

City of Eyota Economic Development Authority
Minutes for June 5, 2013
6 PM City Hall

- I. **Call the meeting to order:** Tom Aleshire called the meeting to order at 6 pm.
- II. **Roll call:** In attendance were: EDA board members: Tyrel Clark, Tom Aleshire, Dean Hammel, Byran Cornell, Director, Cathy Enerson. Absent: Shannon Reuss, Dave Higgins and Dale Heintz. The city staff included Nancy Eichman and city staff member, and guest Iris Neumann. Guests and presenters included: Tim Andring, Jacob and Mary Robinson, Kevin Kullot, Doug McCabe, and Chris Arendt. Brian Todd was present representing the Post Bulletin.
- III. **Set the agenda:** *Tyrel motioned to set the agenda as presented, Bryan seconded the motion and motion carried 4/0.*
- IV. **New Business:** Half percent sales tax revenue
 - **Community input and proposals:** Tom led the meeting using the enclosed index of projects. Projects were presented in the order of the index sheet. Attached are the proposals that were presented, with meeting notes related to each proposal.

Other general information:

It was determined that regardless of funding, community input and developing an inventory list of projects is a good exercise for the City and residents.

The question was asked how much of the total funding will Eyota receive and is there a chance of not getting it? Tyrel replied that the amount is currently approximately \$211,000, and that currently as a whole Rochester is not asking to keep the funds for Destination Medical Center (DMC), but yes the money could be used differently.

Destination Medical Center was discussed, the point was made that DMC can be helpful for Eyota. It is the job of the City to make Eyota as inviting as small town as possible to attract those residents that will chose to live in a small town.

Information was presented about the June 17th Rochester City Council meeting that will be held at 7 pm. The 17 cities that want to represent themselves are welcome to attend the meeting. The meeting will be represented by several City Administrators.

The next step for the EDA is to wait to receive the Rochester's City Council determination on sharing the revenue funds in order to proceed on projects. In the mean time the EDA will discuss and prioritize the projects that were presented.

Tyrel noted that not all cities qualify for the tax revenue. The reason Eyota was chosen to receive funds is that the City has an EDA already in place to administer economic development projects. The EDA is important to the City.

Adjourn: Dean motioned to adjourn the meeting, Bryan seconded the motion, and the meeting was unanimously adjourned with no further discussion at 7:15 pm.

City of Eyota
Economic Development Authority (EDA)
in conjunction with the City Council

NOTICE OF PUBLIC INPUT MEETING
Wednesday, June 5, 2013
6:00 p.m. at City Hall

The EDA of the City of Eyota will be holding an open house type public meeting, by request of the City Council, on Wednesday, June 5 beginning at 6:00 p.m. at City Hall. This meeting is a request for public input to collect ideas on how to best spend the proposed portion of the ½% sales tax revenues collected by the City of Rochester, to be shared with Eyota. This is a joint meeting of the EDA and City Council.

State Statute mandates the money must be spent on economic development projects that are capital expenses, not normal operating type expenses. A form is available on the city website www.eyota.govoffice.com to submit your ideas prior to the meeting and at the meeting. Each presenter will be allowed 5 minutes to present their idea; followed by a 5 minute question and answer period. The form can also be picked up at City Hall. Requested information on the form will be: Project Name, Project Location, Description of Project, Goal(s) of the Project, Economic Impact of the Project and if helpful, Attachments.


Marlis Knowlton
Clerk/Treasurer

City of Eyota Sales Tax Public Input Hearing

Project	Presenter	Originator
Mainstreet Revitalization	Tyrel/Cathy	
Community Pavilion	Tyrel	EDC
Community Center	Tyrel	Community
Downtown Motel Caboose	Tyrel	
Front Street Extension	Cathy	
Light up a ball field	Kevin/Jacob	Park Board
Field and Track Upgrade	Booster Club	Community
Public Swimming Pool	Tyrel	Community
Over or Under Pass Connecting to Bike Trail	Tyrel	Community
Park and Ride	Tyrel	Community
Eyota Library	Tyrel	Community
Medical Clinic	Tyrel	Community
Ambulance Building	Cathy	Community
Business Incentive For Profit	Cathy	
Subway (Commercial Development)	Tyrel	Community
Residential Housing Incentive	Cathy	
Townhome Incentive	Cathy	

Half percent sales tax revenue

Project: Creation of a \$40,000 Revolving Loan Fund for main street revitalization, to support a Small Cities Block Grant Application (SCBG).

Location: Downtown Eyota

Description:

Create a \$40,000 revolving loan fund, and dedicated the funds to Main Street revitalization.

Apply for Small Cities Block Grant (SCBG) funding using a successful organization/administrator.

Use the \$40,000 revolving loan fund to support the funding match for the SCBG application.

Through the newly created revolving loan fund building owners who choose to participate in the Small Cities Block Grant funding programming to improve downtown can receive an up to a \$10,000 loan from the newly created loan fund to assist with the SCBG matching funds requirement.

On top of the \$10,000 loan, currently up to \$18,000.00 from the Small Cities block Grant program becomes a forgivable loan/grant that can be given to qualifying commercial building owners for qualifying improvements.

Under the current Small Cities Block Grant program apartments in the commercial district can also qualify for a component of additional grant dollars.

Goal:

- Up to \$40,000 dollars of building improvements per downtown building.
- Small City Block Grant revitalization improves the facades, roofs, windows, code violations and the energy efficiency of downtown commercial buildings. Awnings, outdoor seating and much more can be added to the downtown through a Main Street revitalization program.
- To create a revolving loan fund that would support a SCBG application, allowing building owners to make affordable improvements and improve their overhead expenses in the areas of maintenance and energy efficiency.

Example: \$10,000 loaned out at 1% for 7 years. Payments = \$124.00 per month. The \$18,000 from SCBG is a deferred loan/grant which is then forgiven after 7 years and there are no payments required to be paid on that portion of the funds by the building owner in that 7 year period of the deferred loan portion unless the owner sells the building. Monthly expense: \$124.00 for \$28,000 in improvements.

EDA Impact:

- Improve aging buildings

- Create a revitalized area to work and do business
- Strengthen downtown.
- Increase the tax base
- Create more jobs
- Improve the overhead of downtown building owners
- The City is repaid the loan funds, allowing the City will gain a \$ \$41,433 loan fund to re lend to Eyota building owners.

Attachments:

From the Small Cities Block Grant A-Z guidelines, copies of several guidelines that define commercial and apartment rehabilitation. In addition, enclosed is the recent Community Economic and Development Associates (CEDA) update regarding the current applications for Small Cities Block Grant funds.

EDA Minutes June 5, 2013:

How is downtown defined for the project? The grant writer defines the downtown area based on the projects that can benefit from what is referred to a slum and or blight determination; those are the buildings that would qualify for funding. Identification is done during the first round of the application process.

Where are the funds applied for the revolving loan would support? Applications are submitted by the department of employment and economic development (DEED).

Attachments enclosed.

Cathy Enerson June 2013

Activities Funded by the SCDP

The Small Cities Development Program can be used to address the following activities:

- Acquisition
- Acquisition/Rehabilitation
- Center/Facility
- Conversion (generally associated with other eligible activities)
- Demolition
- Home Ownership Assistance (down payment assistance, gap financing)
- * { Rehabilitation
 - Commercial
 - Residential Owner-occupied
 - Residential Rental
- Relocation (generally associated with other eligible activities)
- Public facility improvements (i.e., water, sewer, drainage), including abatement of assessments (assessment abatement) for public facility improvements

The activities discussed in this chapter are meant to help you with:

- Your planned activity(s) and;
- Writing the narrative section of your application, including addressing a federal objective for each activity. Information on meeting one of the federal objectives for each activity (aside from administration) can be found in the Federal Objectives for Applicants section of this Guide.

Acquisition:

deetermination → * **Federal Objectives (see more information in Federal Objectives for Applicants):**

- * - Slum and Blight Spot;
- * - Low and Moderate Income, Direct or Area Benefit - If the acquisition is in support of another activity, the Federal Objective for the “end activity” should be used;
- * - Urgent Community Development Need.

This activity can be the acquisition of a building(s) (single family residential, multi-family residential, commercial, etc.), or the acquisition of land.

Acquisition can be a project in itself (such as acquiring an unsightly and dilapidated building for demolition), or as part of a housing development or public facilities project.

Applicants can apply for Acquisition/Rehabilitation to purchase and rehabilitate substandard, affordable single-family housing for income-qualified households. See also Owner-occupied Housing Rehabilitation in the Rehabilitation section of this Chapter.

Owner-occupied Housing Rehabilitation:

Federal Objectives (see more information in Federal Objectives for Applicants):

- Low and Moderate Income, Direct Benefit
- Urgent Community Development Need

Owner-occupied housing rehabilitation is the rehabilitation of residential structures owned and occupied by low and moderate income households, from a substandard to a standard condition. Utility service line replacement or installation may be covered under this activity. Minimum rehabilitation standards to be met upon completion are HUD's Section 8 Housing Quality Standards (HQS). The focus of the activity should be to correct problems relating to health and safety for occupants, and to preserve the affordable housing stock in the community.

If the unit is not suitable for rehabilitation, you may choose to consider reconstruction. Please see "Reconstruction" under New Construction With or Without MHFA RFP Resources.

