



## NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, December 13, 2023 - 6:00pm  
City Hall Council Chambers, 310 Elm Street West

### AGENDA

1. **Call to Order**
  - A. Pledge of Allegiance
2. **Adoption of Agenda**
3. **Approve Minutes**
  - A. September 13, 2023, EDC meeting
4. **Introductions, Presentations, and Public Comment**

(Citizens may address the Economic Development Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Economic Development Commission will take no official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.)
5. **New Business**
  - A. NYA Business Dashboard
  - B. Building Permit Fees
6. **Old Business/Update**
  - A. Housing Study Update
  - B. Façade Program
  - C. Central Trades & Advisory Group Update
  - D. Tacoma West Industrial Park Phase 2
  - E. Chamber of Commerce Update
7. **City Council & Other Commission Updates**
8. **Upcoming Meetings** - Next EDC meeting – 6:00 p.m., January 10, 2023
9. **Adjournment**

December 19 <sup>th</sup>	Park and Recreation Commission Meeting	No Meeting
December 21 <sup>st</sup>	Sr. Advisory	9:00 AM
December 25 <sup>th</sup>	No City Council meeting	City Hall is Closed on December 25 <sup>th</sup> and 26 <sup>th</sup> in observance of the Christmas Holiday
January 2, 2024	Planning Commission Meeting	6:00 PM
January 8	City Council Meeting	6:00 PM
January 10	Economic Development Commission Meeting	6:00 PM
January 16	Park and Recreation Commission Meeting	5:30 PM
January 18	Senior Advisory Commission Meeting	9:00 AM
January 22	Workshop/EDA/City Council Meeting	5:00 PM/6:00 PM

# NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, September 13, 2023 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

## Minutes

In Attendance: Connor Smith, Carol Lagergren, Mike Eggers, Andrea Gerth, Jason Winter, Mike McPadden

Absent: Chamber Representative

Staff: CEDD Karen Hallquist

Guest: none

### **1. Call to Order**

Chair Smith called the meeting to order at 6:00pm.

A. Pledge of Allegiance

### **2. Adoption of Agenda**

*Motion: ME/JW to approve the agenda. Motion passed 6-0.*

### **3. Approve Minutes**

A. August 9, 2023, EDC meeting

*Motion: JW/ME to approve the minutes as presented. Motion passed 6-0.*

### **4. Introductions, Presentations, and Public Comment - None**

### **5. New Business**

#### **A. NYA Business Dashboard**

Hallquist highlighted the following updates:

- Farmers Insurance Agency had a ribbon cutting on September 6<sup>th</sup> – he has an office of three employees.
- Two of the Emma Street lots have sold since June.
- The Memorial Tree Program was approved at the August Council meeting.
- Industrial park pricing should be available by the end of the month.
- Old Town demo is to start by the end of the month.

#### **B. Ribbon Cutting Update**

Hallquist shared that the Chamber has switched ribbon cuttings to the first Wednesday of each month at 9:30am.

#### **C. Small Business Week Event – Wed, May 1, 2024**

Hallquist reported that John Gamades and Jessica Klaustermeier from OrangeBall Creative will be the presenters at the event to talk about branding and marketing campaigns.

### **6. Old Business/Update**

#### **A. Housing Study Update**

WSB should be sending over the Housing Study by next week.

#### **B. Façade Program**

Two businesses have inquired about the program.

#### **C. Central Trades & Advisory Group Update**

Hallquist reported that the CTA group will resume meetings in September 2023. The 2023 NYA Manufacturer's Today event will be held on Wednesday, October 25<sup>th</sup>. More details to come.

#### **D. 2024 Proposed Goals & Budget**

Hallquist proposed the attached 2024 Goals and a budget as follows:

- \$20,000 for the NYA Façade Improvement Loan Program
- \$15,000 for professional services (to include new website, photography of NYA, banners)
- \$8,000 for professional fees (i.e., market study, urban streetscape consultant)

*Motion: MM/JW to approve the 2024 Goals as presented. Motion passed 6-0.*

**E. Chamber of Commerce Update**

No update.

**7. City Council & Other Commission Updates**

ME shared a Planning update:

- Reviewing ordinance changes – fencing, landscaping, and others pertaining to the industrial park zoning.

