

City of Dayton Economic Development Authority (EDA)

August 16, 2022- 7:30 a.m.

Agenda

1. Call to Order
2. Approve Agenda
3. Approval of Minutes- July 19, 2022
4. Review EDA Applications and Recommend Individuals to Council Appointment
5. Review Proposal for 18541 Levee Street Lot
6. Review City of Dayton EDA website for updates needed
7. Staff Update
 - a. Industrial/Commercial- current applications
8. 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 JULY 19, 2022 ECONOMIC DEVELOPMENT AUTHORITY
MEETING
JOINT MEETING WITH CITY COUNCIL

Chair Huttner called the July 19, 2022 EDA to order at 7:30 AM.

Roll Call

Present: EDA Chair Huttner, Bernens, Berge, Salonek

Absent: Gustafson

Also, in attendance: Zach Doud Interim City Administrator/Finance Director, Jason Aarsvold, and Keith Dahl, Ehlers

Approval of the Agenda

Motion to approve the agenda by Berge seconded by Bernens all ayes. Motion Passed.

Approval of EDA Minutes from June 21, 2022

Motion to approve the minutes by Bernens seconded by Berge all ayes; Motion Passed.

AGENDA ITEMS

Economic Development Strategic Plan

Aarsvold lead the members in a strategic plan discussion focused on review of goals for the plan. Aarsvold reviewed the plan in total going through the plan and information within. Aarsvold went over the addition of Goal 9 related to housing choices.

Aarsvold with updating the business subsidy policy could be a short-term goal that ties to housing choices promotion. Huttner noted that we should look at this on an agenda for a future meeting.

Berge questioned what the definition of short-, mid-, and long-term goals and the timeline for those. Dahl replied with a 6 month to 1 year is short, 1-2 years is mid, 2+ years is long term.

Aarsvold noted that the EDA needs to adopt this and then work should begin and be re-evaluated annually. Aarsvold also noted that he would recommend sharing this information with the Council to emphasize the cohesiveness of the two bodies.

Motion made by Salonek, seconded by Bernens. All ayes. Motion Passed.

Annual Work Plan Discussion

Huttner noted that we should add bodies to the EDA. Huttner noted that there were 3 applicants, need to go through on this. Annual work plan should begin to start reviewing the 3 candidates, this will be on the next EDA meeting. Bernens that we should present to the Council for the EDA Strategic Plan. Huttner noted that EDA should get moving forward with those members.

Members had conversation in regards to what to do with the Council if nothing is accepted moving forward.

Huttner wants to accomplish the update on the website as an annual work plan. Bernens requested that figuring out how we are going to implement this workplan.

Huttner wants to review the lots available for sale including tax forfeiture properties.

Doud will begin looking at these items and set forth goals for the next 6 months to be accomplished to begin implementation of this plan.

Review Proposal and discuss ideas for 18541 Levee Street

Bernens would like to get information on what we need to do with that property. Applicant has resubmitted a plan and wants to have feedback on this. Huttner noted that he is not sure if we can remarket this property because it was not properly marketed in the first place. Salonek noted that we can most certainly do that.

Members discussed what they would like to do with the property and the best use of the property. Members discussed history and information related to the property. Berge would like to know what the tax base difference between the single-family homes versus the 5 mutli-family homes. Members also discussed how much control the EDA had to control what went on that property. Doud explained that the EDA could direct via purchase agreement to whatever stipulations that they would like to set for the housing.

Members would like to have action at the next meeting, it will be tabled and decision made at the next meeting.

Review City of Dayton EDA Website for Updates Needed

Members will send these to Staff over the next month and will bring back those items to get it completed at the next meeting.

Staff Update

Doud explained what the Lee Property is doing with single family homes. Huttner noted that we would like to note about the Diamond Lake Landing and the business across the street. Members all agreed that we need to clean up that property and make it worth while.

ADJOURN

Motion by Berge and seconded by Salonek to adjourn at 8:48 a.m. All ayes, the motion passed.