- The maximum amount of SCDP assistance is \$25,000 per unit.
- The term for SCDP funds must be structured, at a minimum, as seven (7) year deferred loan.
- The Preliminary Proposal requires you to provide an estimate of the number of interested/eligible households.
- The Full Application requires that you show evidence of a sufficient number of interested/eligible households to at least fulfill the requested units.

Potential participants should sign an interest statement acknowledging the following:

- That the Rehabilitation Program is not a remodeling program (although required handicap accessibility improvements can be made);
- The length and terms of the deferred SCDP loan and if applicable, SCDP installment loans;
- The maximum amount of the SCDP assistance;
- Example of affordability scenarios;

Rental Housing Rehabilitation:

Federal Objectives (see more information in Federal Objectives for Applicants):

- Low and Moderate Income, Direct Benefit
- Urgent Community Development Need

This activity is the rehabilitation of renter occupied residential structures, which, upon completion of the rehabilitation, are completely or primarily occupied by low and moderate income households at "affordable rents." Affordable rents should be clearly identified and appropriate to the community and persons served, but should not exceed HUD's Section 8 Fair Market Rents. A requirement for participation is that property owners enter into agreements for occupancy and rents before rehabilitation begins. Minimum rehabilitation standards to be applied are HUD's Section 8 Housing Quality Standards (HQS).

Article by Michelle Vrieze

In November the CEDA staff authored over Small Cities Development Program (SCDP) Preliminary Proposals that could potentially bring \$1.5 million in rehabilitation dollars to the Cities of Harmony, Spring Valley and West Concord. The City of Harmony requested \$497,200 of funds to rehab 20 housing units and the City of West Concord requested \$547,000 to rehab 22 housing units which will benefit the low to moderate income households within designated target areas. \$539,750 was requested by the City of Spring Valley to rehab 14 rental units and 15 commercial buildings in their downtown business district. These funds would have a large impact on the revitalization of these communities.

In December CEDA received notification from DEED that the Spring Valley application can continue through the process and that a full application should be submitted in February, 2013. The SCDP program received 83 preliminary proposals of which 33 were selected to continue the application process. DEED projects to award 25 projects with an estimated total of \$14 million in grant funds. These funds are very competitive as they continue to be reduced each year.

½ Percent Sales Revenue

Project Proposal Form

Project: Community Pavilion

Location: Sunset Park/Legion Area

Description of Project: Work with the Park Board and Eyota Days Committee to create a Community Pavilion for gatherings including Eyota Days, community gatherings, weddings, reunions, and other events.

Goals:

- Create a Community Pavilion that could be used for community events including the Eyota Days Celebration. Also could be used for Private Events.

EDA Impact: This could have an economic impact in a number different ways including boosting construction due changes proposed. The long term economic impact would be that location would serve as a local event venue for years to come will draw people to Eyota for events including Eyota Days, weddings, reunions, work gatherings and other events.

Attachments:



EDA minutes from June 5th 2013:

This project is a concept from the Eyota Days Committee. They are looking at the sales tax revenue as a possible funding source mechanism.

Question about the cost: Estimated cost is \$40,000

Would it be an open or closed Pavilion? At \$40,000 it would be a top with no sides but the possibility of sides like garages doors is being investigated.

What size would it be? About the size of the tent that is currently rented for Eyota Days. The cost of the tent rental was noted to be approximately \$1,000 per year.

It was noted that the drawing was conceptual and not set in stone.

There was a question regarding fees? Those details would still be worked out based on private or public gatherings, and if the pavilion was located on Legion property like the parking lot or public land.

A general question was asked about how the \$211,000 would be received? It was defined that the current program is for 50% of the payment in July of 2013 and the other half in 2014.

½ Percent Sales Revenue

Project Proposal Form

Project: American Legion & Community Center

Location: Eyota American Legion

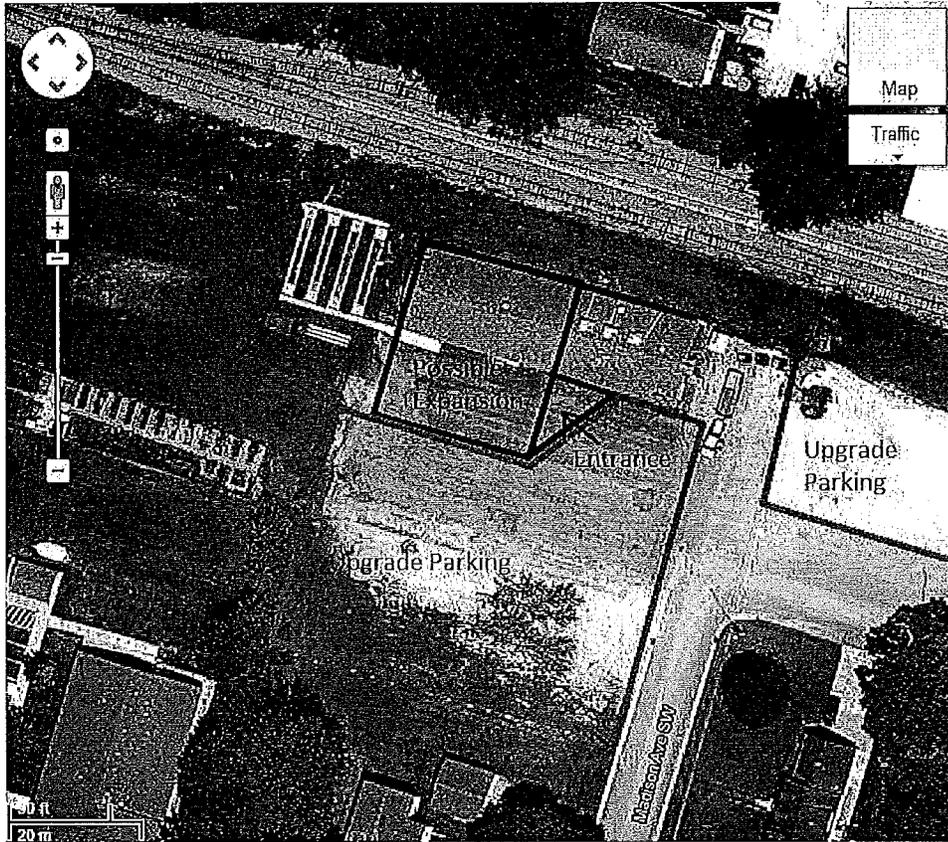
Description of Project: Work with the Eyota American Legion to create a Community Center and/or Event Center. Currently the Legion serves as the Community Center for the area residents this would work with their current role and expand it.

Goals:

- Enlarge Hall - Depending on cost double the size of the hall also making it possible to section/partition off so more than one event can occur
- Create Entrance Area - Create a entrance area so that we are not in the hall immediately upon arrival. This should also allow to each side of hall be entered into separately if necessary.
- Upgrade Façade
- Upgrade Parking Lot

EDA Impact: This could have an economic impact in a number different ways including boosting construction due changes proposed. The long term economic impact would be that location would serve as a local event venue for years to come drawing visitors to Eyota for weddings, reunions, dances, small conventions, and other events. Additionally this could serve as a community center venue which would be an draw for potential residents for years to come.

Attachments:



June 5, 2013 EDA minutes:

Tyrel presented the idea. He noted the drawing is conceptual. A section of the current parking area is a City of Eyota street. It was asked if it could be possible to contact an architect to combine the pavillion, center and possible street/bike path extension, and include a future design for a trail head in the same area.

Estimated cost is vague at \$450,000. The Legion is privately owned. Tyrel has had some discussions with the Legion manager and commander. Estimated at a 3-4 year long project, possibly in phases. Renovation would be on the hall side to create the community center, there is no plan to favor one bar over another. It was noted that the Legion would be easier to upgrade, and has the space for a community center. The idea is to create a conceptual plan, and budget in preparation for the future options.

½ Percent Sales Revenue

Project Proposal Form

Project: Caboose Motel

Location: Downtown Eyota

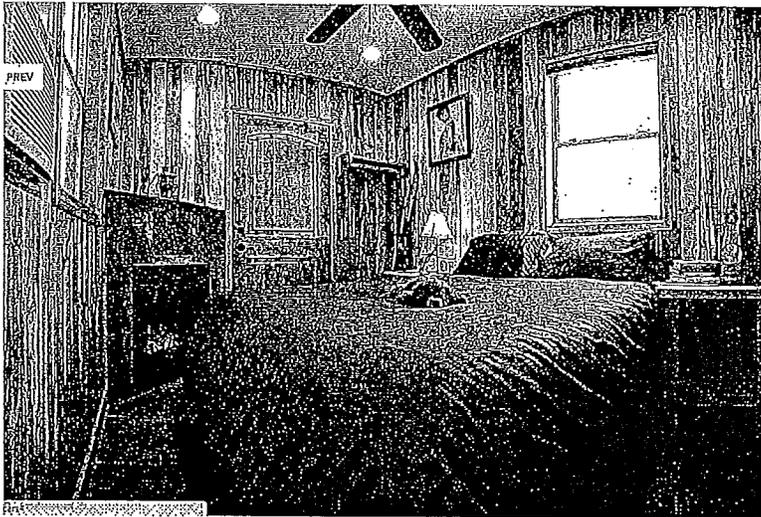
Description of Project: Retrofit the downtown caboose to a cabin like interior allowing it to be rented out on a weekly or daily basis. The cabin would include showering facilities, bathroom, kitchenette, sleeping for family of 4, and other modern amenities. All while keeping the original feeling of the current interior of the caboose. It would be seasonal probably every season, but winter.

