

City of Dayton
Economic Development Authority (EDA)
April 15, 2025
7:30 a.m.

7:30 1. **Call to Order**

The EDA consists of seven members including two City Councilmembers and five members of the Dayton business community or residents of the City of Dayton with business and/or economic development expertise, each with an interest in promoting the economic growth and development of the City of Dayton. The EDA shall have all the powers, duties, and responsibilities set forth in Minnesota Statutes §469.090 to §469.1081.

7:30 2. **Approval of the Agenda**

7:30 3. **Consent Agenda**

- A. Approval of Minutes, March 18, 2025
- B. EDA Treasurer's Report
- C. Summary of Commercial/Industrial inquiries

7:30 4. **Open Forum**

Time is limited to 3 minutes. No EDA Action will be taken. However, direction can be given to staff for future meetings.

7:30 5. **Old Business**

- A. Flower Pot sponsorships
- B. Damaged/Abandoned Utility Boxes
- C. Sidewalk Repairs in Old Village
- D. Dayton Legislative Bills Status Update
- E. Lent Property Update

7:45 6. **New Business**

(none)

7. **Staff & Board Updates** (verbal)

7:45 A. Staff Updates

7:50 B. EDA Member Updates

8:00 8. **Closed Session**

Pursuant to MN Statute 13D.05, Subd 3(c)(3) a closed session shall be conducted to develop or consider offers or counter offers for the purchase or sale of real or personal property located at: 180XX Territorial Road, MN 55327, PID: 31-120-22-13-0010

The next EDA meeting will be Tuesday, May 20, 2025, 7:30 am

8:15 9. **Adjourn**



CITY OF DAYTON
ECONOMIC DEVELOPMENT STRATEGY PLAN (2022)
GOALS:

1. Strengthen the Local Tax Base
 2. Encourage Public/Private Partnerships to construct public infrastructure to support quality development
 3. Foster Employment growth with strong wage opportunities through attraction of new businesses and expansion of existing businesses
 4. Ensure city processes are business friendly and do not create barriers to development
 5. Promote the growth of a “City Center” located [at] Territorial Road and Holly Lane Area
 6. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village
 7. Provide greater clarity around when and how to use City Assistance for projects
 8. Strengthen quality of life within Dayton through enhancement of recreational opportunities
 9. Use Economic Development resources to promote a full range of housing choices within Dayton
-

City Council Strategic Plan

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Build and Maintain Quality Infrastructure	Provide a safe and reliable water supply	- Testing for Primary and Secondary Standards by MDH	- Equitable water across the City	A) Historic Village Water Plan B) Seek out Grant Opportunities C) Meet with County for more City/County Coordination regarding Fernbrook D) Public Facilities Assessment E) Review options for Dayton Parkway E) Corridor Study - Fernbrook
	Establish comprehensive roadway system	- Number of major North/South connections	- Roundabout on Fernbrook and Rush Creek Parkway - Corridor and Road Plan accepted by Council	
	Address public facilities to meet city's growth and needs	- Space for all current staff - Equipment stored securely	- Completed and adopted plan by Council for facilities	
	Maintain quality local street system	- Pavement Grade Quality	- Average Pavement Grade of 70% or higher (PQI)	
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	-Review housing type and lot size by %'s	- Proportionate housing types available	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided - Number of rentals available and where they are located	- Maintain grant program - Manage number of rentals	
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	
Maintain and Enhance the Natural and Rural Community Connection	Facilitate an interconnected trail system	- Number of miles of trails - Number of Resident Homes connected to Elm Creek	- Gaps in trails connected - Work towards one connection on the comprehensive trail plan	A) Acquire Trail Right of Way B) Water Trails Build-Out C) Environmental Signage on Parks and Trails D) Diamond Lake Improvements Master Plan E) Actively seek opportunities for community park with athletic fields F) Increase Recreation Events and Programming G) Look into Partnering with Three Rivers for Kayak/Bike Rentals for Water Trails
	Provide and enhance public recreation space	- Acreage of available green space	- Acquire land for community park with athletic fields of 40+ acres	
	Promote Dayton's unique identity and community cohesion	- Participation level in Events and Programs	- Continuation and Expansion of Recreation Programming	
	Promote awareness of our natural resources	- Resident Response for Park Usage on Community Survey	- Establish and Maintain a 60% Favorable Rating from Residents	
Foster a Safe and Welcoming Community	Communicate transparently and effectively	- Citizen participation and feedback	- Increased website visits - Increased app usage and downloads	A) Public Spaces Compliance Assessment B) Digitize files for accessibility and discovery C) Explore Zoning Code Enforcement Options D) Host public safety events E) Maintain City-Wide training coordination F) Continuation of work on app G) Investigate Public Safety Committee H) All Staff and City Officials complete NIMS 100, 700, and 800
	Promote public safety engagement	- Resident Reponse for Police and Fire on Community Survey	- Establish and Maintain a 90% Favorable Rating from Residents	
	Maintain well-trained workforce	- Training Targets (licenses, certs, performance evals)	- 100% staff meet City-Wide required training	
	Create accessible and inclusive parks & facilities	- ADA compliance	- Continued work towards ADA compliance requirements in parks and facilities as much as feasible	

