



more than a place, it's home.

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 9, 2022 - 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. February 9, 2022 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. Open EDC seat

6. Old Business/Updates

Develop opportunities for new businesses and expansions for current businesses.

6.A Industrial Blvd Signage

6.B Tacoma West Industrial Park (TWIP) Signage

6.C Revolving Loan Fund

Increase outreach and enhance relations with current businesses.

6.D NYA Market Enrichment Grant Program

6.E Small Business Week Event - Wed, May 4, 2022

Continue to assess, accomplish and add goals to the adopted Downtown Redevelopment Plan and as directed by the Joint Commission.

6.F Downtown Streetscape Project

6.G Joint Meeting Discussion

Market Norwood Young America to current and new residents and businesses.

6.H Historical Walking Tour

6.I Community Video

6.J Welcome Folder Info

Enhance partnerships with Carver County and local schools.

6.K Small Cities Development Program Grant

6.L Underpass Artwork Project (with Central Schools)

Continue and investigate the enhancement of relationships and partnerships with local organized groups.

6.M Chamber of Commerce

6.N West Carver County Food Retail Committee (WCCFRC)

7. City Council & Other Commission Updates

8. Upcoming Meetings - Next EDC meeting - 6:00 p.m., April 13, 2022

9. Adjournment

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 9, 2021

Council Chambers

Minutes

Commission Members present: Greg Kummer, Carol Lagergren, Connor Smith, Andrea Gerth, Mike McPadden, Julie Wigfield, Jason Winter

Commission Members absent: Mike Eggers, Tonya Noeldner

Other:

Staff Present: Angela Brumbaugh (City Clerk/Treasurer)

1. Call to Order

Meeting was called to order at 6:00 PM by Chair Smith.

2. Adoption of Agenda

Motion by Kummer, Second by McPadden to approve the agenda as submitted. Motion passed 6-0.

3. Approve Minutes of December 15, 2021 & January 12, 2022, meetings

Motion by Winter, seconded by Kummer. Motion passed 6-0.

4. Introductions, Presentations, and Public Comment - None

5. New Business

A. Review NYA Business Dashboard

Brumbaugh shared updates.

6. Old Business/Updates

Develop opportunities for new businesses and expansions for current businesses.

6.A Industrial Blvd Signage

Smith shared that Charlie Storms is working on concept design and pricing.

6.B Tacoma West Industrial Park (TWIP) Signage

Examples were shared in the packet. There are questions on if there is a way to connect the two industrial parks and what the name of the second park would be.

6.C Revolving Loan Fund

Brumbaugh shared that she and Hallquist are still looking into this fund.

Increase outreach and enhance relations with current businesses.

6.D NYA Market Enrichment Grant Program

The 2022 budgeted amounts have been dedicated to projects. Staff needs to look at where the funds are currently at and consider if we really want to wait a full year before more is added.

6.E Small Business Week Event – Wed, May 4, 2022

Wigfield shared that the only thing planned so far is the date.

Continue to assess, accomplish and add goals to the adopted Downtown Redevelopment Plan and as directed by the Joint Commission.

6.F Downtown Streetscape Project

Hallquist is working on application to be submitted March 11th.

6.G Joint Meeting Discussion

Commissioners discussed topics from the Joint Commission Meeting including the lack of a grocery store and the Faxon Rd project that would tie in the two downtowns.

Market Norwood Young America to current and new residents and businesses.

6.H Historical Walking Tour

No update.

6.I Community Video

Staff is waiting for information from Kwik Trip and Emagine Theaters.

Enhance partnerships with Carver County and local schools.

6.J Small Cities Development Program Grant

No update.

6.K Underpass Artwork Project (with Central Schools)

No update.

Continue and investigate the enhancement of relationships and partnerships with local organized groups.

6.L Chamber of Commerce

Wigfield reported that the SWCTC is looking for letters of support for the Hwy 212 project. Lagergren shared that the project is fully funded but looking for more federal monetary support for additional projects such as by Cologne and Hwy 5. Wigfield reported that Dairy Days is Feb 21st, Ribbon Cutting at Modern Design Cabinetry on Feb 23rd at 5pm and hoping for a Ribbon Cutting at Floral Defined on March 23rd. Efforts being done to get a groundbreaking at Greenwood Marina. Chamber is going to be starting some sort of networking coffee connection.

6.M West Carver County Food Retail Committee (WCCFRC)

No update.

7. City Council & Other Commission Updates

8. Upcoming Meetings - Next EDC meeting – 6:00 p.m., April 13, 2022

9. Adjournment

Motion by McPadden, Seconded by Winters. Motion passed 6-0.

Respectfully submitted,

Karen Hallquist
Economic Development/Marketing Director



TO: Economic Development Commission

FROM: Karen Hallquist, Economic Development Marketing Director

DATE: March 9, 2022

SUBJECT: NYA Business Dashboard

Business Development	Location	Status
Modern Design Cabinetry	710 Faxon Rd	Open for business soon – waiting for final inspection
Yeager Machine	Tacoma West Industrial Park	Closed on purchase of land 02/28/2022.
Greenwood Marina	Tacoma West Industrial Park	Need to do a ground-breaking ceremony
Mfg Business Expansion	Xxxxx	Has three-year lease in town – wants permanent home – working with business
4.0 Bus Company	16050 Salem Ave	Sale of property closed 12/2021
Seams Like to Good Idea	18 3 rd Ave SE (Mill Bldg)	Sole 02/22/2022 – submitted PUD to make building a mixed use
Laundromat Sauber!	Heritage Strip Mall	Opening in April (FYI – “Sauber! means “Clean” in German)
Harvey Law	216 Main Street	Open! Scheduling Ribbon Cutting
Floral Design, LLC	225 W Elm St	Opening March
Mfg Business Expansion	XXXXX	Interested in 2 nd Industrial Park
Alli B's Coffee & Boutique	Heritage Strip Mall	Opening in April
Business Inquiries		
Motel/hotel	C-2 General Commercial	Building plans submitted
Indoor Storage	RC-1	Working with prospect
Mini Storage	B-1 Business Industrial	In conversation
Incubator Facility	I-1 Light Industrial	Ready to commit to 2 nd Industrial Park
Specialty service business	RC-1 or C-3	Working with prospect
Mfg – waterbased solutions	I-1 Light Industrial	Submitting LOI
Mixed-use Commercial/Residential	C-3 Downtown District	Working with prospect – Market value housing
Mfg	I-1 Light Industrial	Submitting LOI
Mfg	I-1 Light Industrial	Interested in 2 nd Ind Park
Indoor storage	B-1 Business Industrial	Looking to expand to 2 nd Industrial Park – gathering data
Housing Development Opportunities		
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	Mark Eklo and Otto & Associates- Prelim plat and PUD app going to Planning and Council in Mar/April
JAM Property	NE Corner of Tacoma/Hwy 212	60.69 acres of Transitional Ag land –

Wenlund Property	13620 CR 33 (south of NYA)	Recently re-listed land – 80+ acre parcel – Comp Plan has land dedicated for single family homes
Emma Street Lots (7)	Emma Street, NYA	Talking w/developer to build on all seven lots
Misc Projects		
2022 2 nd Ave Project	N Devonshire to Main Street	Bidding to go out spring 2022
Legion Park Playground Equip	NYA Legion Park	Parks looking for additional funding
Building Inspector		RFQs out for new building inspector
Planning Consultant		New Planning Consultant as of March 1 st – Tom Ramler-Olson from WSB – will be having office hours
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	Working with Voigt and P&R Commission to develop a plan
Walking Track	Central Schools	Looking into funding options – design process and meetings have started
Old Town	Willkommen Memorial Park	Mtg w/contractor
Community of Belonging Initiative	NYA	Researching new initiative through Carver County Public Health – presenting to Senior Advisory in March
Industrial Park Expansion		Staff researching concepts and financial options for Industrial park expansion.
Community Growth Partnership Initiative 2022 Grant Application	Through Carver County CDA	Applying again in August 2022
City Bus		Scheduled monthly to service the NYA Senior Center – Out & About Trips for all of 2022 are set. Additional hours added to weekly bus service!