Goals:

- Update the caboose to a cabin
- Rent out the caboose

EDA Impact: The economic impact of this project could be felt in a number of areas including construction, draw visitors, support local workers, and become a destination center piece if this project expands. This would be a very unique offering drawing people from a wide market area.

Future: If successful bring additional cabooses or train components to serve in the same capacity.



Attachments:

EDA minutes June 5, 2013: Tyrel presented. He has seen this unique style of lodging in other areas of the country. There are different levels to retro fit, \$20,000 is Tyrel's estimate to retro fit. The photo depicts renovations in the range of \$70,000. The thought was there is already an existing caboose to use.

Half percent sales tax

Project: Extension of Front Street

Location: West of the Legion to Hwy 42

Description:

Create if feasible, west of the Legion to Highway 42, an area built up above the flood plain that supports a bike/walking trail, and a direct road from highway 42 into downtown. Add feasible commercial pad sites west of the Legion. Connect the city, safety trail to the proposed trail and connect hwy 42 to downtown with a direct road into the downtown. Possibly close off the 2nd street turn from Hwy 42 to divert more traffic into the extended downtown.

Goal:

- Downtown to become an attractive biking destination
- Connect the downtown to the future regional trail system.
- Bring downtown to Hwy 42, creating visibility and access to the downtown from Hwy 42
- Create energy efficient, new commercial building sites

EDA Impact:

- Increase in commercial visibility and traffic to the downtown
- Increase in commercial building sites to develop new businesses, tax base and jobs
- Create a destination for bikers
- Increase downtown vitality

Attachments:

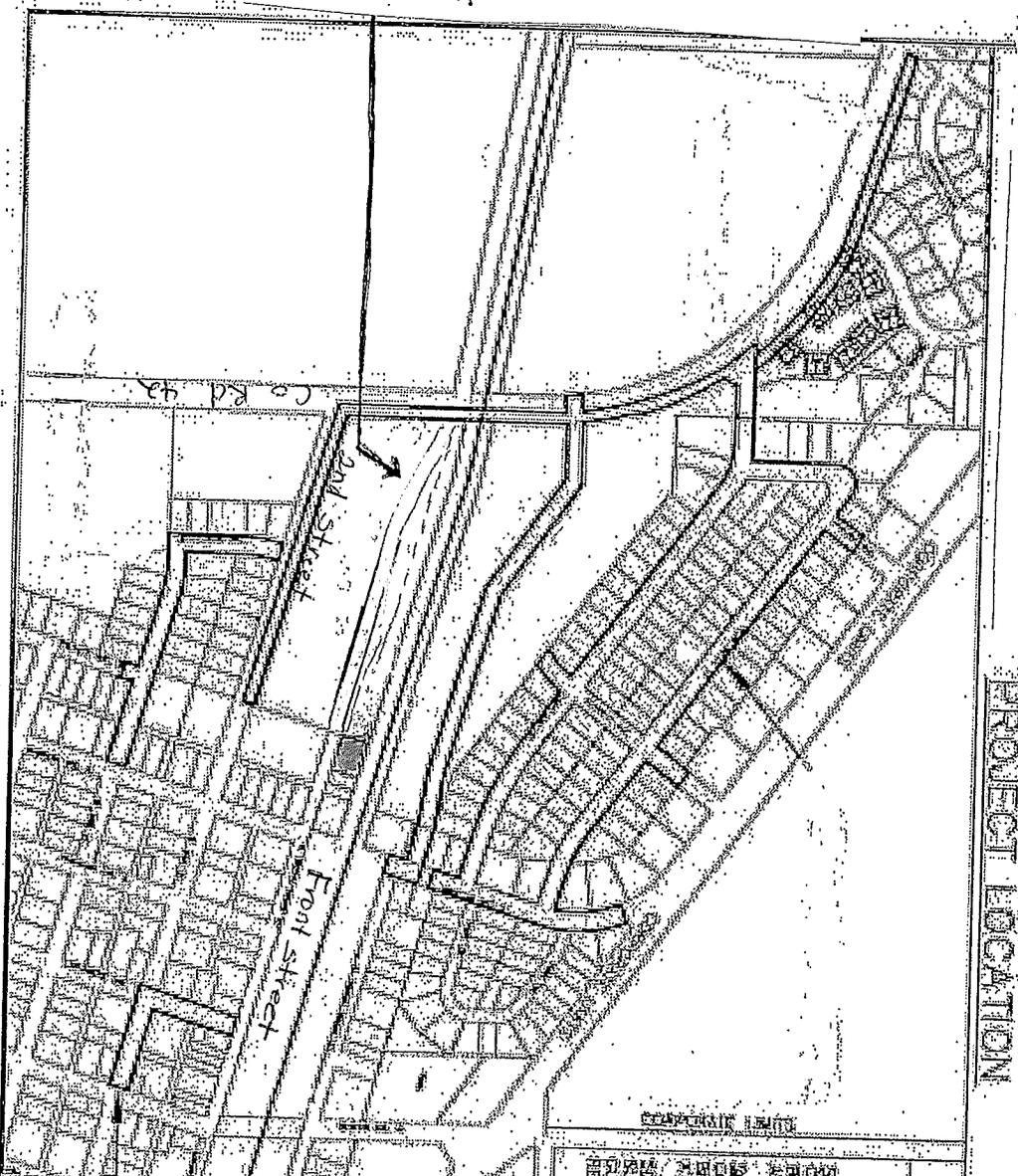
- Map which is included enclosed in the minutes packet.

EDA minutes June 5, 2013: Cathy presented the project and referred to the map. She indicated that the engineers would need to do a feasibility study to determine if a road and bike trail would be feasible in that area due to the flood plain and wet lands..

The question was asked if the land to be built up was wet land. Tyrel answered yes partially. Is there a known cost? Tyrel replied \$130,000 possible for mitigation and the cost to purchase. It was asked if other projects in that area would need mitigation, he replied not so far.

- The extension of Front Street to Hwy 42
- A bike trail leading to downtown
- Commercial pad sites west of the Legion.

Prior to funding infrastructure improvements an engineer study would be required to determine if an area could be built up on the site and still provide valuable wetland.



½ Percent Sales Revenue

Project Proposal Form

Project: Ball Field Lights

Location: Eyota possibly Freedom or Westside Park

Description of Project: Create a destination small town ball field park in downtown Eyota if at Freedom Park. With the potential for tournaments additional weekly games for both softball and traveling league baseball.

Goals:

- Install ball field lights on an existing park as economically as possible.

EDA Impact: The economic impact could be in the form of building materials and labor, additional visitor draw, destination ball field, and a potential draw for current/future residents.

Attachments:

Pictures and information provided by Musco.com

June 5, 2013 EDA minutes:

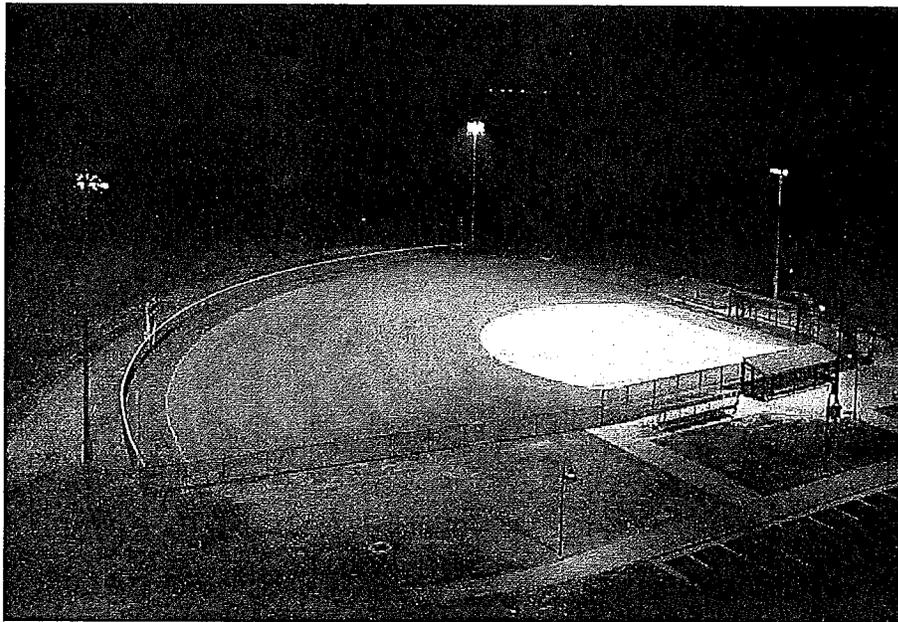
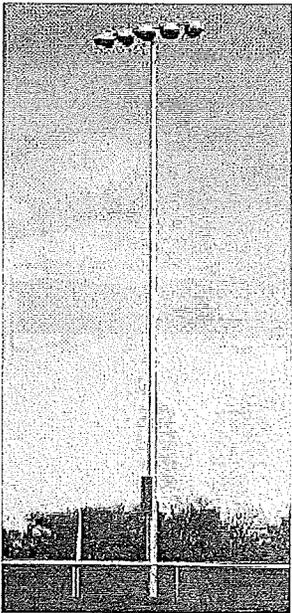
Kevin and Jacob were introduced as presenters. It was noted that Freedom Park is a destination and Westside Park is an expansion project. The proposed lighting has been used in Rochester at area high schools, and in Houston. The cost was estimated to be \$85,000 to \$95,000 per field. There is a cost savings if additional lighting can reuse an existing pole. In Houston the costs were cut by using volunteers and assistance from Alliant Energy for installation.