**MINUTES OF THE MARCH 18, 2025
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

Vice Chair Luther called the March 18, 2025, EDA to order at 7:30 a.m.

Roll Call

Present: Anderson, Bernens, Huttner (attending virtually, but not voting), Luther, Peralta, Salonek

Absent: Fashant, Hayden Stensgard, Associate Planner II

Also, in attendance: Jon Sevald, Community Development Director; Zach Doud, City Administrator/Finance Director

Approval of the Agenda

Anderson stated that he and Huttner agreed to add an item to New Business, but it is not noted. Sevald stated that Anderson is free to add something to the Agenda. Sevald further stated that Huttner sent him additional information that he didn't have time to include in the packet.

Doud stated that the EDA should use the same process that is used for the City Council for bringing up discussion topics. Rather than approaching Staff individually, if there is a specific topic that an EDA Member would like to discuss, it should be stated during the Staff and Member Updates section of the Agenda. This gives Staff an opportunity to prepare appropriately, and it gives clear direction.

Additional discussion ensued.

Motion to approve the agenda by Bernens, seconded by Anderson, all ayes. Motion passed unanimously.

Consent Agenda

A. Approval of EDA Minutes from January 21, 2025

B. Approval of EDA Minutes from February 18, 2025

Motion to approve the minutes from January 21, 2025 by Salonek, seconded by Bernens, all ayes. Motion passed unanimously.

Motion to approve the minutes from February 18, 2025 by Salonek, seconded by Peralta, all ayes. Motion passed unanimously.

Open Forum

No one came forward for Open Forum.

Old Business

A. Appoint EDA Member to Committee to Negotiate Purchase of Tax Forfeit Property

Scott Salonek was appointed for City Council; someone is needed from EDA; and, Amy Schmidt, City Attorney.

Huttner does not want to meet in Minneapolis. There was discussion about having the meeting in a neutral location. Sevald stated that he understood that the meeting would be handled remotely via the Internet.

Additional discussion ensued.

Motion to appoint Huttner to represent the EDA by Luther, seconded by Anderson, all ayes. Motion passed unanimously.

B. EDA Vision, Goals, Policies

Sevald stated that the EDA needs to prepare a Strategic Plan. Sevald shared slides of the former documents and asked if there are targeted industries that the EDA would like to see in Dayton. He also asked if there are particular businesses that the EDA would rather not see in Dayton.

Bernens stated that he'd like to see more jobs and higher-paying jobs. Bernens believes medical and technology jobs are key, and he thinks office space would be helpful. Bernes stated that the EDA real estate broker should be involved with these decisions.

Sevald stated that the broker the EDA hired was for the sole purpose of buying and selling property. If the desire is for someone to reach out to and court companies to come to Dayton, there needs to be a budget for that service.

Additional discussion ensued. There was consensus that Dayton has plenty of warehouses.

Peralta brought up the fact that Dayton is lacking in public transportation, which prevents entry-level jobs from thriving.

Bernens suggested that the EDA select a few goals and print them on the Agenda each month as a reminder.

C. Flowerpots Sponsorships

Sevald stated that the direction from last month was to reduce the cost from \$200 to \$100. He asked if any of the EDA Members would like to sponsor a flowerpot.

The discussion turned towards ways to increase public involvement.

Luther stated that he'd sponsor a flowerpot for his business and a flowerpot for his family. Bernens stated that he'd sponsor a flowerpot for his wife's business. Peralta stated that he doesn't mind sponsoring a flowerpot, but he'd rather wait to see if there are some takers from the public. Huttner agreed with Peralta and stated that he'd take two if the public doesn't participate.

Doud stated that the amount of money spent on the flowers alone was about \$100 per pot. The plaques are about \$10 each.

There was consensus to charge \$125 per flowerpot.

D. Damaged/Abandoned Utility Boxes

Luther asked Sevald if he has an update on the damaged/abandoned utility boxes. The answer is no.

Huttner asked if there will ever be any updates. Sevald stated that he's hoping there will be more Staff later in the year, but it is going to take a lot of time to enforce.