Commercial/Industrial Buildings for Sale

- [503 Faxon Rd](#) – Sinclair Site

Commercial Land for Sale

- [312 1st Street NE](#) – empty lot near Mau Cemetery
- [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 W Railroad Street – bare lot w drainage ditch, no water/sewer access
- Industrial Blvd City-Owned Greenspace
- 120 W Elm Street – vacant lot

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
- 232 Main Street E – former Clark building - owned by Mike Barto – for lease
- 111 Railroad St E – warehouse/office for lease
- 310 W Hwy 212 (Resto/office) building for lease
- 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)

Redevelopment Opportunities [503 Faxon Rd](#) – Sinclair site



TO: Economic Development Commission

FROM: Karen Hallquist, Economic Development Marketing Director

DATE: March 9, 2022

SUBJECT: Old Business/Updates

6.A Industrial Blvd Signage

Conceptual drawings and costs will be presented at the meeting. Next step after EDC approval would be to contact Industrial Blvd businesses for support followed by City Council approval.

6.B TWIP Signage

Below are examples of industrial park signs. Commissioners are asked to discussion.



6.C Revolving Loan Fund

Staff is working with Angela Brumbaugh in researching the Revolving Loan Fund.

6.D NYA Market Enrichment Grant Program/ARPA Funds Discussion

After paid invoices for the Floral Defined roof and Tin Roof Powder Coating electrical work will be submitted to the City, the budget funds for 2022 will have been distributed. Commissioners will need to eventually discuss additional funding for MEG or changing up the program.

Another consideration that would need to be presented to the City Council, would be to utilize ARPA funds for matching grant opportunities for new and existing businesses. Part of the conversation at the Joint Meeting was about the want/need for exterior improvements on existing buildings. The pandemic caused local businesses to reevaluate expenses such as exterior paint, new front door, signs, etc. A new program using ARPA funds could offer up to \$xxxx amount of money with a 50% match for these sort of façade improvements. "Façade Facelift Funds"? This would continue the efforts for revitalization of the downtowns, other commercial areas of the community, plus new businesses coming to NYA. The City has approximately \$333,000 in ARPA funds that must be dedicated by end of 2024 and distributed by end of 2026.

Commissioners are asked to consider recommending using ARPA funds in some fashion for continued business upgrades.

6.E Small Business Week Event – Thursday, April 28, 2022 **DATE CHANGE**

The NYA Area Chamber has implemented a new monthly event "Morning Mocha." This networking event brings local businesses together to share with each other whatever information the business wants to share – job opportunities, sales, new employees, expansion projects, etc. I am recommending the EDC host the Thursday, April 28, 2022, event from 8-9am at NYA City Hall in partnership with the Chamber. This event will serve as our Small Business Breakfast with offering a complimentary breakfast and an introduction of City Administrator Andrea Aukrust. There are also businesses in the community that are not familiar with NYA City Hall, the Council Chambers, and offices.

6.F Downtown Streetscape Project

Staff is working on completing the full application. Deadline is March 11, 2022.

6.G Joint Meeting Discussion

The conversations at the Joint Meeting concentrated around continued visual improvements of the community, more amenities, new business wants/needs, and increased housing options. Items to be addressed which complement the goals of the EDC:

- **Lack of grocery**
 - The City does have business incentives for a grocery business to come to NYA which includes, yet is not limited to: business subsidies, Redevelopment TIF options, grant opportunities, low interest loan opportunities and internal financial resources which could include review of ERU costs (SAC/WAC), building fees and other development costs. Staff continues to reach out to grocers and food resources. NYA is not the only community that is dealing with food insecurities, however, due to the increased risk of supply chain issues, building costs and market uncertainties, we will need to be patient however continue to pursue a grocer.
- **Connection of all three downtowns with visual updates on Faxon Road**
 - EDC Commissioners have started this conversation. Staff's recommendation is to include money in the 2023 budget to hire an urban streetscape planner create a game-plan for this project.
- **Desire for more retail/business options**
 - Given the limited amount of available commercial (buildable) lots, there needs to be discussion on the location of the next land annexed into city.
 - **Downtown YA**
 - Two available business locations (old meat market, front of Clark building)
 - Staff is looking into creating a Redevelopment TIF district and do a "pay as you go" option for financial incentive for property owners to make major improvements.
 - **Downtown Norwood**
 - Two available business locations (old bakery, former Wilson Electric)
 - Vacant lot at 120 W Elm – Redevelopment TIF opportunity for mixed-use project
 - **212 Business Corridor**
 - Four available buildable lots along Railroad Dr

- **Need for second industrial park**
 - The grant application for the CCCDA CGPICG program was not chosen for this round of awards. Representatives from the CCCDA advised applying again in August as not all of the funds were delegated. Staff continues to discuss economic development ARPA funds along with other federal funds that could potentially be used for infrastructure costs. **Attached is the Tacoma West Industrial Park Covenants. Commissioners are to start to review these covenants and discuss potential changes in preparation for the second industrial park.**
- **Need for housing options**
 - The Meadows/Budahn 22.66-acre parcel is in the works of development. Preliminary plat and PUD application will be reviewed by the Planning Commission and City Council in the next couple months. This development is for 35 single-family homes and about 45 patio villas.
 - The City has been approached by other housing and apartment developers. Staff has started the process of researching a formal housing study for NYA as the last one was completed in 2017 by the CCCDA. This sort of study should ideally be updated every 2-3 years. Given the need for housing over hotel, it is the recommendation of staff to use the budgeted money for a hotel study for a housing study.

6.H Historic Walking Tour

Staff will have an updated draft of the brochure at the meeting.

6.I Community Video

Staff is waiting for information from Darrell at Kwik Trip to find out the option of using the small gas pump TVs for advertising.

6.J Welcome Folder Info

Attached is the start of information that will be included in the Welcome Folders for new residents and new businesses/developers. This is not complete, however, just an example of the "look & feel" of what will be presented.

6.K Small Cities Development Program

Staff and City Administrator Aukrust met with the Zak Klehr, DEED Grants Specialist Coordinator for the NYA Small Cities program, with some concerns about the bidding process (snail mail), vacant rental units with the approval process, and the allocation amounts of funding for commercial/mixed use/rental. Hallquist will be meeting with Elise Durbin from CCCDA to discuss a game plan going forward.