The poles offer a 10 year warranty for wood poles and a 25 year warranty for steel poles.

The question of lighting hours was discussed. In Elgin the lights are on Friday nights till about 10:30 or 11:00 PM, it was thought that in Rochester the lights stay on till about 10:15 PM. The Musco brand of lighting that was presented can be controlled by setting a timer. It was explained that the lighting is very direct to the area it is illuminating and is an improvement to traditional lighting and is therefore more widely used.

A question was asked about the high school using the lighted fields. The fields work well for middle school and below or softball but are too short for varsity baseball. Other athletic events like soccer could also use the lighted fields.

To run the lights it is about \$3.00 an hour.



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for your budget, for the environment.**

- Cuts operating costs in half
- Reduces spill light by 50%
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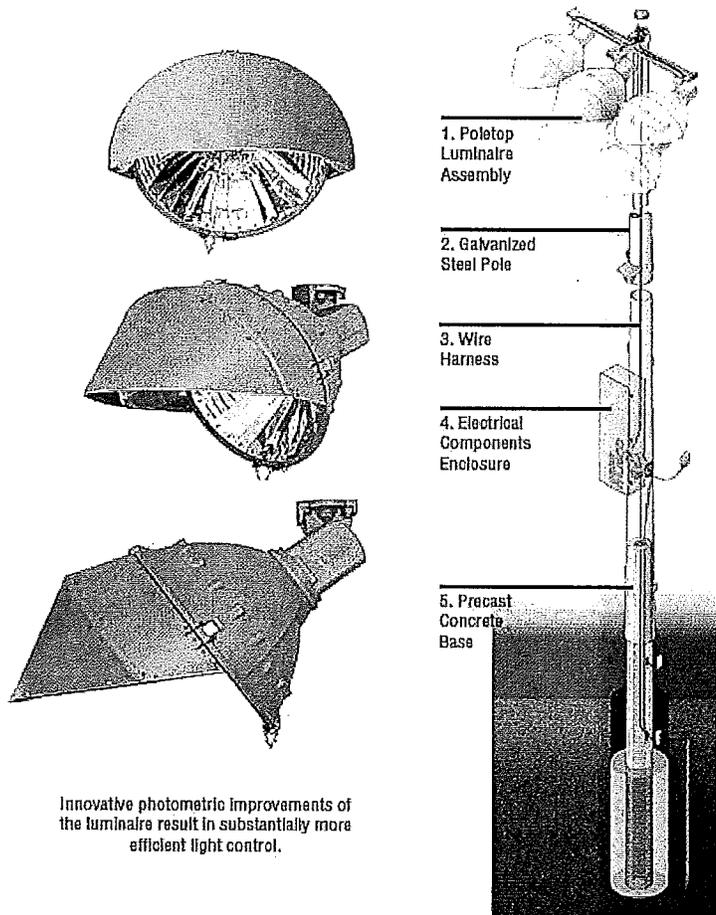
- Complete system from foundation-to-poletop
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Warranty

Musco's Constant 25™ — 25-year product assurance and warranty program.

Provides 25 years of trouble-free lighting equipment operation, including parts, labor, and group lamp replacement.

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- ◆ Factory assembled, aimed and tested for proven performance
- ◆ Adapts to your choice of structures
- ◆ Makes retrofit of existing equipment easy and trouble-free

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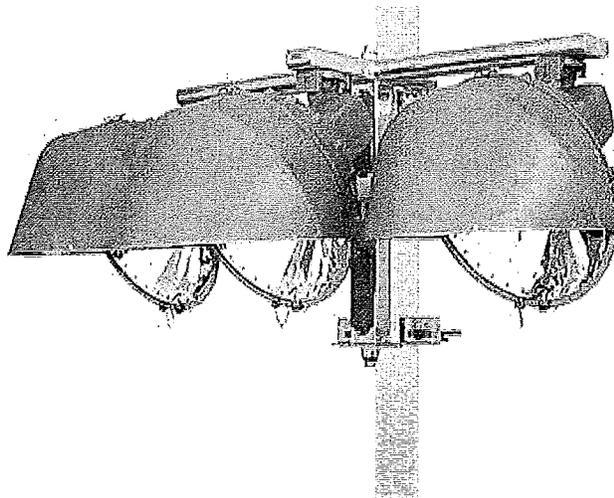
- ◆ Cuts operating costs by up to half
- ◆ Reduces spill light by 50%
- ◆ Provides guaranteed Constant Light™

Warranty

Musco's Constant 10™ — 10-year product assurance and warranty program.

Provides 10 years of trouble-free lighting equipment operation,

- ◆ Includes parts, labor, and group lamp replacement
- ◆ Includes system monitoring and remote on/off control services



½ Percent Sales Revenue

Project Proposal Form

Project: Field and Track Upgrade

Location: Dover-Eyota High School

Description of Project: Build an all weather track and upgrade playing field at the Dover-Eyota High School. Additional tournaments could be hosted along with additional Junior and Senior Track events with the potential for section and subsection events. This track would be available to the public outside of normal school operating time.

Goals:

- Upgrade playing field.
- Replace current dirt track with all weather track.

EDA Impact: The economic impact could be in the form of building materials and labor, large visitor draw specially for events, and potential draw for current/future residents.

Attachments:



EDA minutes June 5, 2013 : Tim Andring, a member of the Booster club, presented. He indicated that due to the lack of lighting no evening events can be hosted on the track. Above just lighting for the school this project would provide a safe place for the community to walk or run. Long term the project would include adding concession stands and restroom upgrades to provide

facilities that build a sense of community pride around athletic events, and increase the ability to host athletic events.

A question regarding cost was asked. Track upgrades would be estimated at \$400,000. The football field could be the next phase with turf for both football and soccer.

It was asked if there are other funding mechanisms available. The Booster club is investigating other partnerships, the school board is willing to work with the Booster Club but an exact dollar amount has not been defined.

**½ Percent Sales Revenue
Project Proposal Form**

Project: Eyota Public Pool

Location: Eyota - A number of possibly locations exist in the City limits.

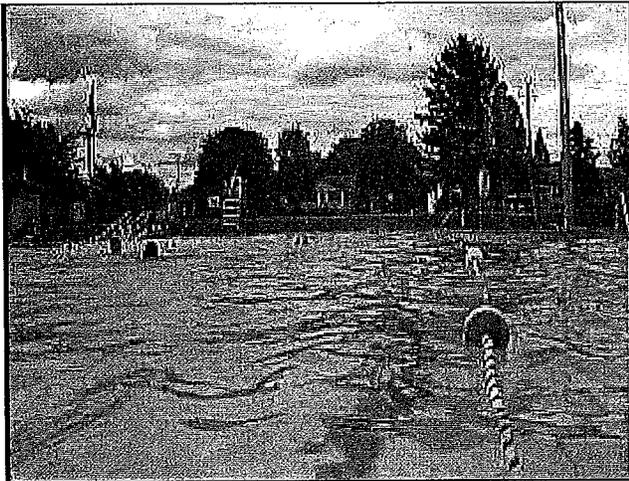
Description of Project: Build a public pool within the City of Eyota. The scope and size of the pool and feasibility would have to be investigated possibly by a third party such as US Aquatics.

Goals:

- Build a public pool in Eyota

EDA Impact: The economic impact could be in the form of building materials and labor, additional workers, visitor draw, and a draw for potential/future residents as well.

Attachments:



June 5, 2013 EDA minutes: *Tyrel presented the proposal and clarified that all of these projects are not necessarily his idea but that these ideas have been brought to him and the park board by area residents. He explained that US Aquatics is a firm that determines the feasibility and cost of these types of projects and the firm is working with cities like Kasson and Pine Island. The proposal is for a local pool within walking distance for area residents. A local pool could potentially be considered a draw for new residents that are looking at what a community has to offer before they chose where they want to relocate. Having a local pool is also a draw for existing residents. The park board has been informed that there is a demand for a pool but how much of a demand would need to be determined through the study. It was discussed that the*

cost of the project would be higher than the revenue funds the city will receive from the sales tax.

Costs to use the St Charles pool include busing, and paid employees that travel with Eyota residents to use the St. Charles pool. Public support would be needed for a pool. Since Eyota is in the middle of St Charles and Rochester's existing aquatic centers it was noted that if an attractive enough pool was not built Eyota could still find residents opting to use those facilities.

½ Percent Sales Revenue

Project Proposal Form

Project: Regional Bike Trail Connection Over/Under Pass

Location: West of Eyota from County Road 9 to the edge of town along HWY 42

Description of Project: Use these funds to assist in getting the regional bike trail to Eyota.

Goals:

- Complete a segment of trail between Eyota and CR 9.
- Create a over or underpass for trail along HWY 14

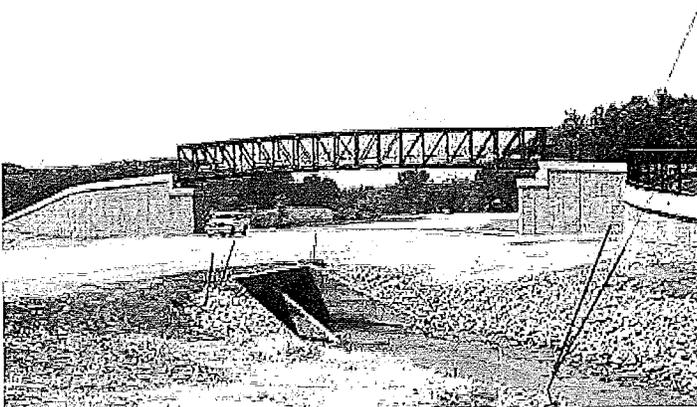
EDA Impact: The economic impact could be in the form of building materials and labor, substantial visitor draw, and potential draw for current and future residents.