Respectfully submitted,
Zach Doud, Interim City Administrator/Finance Director

ITEM:

Review EDA Applications and Recommend Individuals to Council Appointment

PREPARED BY:

Zach Doud, Interim City Administrator/Finance Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Consider 2 applicants to move forward onto Council for approval with EDA Appointment

BACKGROUND:

There were 4 applications for the EDA seats. These have been tabled for a[approximately 1 year so follow-up was done to verify that the individuals were still interested in appointment as an EDA member. There were 3 candidates that replied to my email stating they were still interested; Tim McNeil, Juan Peralta, and Shawn Luther. There has been no response from Curt Stirzl. I did send a follow-up email just before sending out this agenda.

RECOMMENDATION:

Staff does not have a recommendation on this topic.

ATTACHMENT(S):

Email sent on 7/20/22. This will also be attached to the email sent out with this EDA Agenda packet.

ITEM:

Review Proposals for 18541 Levee St Lot

PREPARED BY:

Zach Doud, Interim City Administrator/Finance Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Accept or Decline Offers on 18541 Levee St Lot

BACKGROUND:

There were 3 final applicants for the 18541 Levee St Lot as of noon on August 9th, 2022. The EDA needs to decide which of these purposes best fits this location.

RECOMMENDATION:

Staff does not have a recommendation on this property. For tax purposes exclusively, the 5 detached homes would be the best use of this land.

ATTACHMENT(S):

Bid on lot at 18541 Levee St. Dayton
Offer and Housing Plan for 18541 Levee St.
Concept Design – Five Detached Homes

From: [2IDSGT](#)
To: [Zach Doud](#)
Subject: Re: Bid on lot at 18541 Levee St. Dayton MN
Date: Tuesday, August 9, 2022 11:52:30 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for considering my offer. I would like to apologize for my slapdash submission, as I was in the middle of a 15-hour drive and trying to make the deadline. I would also like to fill you in on some details.

While I have been pre-approved for a \$60,000 land-loan, I remain uncertain whether my current lender will fund a purchase in Minnesota. I'm am however certain that I can get approval elsewhere if needed. Furthermore, as a veteran, I will have other benefits I can bring to bear in the construction of a single-family residence, which I intend match the neighborhood's overall aesthetic.

Sent from my iPhone

On Aug 8, 2022, at 4:08 PM, Zach Doud <zdoud@cityofdaytonmn.com> wrote:

Daniel –

Thank you for submitting this information, I did receive your second email as well just so that you are aware.

I will let you know next Tuesday what the EDA has decided.

Thank you for your interest in the City of Dayton,



Zach Doud | Interim City Administrator/Finance Director
City of Dayton | Administration/Finance
P: (763) 323-4010 C: (612) 834-2110
zdoud@cityofdaytonmn.com | cityofdaytonmn.com
12260 S. Diamond Lake Road | Dayton, MN 55327

We Play Outside | We've Got Roots | We're Right Here

From: 2IDSGT <1st503rdsqt@gmail.com>
Sent: Monday, August 8, 2022 3:56 PM
To: Zach Doud <zdoud@cityofdaytonmn.com>
Subject: Bid on lot at 18541 Levee St. Dayton MN

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To The EDA,

I would like to bid \$60,000 on the lot at 18541 Levee St. Dayton MN.

I will send additional emails with a plan and picture of a house that will be what I would like to build on the lot on Levee St. I would like to build a suitable, nice house to fit well into the neighborhood.

I am a history graduate and I find the river across the street of great appeal to me.

I am pre-approved for a loan.

I will be glad to send any further information required.

Thank you for considering my bid.

Attached are plans for house to be built.

Yours very truly,

Daniel E. Sloan

From: [David Brumm](#)
To: [Zach Doud](#); [Amy Benting](#)
Subject: Offer and Housing plan for 18451 Levee street
Date: Friday, August 5, 2022 9:57:48 AM
Attachments: [Single Family Home Plan.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Amy/Zach,

After some discussion with my family I would like to place an offer on 18541 Levee street.

This lot would be a place I plan to build a single family home for my family and raise my future kids. We would personally live here for years to come and not be buying it just to flip or as an investment property.

I have put together a render of a single family home that I would build on this lot, albeit final dimensions have not been finalized. It follows all city setback rules and also would have a hardcover calc of less than 30% of the total square footage of the lot.