6.L Underpass Artwork (with Central Schools)

There was no response from the final request for MnDOT's approval before March 1, 2022, so we are going to proceed with the project. Staff emailed Superintendent Schochenmaier and Art Instructor Ashley Williams to find out their timeline and request that they submit the design ideas to the EDC and City Council for approval.

6.M NYA Area Chamber of Commerce Updates

6.N West Carver County Food Retail Committee (WCCFRC) Update

INDUSTRIAL BLVD SIGN

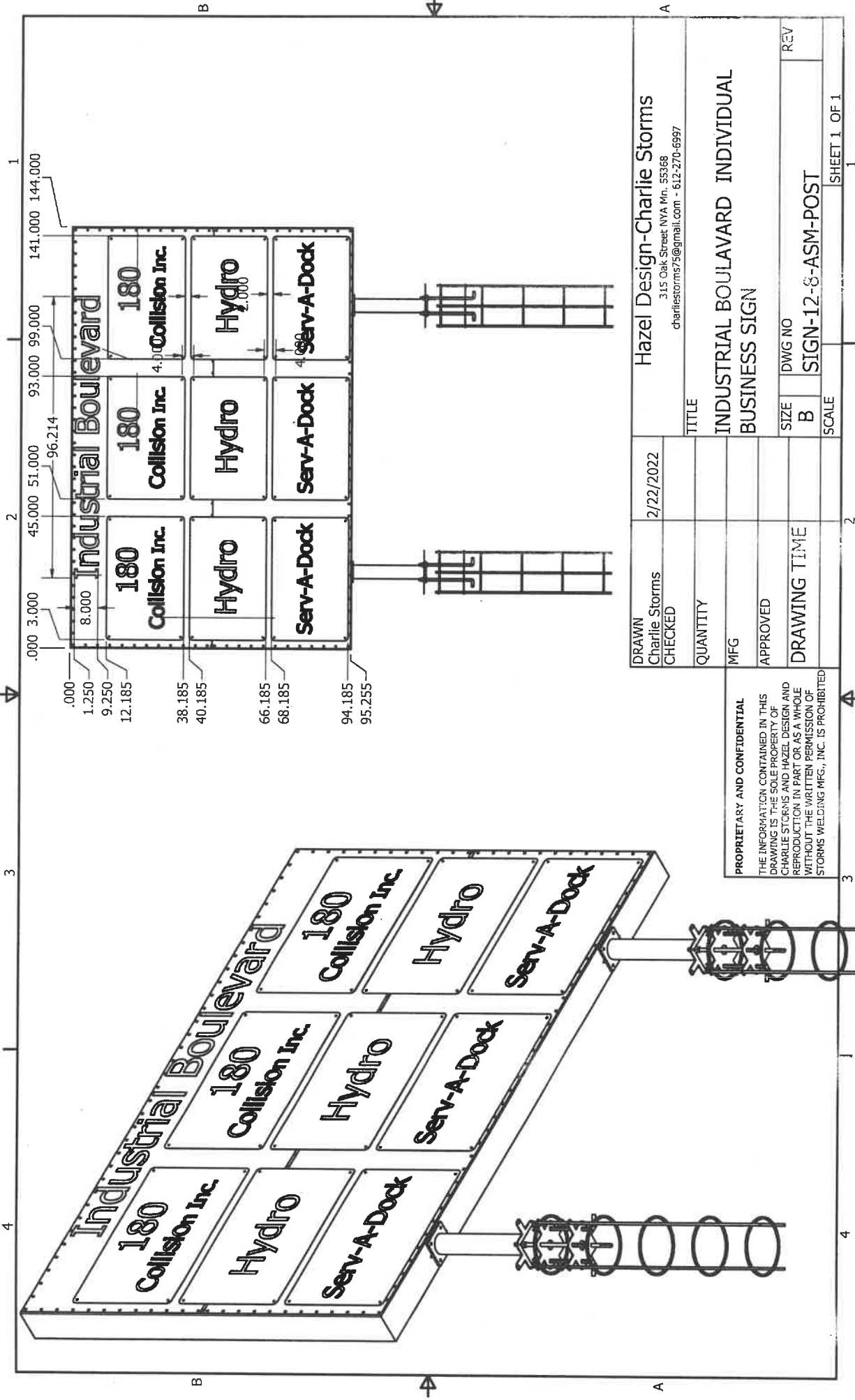
Storms Welding	
Sign not painted	\$8,379.79
Rebar and Anchors for Concrete	\$450.00
IB-PLAQUE 18 EACH	\$3,932.00
Crown door SAND BLASTED ,PRIMED AND PAINTING	\$1,665.00
SONO TUBES 2 X 18"X96"	\$148.03
CONCRETE	\$300.00
LABOR TO INSTALL SIGN AND CONCRETE	\$14,874.82

Storms Welding	
Sign not painted	\$8,379.79
Rebar and Anchors for Concrete	\$450.00
IB-PLAQUE FROM WIGFIELD	\$0.00
CONCRETE PRIME ACID ETCHED PRIMED AND PAINTED	\$550.00
SONO TUBES 2 X 18"X96"	\$148.03
CONCRETE	\$300.00
LABOR TO INSTALL SIGN AND CONCRETE	\$9,827.82