Attachments: photo

June 5, 2013 EDA Minutes

The proposal was given by Tyrel. He clarified that that location would be on the Co Rd 9 trail to Viola and Plainview.

The Chester bike trail project is getting closer and the over or underpass could help with the overall trail project for the region. An under or over pass fits into the Whitewater trail project. Negotiation with the land owners on that project is still pending final results. The State would provide funding for that project.



½ Percent Sales Revenue

Project Proposal Form

Project: Park and Ride

Location: Eyota

Description of Project: Create a new park and ride location to support workers that commute to Downtown Rochester.

Goals:

- Create a new park and ride location.

EDA Impact: The economic impact could be in the form of building materials and labor, commuters stopping in Eyota, and potential draw for current/new residents.

Attachments:



June 5, 2013 EDA minutes: Tyrel presented the idea and defined that this idea was mentioned to him by others and he is communicating the idea for public input.

Tyrel was asked if there is an overall need for a park and ride, he indicated overall this is not a current need but in the future there could be more demand which would result in a future need.

½ Percent Sales Revenue

Project Proposal Form

Project: Downtown Indoor Children's Play Area/Library/ Business Incubator

Location: Downtown, in an existing business property

Description of Project:

Indoor play area for children (specifically geared toward ages 1-5), library for all ages, additional business space available for rent to businesses desiring the space, some businesses targeted toward parents or youth, may be especially interested in this space. Initially, the area can be supervised by volunteers with a schedule (similar to the schedule used at the High School's fitness center). If a library is part of the project, then a portion of the funds that pay fees for use of the Rochester Public Library/bookmobile could be re-assigned to staff our library. The library would provide traditional library services as well as internet/computer access for the public. If and when businesses occupy the space, they could open/lock the area during their hours of operation.

Goal:

Bring more people to downtown Eyota.

Attract residents to Eyota.

Provide a winter recreational facility for our youngest residents.

Bring a library to Downtown Eyota.

Provide learning and meeting place for people in downtown Eyota.

Improve the business environment (increase the number of potential shoppers) in Downtown Eyota.

EDA Impact: More people will come to downtown Eyota and spend money there. More businesses may move to downtown Eyota. This could be a draw to attract people to move to Eyota.

Attachments: none

June 5, 2013 EDA minutes: Jacob and Mary Robinson were in attendance to present this proposal. They have spoken in the past with other parents that would like to have, especially in the winter months, a play area and library as proposed. It was asked what the cost would be? They replied it would be \$10,000 to \$25,000 plus leasing or purchasing space. Leasing and purchasing figures were currently unknown. It was asked if state funding would be investigated. Jacob replied that when he used Google, he came across many library grants. It was noted that the start up of libraries is not new to the area and that Kasson is has been working on starting a library for a long time and their process could be observed. There is the possibility of pursuing a regional library connection.

½ Percent Sales Revenue

Project Proposal Form

Project: Medical Clinic

Location: Eyota possibly connected to Arbor Gardens

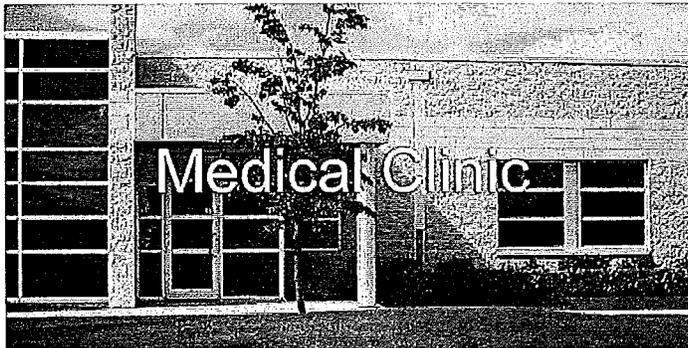
Description of Project: Work with area medical facilities to bring a medical clinic to town to provide health benefits to our citizens of all ages. The Health Survey is currently being worked on to find the demand.

Goals:

- Bring a medical clinic or presence to Eyota.

EDA Impact: The economic impact could be in the form of building materials and labor, additional workers, possibly bringing additional visitors to Eyota, and adding another inviting item for area residents including potential residents.

Attachments:



June 5, 2013 EDA minutes

Tyrel presented the proposal and added that a pharmacy or an e - pharmacy would also be attractive.

It was added that the primary market area is the areas between St Charles, Plainview, and Chatfield. The ground work has been started to attract a clinic, including a feasibility study to discover the future demand needs for Arbor Gardens. A survey to determine the health care needs is next. The goal would be to collaborate with an existing clinic. The cost was determined to be approximately \$350,000.

Half percent sales tax revenue

Project: Eyota Ambulance Facility

Location: TBD

Description:

Use revenue funds towards a portion of the proposed new ambulance building.

Consider incorporating a medical facility with the new ambulance building.

Goal:

- A modern community, ambulance facility that attracts and retains a high quality of staff, and provides room for on going training and housing.

EDA Impact:

- Lessen the public's share for the cost of the facility

Attachments: None

June 5, 2013 EDA minutes

Cathy presented for Norm Highum. Tyrel expanded that this is a shovel ready project. The architect has drawn the plans. The intended location, is a lot closest to Friendly Acres near the Eyota Market grocery store. The question was asked who is responsible for financing the project. Tyrel responded that ultimately the financing is coming from the City.

Norm Highum

½ percent sale tax proposal

Project: Business incentives for a for-profit, commercial and or industrial new construction project.

Location: City of Eyota

Description: Create 2-3 incentives:

3 incentives @ \$25,000 each = \$75,000 for incentive projects

2 incentives @ \$30,000 each = \$60,000 for incentive projects

Goal:

- Offer the business incentive funds for technical assistance which will assist the businesses with their costs for blue prints and engineered drawing services.
- The incentive could also be used to assist with costs for sidewalks and parking lot surfacing
- The incentive could also be used for landscaping and or tree expenses that improve and or buffer the building site.
- Ultimately the incentive would aide the businesses with costs associated with building in a City verses outside of the city limits.

EDA Impact:

- 2-3 new businesses offering area employment opportunities
- Add new tax base to the City of Eyota.
- Support the City Council ordinances for sidewalks and tress, while encouraging business growth within the City of Eyota.

Need:

\$60,000 -\$75,000.00 of the \$211,000.00

Attachments: 2 maps of the NW investments commercial land for sale and the 28 acre industrial site

Cathy Enerson

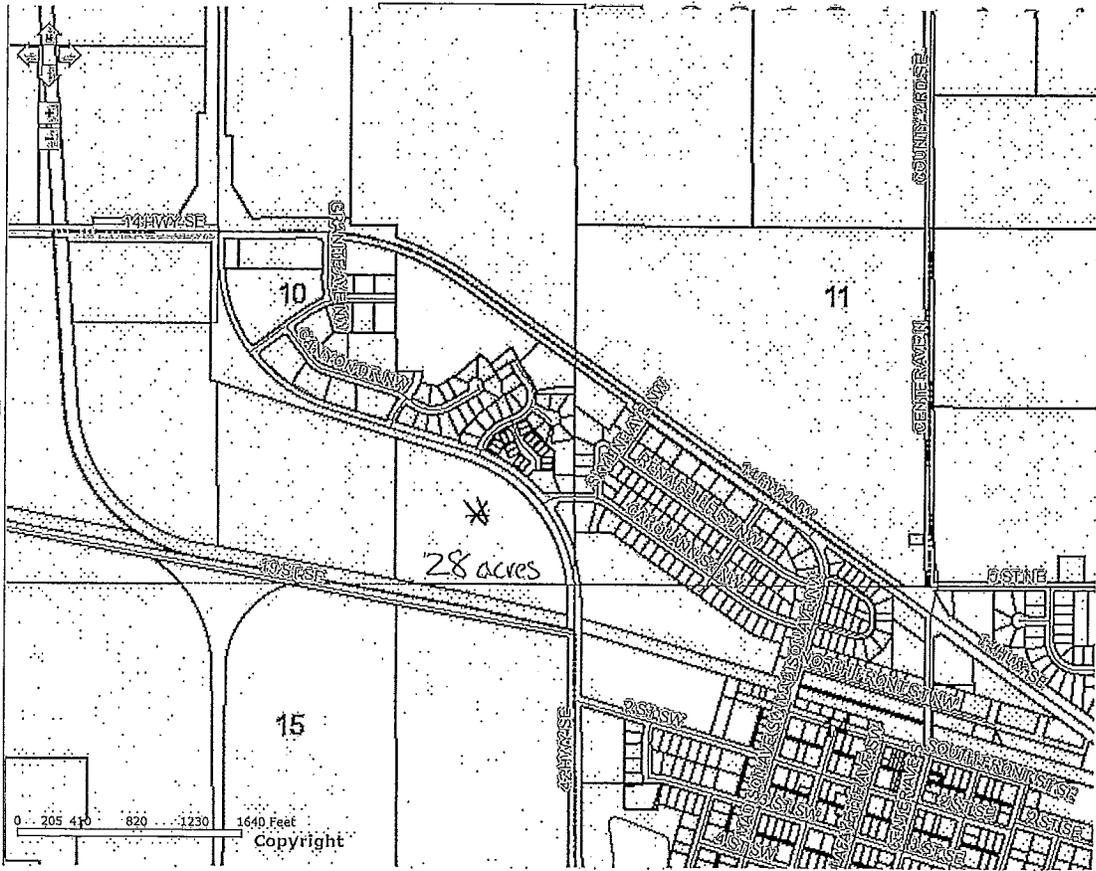
June 5, 2013 EDA minutes

Cathy presented the proposal. There was a question about the guidelines? The response was that the EDA would developed the guidelines for an incentive and the City Council would approve the guidelines.

