

## City of Dayton Economic Development Authority (EDA)

August 20, 2019- 7:30 a.m.

### Agenda

1. Call to Order
2. Approve Agenda
3. Approval of Minutes-June 18, 2019
4. Famers Market Update- Tonja Meyers
5. Update on Dayton Parkway Interchange
6. Development Update
  - a. Residential
  - b. Industrial
7. Schedule Outreach Event (goal)- staff suggests October; look at AM meeting
8. Consider Resolution 01-2019 Adopting the Proposed EDA/HRA Property Tax Levy
9. Closed Session: pursuant to Statues 13D.05, Subdivision 3 to discuss request for considering of a proposed offer on land purchase (PID 31-120-22-14-0008)
10. Adjourn

*The mission of the EDA is to promote economic growth in the City of Dayton through the attraction of new business, retention of existing business and promotion of managed growth and redevelopment of key areas by providing resources that enable development and enhance the quality of life in Dayton.*

## MINUTES OF THE JUNE 18, 2019 ECONOMIC DEVELOPMENT AUTHORITY

Chair Bernens called the June 18, 2019 EDA to order at 7:30 AM.

### **Roll Call**

Present: EDA members McNeil, Berge, Huttner, Bernens,

Absent: Fisher

Also in attendance: City Administrator/Development Tina Goodroad;

### **Approval of the Agenda**

Motion to approve the agenda by McNeil; seconded by Huttner; all ayes. Motion Passed.

### **Approval of EDA Minutes from April 16, 2019**

Motion to approve the minutes by Berge seconded by McNeil; all ayes; the motion passed.

### **AGENDA ITEMS**

- 1) Update on Dayton Parkway Interchange-  
Goodroad provided an update on design changes to the bridge; update on 429 assessment and franchise fee.
- 2) Development Update:  
  
Residential- Goodroad updated on the latest plat approved this spring. Up to 121 SF permits to date; 30 permits over same time as last year.  
  
Industrial- two new industrial buildings – Spears and RDO this year
- 3) Branding Implementation- Goodroad provided an update on the RFP going out to select a sign designer for city signage. Roll of EDA- serve on committee to design the sign. At a future meeting discuss the prioritization of installation of future city signage.  
McNeil- sign banners on power poles in Historic Village.  
  
Balsam Lane monument- include in sign design  
  
Huttner brought up the need for improved signage and digital signs/monument. McNeil wants to wait and review all codes when comp plan is done. Berge motioned that the city sign ordinance needs to be updated to include provisions for digital signs with the EDA involved in development of the ordinance; seconded by Huttner; all ayes.
- 4) Schedule outreach event- Fall event- Sept/Oct.
- 5) Farmers Market/Car Show – Goodroad reported that the market has 4-5 vendors; early season has been slow. Huttner reported the car show is going well; new participants; some weekends have some competition for other car shows.

Next meeting Aug 20, 2019.

### **ADJOURN**

Motion by Berge and seconded by Huttner to adjourn at 8:51 a.m. All ayes; the motion passed.

Respectfully submitted, Tina Goodroad, City Administrator/Development Director

**ITEM:**

Resolution 01-2019

**POLICY DECISION / ACTION TO BE CONSIDERED:**

Consider approval of Resolution 01-2019

**BACKGROUND:**

Every year the EDA adopts a Preliminary EDA property tax levy and request for approval by the City Council. Over the past several years the EDA levy has been set conservatively with an increase in 2019 to \$85,000 with the goal to start building funds for future EDA activities. During the discussions with the EDA it was suggested that the EDA set the levy to the maximum allowed which is 0.0185 percent of the taxable market value of property in the City of Dayton estimated at \$147,288.

Current EDA funds total \$160, 848 with second levy payment expected in October for total of \$203,348. The proposed levy increase would bring 2020 total to \$350,630 (by end of the year 2020). These increases to the levy are resulting in revenues that will finally allow the EDA to implement some of its goals:

- 1) Support local Dayton events that promote its economic development efforts: Farmers Market- set a plan for funding the market in 2020
  - a. Consider budget amount of \$600 and continue to use a volunteer.
- 2) Create a revolving loan fund to support existing business expansion and attract new businesses.
  - a. Update Business Subsidy Policy and create policy for revolving loan fund in 2019.
  - b. Set budget for funding revolving loan- \$150,000 to start funding loans to local businesses
- 3) Hold annual outreach event to local business: budget \$500 for event
- 4) Prioritize support for redevelopment areas including Balsam Lane; Historic Village and I-94/Brockton Interchange. Does the EDA want to set aside funds for land or building purchase?

**RECOMMENDATION:**

Staff recommends approval of Resolution 01-2019

**ATTACHMENT(S):**  
Resolution 01-2019

**ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF DAYTON, MINNESOTA**

**RESOLUTION NO. 01-2019 EDA**

**RESOLUTION ADOPTING THE PRELIMINARY 2020 EDA PROPERTY TAX  
LEVY AND REQUESTING APPROVAL BY THE CITY COUNCIL**

**WHEREAS**, the Dayton Economic Development Authority (EDA) undertakes redevelopment and housing activities in the City, and

**WHEREAS**, pursuant to authority granted by Minnesota Statutes, Section 469.107 and the enabling resolution of the EDA, and

**WHEREAS**, under Section 469.107, Subdivision 1 of the Act, the authority can collect special benefit taxes on all taxable property a tax in a any year for the benefit of the authority, and

**WHEREAS**, the permitted levy is 0.0185 percent of the taxable market value of the property in the City of Dayton.

**NOW, THEREFORE, BE IT RESOLVED** by the Economic Development Authority of Dayton as follows:

1. That the EDA hereby adopts a proposed property tax levy of \$147,288 for the purpose of funding housing and redevelopment in conformance with Section 469.107, Subdivision 6 of Minnesota Statutes.
2. That the City Clerk is authorized and directed to transmit a certified copy of the resolution as provided by Section 469.033 of the Act and for certification to the Property Tax Manager of both Hennepin and Wright Counties.

Adopted by the Dayton EDA this 20<sup>th</sup> day of August, 2019.

Motion made by, seconded by

Motion carried unanimously

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EDA President, Jack Bernens

ATTEST:

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Amy Benting, EDA Secretary