CL shared the City Council update:

- Preliminary budget was approved.
- Bolton & Menk applying for grant funding to help with the Railroad Street reconstruction project.
- Hwy 212 detour for the industrial park will be Railroad Street to Faxon Rd – this will happen for just a few weeks.
- Representative Bobbie Harder was at the Council meeting to give a legislative update.
- Merger Street project has started.

**8. Upcoming Meetings** - Next EDC meeting – 6:00 p.m., November 8, 2023. No meeting in October.

**9. Adjournment**

*Motion: CL/ME to adjourn at 6:35pm. Motion passed 6-0.*

Respectfully submitted,

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Karen Hallquist, Community & Economic Development Director



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: December 13, 2023

SUBJECT: NYA Business Dashboard

<b>Business Development</b>	<b>Location</b>	<b>Status</b>
Carver Canine	13950 Hwy 5	TBD opening March 2024
Orr Contracting LLC	114 Elm St W	Ribbon cutting TBD
Anne Traver – Health Coach	Located in Silverthorn Photography	Ribbon cutting January 10 <sup>th</sup> 9:30am
Crown of Life Photography	223 E Main Street	Under construction
212 Tobacco	640 Railroad Dr	Ribbon cutting TBD
<b>Business Inquiries</b>		
PuroClean	RC-1	Potential for expansion
Mini Storage	B-1 Business Industrial	Interested in city-owned greenspace
Mfg	I-1 Light Industrial	Interested in 2 <sup>nd</sup> Ind Park
Incubator Facility	I-1 Light Industrial	Interested in 2 <sup>nd</sup> Ind Park
Mfg – waterbased solutions	I-1 Light Industrial	Moved to TX
Mfg Expansion	I-1	Researching options for 2 <sup>nd</sup> Ind Park
Mfg	I-1 Light Industrial	Submitted LOI
Mfg	B-1/I-1	Interested in 2 <sup>nd</sup> Ind Park
Mfg	I-1 Light Industrial	Interested in 2 <sup>nd</sup> Ind Park
Indoor storage	B-1/I-1 Business Industrial	Interested in 2 <sup>nd</sup> Ind Park
Market Rate apartments	C-3 Downtown District	Conversation w developer
Construction company	I-1 Light Industrial	Interested in 2 <sup>nd</sup> Ind Park
Landscaping company	B-1 Business Industrial	Interested in city-owned greenspace .
Auto repair	RC-1	Expansion possibilities
Retail/food shop	C-2 General Commercial	Working with owner of property
Light industrial/recycle center	I-1 Light Industrial	Interested in 2 <sup>nd</sup> Ind Park
<b>Housing Development Opportunities</b>		
Kloth Property	16810 CR 31	61.32 acres of R-1 Residential – listed for \$1.6M - single family land available
Preserve/Meadow Property	N 700 block of Lakewood Trl	22.66 acres listed for \$1.2M
JAM Property	NE Corner of Tacoma/Hwy 212	60.69 acres of Transitional Ag land – for sale again
Wenlund Property	13620 CR 33 (south of NYA)	80+ acre parcel - inquiries
Emma Street Lots (7) 5	Emma Street, NYA	Two (2) lots sold since June.
Oak Lane Lots (4)	Oak Lane	Inquiries on permitted use – no commercial is allowed as it is zoned for single family homes R-1
<b>Misc Projects</b>		
City Hall Raingardens & Garden Plots		CHS to start in Spring 2024
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	Reaching out to DNR and CCWMO PZ to rezone to P-1 in 2024
420 W Railroad St		Buyer pending RR Street construction
Old Town	Willkommen Memorial Park	On schedule to finish by 06/30/24

Industrial Park Expansion		Marketing has started
Masonic Building	10 3 <sup>rd</sup> Ave SE	Demo before end of year
Central Schools Project	Elem & HS	No update

#### Commercial Land for Sale

- [312 1st Street NE](#) - Rezoned C-3 Downtown District
- [Metro West Industrial Park](#) - frontage along US Highway 212 with vehicle access available off of Railroad Street. There are four lots remaining in this development, ranging in size from 1.28 – 2.52 acres.
- 420 Railroad St W
- Industrial Blvd City-Owned Greenspace