12,473.82

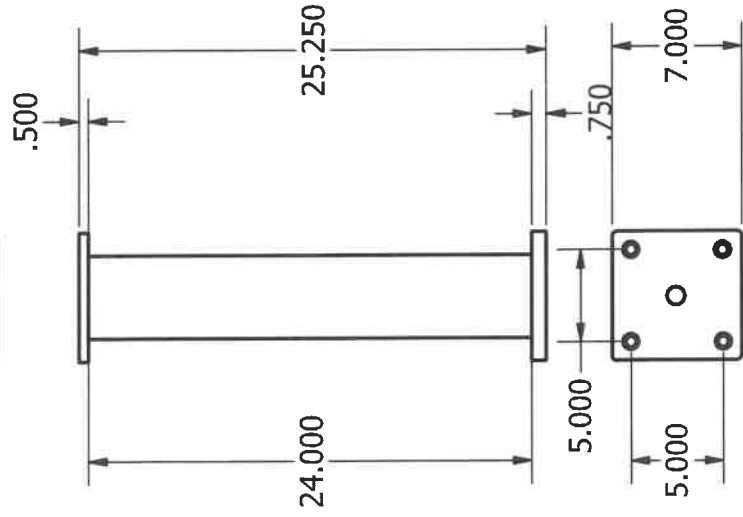
#147 each x 18
2144.00 Wigfield

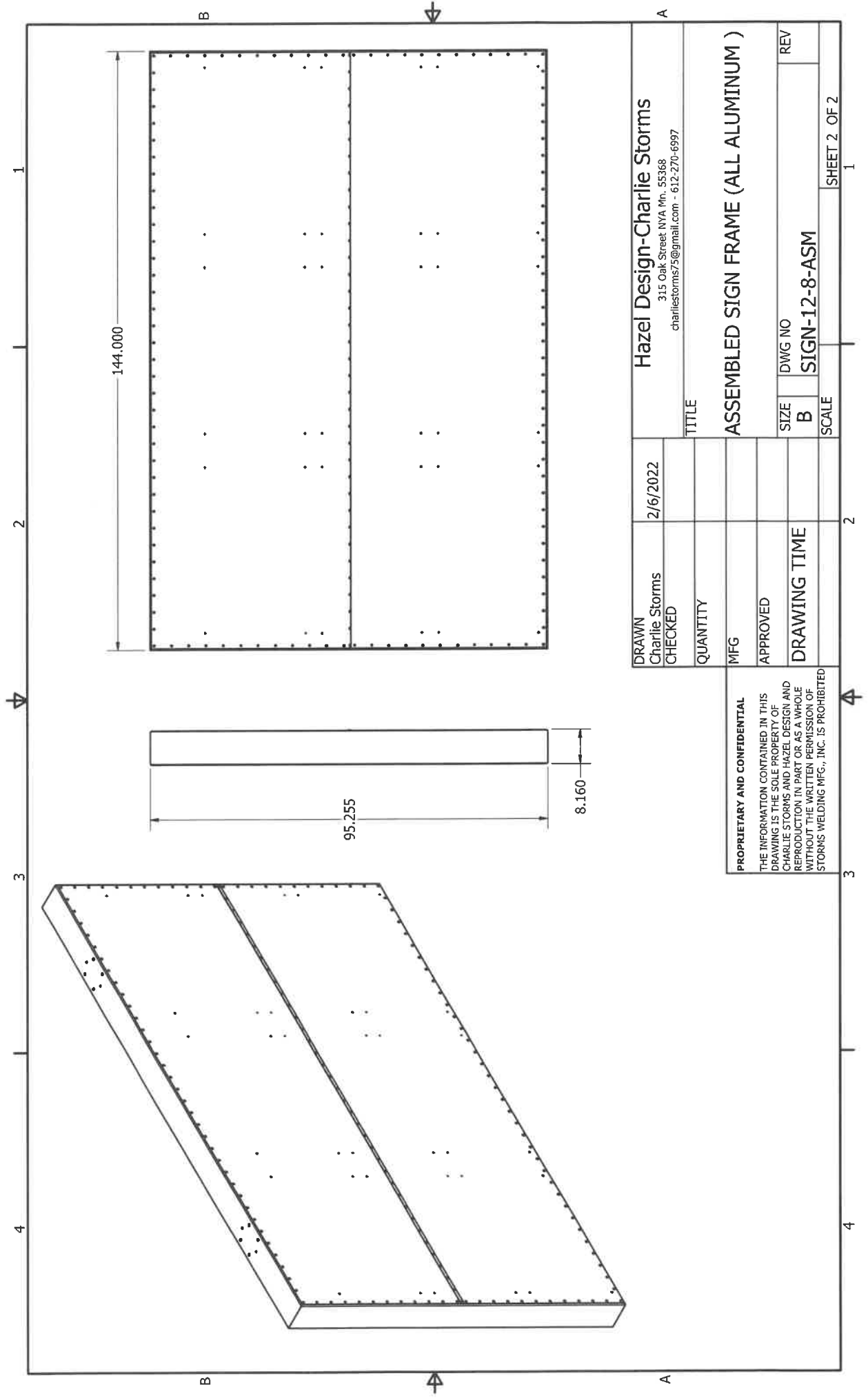
Stand off Letters "Industrial Boulevard"



DRAWN Charlie Storms		2/22/2022		Hazel Design-Charlie Storms	
CHECKED				315 Oak Street NYA Mn. 55368 charliestorms75@gmail.com - 612-270-6997	
QUANTITY				TITLE	
MFG				INDUSTRIAL BOULEVARD INDIVIDUAL BUSINESS SIGN	
APPROVED				SIZE DWG NO	
DRAWING TIME				B SIGN-12-8-ASM-POST	
				SCALE	
				SHEET 1 OF 1	

PROPRIETARY AND CONFIDENTIAL
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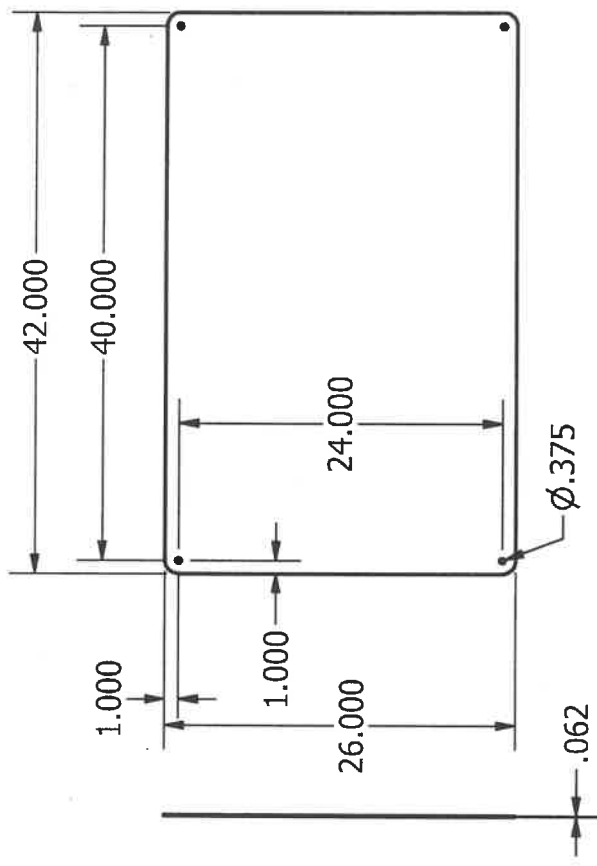


DRAWN Charlie Storms CHECKED	2/6/2022	Hazel Design-Charlie Storms 315 Oak Street NYA Mn. 55368 charliestorms75@gmail.com - 612-270-6997			
		TITLE			
QUANTITY		ASSEMBLED SIGN FRAME (ALL ALUMINUM)			
MFG					
APPROVED					
DRAWING TIME		SIZE	DWG NO	REV	
		B	SIGN-12-8-ASM		
		SCALE	SHEET 2 OF 2		

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PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	IB-PLAQUE-01	SSSS16.4.10-BRUSHED
Hazel Design-Charlie Storms			
315 Oak Street NYA Mn. 55368 charliestorms75@gmail.com - 612-270-6997			
TITLE			
STAINLESS STEEL SHEET 16GA.BRUSHED WITH PLASTIC OVERLAY			
SIZE	DWG NO	REV	
A	IB-PLAQUE-01		
SCALE		SHEET 1 OF 1	

DRAWN	7/8/2021
Charlie Storms	
CHECKED	
QUANTITY	
MFG	
APPROVED	
DRAWING	
SCALE	

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Project Name: Q7255 - Industrial Boulevard

Location: Norwood / Young America, MN

Quoted For: City of NYA / EDC

Contact:

Phone:

Email:

Quoted By: Frank Zuehlke

~ HYDRAULIC SYSTEMS ~



~ SINGLE-SWING SYSTEM ~ ☐



~ BI-FOLD SYSTEM ~ ☐



~ 50/50 SYSTEM ~ ☐



~ VERTICAL-LIFT SYSTEM ~ ☐

QUOTE DETAILS:

