LAKE RESIDENTIAL SURVEY

Dear Resident,

The City of Eagle Lake has contracted with Region Nine Development Commission, an economic development organization located in Mankato, to create a strategic economic development plan. As part of the strategic planning process, a survey of Eagle Lake residents is being conducted to gather your opinions and suggestions about current and future city needs.

Please take 10-15 minutes to complete the survey. Your input is an **extremely important** part of identifying and addressing the many opportunities and challenges facing the community, and it will help guide decisions made about the City's future. Your responses will remain confidential; individual survey results will be combined and presented as a group.

The survey can be returned in the enclosed postage-paid envelope or completed online using the attached QR code or at <https://www.surveymonkey.com/r/EagleLake>. Region Nine will also be conducting small group sessions and an open house to gather further community input. If you would be interested in attending a session, please note your contact preference at the end of the survey.



*Note: This survey is intended for City of Eagle Lake residents. If your property is located outside of Eagle Lake city limits, please disregard the survey.*

1. How would you rate the quality of life in Eagle Lake?
  - a) Excellent
  - b) Good
  - c) Average
  - d) Fair
  - e) Poor
  
2. Please indicate how likely or unlikely you are to do each of the following:
  - a. Recommend living in Eagle Lake to someone who asks  
Very likely    Somewhat likely    Somewhat unlikely    Very unlikely
  
  - b. Remain in Eagle Lake for the next five years  
Very likely    Somewhat likely    Somewhat unlikely    Very unlikely
  
3. What are your top three reasons for choosing Eagle Lake as your home?



4. Do you regularly commute to a different municipality/city for work?
  - a. Yes
    - i. If yes, how long?
  - b. No
5. What activities do you participate in locally in Eagle Lake?
6. Of all the purchases your household makes, about how many are made in Eagle Lake?
  - a. All of them
  - b. Most of them
  - c. About half of them
  - d. A few of them
  - e. None of them
7. How frequently do you purchase from local businesses?
  - a. 3+ times a week
  - b. 1-3 times a week
  - c. 1-2 times a month
  - d. A few times
  - e. Never
8. If you answered "a few times per month" or less, what would help to increase that frequency?
9. What three destinations do you visit most frequently in Eagle Lake?
10. What stores/businesses do you think are missing in Eagle Lake?

11. What is the biggest challenge Eagle Lake faces?

12. Is the existing housing stock diverse enough to provide for a wide range of housing needs?

a. Yes

b. No

Please Explain

13. What amenities, activities, or offerings would you like to see located here in the future?

14. Please rate the quality of each of the following services in Eagle Lake

	Excellent	Good	Average	Fair	Poor	Don't know
Police services						
Fire services						
Ambulance or emergency medical services						
Crime prevention						
Street cleaning						
Sidewalk maintenance						
Garbage collection						
Drinking water						
City parks						
Responsiveness of city staff and public officials						
Other (please specify)						

15. What three words describe your vision for Eagle Lake in 20 years?

16. Within the next TWO YEARS what improvements are most important to Eagle Lake?

17. Which of the items you mentioned above do you feel is the most important to address?

18. Have you accessed the City of Eagle Lake website (www.eaglelakemn.com) in the last 12 months?

a. Yes

b. No

19. How much of a source are each of the following for you in getting information about Eagle Lake's city government and its activities, events, and services?

	Major source	Minor source	Not a source
City of Eagle Lake website (www.eaglelakemn.com)			
City of Eagle Lake Newsletter			
Council meetings and other public meetings			
Talking with Eagle Lake officials and/or City employees			
City of Eagle Lake social media			
Word-of-mouth			
Direct mailings (postcards and flyers)			

### Respondent Characteristics

20. What is your age range?

- a. 18-24 years old
- b. 25-34 years old
- c. 35-44 years old
- d. 45-54 years old

- e. 55-64 years old
- f. 65-74 years old
- g. 75 years or old

21. How many years have you lived in Eagle Lake?

- a. Less than 2 years
- b. 2-5 years
- c. 6-10 years

- d. 11-20 years
- e. More than 20 years



22. Check all that apply to your household

- a. Household with any children under 17
- b. Household with at least one-member aged 65 and over
- c. Household with at least one member of any age with a disability or limitation

23. What is your gender identity?

- a. Female
- b. Male
- c. Other (please specify)

24. Do you rent or own your residence?

- a. Rent
- b. Own
- c. Other (please specify)

25. What race do you most closely associate?

- a. White
- b. Asian, Asian Indian or Pacific Islander
- c. Black or African American
- d. American Indian or Alaskan Native
- e. Other

26. Are you of Spanish, Hispanic, or Latino origin or descent?

- a. Yes
- b. No

27. What is your total household income including all household members?

- |                         |                           |
|-------------------------|---------------------------|
| a. Less than \$20,000   | e. \$75,000 to \$99,999   |
| b. \$20,000 to \$34,999 | f. \$100,000 to \$149,999 |
| c. \$35,000 to \$49,999 | g. \$150,000 or More      |
| d. \$50,000 to \$74,999 |                           |