See attached PDF for visual house plan.

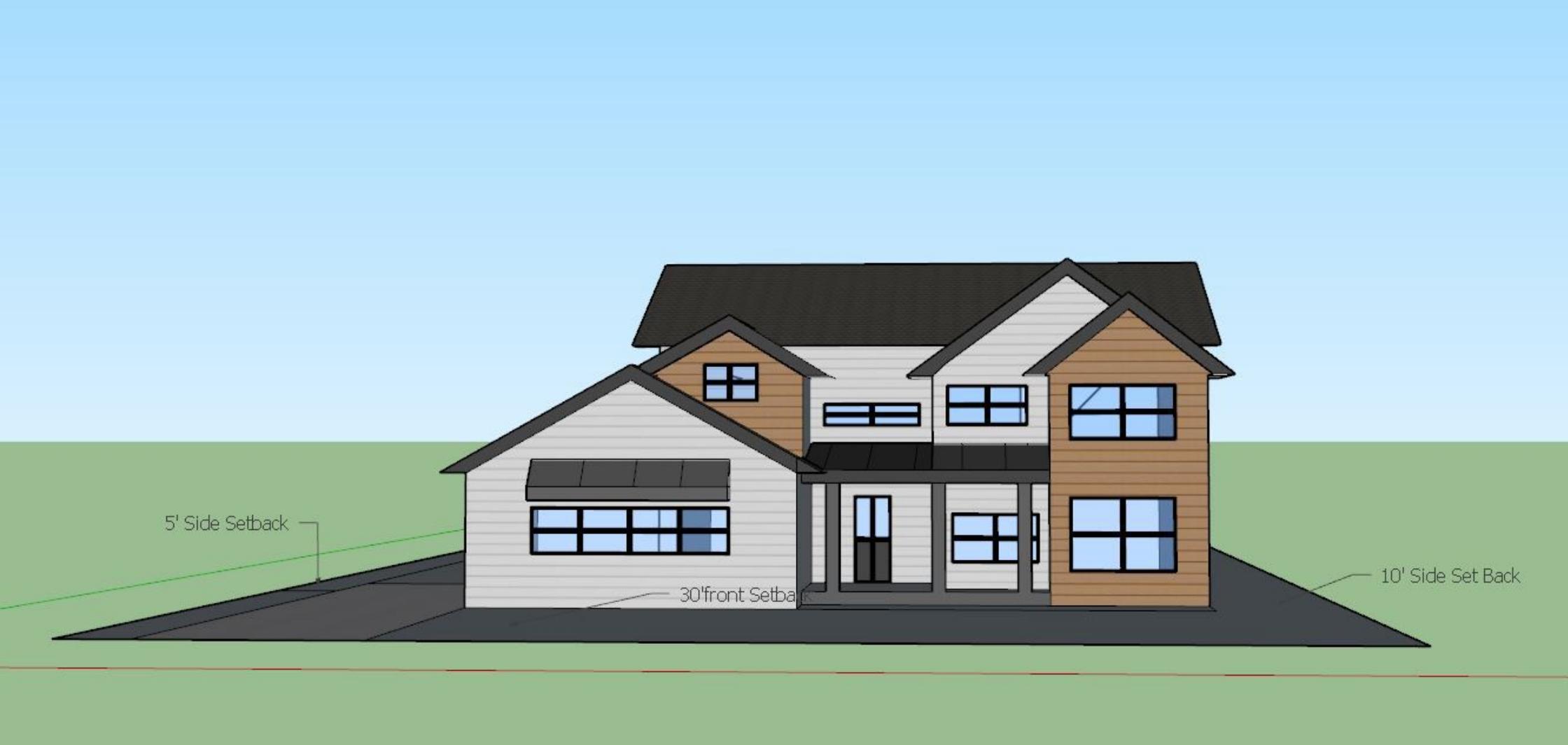
My offer on this lot would be **\$60,520**

Please let me know if there is any more information you would like me to submit along with this plan.

Also curious if this will be a topic at the next EDA meeting on the 16th of august.

Thanks!