~ Standard Features Are Listed Below; For Aux. Options and Features Available, See Sheets 2 & 3 ~

SYSTEM FRAME:

- Construction from mild steel
- Finish is manufacturer's std. prime coat powder application

HYDRAULIC CYLINDERS:

- Standard cylinder color is satin black
- Powder coat finish is not available

POWER/OPERATOR UNIT & CONTROL STATION:

- Power to unit to be provided by others
- Motor unit is std. 208/230v, 1-phase
- 3-phase is optional

[illegible]

INCLUSIONS (Unless Otherwise Noted; See 'Additional Notes'):

Base Price Includes the Three-Sided System Frame(s), Operable Panel(s), Hydraulic Operator(s)/Motor-Unit(s) and the following:

- Wired to receive 208/230v, 1-phase, 20-amp incoming power
- Manufactured from Mild Steel
- Weather Seals
- #32 Hydraulic oil, funnel & rags
- Hydraulic Cylinders
- Hydraulic Hoses (For Standard Power Unit Location)*
- (2) Button or Key Constant-Contact Control(s) †
- Emergency Down Valve(s)
- System(s) Built for 90 mph Wind Load (Closed Position). System should remain closed during sustained wind-speeds in excess of 30 mph.
- Std. Powder-Based Primer Coat, Ready for Field Finish, By Others
- Std. One (1) Year Warranty

ADDITIONAL NOTES:

- **Crown reserves the right to change/improve products w/o prior notice**
- System frame and operable panel(s) are powder-coat finished. Quotation includes any color listed on the standard Crown color chart, and touch-up paint. Non-standard and custom colors are available at additional cost and may require increased time frame

EXCLUSIONS (Unless Otherwise Noted; See 'Additional Notes'):

- Installation
- Rough Opening Preparation or Equipment Rental (For Unloading or Install)
- ATF Fluid
- Glass, Glass Retainer (Glass Stops), Cladding or Other Covering
- Galvanized Steel / Powder Finish Coat
- Aux. Electrical or Safety Equipment (Photo-Electric/Lead-Edge Safety Sensors, Remote/Recievers, Strobe/Sounders, Battery Back-Up, Exterior Control, Etc.)
- Incoming Power, Electrical Disconnect, 460v or 3-Phase Preparation
- Professional Engineering Fees (Delegated Design, Stamped Drawings, Wind-Load Analysis, Etc.)
- NRTL/CSA Certification (i.e. UL Listing)
- R-Value / SHGC / Heat Load Ratings, Air-Infiltration Testing, Etc.
- Applicable Sales Tax
- **Freight, Freight Preparations (Crating) and Any Applicable costs (Will be Determined at Time of Shipment and Included in Final Invoice)**
- **Delivery/Installation**
- **Quotation is Not Per Specifications; Any Additional Items Not Listed Are Excluded**

TERMS/CONDITIONS:

- All pricing is in U.S. Dollars
- Price is valid for (30) days (Pricing is Subject to Change After This Time Period)
- 30% deposit; Balance due prior to scheduling shipment.
- Crown accepts the following payment options: Check, wire-transfer/ACH, Visa, Mastercard.
- Submittal drawings will be provided upon receipt of signed purchase agreement.
- Project is considered "fully released," on production schedule - and production lead time begins - after receipt of paid deposit and finalized/signed submittal drawings.
- If the deposit and signed/approved submittal drawings are not returned within 90 days of receipt of signed purchase agreement, the sale price will increase by 1.5%, per quarter (90 days), until received.
- Production lead time is subject to change on a daily basis; Please contact factory for current lead times.
- Expedited scheduling is not included and, if available, may require payment of the balance in full, prior to beginning production.

FREIGHT/SHIPPING:

- Shipment is scheduled **only after** receipt of final payment; Check stubs, images of sent checks, and the like do not qualify.
- Scheduling of shipment may take 1-2 weeks; Material pick-up may be as many as 1-3 days after scheduling is complete.
- **IMPORTANT NOTE:** Crown relies on freight brokerage firms for all shipments. Generally, materials ship via "partial/shared" load. Crown has no control over delivery dates of "partial/shared-load" shipments. If concrete delivery times are required, a "dedicated" shipment may be required. Dedicated shipments are generally much more expensive - Please ensure Crown is aware of your desire to utilize a dedicated load **at time of signing purchase agreement.**

* A \$6.00 per lineal ft. hyd. hose charge will apply for power units mounted more than 10' from the side-edge of the rough opening(s), up to 150'; \$7.00 per lineal ft. beyond 150'.

† If door controls/operators other than those supplied by Crown are used (i.e. including, but not limited to, switches, push-buttons, remotes, programmable logic controllers, etc.), warranty shall be void on the entire power unit (motor, pump, reservoir, hose). For safety reasons, all controls supplied by Crown are constant pressure. Crown highly recommends all control stations are installed in close proximity to the system opening.

~ Thank You For Your Consideration! Please Do Not Hesitate To Contact Us With Any Questions Or Concerns You May Have! ~

Document No.
A 569015

OFFICE OF THE
COUNTY RECORDER
CARVER COUNTY, MINNESOTA
Receipt # RA 201300000187

Certified Recorded on January 04, 2013 12:02 PM

Fee: \$48.00



Mark Lundgren
County Recorder

**FIRST AMENDMENT TO THE DECLARATION OF PROPERTY COVENANTS FOR
TACOMA WEST INDUSTRIAL PARK**

PROPERTY SUBJECT TO THIS DECLARATION

The real property hereinafter referred to as Tacoma West Industrial Park, which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, Covenants, reservations, easements, liens and charges with the respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in the County of Carver, State of Minnesota and is more particularly described as in Exhibit A attached hereto. No property other than that described in Exhibit A shall be deemed subject to this Declaration, unless and until specifically made subject thereto. *This Declaration amends that certain Declaration of Property Covenants for Tacoma West Industrial Park adopted July 24, 2006 and filed in the Office of the County Recorder for Carver County on February 5, 2007 as Document No. A458361.*

GENERAL PURPOSES OF CONDITIONS

The real property described above hereto is subjected to the Covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of building sites thereof; to protect the Owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve so far as practicable, the natural beauty of such property; to guard against the erection thereon of poor designed or proportioned structures, and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive buildings thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 7-1-2027, at which time said Covenants shall be automatically extended from year-to-year, provided, however, that after 7-1-2027 said Covenants can be amended at any time by a vote of a majority of the then Owners of lots or tracts. Each lot or tract in the original plat shall have one vote. A $\frac{2}{3}$ (two-thirds) majority shall be required to pass an

amendment. An adopted amendment shall become effective when an appropriate document signifying and describing such change is filed with the Carver County Recorder, provided also that these Covenants can be added to or made more restrictive at any time prior to 2-1-2027 by following the above procedure. No requirement of these Covenants is intended to usurp the minimum requirements of applicable City of Norwood Young America ordinances and standards. Invalidity of any one of the Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

DESIGN REVIEW TEAM

The determination of conformance to the Covenants shall be by review of the Norwood Young America Design Review Team (hereafter known as the DRT). The DRT will review all property improvements within the Tacoma West Industrial Park. The DRT shall consist of the City Administrator, Community Development Director, Economic Development Coordinator, the City Engineer, and members of the Norwood Young America Economic Development Commission. The City Council of the City of Norwood Young America shall review and approve all decisions made by the DRT.