28. What is your zip code?

29. Contact information (Optional)

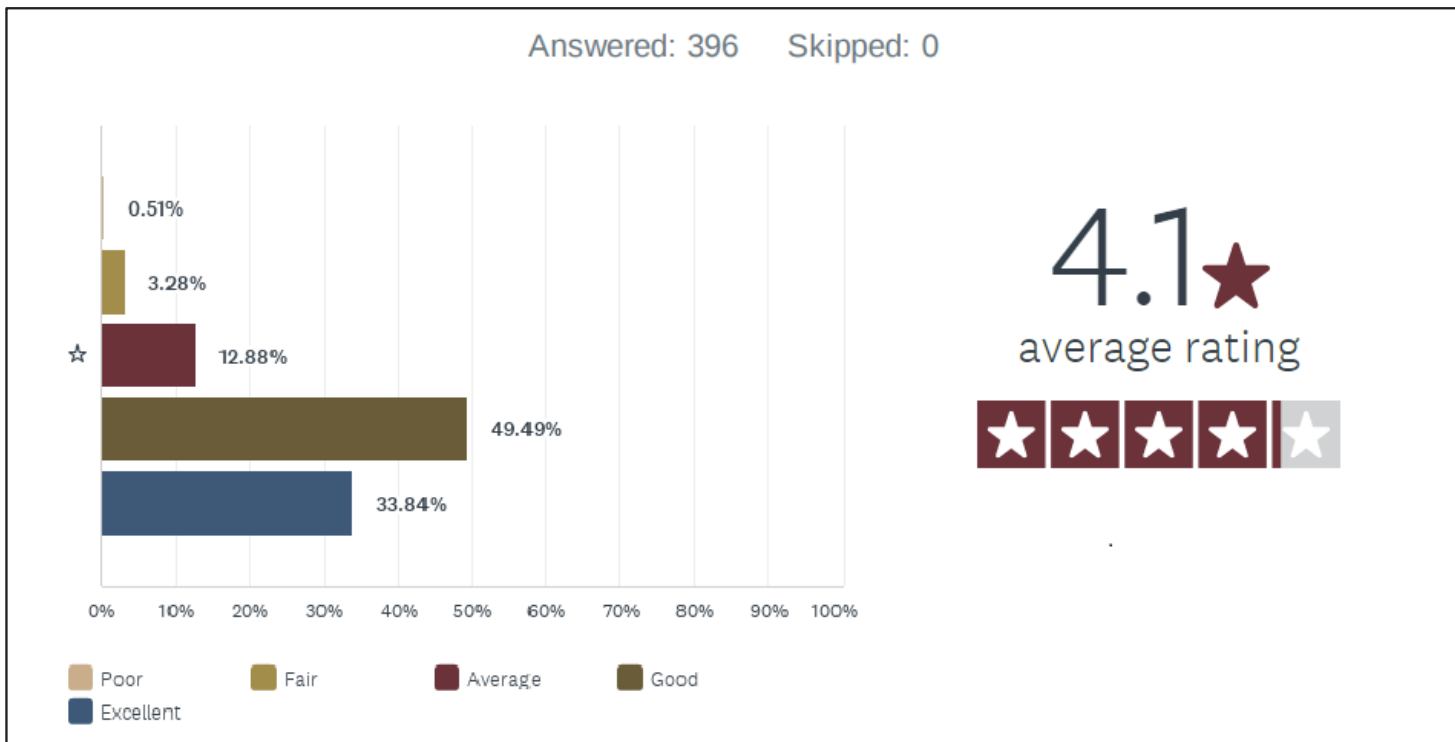
Name

Email Address

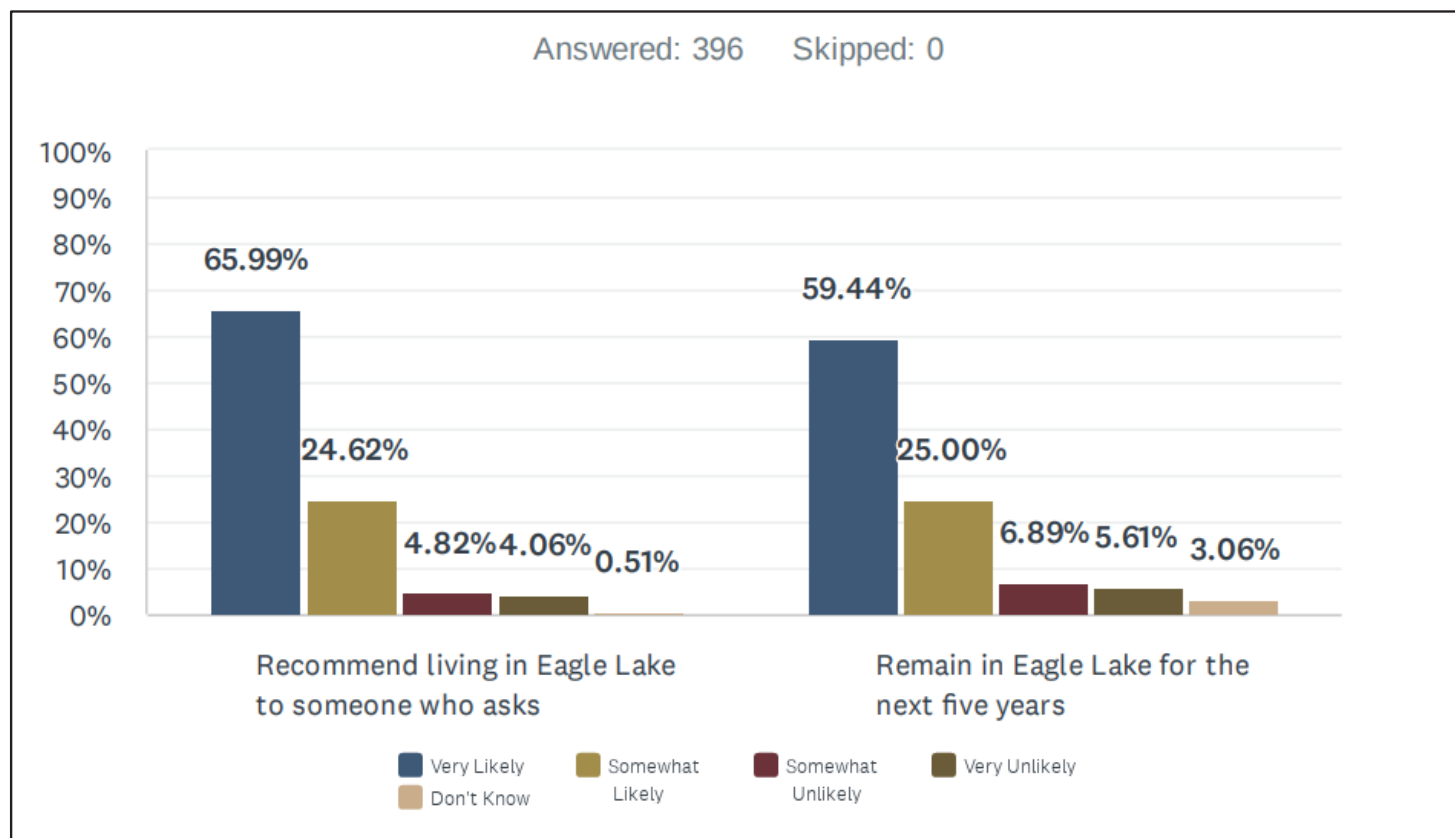
Phone Number

## APPENDIX - SURVEY RESPONSES

Q1. How would you rate your experience as a resident of Eagle