Property Information - Olmsted County, MN

Help Search & Identify Planning Dept. GIS Home Plat Images How to Print Aerial Map

- Results
- Map Contents
- Property_Info_Public
 - E911 Addresses
 - Bike Paths and Trails
 - Roads "As Platted"
 - Roads "As Built"
 - Railroad
 - Schools - Public & Private
 - Building Floors
 - Landmarks
 - City Limits
 - Sections
 - Townships
 - Rivers
 - Streams
 - Parcels
 - ROW Parcels
 - Parks - Rochester
 - Parks - County
 - Subdvision Plats
 - 2010_Rochester_Aerial_Image
 - Rochester 2010 Aerial Image
 - 2011_Olmsted_Aerial_Image
 - OLMSTED COUNTY 2011

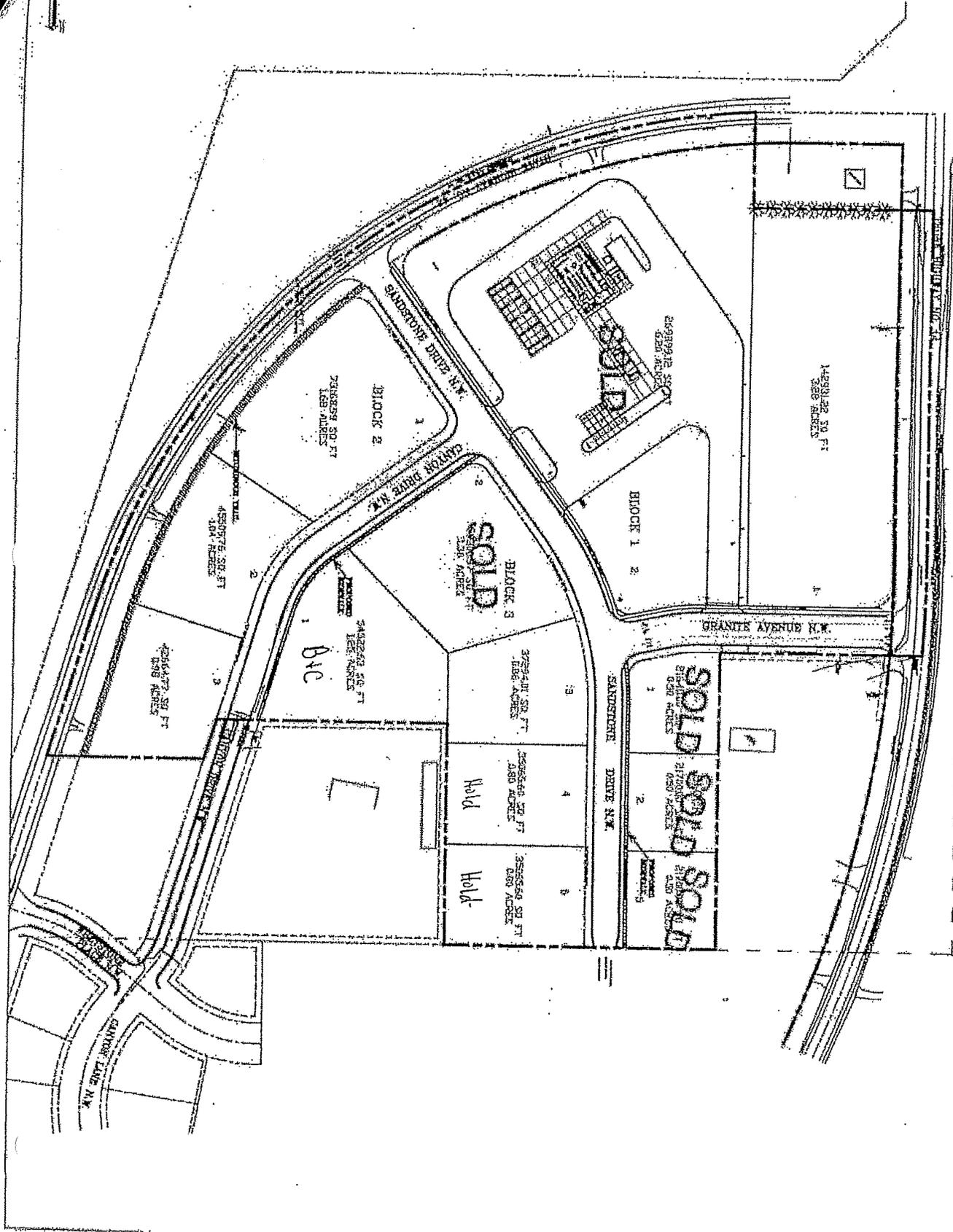


XXX County RD 7 Eyota, MN 55934
MLS #4025526

Ideal high visibility building site located along a high traffic county road. Property has rail access if proper siding is constructed. There is water and sewer to the property and has good access to Interstate 90 and HWY 14.

NW Investment Property

STONE RIDGE PLAZA



½ Percent Sales Revenue

Project Proposal Form

Project: Subway

Location: Eyota probably close to the intersection of HWY42 and HWY14.

Description of Project: Work with corp Subway and local franchisees to determine and then overcome road blocks of bringing a Subway restaurant to Eyota.

Goals:

- Bring a Subway restaurant to town.

EDA Impact: The economic impact could be in the form of building materials and labor, expansion of tax base, additional workers, visitor draw, and keeping local eating dollars in town.



Attachments:

June 5, 2013 minutes

Tyrel presented the proposal. He mentioned this project could be partnered with a business incentive. He would like the EDA to find out why a subway is not located in Eyota and then use that information to draw them in.

½ percent sales tax revenue

Project: Residential housing incentive for newly developed lots

Location: Summerfield's Keefe addition, and or Stone Ridge's 13+ acres of partial infrastructure and land to extend residential housing.

Description: Use \$27,500 of the \$211,000

- Single Family Lot incentive paid to the developer.
- Create ten, \$2,750, single family home incentives for the developer. This would add to, and compliment the \$2,250.00 existing new construction incentives in which permit fees are waived. This would create a total housing incentive of \$5,000 for the developer(s). Developers would be eligible for 10 residential home site incentives. The developer would use the incentive to pre-sell a number of lots to area builders.

Goal:

- Create new lots to attract residents to Eyota and build the tax base.
- Assist Developers with marketing the lots.

EDA Impact:

- Addition of ten single family home lots. Increasing the City's tax base.
- The start up, or addition to a residential development.

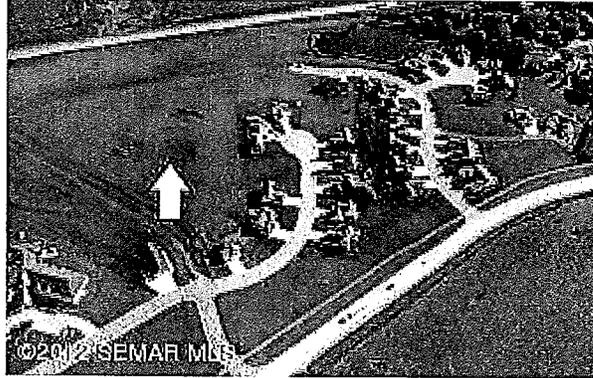
Attachments:

- Maps of the 13 acres for sale, seller Premier Bank and Keefe housing plat map.

June 5, 2013 EDA minutes

Cathy presented the proposal. After the presentation there was a general question referring to how long the City has to spend the funds. Tyrel mentioned possibly 15 years but the approval to receive the funding is still pending the City of Rochester's City Council's final approval.