DESIGN REVIEW

No building, addition, site improvement or exterior property improvement of any kind shall be erected, placed or altered on any lot until Preliminary Plans prepared by a registered Architect have been submitted to the DRT. In connection with this requirement, Preliminary Plans shall consist of:

1. A site plan indicating the location of the building or improvement on the lot and clearly designating the size and location of Parking, Loading Areas, Access Drives, Utility Services, Yards, Waste Storage, Exterior Lighting, Easements, General Storm Drainage and Grading, Paving Materials, Storage Areas, Waste and Storage Screening and Landscaping. All signage on the site other than traffic control shall be defined.
2. A schematic floor plan showing the general usage inside the building.
3. Exterior elevations of the building screening indicating exterior materials and configuration of the materials and colors on all sides of the building. Elevations of loading area, screening of large mechanical and electrical components and waste screening shall also be provided. All signage on the building exterior shall be defined.
4. Building Sections showing the proposed structural system, mechanical and other screening and typical construction heights.

The DRT shall review the Preliminary Plans for conformance to the requirements of the Covenants and make their findings known, in writing, to the potential purchaser of unimproved property or the Owner of improved property within twenty (20) days from the date in which plans are submitted to the DRT. The Owner of improved property will be required to address any non-conforming items of the proposed construction in writing with re-submittal of applicable

Preliminary Plans until such time the DRT is satisfied that all Covenants will be complied with and DRT approval is granted.

The Norwood Young America City Council shall review all recommendations of the DRT. The City Council shall either approve or disapprove any decision of the DRT within twenty (20) days from the date in which the DRT approves the plans.

Approval or disapproval by the DRT, or Norwood Young America City Council, or failure to approve or disapprove any or all requirements of the Covenants shall not impair, restrict or limit the force, effect and operation of all the other protective Covenants herein contained, which shall apply at all times.

PRINCIPAL AND ACCESSORY USES

The principal and accessory uses permitted by the II Zoning District as regulated by the Norwood Young America Zoning Ordinance in effect at the time are permitted by these Covenants.

adding B-1 Business Industrial

MINIMUM VALUATION

The minimum total building and land valuation after completion of the project shall not be less than \$42.50 square foot. The City may review and revise this every three (3) years.

→ based on ?

SPACE ALLOCATIONS AND DIMENSIONAL STANDARDS

1. Minimum Setback Lines:

- A. *Front and Street Side Yards: There shall be a front and street side yard setback of 30-feet.*
- B. *Interior Side Yards: There shall be side yard setbacks of 15-feet*
- C. *Rear Yards: There shall be rear yard setbacks of 20-feet, except as stated in Item D below.*
- D. *When the lot or tract is adjacent to a residential district or a street, a 75-foot property setback shall be required on that side of the district adjacent to the residential district.*

2. Density:

- A. *The building to site ratio shall not be less than twenty-five (25) percent.*
- B. *Site coverage, including all buildings and paved areas, shall not exceed eight (80) percent of site. A minimum of twenty (20) percent of a site shall be devoted to green area.*

3. **Building Height:** No building shall exceed forty- (40) feet in height.
4. **Lot Area Regulations:** Every individual lot, site or tract shall have an area of not less than two (2) acres or the minimum size established by current zoning ordinance.
5. **Frontage Regulations:** Every lot or tract shall have a width of not less than 200-feet abutting a public right-of-way.

SUBDIVISION

No lot, as platted by the City of Norwood Young America shall be subdivided and a part thereof sold or leased unless the proposed transfer has received the prior approval, in writing, from the City of Norwood Young America according to its Subdivision Ordinance.

EASEMENTS

Utility and drainage easements shall be as defined on the property plat. Vacation of abutting easements on adjacent commonly owned parcels will be permitted if approved by the City of Norwood Young America.

VARIANCES TO THESE COVENANTS

Any variance to these covenants must be approved by both the City of Norwood Young America, and the Owners desiring to vary from the requirements of these covenants who must first submit the desired variance to the DRT and obtain the DRT's written approval prior to submittal to the lot Owners in the Norwood Young America Tacoma West Industrial Park for their consideration. A $\frac{2}{3}$ (two-thirds) majority of all the lot Owners at the time is required to approve a variance. It will be the responsibility of those seeking the variance to bear any costs associated with obtaining the DRT's and the Owner's approval or disapproval.

CONSTRUCTION

Any building, addition, modification or improvement must conform to all applicable codes and ordinances.

BUILDING STRUCTURE

Building space framing structural systems can be of any materials suitable for the property Owner's business and applicable building codes and ordinances, except, no pole barn or post framed wood buildings will be permitted. Steel framed construction will be allowed.

BUILDING EXTERIOR ENCLOSURE MATERIALS

Building exterior enclosure materials shall be attractive in appearance, durable and of a quality, which is compatible with the adjacent structures and consistent with the intent of these covenants.

The front and street side facades shall be face brick, stone, glass, architectural metals or architectural woods, stucco, or EIFS with integral color or finish painting, architecturally treated concrete, cast in place or pre-cast concrete panels, painted decorative concrete block or integral color water repellent treated decorative concrete block or an approved equivalent as determined by the DRT.

Un-faced concrete block, structural concrete, prefabricated metal siding, and the like are prohibited from the front and street side facade areas. The use of these materials elsewhere shall only be in a manner approved by the DRT.

All exterior building materials, which require periodic maintenance, shall be maintained on a regular basis to retain the intent of these covenants as determined by the DRT.

All subsequent additions, outbuildings and screens constructed after the erection of an original building(s) shall be designed in a manner conforming and harmonizing with the original architectural design and general appearance.

LANDSCAPING

Except for property access drives and city approved ground mounted signs, the area between the aforesaid front and side yard setback lines shall be landscaped and properly maintained with grass, trees and shrubs and shall be limited to this use.

All open areas of any site, tract, or parcel be graded to provide proper drainage, and except for areas used for walks, parking, drives or storage, shall be landscaped with trees, shrubs and/or grass. *All required landscaping improvements should be installed no later than one year from issuance of the certificate of occupancy. It shall be the Owner's responsibility to see that this landscaping is maintained in an attractive and well-kept condition.* All vacant lots, tracts or parcels shall be mowed and also be properly cleaned and maintained.

MATERIAL AND VEHICLE STORAGE (OUTSIDE STORAGE)

Outside storage shall be allowed in the Tacoma West Industrial Park; however, all outside storage, including trucks, or other vehicles in excess of three-quarter ($\frac{3}{4}$) ton capacity, or equipment, shall be screened with an 8-foot high fence, or by a combination of landscape plantings and/or berms, which shall be subject to review by the DRT. Storage shall not be allowed in trucks, trailers or similar containers.

WASTE

All solid waste materials, debris, refuse or garbage shall be kept within a completely enclosed building or properly contained in closed containers and stored in racks designed for such purpose. The covers to all dumpsters and all *refuse* carts shall be closed at all times, except to dispose of items. All liquid wastes containing any organic or toxic matter shall be discharged in a manner prescribed by the Governing Authority.