Lake? E.g., Education, housing, sense of community, safety, infrastructure, environment, etc.



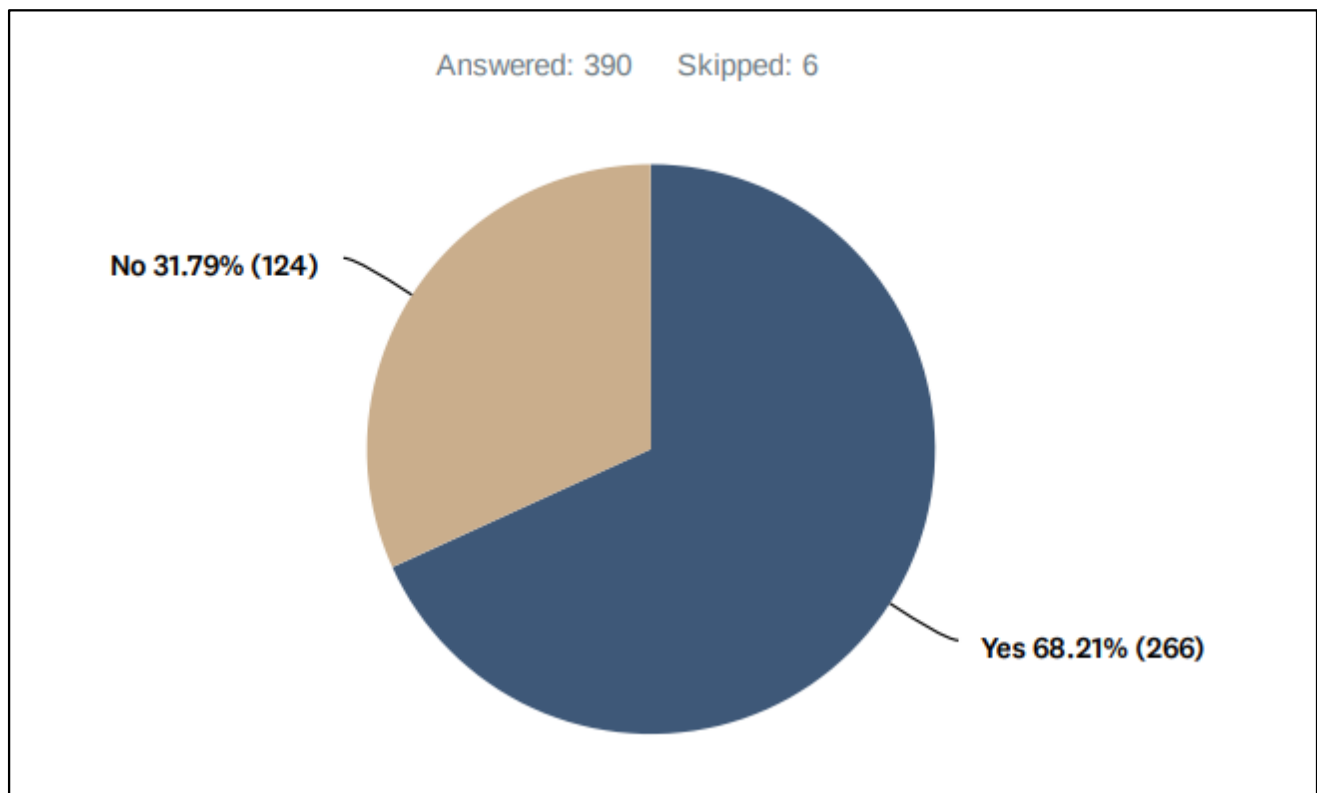
Q2. Please indicate how likely or unlikely you are to do each of the following:



Q3. What are your top three reasons for choosing Eagle Lake as your home?