Huttner reminded Sevald that the EDA Attorney stated there should be a bond that the City can go after, and he asked if Sevald is going to pursue that angle. Sevald stated that he's not sure the City has a bond. Huttner asked if Sevald can look into it.

Bernens stated that he thought there was a discussion about updating the Code so the people who don't take care of the damaged and abandoned utility boxes will no longer be able to conduct business in Dayton. Sevald stated that it would be too difficult to enforce.

Additional discussion ensued.

Salonek stated that he doesn't like the excuse of not having time. The problem is that the time isn't taken. Salonek stated that within one hour, every company with damaged or abandoned utility boxes could be notified.

Luther suggested that a letter from the City Attorney requesting that the companies take care of the damaged or abandoned utility boxes. Salonek stated that the letter should come from the City first.

Additional discussion ensued.

Sevald stated that his hesitation about sending a letter to the utility companies is the question of who to send it to, because each company has thousands of employees.

Luther volunteered to call the utility companies and find out who the letter should be sent to.

E. Railroad Spur

Sevald stated that he has nothing new to report on the railroad spur. Salonek stated that the railroad spur is dead. Luther concurred.

Huttner stated that it needs to come off the Agenda in the future.

F. Sidewalk Repairs in Historic Village

Salonek stated that he didn't realize sidewalk repairs were needed in the Historic Village.

Bernens stated that there were some sidewalk repairs made across from his facility. Blacktop was used rather than concrete.

Salonek suggested that Farrell drive through the Historic Village and evaluate the situation.

There was consensus to follow up next month to see what Farrell reports.

Anderson asked if there is an update on the bonding and grant issues.

Salonek stated that he, Fashant, and Doud went to the Capitol. Salonek believes that there will be some money coming. The number one priority is water and it seemed possible that there could be some trail and park money.

New Business

Anderson stated that the meeting with the City Council was very interesting, particularly in dealing with the tax-forfeited property.

Anderson stated that he was surprised to know that Sevald and Doud had inquiries, and Anderson wants to know if those inquiries have been passed along to the EDA. The answer is no.

Sevald stated that over the last month, he has received two inquiries. One was for an asphalt plant, and the other was for industrial with outside storage.

Additional discussion ensued.

Staff Updates

A. The next EDA Meeting will be Tuesday, April 15, 2025, at 7:30 a.m.

Sevald stated that he has no additional updates.

Board Updates

A. Inquiries on Property

Anderson stated that the discussion on the strategies for the EDA fits in with the inquiries on property.

Bernens stated that there is no need for the EDA to be involved. Rather, the information should just be passed along to the EDA.

Sevald stated that he could prepare a summary of inquiries that have been made in the past month.

B. EDA Involvement with EDA Bills

Luther stated that currently, the City Council pays the EDA bills.

Huttner stated that the flowerpots are a good example of the EDA being out of touch with the reality of what is being spent.

Bernens doesn't believe it is standard protocol for the Treasurer of the EDA to be signing off on the bills.

Salonek stated that the EDA can have Staff send a memo that states what EDA bills were paid. All concurred.

C. Vision of the Lent Property and Surrounding Area

Bernens stated that at one time, the plan was to have a separate meeting on this topic.

Luther asked if it should be added to the Agenda for next month. The answer is yes.

Sevald asked if the EDA wants Stantec to look at the property to determine what the potential uses could be, noting there will be some expense associated with that. It will likely take them about a month and cost \$6,000.

Bernens stated that he believes it should happen, and once the EDA knows what types of businesses could be accommodated by the property, then the EDA can have fruitful discussions.

D. Correspondence Documents in PDF Format

Huttner stated that he prefers the PDF format to the DOCX format that has been used recently for the packet.

Sevald stated that he sent the draft in a Word document. The Meeting Packet was sent in a PDF format.

E. EDA Requests IAG to discuss Lent Property

Luther stated that this can't happen until the Stantec report is produced. Bernens suggested that a separate meeting would be helpful for this topic. Huttner suggested making this topic a focus of the monthly EDA meeting.

Sevald asked if there is anything the EDA would like to see on next month's agenda. Salonek stated that there should be some feedback on the tax forfeiture property.

Adjourn

Motion by Salonek and seconded by Peralta to adjourn at 8:58 a.m. Motion passed unanimously.