All waste shall be placed in containers or enclosures in a manner not constituting a nuisance by reason of wind-litter, disorderly appearance or abnormal fire hazard.

All waste containers or racking not in an enclosed building shall be completely screened for its full height or a minimum of eight (8) feet. Screening shall be permanent non-vegetation with one hundred (100) percent opacity constructed of the same matching materials as the buildings on the site. All screening shall have gates or other means of blocking vision through access points. Gates shall match screening, be properly maintained and kept closed except at immediate times of waste handling.

No outside incinerators, trash burners shall be installed, erected or utilized on any lot or plat.

PARKING AND LOADING

The City of Norwood Young America Zoning Ordinance shall set all parking requirements.

No parking shall be permitted on the streets of the Tacoma West Industrial Park.

All off-street parking, drives, loading or maneuvering areas, storage and waste container storage areas shall be surfaced with bituminous or concrete surfacing with concrete curbs.

All parking and loading areas in consideration of proper site development shall take into consideration winter snow accumulation and resulting potential damage to Covenant required landscaping and landscape screening.

NUISANCES

No noxious or offensive trade or activity shall be carried on upon any building site within the Norwood Young America Tacoma West Industrial Park nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. This includes, but is not limited to, excessive smoke, odor or noise:

1. Noise: Noises emanating from any use shall be in compliance with and regulated by the standards set by the Minnesota Pollution Control Agency. Noise shall be measured on any property line of the tract on which the operation is located and shall not exceed the following levels:

Daytime
L₅₀ L₁₀
75 decibels 80 decibels

Nighttime
L₅₀ L₁₀
75 decibels 80 decibels

"L₁₀" means the sound level, expressed in decibels, which is exceeded ten percent of the time for a one-hour survey, as measured by test procedures approved by the commissioner of the MPCA. "L₅₀" means the sound level, expressed in decibels, which is exceeded 50 percent of the time for a one-hour survey, as measured by test procedures approved by the commissioner of the MPCA.

Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, volume, shrillness or intensity.

2. Glare: Glare, whether direct or reflected, such as from parking lot lighting, floodlights, spotlights or high temperature processes, and as differentiated from general illumination, shall not be visible beyond the site of origin at any property line.
3. Exterior Lighting: Any lights used for exterior illumination shall have their primary light illuminating source directed away from adjacent properties and public streets.
4. Vibration: Vibration shall not be discernible at any property line to the human sense of feeling for three (3) minutes or more duration in any one (1) hour.
5. Hazard: Every operation shall be carried on with reasonable precautions against fire, explosion and safety, and be in accordance with the codes and ordinances of the City of Norwood Young America.

DWELLINGS

No trailer, basement, tent, shack, garage, barn or other out-buildings shall at any time be used for human habitation, temporarily or permanently; nor shall any structure of temporary character be maintained upon a building site, except as temporarily incidental to building construction.

Watch stations, quarters or similar structures shall be enclosed within a building or otherwise attached thereto in a harmonious manner as permanent enclosures.

ANIMALS

No animals or poultry of any kind shall be kept or maintained on any part of the property.

OUTDOOR AIR QUALITY

Any activity or operation on the lot or tract shall conform with the City and State regulations relating to ambient air quality standards and air pollution control regulations.

TEMPORARY BUILDINGS NOT PERMITTED

No temporary buildings and structures for any purpose shall be erected on the site without approval of the DRT and the Norwood Young America City Council whose authority will be limited to approval for a maximum of one (1) year after which all temporary buildings and their supporting system shall be removed from the site and the original site improvements returned to their original condition. Temporary structures will only be approved for extenuating circumstances. Temporary construction trailers used in conjunction with a building project and removed promptly upon completion are not considered temporary buildings.

SIGNS

The current City of Norwood Young America Sign Ordinance shall govern all signage, except where the following is more stringent:

1. Wall signs shall not project above the top horizontal line of the wall or roof adjacent to the sign.
2. No sign shall be allowed on the roof of any building.
3. No temporary signs will be permitted without the written approval of the Norwood Young America Tacoma West Industrial Park Design Review Team with the exception of construction signs.
4. No political campaign signs announcing the candidates seeking public political office, nor signs advocating political positions or causes, and other information pertinent thereto will be permitted.

MAINTENANCE OF VACANT LOTS OR TRACTS

All Owners of vacant lots or tracts shall keep them clean, mowed and maintained in a manner that will not depreciate others property value within the Norwood Young America Tacoma West Industrial Park.

STORAGE OF FUEL

No tank for the storage of fuel, for the use in heating individual buildings or for processes, except those prohibited for underground locations by Ordinance, shall be placed or maintained above the surface of the ground out-structures for storage of fuels or dispensing equipment thereof required by Ordinance and Utility governing the same shall be screened in a manner similar to waste screening acceptable to the DRT.

Additions: Ground Solar - PZ reviewing

TELECOMMUNICATIONS

Telecommunication towers will not be permitted in the Norwood Young America Tacoma West Industrial Park unless approved by the DRT. Primary electrical substations, electrical transmission lines and utility provided voice/data lines and related devices will be permitted in appropriate locations.

SURVIVAL OF TERMS

All of the terms, covenants and conditions set forth in the Declaration of Property Covenants for Tacoma West Industrial Park adopted by the City of Norwood Young America on July 24, 2006 and filed in the Office of the County Recorder for Carver County, Minnesota on February 5, 2006 as Document No. A458361 shall remain in full force and effect unless otherwise changed or modified by this First Amendment to the Declaration of Property Covenants for Tacoma West Industrial Park.

EFFECTIVE DATE

This Amended Declaration of Property Covenants for Tacoma West Industrial Park is effective October 8, 2012, the date it was adopted by the City Council of Norwood Young America.

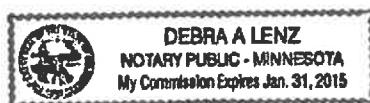
Adopted by the City Council this 8 day of October 2012.

Tina Diedrick
Tina Diedrick, Mayor

Diane Frauendienst
Diane Frauendienst, City Clerk

State of Minnesota)
County of Carver) ss.

The foregoing Instrument was acknowledged before this 8th day of October, 2012 by Tina Diedrick, the Mayor and Diane Frauendienst, City Clerk of the City of Norwood Young America, a Minnesota municipal corporation.



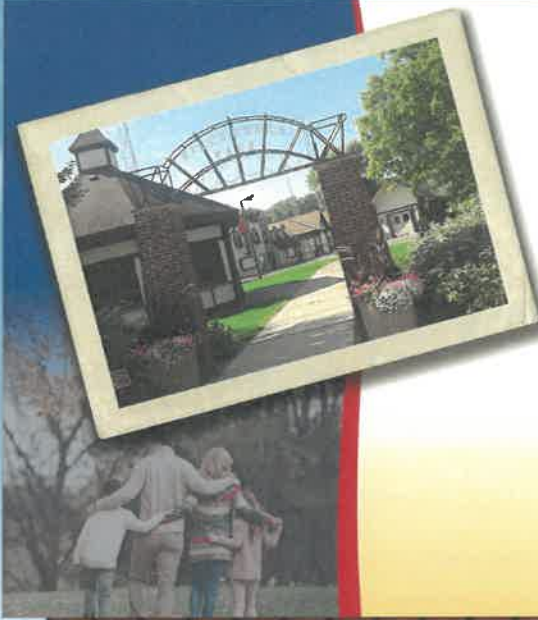
Debra A. Lenz
Notary Public of the State of Minnesota
My commission expires: 1-31-2015



more than a place, it's home.