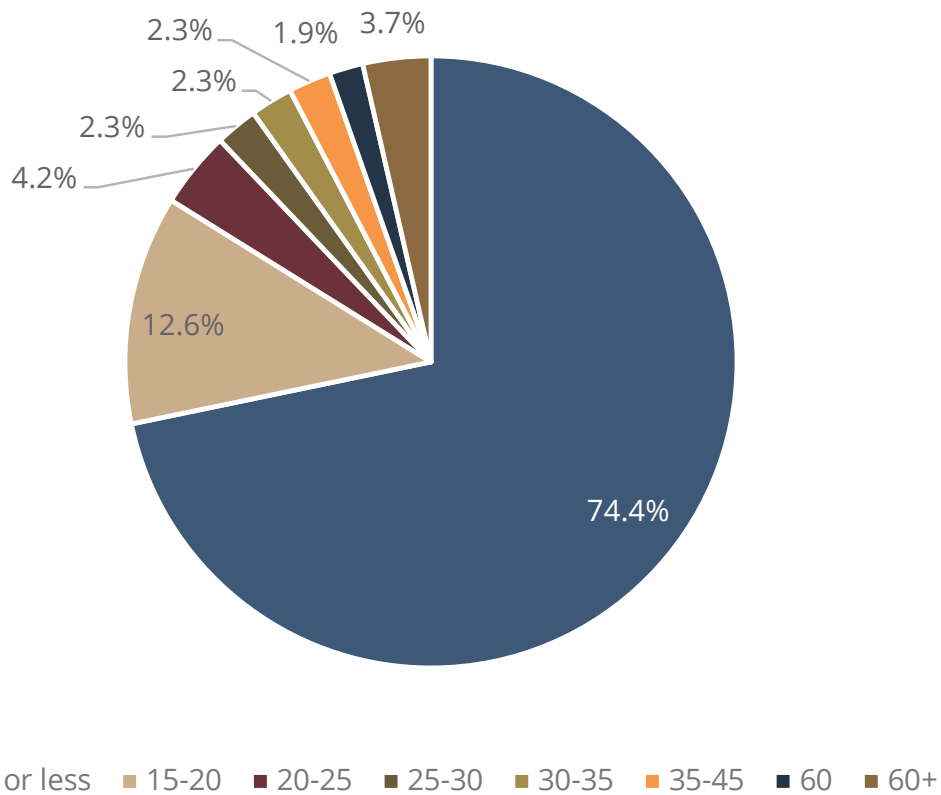
1. Small town
2. Proximity to Mankato
3. K-5 School
4. Quiet
5. Safe
6. Location
7. Friendly residents and neighbors
8. Affordable
9. Family-friendly
10. Friends and relatives live in the area
11. Parks and trails

Q4. Do you regularly commute to a different municipality/city for work?  
If yes, how long?





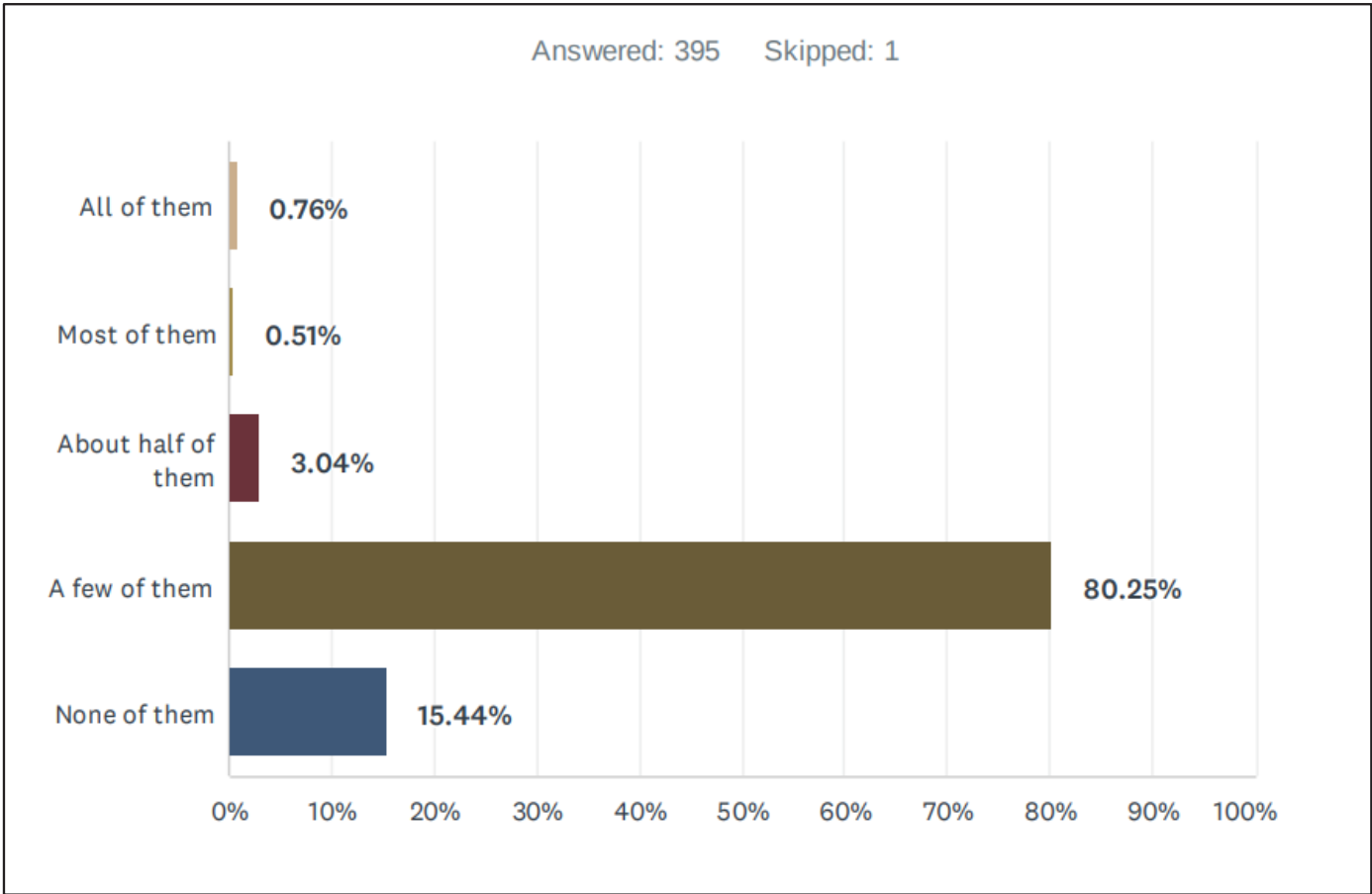
Commuting time (Minutes)