Respectfully submitted,
Jon Sevald, Community Development Director

GL NUMBER	DESCRIPTION	BALANCE 03/31/2024	2025 AMENDED BUDGET	END BALANCE 03/31/2025
Fund 225 - EDA				
Assets				
225-00000-10100	Cash	679,116.62		527,176.94
225-00000-10450	Interest Receivable	0.00		0.00
225-00000-10500	Taxes Receivable - Current	0.00		0.00
225-00000-11500	Accounts Receivable	0.00		200.00
225-00000-15000	Due from Other Funds	0.00		0.00
TOTAL ASSETS		679,116.62		527,376.94
Liabilities				
225-00000-20200	Accounts Payable	0.00		3,054.74
TOTAL LIABILITIES		0.00		3,054.74
Fund Equity				
225-00000-25300	Unreserved Fund Balance	672,181.94		672,181.94
TOTAL FUND EQUITY		672,181.94		672,181.94
Revenues				
225-40100-31012	EDA Property Tax Levy	0.00	0.00	0.00
225-40700-36210	Interest Earnings	6,934.68	0.00	2,947.80
225-40700-39000	Other Financing Sources	0.00	0.00	0.00
225-40700-39101	Sales of General Fixed Assets	0.00	0.00	0.00
TOTAL REVENUES		6,934.68	0.00	2,947.80
Expenditures				
225-41710-50210	Operating Supplies	0.00	0.00	0.00
225-41710-50300	Professional Svcs	0.00	0.00	10,786.40
225-41710-50308	Contract Services	0.00	0.00	0.00
225-41710-50370	Property Tax Payments	0.00	0.00	652.50
225-41710-50430	Miscellaneous	0.00	0.00	0.00
225-41710-50510	Land	0.00	0.00	143,242.88
TOTAL EXPENDITURES		0.00	0.00	154,681.78
Total Fund 225 - EDA				
TOTAL ASSETS		679,116.62		527,376.94
BEG. FUND BALANCE - 2024		672,181.94		672,181.94
+ NET OF REVENUES/EXPENDITURES - 2024				3,874.24
+ NET OF REVENUES & EXPENDITURES		6,934.68		(151,733.98)
= ENDING FUND BALANCE		679,116.62		524,322.20
+ LIABILITIES		0.00		3,054.74
= TOTAL LIABILITIES AND FUND BALANCE		679,116.62		527,376.94



March 2025

Non-Residential Inquiries

The following is a summary of contacts between non-residential developers/businesses and Community Development staff regarding development, new construction and expansion. Once a Land Use application is submitted, the project is named in the Status column (is otherwise Anonymous).

DATE	CATEGORY	DESCRIPTION	FACILITY	JOBS	INVESTMENT	STATUS
Mar 3	Industrial	New Construction	Asphalt Plant	?	?	Anonymous. Use not permitted.
Mar 4	Industrial	New Construction	Spec 200,000sf	?	?	Oppidan. Concept Plan.
Mar 4	Mixed-Use	Plat	Land	?	?	Dayton Creek Add. Final Plat.
Mar 7	Industrial	New Construction	Spec 125,000sf	?	\$10.6 m	Scannell. TIF application.
Mar 9	Industrial	New Construction	Spec 200,000sf	?	?	Oppidan. Concept Plan
Mar 10	Industrial	New Construction	Spec w/outside storage	?	?	Anonymous. City Code provided.
Mar 17	Industrial	New Construction	Spec 125,000sf	?	\$10.6 m	Scannell. TIF application.
Mar 17	Industrial	New Construction	Transportation	?	?	Anonymous. City Code provided.
Mar 18	Industrial	New Construction	Spec 20,000sf	?	?	Oppidan. Concept Plan
Mar 19	Industrial	New Construction	Spec w/outside storage	?	?	Anonymous. Ongoing
Mar 20	Mixed Use	-	Land	?	?	Anonymous. Ongoing.
Mar 21	Industrial	New Construction	Spec 125,000sf	?	\$10.6 m	Scannell. TIF application.
Mar 23	Other	New Construction	Event Center	?	?	Anonymous. Ongoing.
Mar 25	Other	New Construction	Event Center	?	?	Anonymous. Ongoing.
Mar 25	Industrial	New Construction	Spec w/outside storage	?	?	Anonymous. -
Mar 25	Industrial	New Construction	Spec	?	?	Oppidan. Concept Plan.
Mar 26	Industrial	New Construction	Spec 125,000sf	?	\$10.6 m	Scannell. TIF application.
Mar 27	Industrial	Existing	Manufacturing 20,000 – 30,000sf	150	\$22.4 m	Anonymous. RFI

Mar 27	Industrial	New Construction	Spec 90,000sf	?	?	Anonymous. Cost prohibitive (sewer). Ongoing.
Mar 28	Industrial	Expansion.	Contractors Yard	?	?	Anonymous. Ongoing.
Mar 28	Industrial	New Construction	Spec 125,000sf	?	\$10.6 m	Scannell. TIF application.
Mar 31	Industrial	Expansion	Contractors Yard	?	?	Anonymous. Ongoing.
Mar 31	Industrial	Existing	Manufacturing 20,000-30,000sf	150	\$22.4 m	Anonymous. RFI response submitted to DEED.
Mar 31	Other	New Construction	Event Center	?	?	Anonymous. Ongoing.