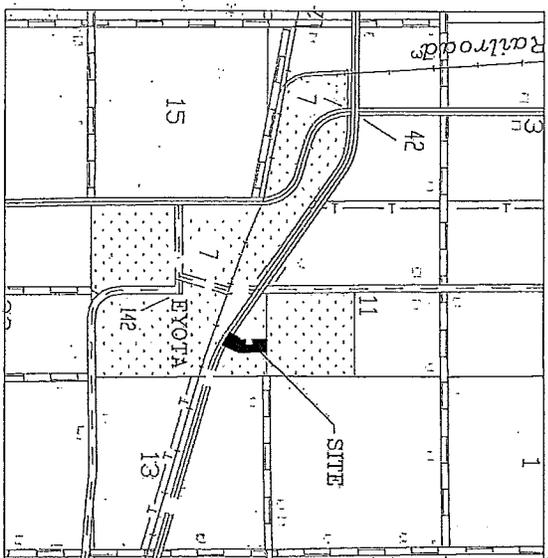
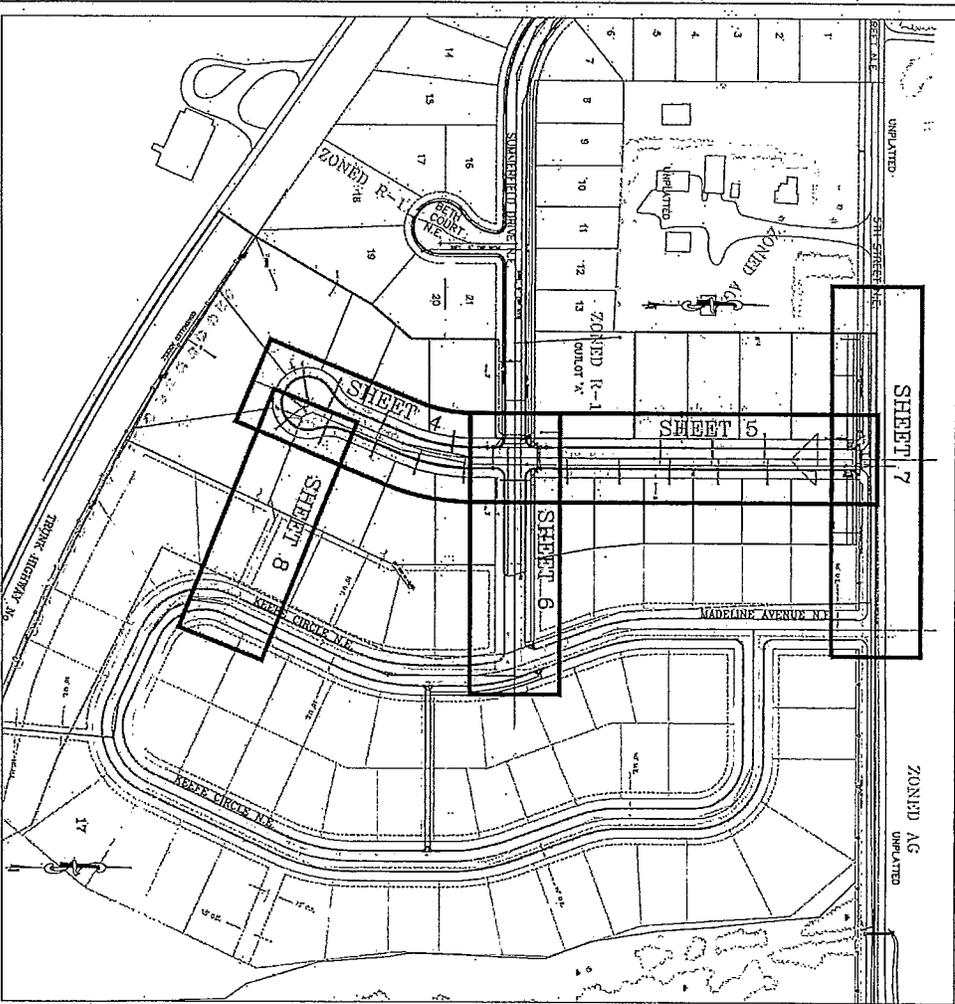
Premier Bank 13+ acres to extend Stone Ridge Housing



XXX Stone Ridge NW Eyota, MN 55934
MLS #4011321

Unplatted 13 +/- Acres Ready For Development - Single Family Homes & Townhomes

CONSTRUCTION PLANS
FOR
KEEFE FIRST ADDITION
KEEFE SECOND ADDITION



VICINITY MAP

T. 106 N., R. 14 W.
NOT TO SCALE

- SHEET 1 TITLE SHEET & VICINITY MAP
- SHEET 2 TYPICAL SECTIONS, GENERAL NOTES, & SERVICE SCHEDULE
- SHEET 3 STANDARD PLATES
- SHEET 4-5 STREET PLAN & PROFILE GRACE AVENUE NORTHEAST
- SHEET 6 STREET PLAN & PROFILE FOR SUMMERFIELD DRIVE NORTHEAST
- SHEET 7 OPSTREET WATERMAIN - 5TH STREET NB (W&M)
- SHEET 8 OPSTREET WATERMAIN (W&M)
- SHEET 9-10 GRADING AND EROSION CONTROL PLANS

RECOMMENDED FOR APPROVAL _____ DATE _____

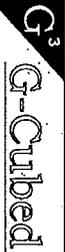
CITY ENGINEER

UTILITY LOCATIONS

CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ALL UNLACED UTILITIES MAY NOT BE SHOWN ON THIS PLAN.

UTILITY CONTRACTS
 ELECTRIC UTILITY: MAINTENANCE (800-282-4289)
 (941-828-2222)
 (941-828-2222)
 PHONE SERVICE: CENTURY LINK - (800-475-7262)
 CABLE: CHARTER - (800-581-0981)
 CABLE: VERIZON - (800-281-8550)

<p>DATE: 11-01-2012 Prepared For: John Keefe SHEET NO. 11 SE DRAWN BY: JMK CHECKED BY: JMK</p>	<p>DATE: 11-01-2012 Prepared For: John Keefe SHEET NO. 11 SE DRAWN BY: JMK CHECKED BY: JMK</p>	<p>DESIGNED BY: JMK DRAWN BY: JMK CHECKED BY: JMK</p>	<p>DATE: 11-01-2012 DATE: 11-01-2012 DATE: 11-01-2012</p>	<p>CITY OF EXOYA 2013 CONSTRUCTION</p>	<p>TITLE SHEET KEEFE 1ST & 2ND ADDITIONS</p>	<p>SHEET 1 OF 10 SHEETS</p>
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ENGINEERING SURVEYING PLANNING
 14070 HWY 57 S E
 CHARLESTON, WV 25323

ISSUED	BY	DATE
FOR SUBMITTAL	JMK	11-01-12
FOR RESUBMITTAL	JMK	11-01-12
FOR PROJECT	JMK	11-01-12

REVISIONS
 2013 CONSTRUCTION

TITLE SHEET
 KEEFE 1ST & 2ND ADDITIONS
 SHEET 1 OF 10 SHEETS

½ percent sale tax proposal

Project: Housing incentives for the townhome lots

Location: Existing Stone Ridge townhome lots

Description: Create 8 townhome incentives: \$56,000 (\$7,000 per lot)

Goal:

- Create a lot price that is affordable for builders.
- Allow the city to recuperate the previous infrastructure costs through paid assessments.
- Provide lots for a style of home that has not been built since 2003 in Eyota.

EDA Impact:

- 8 new townhomes built with an average cost of \$170,000.
- New tax base to the City of Eyota.
- The infrastructure costs would be paid back to the city.

Need:

\$56,000.00 of the \$211,000.00

- Currently the lot cost is approximately \$19,500.00
- The Builder would payout of pocket: \$7,500 to purchase the lot from Olmsted County and \$5,000 out of pocket to the City of Eyota for the assessments.
- The EDA would provide the builder with an incentive of \$7,000.00 to pay the City of Eyota for the remaining assessments.
- Lot cost for the builder approximately \$12,500 per lot.

Attachments: Maps of the townhome plat, the assessments as of May 2012.

Lot location and assessment data

Cathy Enerson

EDA minutes June 5, 2013

Cathy presented the incentive. The bottom line is the lots with incentives in place would only cost the builder or developer \$12,500 per lot. She indicated there was a person interested in the lots.

Map



Map Disclaimer & Copyright

Copyrighted by Rochester-Olmsted Planning Department - Geographic Information Systems Division. Olmsted County is not responsible for omissions or errors contained herein. If discrepancies are found within this map please notify the GIS Division at (507) 328-7100, Rochester-Olmsted Planning Department, 2122 Campus Drive S.E., Ste. 100, Rochester, Minnesota 55904.

Olmsted County Property Records & Licensing List of Tax Forfeited Land

Page	TWP/City/Address	Property ID Number	Description	Legal Description	Value	Assessments After Forfeiture	County Compliance Costs	Basic Sale Price	Assessments Before Forfeiture
7	City of Eyota	62.10.44.064195	Single Family Lot	Stone Ridge CIC #174 Lot 9 Bk 1	\$20,000	\$0	\$20,000	\$21,892.65	
7	101 Sandstone Dr NW Eyota	62.10.44.064187	Single Family Lot	Stone Ridge CIC #174 Lot 1 Bk 1	\$20,000	\$0	\$20,000	\$21,892.65	
7	486 Limestone Ct NW Eyota	62.10.44.064200	Townhome Lot	Stone Ridge CIC #174 Lot 5 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	484 Limestone Ct NW Eyota	62.10.44.064201	Townhome Lot	Stone Ridge CIC #174 Lot 6 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	478 Limestone Ct NW Eyota	62.10.44.064202	Townhome Lot	Stone Ridge CIC #174 Lot 7 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	474 Limestone Ct NW Eyota	62.10.44.064203	Townhome Lot	Stone Ridge CIC #174 Lot 8 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	481 Limestone Ct NW Eyota	62.10.44.064208	Townhome Lot	Stone Ridge CIC #174 Lot 13 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	485 Limestone Ct NW Eyota	62.10.44.064209	Townhome Lot	Stone Ridge CIC #174 Lot 14 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	491 Limestone Ct NW Eyota	62.10.44.064210	Townhome Lot	Stone Ridge CIC #174 Lot 15 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	495 Limestone Ct NW Eyota	62.10.44.064211	Townhome Lot	Stone Ridge CIC #174 Lot 16 Bk 2	\$7,500	\$0	\$7,500	\$18,077.67	
7	City of Eyota <i>Sierra Lane</i>	62.10.44.069048	Single Family Lot	Stone Ridge CIC #174 Lot 2 Bk 2 Stoneridge 3rd ADD	\$20,000	\$0	\$20,000	\$24,630.10	

REMOVED FROM THE PUBLIC RECORDS FOR SALE

CITY LANDS SEC 10 TWP 106 R 12 TH PT NE1/4 SE1/4 COM NEGOR NE 1/4 SE1/4 TH S 00 DEGREES 09'05" E AL E LN SE1/4 965.09FT TO THE GEN-LN T.H. NO 14 STATE HWY R-O-W PLAT NO 55-1 TH CONT 55 DEGREES 32'48" E 128.61FT TH N 33 DEGREES 27'12" W 65.37FT TH N60 DEGREES 25'20" E 201.19 FT TH SE71.68FT AL A CURVE TH SE25.38FT TO THE PT OF BEG

CITY OF EYOTA

From CEDA:

The public hearing will be at the 6/17 Rochester Council meeting at 7 pm. Rochester has asked that there be 2-3 representatives that speak on behalf of all 17 cities. I think both Joel Young in Chatfield and Bill Schimmel in Stewartville have been asked to organize this effort, but ultimately it would be up to your communities whether or they want to speak on their own behalf. I think I included all our staff people who deal with one of the 17 cities but if missed somebody just let me know.