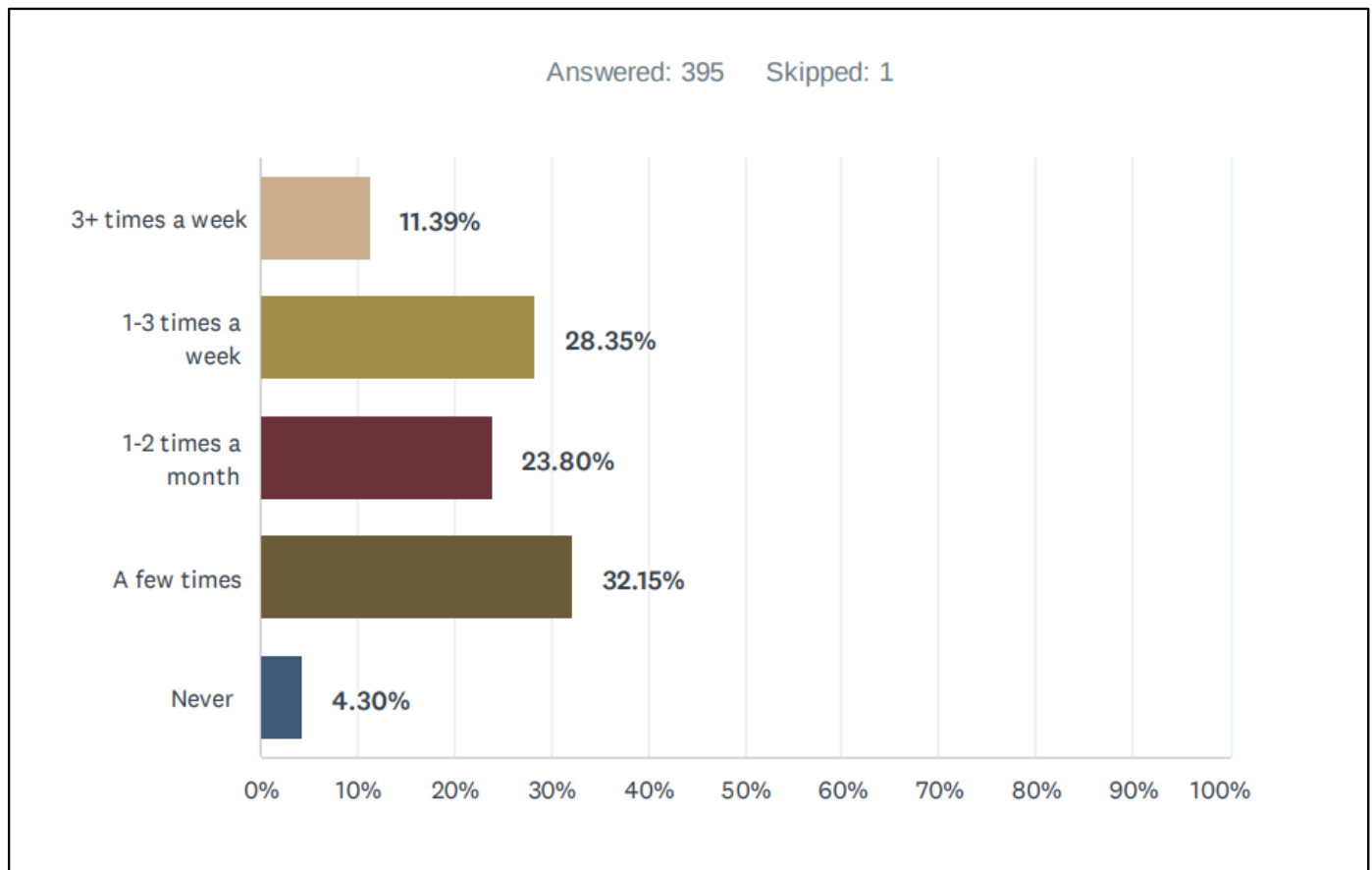
Q5. What activities do you participate in locally in Eagle Lake? (rank)

1. Tator days
2. None
3. Walking and biking
4. Summer events (Music on parkway, movies, parade, etc.)
5. Park and trails
6. American Legion
7. Fire Department and Firemen's dance
8. Bingo
9. Baseball and pickleball
10. Easter egg hunt

Q6. Of all the purchases your household makes, about how many are made in Eagle Lake?



Q7. How frequently do you purchase from local businesses?



Q8. If you answered “a few times per month” or less, what would help to increase that frequency? (continue)

1. More business offerings
2. Grocery store
3. Food
4. Variety
5. Restaurants
6. Too close to Mankato



Q9. What three destinations do you visit most frequently in Eagle Lake? (Rank)