Respectfully,



Jon Sevald, AICP
Community Development Director
jsevald@cityofdayton.com

ITEM:

Flower Pot Sponsorships

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

Since 2023, the EDA has offered the public the opportunity to sponsor a Flower Pot in Old Town. Sponsorships were reduced from \$200 to \$125 to encourage more public involvement (vs. businesses). Sponsorship opportunities will be posted on the website, Dayton app, and Facebook. In the event there is a lack of sponsorships from the public, EDA members intend to sponsor.

	2023	2024	2025
1	Earl & Lucy Durant Family	Earl & Lucy Durant Family	
2	Dayton Wine & Spirits	Dayton Wine & Spirits	
3	The Knutson Family	Connie & Scott Salonek	
4	Bernie Kemp, Counselor Realty	Excel Roofing	
5	Huttner Automotive Repair	Huttner Automotive Repair	
6	King Solution, Inc	Ziegler Rental	
7	The Maltzen Family	Matt Trost	
8	The Red Tree Ranch – The Yancy Family	Matt Trost	

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:*Maintain and Enhance the Natural and Rural Community Connection*

- *Provide and enhance public recreation space*
- *Promote Dayton's unique identity and community cohesion*

ROLE OF EDA:

No action required.

RECOMMENDATION:

None.

ATTACHMENT(S):

None

ITEM:

Damaged/Abandoned Utility Boxes

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

In 2024, the EDA complained about damaged and abandoned utility boxes in the right-of-way. In order to file a complaint with the Public Utilities Commission (PUC), the owner, location, and previous correspondence is needed.

As time permits, staff will inventory damaged utility boxes, and try to identify the box's owner and issue a corrective notice to its owner. If no response is received, a complaint will be filed with the PUC.

There are 52 eligible telecommunication providers in Dayton. Providers share utility boxes. Staff will continue to contact providers to figure out the best solution to getting them fixed.

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:

N/A

ROLE OF EDA:

No action required.

RECOMMENDATION:

None

ATTACHMENT(S):

None

ITEM:

Sidewalk Repairs in Old Village

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

In February 2025, the EDA voiced concerns about cracked sidewalks in the Old Village. ADA standards require 5' sidewalk widths, no more than ½" gap (crack), and ¼" change in level (one panel being higher than the other), along with curb ramps. Certain sections of sidewalks are non-compliant.

Public Works will grind down sidewalks that exceed ¼" elevation difference.

Sidewalk replacement will be considered during road projects by Hennepin County (CSAH 12) and city (side streets). None are planned within the 2025-2029 Capital plan in the Old Village.

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure

- *Address public facilities to meet city's growth and needs*
- *Maintain quality local street system*

ROLE OF EDA:

No action required.

RECOMMENDATION:

None

ATTACHMENT(S):

Photos

ECONOMIC DEVELOPMENT AUTHORITY MEETING



18640 Robinson Street (April 10, 2025)



18380 Columbus Street (April 10, 2025)

ITEM:

Dayton Legislative Bills Status Update

PREPARED BY:

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW:

The following table describes the current status of the legislative bills introduced in both the House and Senate specific to the City of Dayton.

House and Senate File	Title	Status
SF0381/HF0311	Dayton Land Acquisition Appropriation (\$400,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0382/HF0315	Dayton Water Tower Bond Issue and Appropriation (\$3,000,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0383/HF0316	Dayton Roundabout Bond Issue and Appropriation (\$1,500,000 for Pineview Lane North and Dayton River Road)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0384/HF0314	Dayton Wellhead Treatment Facility Bond Issue and Appropriation (\$5,000,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0385/HF0313	Dayton Region Fire Training Facility Bond Issue and Appropriation (\$1,250,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action

It is anticipated that these appropriation bills would not likely be approved as individual pieces of legislation. Instead, the Legislature would likely include these appropriation bills as part of a larger omnibus bill towards the end of the session in May if they were to be included for passage. Staff will continue to monitor those omnibus bills as they are introduced in the near future.