Sales Tax Distribution Agreement

THIS AGREEMENT shall be effective as of _____, 201__, and is between the City of Rochester, a Minnesota municipal corporation (hereinafter "Rochester"), and the City of _____, a Minnesota municipal corporation (hereinafter "_____").

RECITALS

A. Under the provisions contained in Minn. Laws 2011, First Special Session, chapter 7, article 4, sections 5, 6 and 7, the legislature extended Rochester's local .5% sales tax created by Laws 1998, chapter 389, article 8, section 43, subdivision 3, as amended by Laws 2005, First Special Session chapter 3, article 5, section 28, if approved by the voters of the City of Rochester at the 2012 general election.

B. On November 6, 2012, the citizens of Rochester approved the ballot question required by the Law referenced above, authorizing the extension of the City's sales tax.

C. Under the provisions contained in Minn. Laws 2011, chapter 7, article 4, section 5, attached as Exhibit A, the City is required to use \$5,000,000 of the money allocated to economic development to fund grants to 17 named cities for economic development projects.

D. _____ is one of the named cities entitled to receive economic development grants pursuant to the Law referenced above.

E. _____'s pro rata share of the \$5,000,000 based on the 2010 Federal Census data is \$_____. In the event that the Legislature amends the Rochester sales tax legislation in 2013 to add a city or cities, the pro rata share for each city approved for grants under the Rochester sales tax legislation will be adjusted accordingly by Rochester.

F. Rochester and _____ desire to set forth herein the provisions relating to the granting of such monies and the disbursement thereof to _____.

IN CONSIDERATION of the grant described and other provisions in this Agreement, the parties to this Agreement agree as follows.

Section 1. Pursuant to the authority contained in the Laws identified above, Rochester shall provide the funding for the economic development grants to the named cities. Rochester shall distribute 50% of the amount identified in recital item E to _____ by July 31, 2013 and the remaining 50% by July 31, 2014.

Section 2. Upon receipt of the grant funds _____ shall deposit the funds in a separate economic development fund account for the purposes of monitoring the uses and expenditures of the grant funds. _____ shall maintain records of all expenditures from this account and shall make the same available as required by State law.

Section 3. Any project undertaken with grant funds shall comply with the statutes referenced above and with all other applicable laws, statutes, rules, ordinances and regulations as they currently exist or are as amended from time to time, issued by any federal, state or local political subdivision having jurisdiction over a project.

Section 4. The funding source for the grants to the named cities is tax exempt bonds issued by the City of Rochester. The proceeds of the tax exempt bond issue provided to _____ may only be used for capital costs directly related to an eligible economic development project. The term "capital cost" includes architectural, engineering, legal and similar project costs.

Section 5. Grant funds may not be used for operating cost expenditures of _____, its Economic Development Authority, its Housing and Redevelopment Authority or any other entity, or for the operating cost of assisted businesses.

Section 6. If _____ has previously established an Economic Development Authority ("EDA") or a Housing and Redevelopment Authority ("HRA"), or if it shall hereafter establish such an Authority, it may expend the economic development grant funds through the authority for any eligible capital cost for an economic development project authorized for the respective authority.

Section 7 Notwithstanding any provision herein to the contrary, the economic development grant funds may not be used to relocate a business from any other Minnesota city to the City of _____ without a resolution of approval from the city in which the business is then located.

Section 8. When determining an expenditure of economic development grant funds _____ should seek the advice of its legal counsel as to the legality of the proposed expenditure. _____ should review Minn. Stat. Sections 116J.993 and 116J.994 relative to authorized economic development programs and to ensure compliance with the requirements of the Minnesota Business Subsidy Law.

Section 9. _____ shall be liable for its own acts to the extent provided by law and shall hold Rochester, its officials, employees and agents harmless, and shall defend and indemnify the same, from any and all claims related to the improper handling or expenditure of economic development grant funds.

Section 10. Each year, until such time as all funds provided under this agreement are expended, _____ shall provide the City of Rochester with semiannual reports on a form prepared by Rochester detailing how the sales tax funds have been utilized for economic development projects. The reports shall include information on the source and use of the funds used for the economic development projects on a project by project basis, job creation data if applicable, and a summary of the benefits that have been achieved as a result of the project/s. One report shall be submitted before July 1 and the other before December 31 of each year.

Section 11. This agreement constitutes the final expression of the parties' agreement, and the complete and exclusive statement of the terms agreed upon. This agreement supersedes all prior negotiations, understandings, agreements and representations. There are no oral or written understandings, agreements or representations not specified herein. Furthermore, no waiver,

consent, modification, or change of terms of this agreement shall bind either party unless in writing and signed by both parties.

Section 12. This agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

Section 13. The terms of this agreement shall not be waived, altered, modified, supplemented, or amended, in any manner whatsoever, except by written instrument signed by the parties, or unless the State legislature takes an action that effectively modifies the terms of this agreement.

Section 14. The parties agree that if any term or provision of this contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular term or provision held to be valid.

Dated this ___ day of _____, 201__.

Dated this ___ day of _____, 201__.

City of Rochester

City of _____

By: _____
Its Mayor

By: _____
Its: _____

Attest: _____
Its City Clerk

By: _____
Its: _____

Revised 1/3/13

Before the city starts working on that list, though, there will be a Rochester City Council meeting on June 17 to decide whether Rochester will share its sales tax funds with neighboring cities. Aleshire said the \$211,000 would be split into two equal payments, half coming this July and half coming a year later.

Brian Todd is a freelance writer.

Signature page

EDA minutes for the June 5, 2013 minutes

Cathy Enerson 9/26/13
Cathy Enerson date
EDA Director

Tom Aleshire 9-26-2013
Thomas Aleshire date
EDA President

DISTRIBUTION OF \$5M OF SALES TAX FUNDING FOR ECONOMIC DEVELOPMENT

CITY	2010 POPULATION	\$ AMOUNT OF SALES TAX FOR ECONOMIC DEVELOPMENT
BYRON	4914	526,135.46
CHATFIELD	2779	297,543.84
DODGE CENTER	2670	285,873.36
DOVER	735	78,695.48
ELGIN	1089	116,597.79
EYOTA	1977	211,674.77
KASSON	5931	635,024.30
MANTORVILLE	1197	128,161.20
ORONOCO	1300	139,189.28
PINE ISLAND	3263	349,365.08
PLAINVIEW	3340	357,609.37
ST. CHARLES	3735	399,901.50
STEWARTVILLE	5916	633,418.27
ZUMBROTA	3252	348,187.33
SPRING VALLEY	2479	265,423.24
WEST CONCORD	782	83,727.70
HAYFIELD	1340	143,472.02
TOTAL POPULATION	46,699	5,000,000.00



~~This sheet from a~~
~~previous mailing~~
~~we are guessing~~
~~this is exhibit A~~
~~they refer to in~~
~~Recitals C.~~

Eyota committee discusses ideas for \$211,000 grant from Rochester

Posted: Thursday, June 6, 2013 8:38 am

Brian Todd

EYOTA — There were some familiar items and some new ideas during Tuesday's public input meeting concerning how Eyota could invest funds from the Rochester local-option half-cent sales tax. In all, the committee heard 17 ideas on how to spend a projected \$211,000.

Mayor Tyrel Clark said less than half of the proposed ideas — many of which have yet to be vetted by the city attorney as to whether they meet the requirements of the sales tax grant from Rochester — are projects the city has been working toward in the past.

"I've heard of some of these," said Tom Aleshire, president of the city's EDA. "But not on the EDA board's table."

Several big-ticket items were mentioned, Clark said, including a swimming pool, a bike trail extension combined with a U.S. 14 overpass or underpass, an expansion of the American Legion hall to create a community center, a medical clinic possibly attached to Arbor Gardens, a new home for the city's ambulance service, a library and more.

Among the lower-cost items were a pavilion to be built in Sunrise Park, ball field lights at one of the parks with softball fields, and several home-buyer incentive or economic development programs, including one to bring a Subway restaurant to the city.

Clark said that as the EDA goes through the vetting process for the ideas, it will also prioritize them, deciding whether it is better to fund one big project or several smaller ones. "Regardless of how this goes, it makes a great inventory list of future projects," said EDA director Cathy Enerson.

Clark added that the list of projects presented Tuesday night would easily tally into the millions. "It's really not a lot of money," Clark said, referring to the \$211,000 from the Rochester half-cent sales tax.