Building on its heritage and high quality of life, Norwood Young America will work collaboratively with its residents and engage our youth to shape a strong and diverse economy and quality neighborhoods through planned, economical and sustainable growth. The continued preservation of the City's natural resources, open spaces, recreational opportunities, and city services make Norwood Young America a place to call home.



WILLKOMMEN TO



Norwood Young America

more than a place, it's home.

- **Beautiful Parks**
- **Welcoming Neighborhoods**
- **Available Sites for New Businesses**

The City of Norwood Young America, Minnesota, is a growing, small-town community situated in western Carver County. In 1997, Young America and Norwood merged into one community to become the city known today as Norwood Young America. This semi-rural town is located on the edge of the Twin Cities Metropolitan Area, approximately 35 miles west of Minneapolis. Home to 3,900 residents, population growth is expected to continue for years to come.

Norwood Young America proudly celebrates its German heritage, as it was originally settled by German immigrants who brought their traditions and customs to the area. This heritage is seen celebrated every August at Stiftungsfest, "A Founder's Day Celebration" and Minnesota's oldest festival.

Norwood Young America's urban amenities and small-town character, along with its proximity to a wide variety of transportation routes, make this City an attractive place to live and work. It is an easily accessible community that is a prime location for new business and industry. The City is very unique in that it has three business districts – Historic Downtown Norwood, Historic Downtown Young America, and the Highway 212 Business Corridor. All three areas are home to successful businesses as well as available sites for future businesses. The City has been fortunate as many new businesses have opened their doors in the last five years.

This suburban locale offers closeness to the services, employment opportunities, and recreational activities provided by the Twin Cities Metropolitan Area, yet it still manages to maintain its rural character.



Educational Opportunities



Public education in the City of Norwood Young America is provided by Central Public Schools. The District enrolls approximately 1,000 students and is comprised of three facilities. Central Elementary serves students in grades PreK-5, Central Middle School serves students in grades 6-8, and Central High School serves students in grades 9-12.

Those searching for private educational opportunities can find them at St. John's Lutheran School. They are a nationally accredited facility providing high quality, Christian education to over 130 students in Preschool-8th grade.

Health and Wellness Services



Lakeview Clinic – West is a full-service clinic providing family medicine, internal medicine, pediatrics, and radiology and laboratory services. Additional specialty services including cardiology, orthopedics, allergy, neurology, rheumatology, gastroenterology, endocrinology, podiatry, urology, and counseling are available on a regular schedule through Lakeview Clinic – Waconia.

Hospital services can be found at the nearby Ridgeview Medical Center in the City of Waconia. This independent, 109-bed acute care hospital is the heart of the regional health care network that includes clinics, emergency services, and specialty programs.

Norwood Young America is also home to many other health facilities including dental, chiropractic, and eye care services.



Recreation & Community Events



There is an abundance of opportunities for recreation both in and around the City of Norwood Young America.

The City is home to seven public parks that are scattered throughout the community, and they range from mini and neighborhood parks to community parks and the NYA Sports Complex. NYA Legion Park is home to the West Carver Community Pool which features diving boards, a kiddie pool, and swimming lessons. NYA Legion Park is also the location of many summer events including Music in the Park. The Norwood Sports Complex is a recently updated facility that includes a beautiful baseball field and multiple softball fields. The historic Willkommen Memorial Park is home to Stiftungsfest, Minnesota's oldest celebration. The park was designed to look like an old German town, and every year, thousands attend the four-day festival. The park also houses the historic NYA Pavilion as well as the other local baseball team, the Young America Cardinals. Baylor Regional Park, situated on Eagle Lake and operated by Carver County, offers 50 sites for camping, a swimming beach, and the area's only 18-hole disc golf course.

The City of Norwood Young America also has many sidewalks and trails available for walking, jogging, and biking around the community. In fact, there is a new underpass trail that winds through Kehrler Park and runs right under Highway 212.

The Norwood Young America area is also home to many lakes and trails that are great for year-round use. Popular lakes include Barnes Lake, Brand Lake, Braunworth Lake, Eagle Lake, Hydes Lake, Tiger Lake, Young America Lake, and even Lake Waconia, the 2nd largest metro-area lake, which is just a few miles to the east.

Other popular attractions in the City include the Norwood Young America Library, the Willkommen Heritage Center, and its collection of shopping, retail, and dining options.



Key Demographics

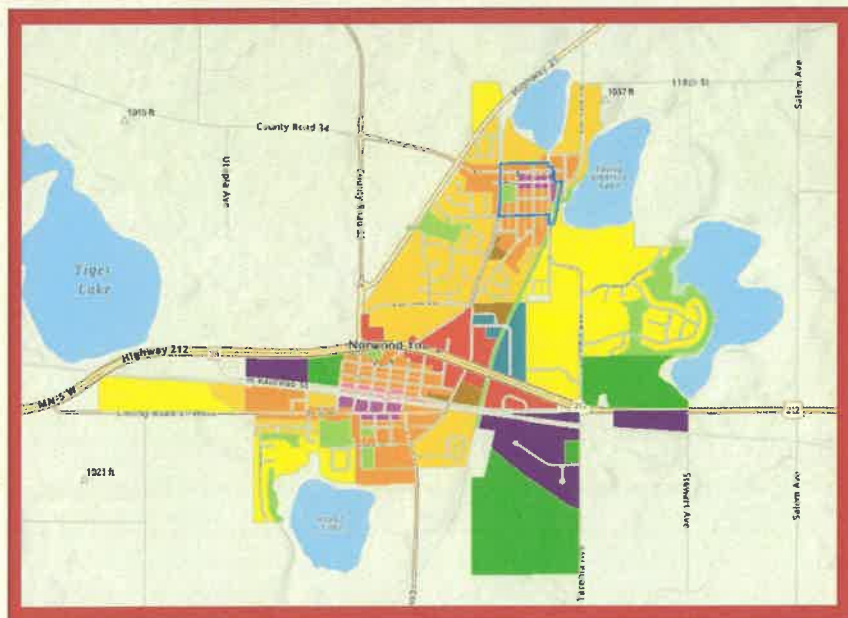


Transportation:

- I-494 (Eden Prairie) 26 miles
- MSP Airport 41 miles
- Downtown Minneapolis 42 miles
- Over 15,000 vehicles through NYA daily at crossroads of Hwy 212 & 5/25
- Hwy 212 Four-lane expansion to be completed from NYA to Cologne 2025

2020 Census Reporter:

- Population - 3,763
- Median age – 35.3
- Average household income - \$73,724
- Number of households – 1,450
- Mean travel time to work for NYA residents - 30.3 minutes
- Median housing value - \$187,800



For more information on the City of Norwood Young America, visit www.cityofnya.com, FB page @cityofnya, or email info@cityofnya.com

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NYA, MN 55368
(952) 467-1800