ATTACHMENT(S):

None

ITEM:

Lent Property Update

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

In January 2025, the EDA purchased the 1.1 acre Lent properties, southwest corner of Robinson Street & Richardson Avenue. The Historic Village Framework Plan (2023) guides this corner for commercial use. Much of the land is within floodplain. Stantec is working on concept plans for redevelopment, which should be available by the May EDA meeting for discussion and direction. This discussion is necessary for the EDA to determine what is its vision, and if additional land is necessary.

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Healthy Commercial sector with services and job growth.*

Maintain and Enhance the Natural and Rural Community Connection

- *Promote Dayton's unique identity and community cohesion.*

ROLE OF EDA:

No action required.

RECOMMENDATION:

None

ATTACHMENT(S):

Historic Village Framework Plan (2023)
Lent Survey

ROBINSON STREET
STREETSCAPE ELEMENTS
TREES
LIGHTING
SIDEWALKS
PARALLEL PARKING

LOOP TRAIL

PEDESTRIAN WALKWAY

GATEWAY MONUMENT

BAXTER AVENUE
STREETSCAPE ELEMENTS
TREES
LIGHTING
SIDEWALKS
45 DEGREE PARKING

REGIONAL TRAIL
CONNECTION

- SINGLE FAMILY
RESIDENTIAL
- MEDIUM FAMILY
RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- HISTORIC BUILDINGS
- OPEN SPACE

MEDIUM DENSITY HOUSING
TOWNHOMES TYPICAL

VILLAGE SQUARE

HISTORIC VILLAGE
REDEVELOPMENT

HISTORIC MCNEIL PARK

PRESERVE VILLAGE CHARACTER
WITH STREET GRID & NEW
DEVELOPMENT

RIVER OVERLOOK

POTENTIAL PUBLIC PARK

HISTORIC VILLAGE FRAMEWORK PLAN

CITY OF DAYTON 2040 PLAN

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING.

Plot Date: 01/15/2025 - 3:15pm
Drawing Name: \\002042-bp060\shared_projects\19380731\CAD\Drawg\19380731_V301.dwg
User: 19380731

ALTA/NSPS LAND TITLE SURVEY

LEGEND OF SYMBOLS & ABBREVIATIONS

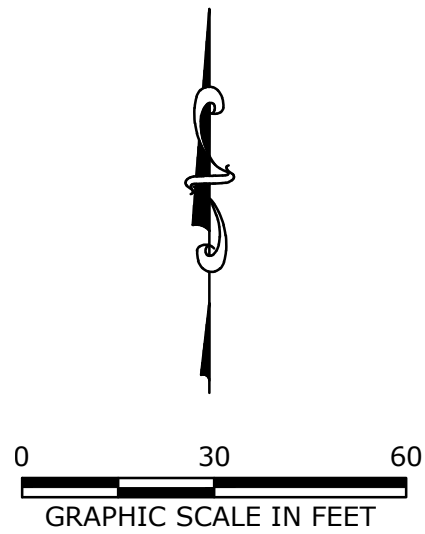
	BOUNDARY LINE		DECIDUOUS TREE (SHOWN AT APPROXIMATE SIZE)
	RIGHT-OF-WAY		CONIFEROUS TREE (SHOWN AT APPROXIMATE SIZE)
	ADJOINING LOT LINE		ROAD SIGN
	EX. CURB & GUTTER		UTILITY POLE and ANCHOR
	EX. SANITARY SEWER		POWER BOX
	EX. STORM SEWER		TELEPHONE BOX
	EX. WATER MAIN		CABLE TV BOX
	BURIED TELEPHONE		TRANSFORMER
	BURIED GAS MAIN		
	BURIED ELECTRIC		
	BURIED CABLE TELEVISION		
	AERIAL UTILITIES		