1. Eagle Nest
2. Casey's
3. Eagle Express
4. Park
5. American Legion

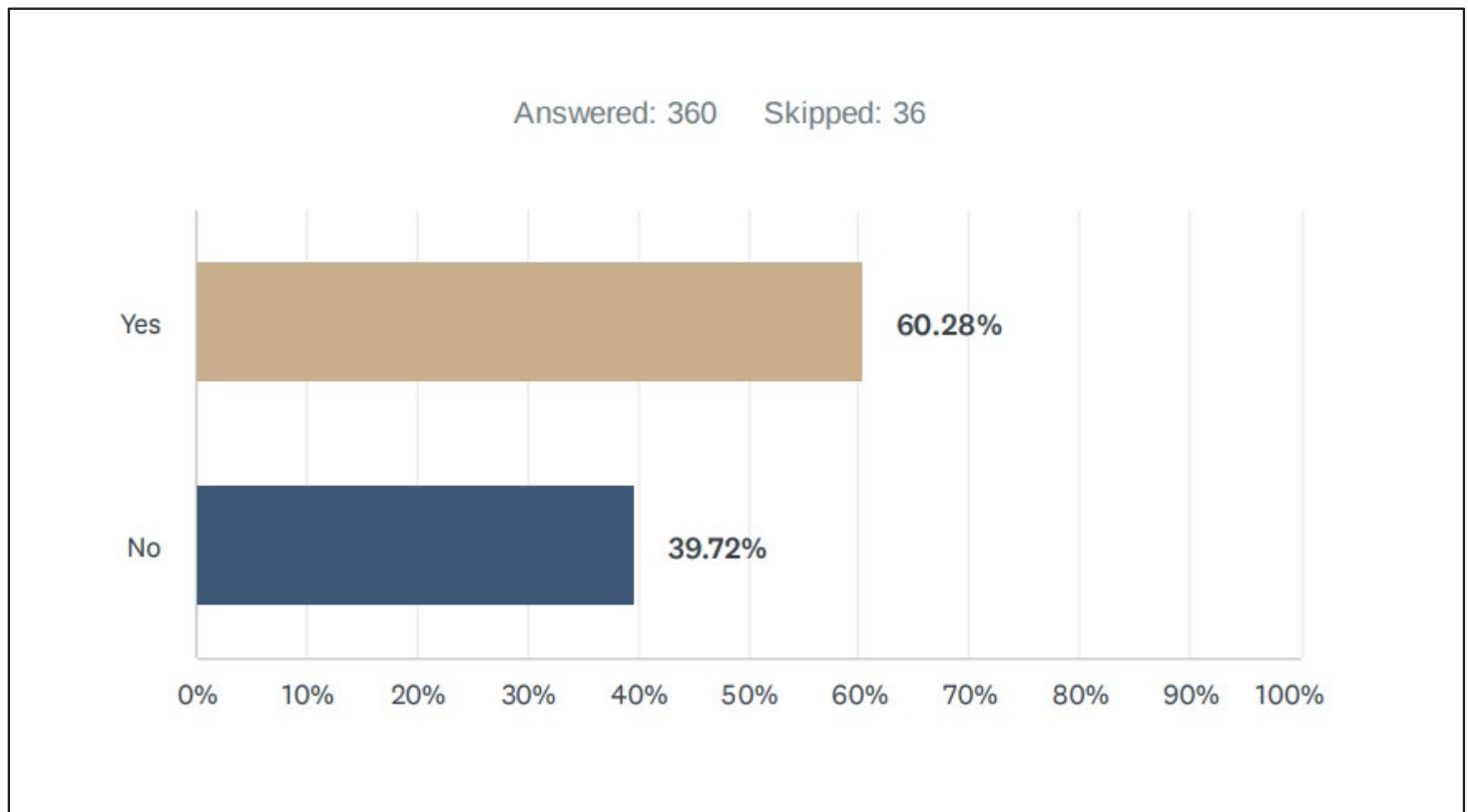
Q10. What stores/businesses do you think are missing in Eagle Lake?

1. Restaurant
2. Grocery store
3. Coffee shop
4. Fast food
5. Dollar General
6. Ice cream store

Q11. What is the biggest challenge Eagle Lake faces?

- Rapid growth
- Proximity to Mankato
- Business retention and expansion
- Housing availability, housing stock and affordability
- Retaining identity and sense of community
- Water quality

Q12. Is the existing housing stock diverse enough to provide for a wide range of housing needs?