#### Commercial Buildings for Sale or Lease

- [522 Faxon Road](#) - Timm Law office w/additional office space for lease
- 209 Main Street E - former meat market for lease
- 310 W Hwy 212 - whole building/s for sale
- 319 W Elm Street - former bakery building - office/retail/rental dwelling - for sale or lease

#### Residential Land for Sale

- [16810 CR 31](#)
- [7xx Lakewood Trail](#)
- [13620 CR 33](#) - south of NYA (not annexed)

**\*\*Multiple commercial properties on Main Street and Faxon Rd that have had façade improvements!!**



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: December 13, 2023

SUBJECT: New Business

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#### **6.B Building Permit Fees**

There seems to be a misnomer that the City of Norwood Young America has high building permit fees. Staff did a building permit comparison to other cities in Carver County. The comparisons were done on a \$350,000 single family home built within city limits. Comparable costs shown are fixed costs based on approved fee schedules. There are variable costs such as plumbing and heating that would be based per home.

The Planning Commission will be reviewing the same information at their January meeting along with the City Council having a discussion at their January 22, 2024, work session.

Information Only

## 2023 Permit Price Comparison on a 350k new build home

	NYA	Carver	Cologne	Waconia	Mayer	Watertown
Building Permit Fee	\$2,633.20	\$2,465.97	\$2,618.55	\$2,752.81	\$2,633.20	\$2,874.15
Plan Check Fee	\$1,711.58	\$1,602.88	\$1,702.05	\$1,789.33	\$1,711.58	\$1,868.20
State Surcharge	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Plumbing minimum	\$80.00	\$70.00	\$108.00	\$61.00	\$226.00	\$75.00
Mechanical minimum	\$80.00	\$70.00	\$211.00	\$177.00	\$301.00	\$75.00
<b>Subtotal</b>	<b>\$4,679.73</b>	<b>\$4,383.85</b>	<b>\$4,814.60</b>	<b>\$4,955.14</b>	<b>\$5,046.78</b>	<b>\$5,067.35</b>
<b>City/Misc Fees</b>						
Storm Sewer	\$750.00	\$3,608.00		\$2,900.00		\$2,254.00
Storm Sewer access				\$400.00		
Sewer hook-up	\$125.00	\$1,009.00	\$140.00	\$110.00	\$100.00	\$60.00
Water hook-up	\$125.00		\$140.00	\$150.00	\$100.00	\$57.00
Sewer/Water permit			\$130.00	\$200.00		
SEC fee				\$140.00		
Water meter 3/4"	\$203.50	\$660.00	\$500.00	\$500.00	\$545.00	\$195.00
SAC fee (when seperated)				\$2,485.00		
WAC fee (when seperated)						
Sewer Trunk (SAC)(MCES)	\$3,900.00	\$2,485.00	\$4,000.00	\$3,300.00	\$4,920.00	\$5,230.00
Water Trunk (WAC)	\$3,900.00	\$9,167.00	\$5,000.00	\$5,100.00	\$4,920.00	\$4,416.00
Infrastructure fee	\$900.00					
Administrative fee		\$35.00				\$60.00
Site Inspection fee		\$40.00		\$145.00		\$60.00
Erosion control fee			\$30.00			
Landscape escrow					\$2,500.00	
License lookup						\$5.00
<b>Subtotal</b>	<b>\$14,583.23</b>	<b>\$21,387.85</b>	<b>\$14,754.60</b>	<b>\$20,240.14</b>	<b>\$18,131.78</b>	<b>\$17,404.35</b>

\*NYA has specific subdivisions subject to addl sewer/water development fees from \$1373.23 not to exceed \$36,781.82

\*NYA has specific subdivisions subject to park dedication and/or trail fees based on development agreements.

\*Plbg & Mech fees shown are the minimum - they are based on what is installed.