-David Brumm



5' Side Setback

30' front Setback

10' Side Set Back

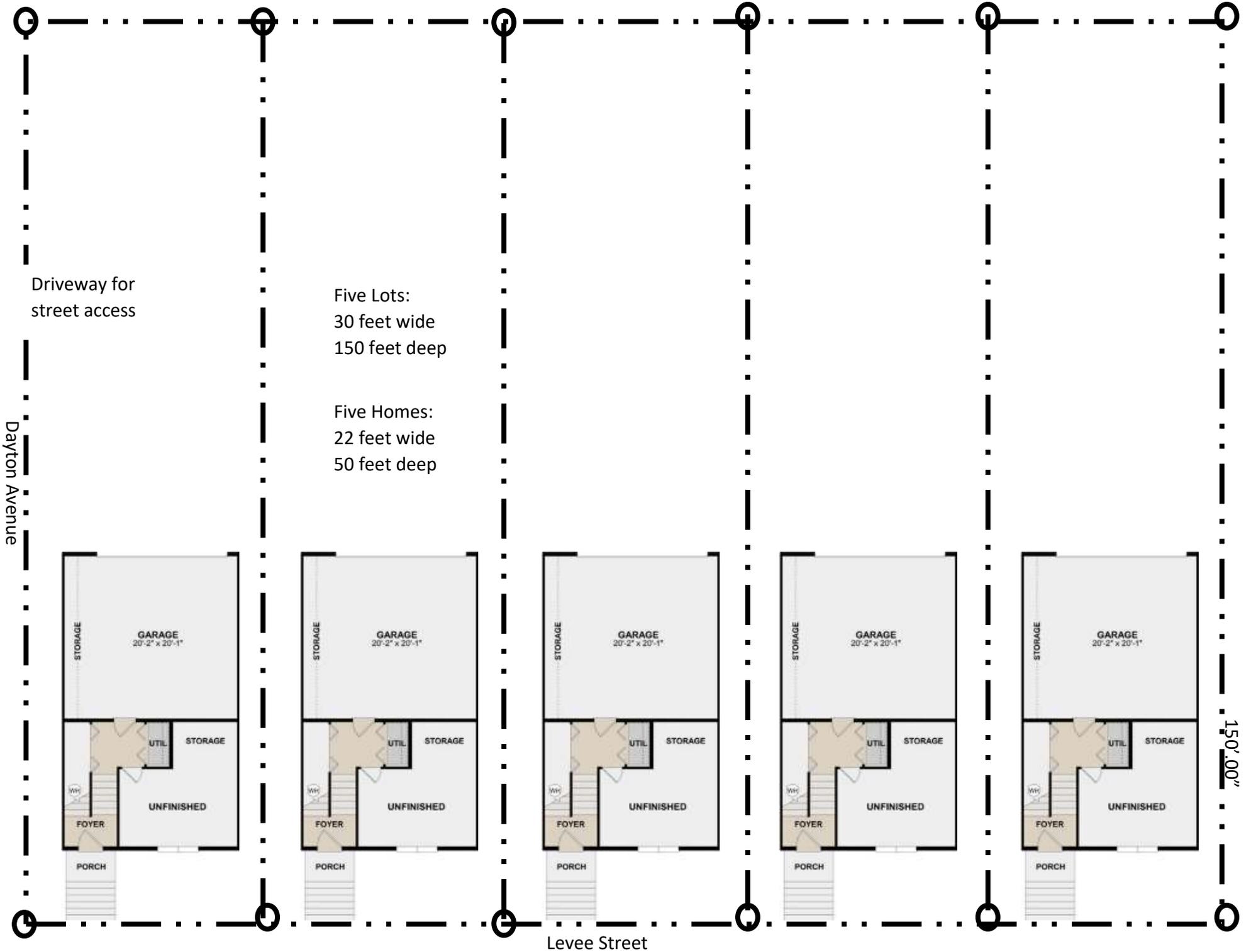
30' Rear Setback

5' Side Setback

10' Side Set Back

30' front Setback





Driveway for street access

Dayton Avenue

Five Lots:
30 feet wide
150 feet deep

Five Homes:
22 feet wide
50 feet deep

Levee Street

150'.00"