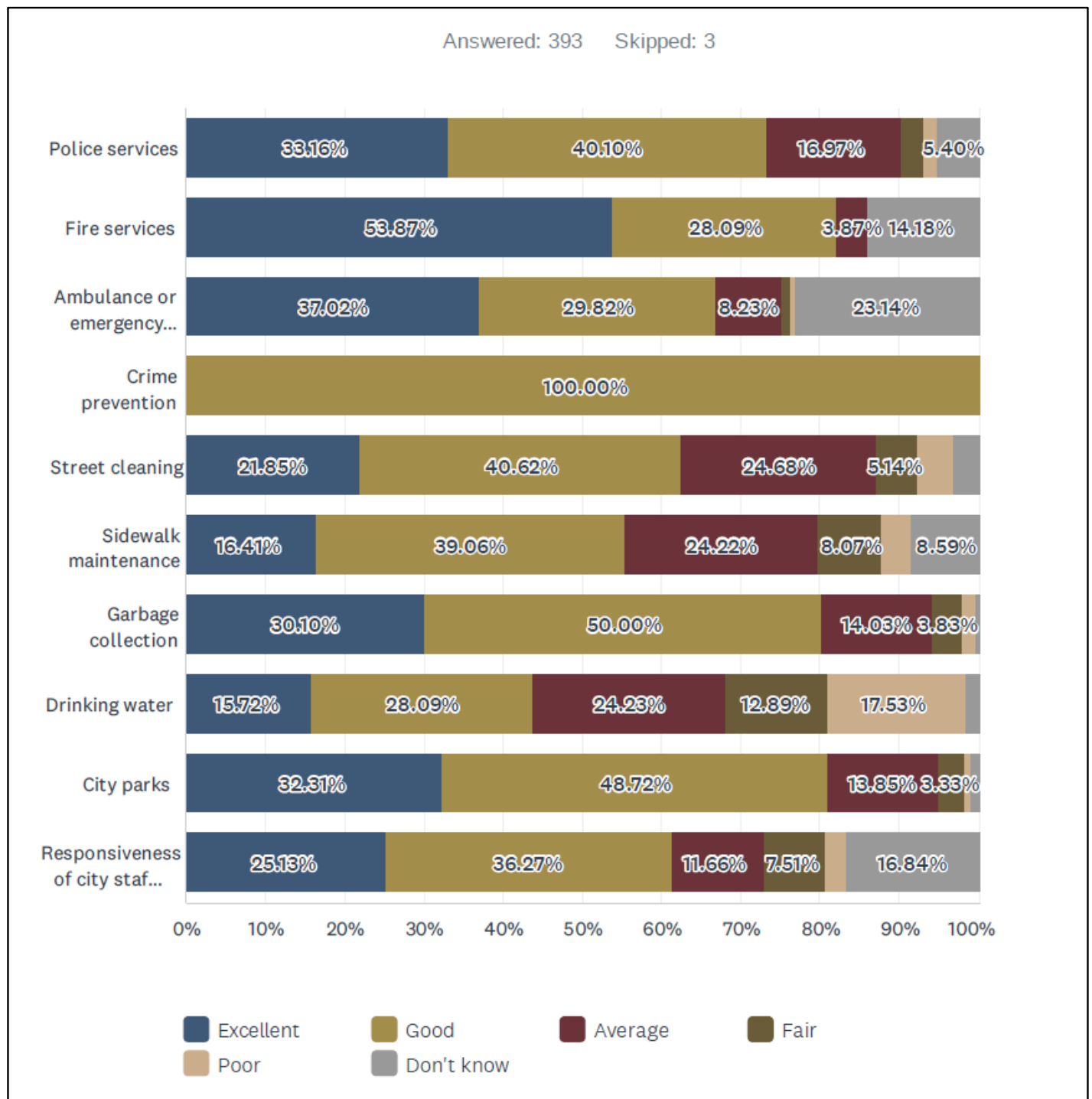
If not, why?

- Lack of age transitional homes
- Housing availability and affordability
- Housing variety
- Not affordable for young families, single residents, and first-time home buyers

Q13. What amenities, activities, or offerings would you like to see located here in the future?

1. Park
2. Splash pad
3. Restaurant
4. Pool
5. More physical activities

Q14. Please rate the quality of each of the following services in Eagle Lake:





Q15. What three words describe your vision for Eagle Lake in 20 years?

A word cloud representing community vision for Eagle Lake in 20 years. The words are arranged in a circular pattern around the center. The most prominent words, shown in larger fonts, are 'community', 'growing', and 'Growth'. Other visible words include 'Strong Community', 'place live', 'closing', 'opportunities', 'N development', 'diverse', 'Small town feel', 'Expanding know', 'safe Mankato', 'friendly', 'Keep', 'suburb', 'will businesses', 'safety', 'Family', 'Small', 'Home', 'great', 'better', 'live', 'Involvement', 'welcoming', 'Hopefully', 'Nice', 'Clean', 'feel', 'Diversity', 'peaceful', 'Bigger', 'Suburb Mankato', 'quiet', 'Family friendly', 'Connecting', 'family oriented', 'Safe clean', and 'affordable'.

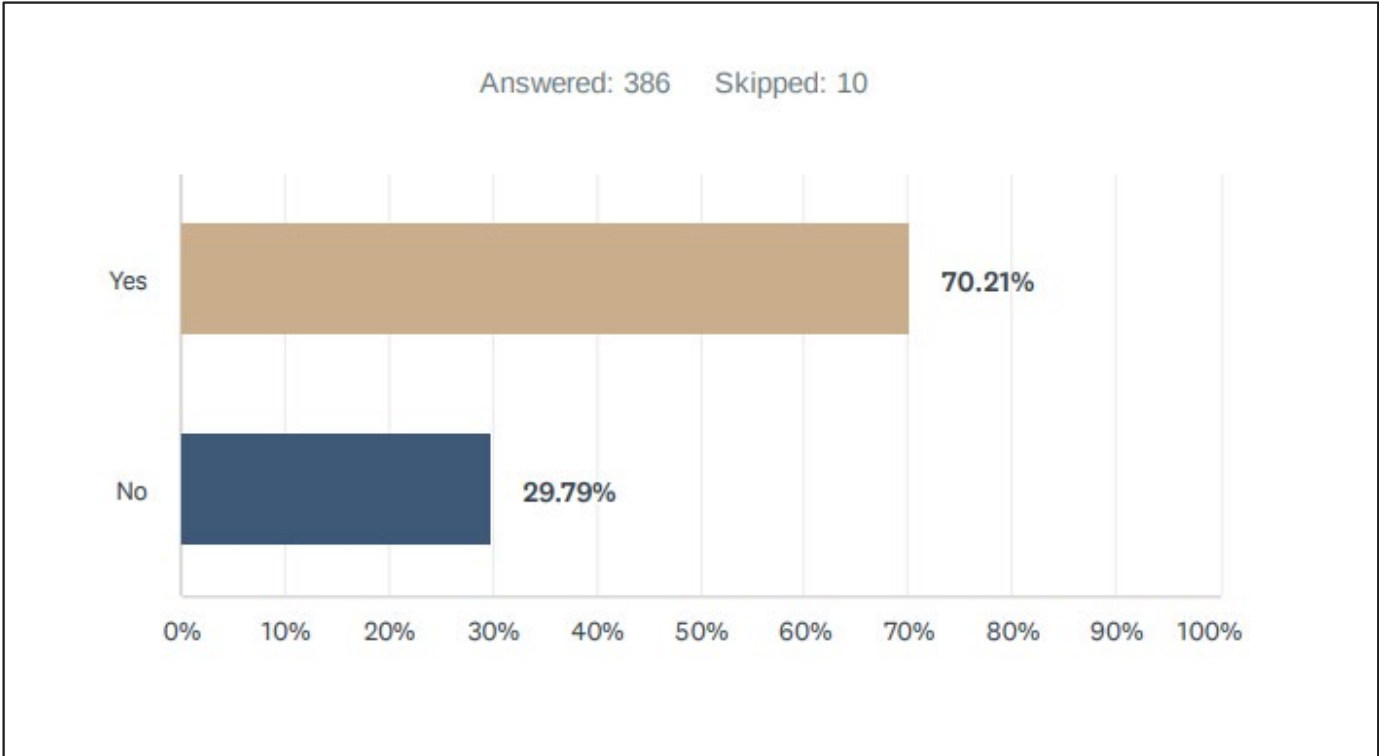
Q16. Within the next TWO YEARS, what improvements are most important to Eagle Lake?