## 2023 Permit Price Comparison on a 350k new build home

	NYA	Brand Lake Highland*	Heape Property** (Tacoma/Hwy 212)	Budahn Property** (Meadows)
	(General)	(Emma Street)		
Building Permit Fee	\$2,633.20	\$2,633.20	\$2,633.20	\$2,633.20
Plan Check Fee	\$1,711.58	\$1,711.58	\$1,711.58	\$1,711.58
State Surcharge	\$175.00	\$175.00	\$175.00	\$175.00
Plumbing minimum	\$80.00	\$80.00	\$80.00	\$80.00
Mechanical minimum	\$80.00	\$80.00	\$80.00	\$80.00
<b>Subtotal</b>	<b>\$4,679.73</b>	<b>\$4,679.73</b>	<b>\$4,679.73</b>	<b>\$4,679.73</b>
<b>City/Misc Fees</b>				
Storm Sewer	\$750.00	\$750.00	\$750.00	\$750.00
Storm Sewer access				
Sewer hook-up	\$125.00	\$125.00	\$125.00	\$125.00
Water hook-up	\$125.00	\$125.00	\$125.00	\$125.00
Sewer/Water permit				
SEC fee				
Water meter 3/4"	\$203.50	\$203.50	\$203.50	\$203.50
<b>SAC fee (when seperated)**</b>		pd by developer	\$2,322.17	\$3,414.58
<b>WAC fee (when seperated)**</b>		pd by developer	\$1,425.31	\$2,454.24
Sewer Trunk (SAC)(MCES)	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00
Water Trunk (WAC)	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00
Infrastructure fee	\$900.00	\$900.00	\$900.00	\$900.00
Administrative fee				
Site Inspection fee				
Erosion control fee				
Landscape escrow				
License lookup				
Park Dedication*		\$1,250.00	TBD	10% land to city
Trail Fee*		\$1,769.00	TBD	10% land to city
<b>CR 134 Fee**</b>			\$634.00	\$634.00
<b>Barnes Lake Outlet Fee**</b>			\$250.00	\$250.00
<b>Subtotal</b>	<b>\$14,583.23</b>	<b>\$17,602.23</b>	<b>\$19,214.71</b>	<b>\$22,336.05</b>

\*\* As of 2023

\*\* As of 2023

\*\* Administration is to follow up on this

**\*\*NYA has specific subdivisions subject to addtl sewer/water development fees from \$1373.23 not to exceed \$36,781.82**

**\*NYA has specific subdivisions subject to park dedication and/or trail fees based on development agreements.**



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: September 13, 2023

SUBJECT: Old Business/Updates

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#### **7.A Housing Study**

Staff has read and working with WSB on understanding some of the details of the study.

#### **7.B Façade Program**

There have been inquiries; however, no applications have been submitted to date. Staff will reach out to businesses at the beginning of the year.

#### **7.C Central Trades & Advisory Group Update**

Central Schools is hosting a Career Fair on Friday, January 26<sup>th</sup> from 9-11am at the high school gym (which gym TBD). Local manufacturers and businesses are invited to have table with information on what their industry/business does along with applications for employment. Henn Tech, Alex Tech and Ridgewater have all been invited to attend as well. The City will be there with information on jobs at the City along with applications and information on how to become a lifeguard.

#### **7.D Tacoma West Industrial Park Phase 2**

Staff submitted a TEDI application to MN DEED September 22, 2023, for funding assistance in the amount of \$900,000 for the Tacoma West Industrial Park Phase 2 Infrastructure Project. The total cost of the infrastructure project is over \$5,000,000.

Competitive applications needed to demonstrate the following objectives:

- *A strong, well-documented need and an effective solution. This would include documented financial costs, reasonable budgets, secured leverage resources;*
- *How the proposal addresses the goal of the application;*
- *Committed business(es), number of full-time jobs created or being created and their salaries;*
- *Project Readiness – will the project be started soon after DEED approval;*
- *Evidence that the Eligible Applicant is able to perform and complete the tasks stated within the application.*

Staff received formal notice on Monday, December 4, 2023, from DEED Grant Administrator Jeremy LaCroix and DEED Commissioner Matt Varilek that the City of Norwood Young America's application regarding the Tacoma West Industrial Park Phase 2 Infrastructure Project was approved in the amount of \$900,000.

The infrastructure project should be completed within three (3) years of execution of the funding agreement.