MISCELLANEOUS NOTES

- The property described hereon is the same as the property described in the title commitment, prepared by Old Republic National Title Insurance Company, issued by DCA Title - The Title Team, Commitment No. DC242230, with a Commitment Date of August 26, 2024, at 7:00 AM, with 1 (one) revision.
- Per Item No. 2 of Table A requirements: Property address is 16261 Richardson Ave, 18741 Robinson St., 16261 Richardson Ave, Dayton, MN 55327, per said commitment.
- Per Item No. 3 of Table A requirements: According to the FEMA website, subject parcel is Zone AE, per 27053C0032F, effective on 11/4/2016. It appears part of these parcels are without base flood elevation (BFE) and part is designated as a 'Regulatory Floodway'.
- Per Item No. 4 of Table A requirements: The subject property contains ±1.19 acres (±52,023 square feet).
- Per Item No. 6(a) of Table A requirements: Parcels 3612123410010, 3612123410011, and 3612123410012 is zoned GMU-3, General Mixed-Use District 3: Historic Village and Parcels 3612123410021 is zoned R-O, Historic Village Residential District provided by the City of Dayton Planning & Zoning Department on January 13, 2025.
 - GMU-3 Information:
 - Front - 0 to 10 feet
 - Side - 0 feet
 - Side Corner - 0 to 10 feet
 - Rear - 20 feet
 - Building Height - 25 feet to 45 feet/4 stories
 - R-O Information:
 - Front - 30 feet
 - Side - 10 feet dwelling, 5 feet non-dwelling
 - Rear - 20 feet
- Per Item No. 7(a) of Table A requirements: Exterior dimensions of existing building at ground level. SHOWN ON SURVEY.
- Per Item No. 8 of Table A requirements: Substantial features observed in the process of conducting fieldwork are shown on survey. SHOWN ON SURVEY
- Per Item No. 9 of Table A requirements: There are NO designated parking stall on said property.
- Per Item No. 11b of Table A requirements: Evidence of underground utilities existing on or serving the surveyed property as determined by: (a) plans and/or reports provided by client. Private utility locations, such as underground sprinklers, underground service lines, etc. may not have been located. Stantec can not guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to any digging, contact Gopher State One Call at 1-800-252-1166. VISIBLE MARKINGS AT TIME OF FIELD WORK SHOWN ON SURVEY OF THOSE UTILITY COMPANIES WHICH RESPONDED TO GSOC REQUEST PER TICKET NO'S 243240651, 243240633, & 243240625.
- Per Item No. 13 of Table A requirements: Names of adjoining owners per Hennepin County GIS Web site. SHOWN ON SURVEY.
- Per Item No. 16 of Table A requirements: NO evidence of recent earth moving work, building construction, or building additions were observed a the time of the fieldwork.
- Per Item No. 17 of Table A requirements: No information was made available to surveyor about any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs were observed at the time of the field work.
- Per Item No. 18 of Table A requirements: Easements shown are per stated title commitment provided to surveyor at time of the field work.
- Per Item No. 19 of Table A requirements: Stantec has Professional Liability Insurance and can be provided if requested.
- NOTE: Building encroachment onto adjacent property to the south, ±0.50 feet. SHOWN ON SURVEY.
- NOTE: Chain link fence encroachment onto adjacent property to the south, ±1.3 feet. SHOWN ON SURVEY.

HORIZONTAL DATA
Hennepin County Coordinate System, NAD83,
1986 Adjustment
U.S. Survey Foot

VERTICAL DATA
NAVD88
Hennepin County Control Point "CHURCH"
Elevation = 929.69
NAVD88 - 0.11 Feet = NGVD29



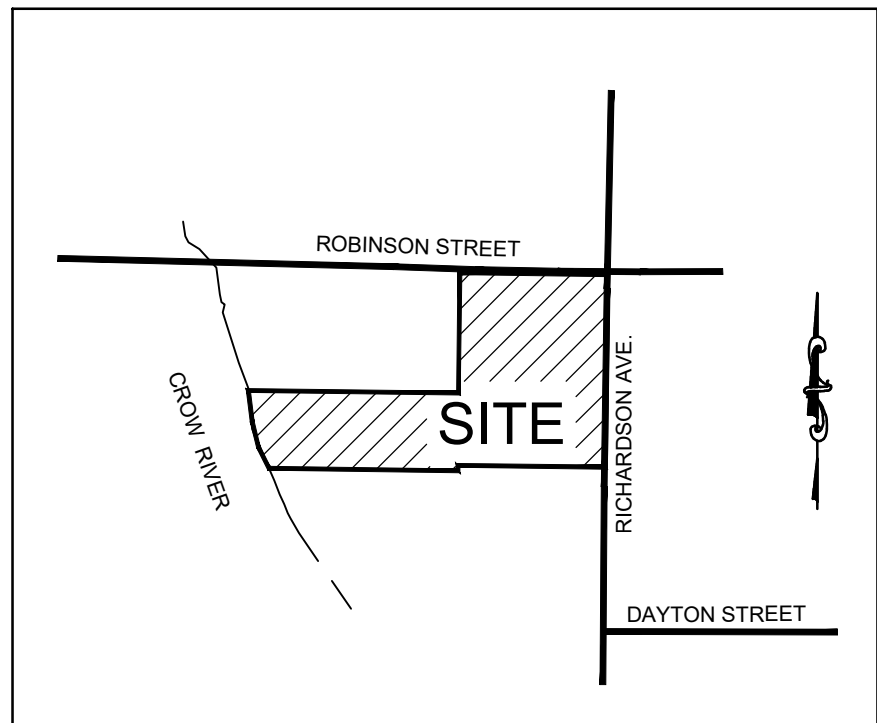
- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 43133

BEARING ORIENTATION

BASED ON THE EAST LINE OF GOVERNMENT LOT 5, SECTION 36, TOWNSHIP 121, RANGE 23, HENNEPIN COUNTY WHICH HAS AN ASSUMED BEARING OF SOUTH 00 DEGREES 43 MINUTES 38 SECONDS WEST.