- Water quality
- Housing options and cost
- Parks and streets maintenance and expansion
- Sidewalks
- Local businesses attraction and expansion
- Clean and maintenance of pond and trailer park area

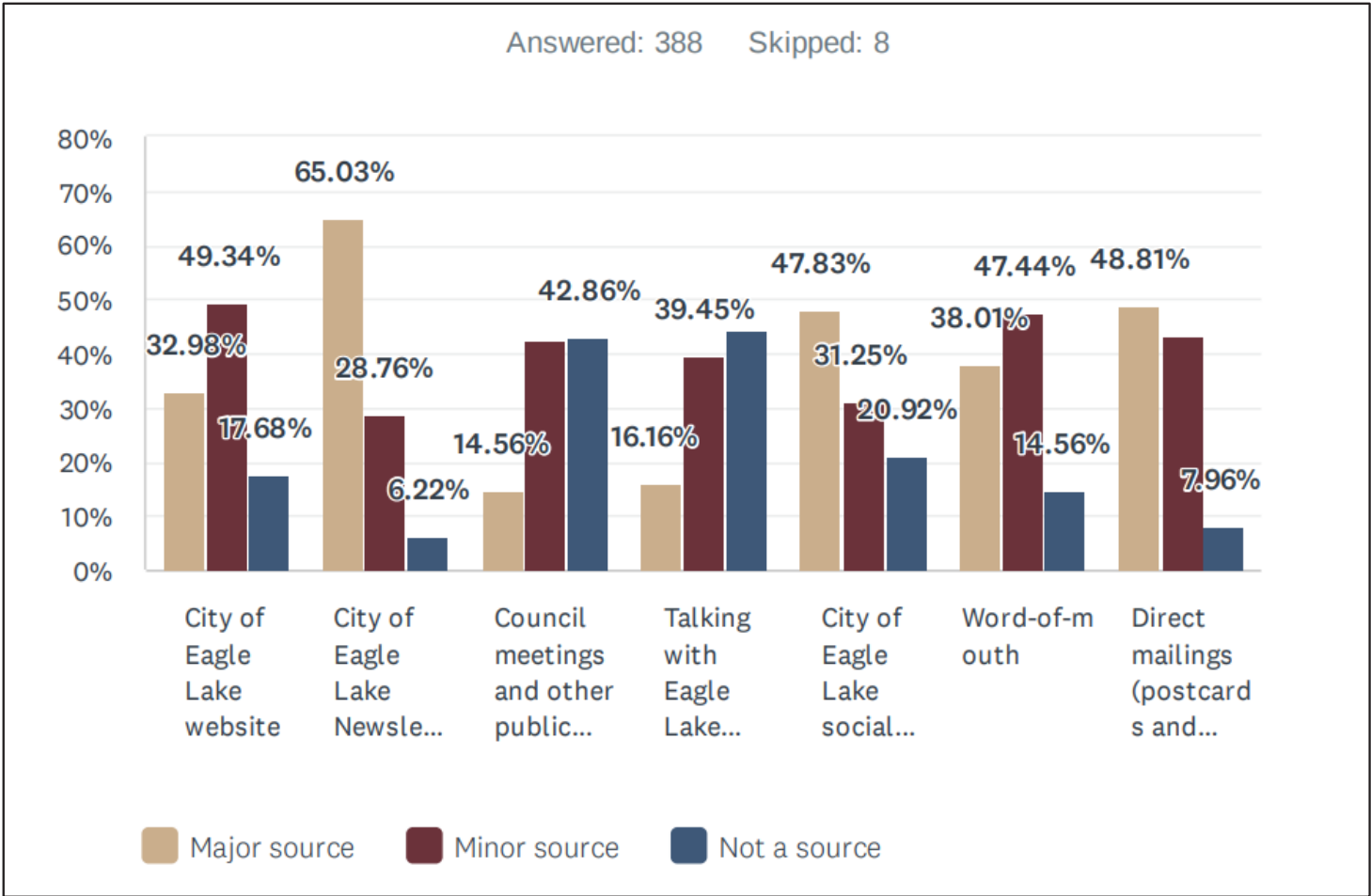
Q17. Which of the items you mentioned above do you feel is the most important to address?

- Water quality
- Housing availability and affordability
- Sidewalks connectivity and maintenance
- Streets and parks

Q18. Have you accessed the City of Eagle Lake website (www.eaglelakemn.com) in the last 12 months?



Q19. How much of a source are each of the following for you in getting information about Eagle Lake's city government and its activities, events, and services?







  
CITY OF  
**EAGLE LAKE**  
WHERE OPPORTUNITY SOARS

**R9** **REGION NINE**  
 **DEVELOPMENT  
COMMISSION**