Other highlights for TWIP2:

- Marketing efforts started – TWIP2 packets, city website, contacted interested parties
- Extending contacts to Carver Co CDA, Choose Carver County, LocationOne, and other site selection outlets after ordinance amendment approvals
- Conversations started with interested parties
- Staff reviewing proposed survey/plat with consultants in preparation for Planning Commission review and recommendations to City Council in late Jan/early Feb.
- Completing the MVE – USDA grant application for \$360,000 to assist in funding for the infrastructure for TWIP2 – Council approved Resolution in Nov 2023
- Researching additional USDA loan program offered

## **7. E NYA Area Chamber of Commerce Updates**

## Tacoma West Industrial Park—Phase 2

The City of Norwood Young America is conveniently located at the intersection of US Hwy 212 and State Hwy 5. Recognized as the hub of commerce for neighboring townships and smaller communities, Norwood Young America continues to experience both commercial and industrial growth. Known for our strong connection to history and charming small-town feel, we are eager to partner with you as a prospective business owner.



### COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

Karen Hallquist  
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### PLANNING CONSULTANT

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### CITY ADMINISTRATOR

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#### Property Details

**County:** Carver  
**Zip Code:** 55368  
**Parcel ID:** 58.0146201  
**Acres:** 60.92—Custom lots to be sold in 2-acre minimums

#### Zoning: I-1 Light Industrial Permitted Uses:

- Contractor operations
- Laboratories
- Manufacturing
- Warehousing
- Wholesale trade/showrooms
- Office complexes
- Garden & Landscaping Services
- Vocational & Technical Schools
- Retail—in association with a contractor yard or wholesale trade business

#### Conditional Uses:

- Major/minor/non-passenger auto repair
- Mini storage/Auto condos
- Veterinary clinic, animal care, animal shelter, pet daycare, pet training or animal hospital

#### Utilities:

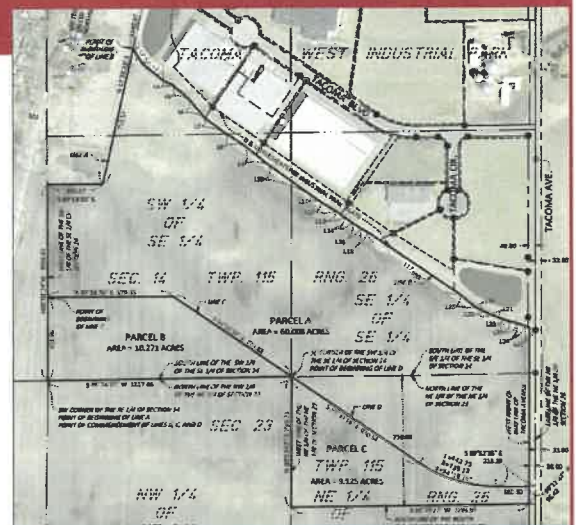
Power Service: MVE (Minnesota Valley Electric)  
Natural Gas: CenterPoint Energy  
Fiber: MetroNet

**Transportation:** Norwood Young America is situated in the southwest portion of Carver County, 26 miles from I-494 and 41 miles from MSP Airport. Three US Highways: 212, 5/25, the Twin Cities Western Railroad & MN Prairie Line Railroad corridor, and other major transportation routes to and from the metro area run through Norwood Young America. These transportation routes are used by over 20,000 vehicles daily. The four-lane expansion of Hwy 212 from Cologne, MN to Norwood Young America will be completed in 2026.

#### Environmental Completions:

- Phase I environmental site assessment
- Geotechnical assessment
- Wetland delineation

For more information on Tacoma West Industrial Park Phase 2 or the City of Norwood Young America, visit [www.cityofn्या.com](http://www.cityofn्या.com) or email [economicdev@cityofn्या.com](mailto:economicdev@cityofn्या.com).



**Price: \$3.40/sf (\$148,104/acre)**  
**Shovel-Ready Site**

Public infrastructure, planning, zoning, environmental studies, soils analysis completed.  
Custom lots sold at 2-acre minimum.  
Land purchase options available.  
Business subsidy resources, if applicable.

An option agreement is secured for an additional 80-acres adjacent to Phase 2 for future development.