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION

All that part of the Section 36, Township 121, Range 23, West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows:
Commencing 60 feet West of the Northwest corner of Block 13, Village of Dayton; thence South along the West line of Richardson Street 165 feet; thence West at right angles 160 feet to the actual point of beginning; thence South at right angles 50 feet; thence West at right angles to Crow River; thence Northerly along Crow River to a point West of the actual point of beginning; thence East at right angles to Richardson Street, to the actual point of beginning;

And that part of Section 36, Township 121, Range 23, described as follows: Beginning at a point 60 feet West of the Northwest corner of Block 13, Village of Dayton; thence South along the West line Richardson Street 150 feet to the actual point of beginning of the tract to be described; thence continuing South along said West line 59 feet; thence West at right angles 160 feet; thence North at right angles 44 feet; thence West at right angles to Crow River; thence Northerly along Crow River to a point 15 feet North at right angles from the last described line which point is due West from the actual point of beginning; thence East to the actual point of beginning, Hennepin County, Minnesota.

AND

Commencing at a point 60 feet West of the Northwest corner of Block 13, Town of Dayton; thence West 40 feet; thence South 150 feet; thence East 40 feet; thence North 150 feet to place of beginning, being in Section 36, Township 121, Range 23, West of the 5th Principal Meridian, Hennepin County, Minnesota.

AND That part of Section 36, Township 121, Range 23, described as follows: Commencing at a point 100 feet West of the Northwest corner of Block 13, of the Townsite, now Village of Dayton, thence West 120 feet; thence South 150 feet, thence East 120 feet; thence North 150 feet to the place of beginning.

That part of Government Lot 5, Section 36, Township 121, Range 23, described as follows: Beginning at a point 220 feet West of the Northwest Corner of Block 13 in the Townsite of Dayton (also known as the Village of Dayton); thence South 150 feet; thence West to the Crow River; thence Northerly along the Crow River to a point due West of the point of beginning; thence due East to the point of beginning.

EXCEPT
That part of Government Lot 5, Section 36, Township 121, Range 23, Hennepin County, Minnesota described as follows:
Commencing at the East Quarter corner of Section 36; thence on an assumed bearing of South 00 degrees 43 minutes 38 seconds West, along the East line of said Government Lot 5, a distance of 419.68 feet; thence North 89 degrees 18 minutes 25 seconds West, a distance of 190.48 feet to the point of beginning; thence South 00 degrees 41 minutes 35 seconds West, a distance of 130.62 feet; thence North 89 degrees 18 minutes 25 seconds West to the shoreline of the Crow River; thence Northerly along said shoreline of the Crow River to the intersection of a line that bears North 89 degrees 18 minutes 25 seconds West from the point of beginning; thence South 89 degrees 18 minutes 25 seconds East to the point of beginning.

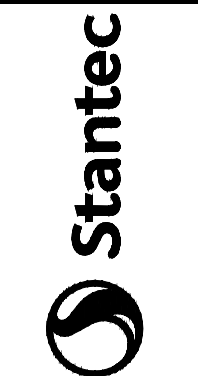
CERTIFICATION

I hereby certify to City of Dayton, Minnesota:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13, 16, 17, 18, and 19 of Table A thereof.
The field work was completed on January 8 & 9, 2025.

STANTEC

Daniel Roeber
Daniel J. Roeber, Professional Land Surveyor
Minnesota License Number 43133
January 15, 2025



Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website: www.stantec.com

DATE	SURVEY BY:	DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:	DATE

ALTA/NSPS LAND TITLE SURVEY

ADDRESS
CITY, STATE

193807311_V301
PROJECT NUMBER
193807311
SHEET NUMBER
V3.01



PARCEL ID: 3112022130010

OWNER NAME: Hennepin Forfeited Land

PARCEL ADDRESS: 56 Address Unassigned, Dayton MN 00000

PARCEL AREA: 9.08 acres, 395,385 sq ft

A-T-B: Abstract

SALE PRICE: \$68,288

SALE DATE: 06/1994

SALE CODE: Excluded From Ratio Studies

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Vacant Land-Rural Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

TAX TOTAL: \$0.00

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Land Industrial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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