



**NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION**

**Wednesday, October 12, 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. September 14, 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. Estimated Market Value - Carver Co & NYA
  - C. Housing Study
- 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 - 2<sup>nd</sup> Addition**
- 6.C Carver County CDA Community Growth Partnership Initiative**

*Increase outreach and enhance relations with current businesses.*

- 6.D New Business Seminar**

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

- 6.E Downtown Streetscape Project**

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

- 6.F Welcome to NYA Packet**

*Enhance partnerships with Carver County and local schools.*

- 6.G Manufacturer's Day Event - NYA Manufacturing Today**

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

- 6.H Chamber of Commerce Update**

- 7. City Council & Other Commission Updates**
- 8. Upcoming Meetings - Next EDC meeting - 6:00 p.m., November 9, 2022**

October 18, 2022	Park and Recreation Commission Meeting	4:45 PM
October 20, 2022	Senior Advisory Meeting	9:00 AM
October 24, 2022	Workshop/EDA/City Council Meeting	5:00 PM/6:00 PM
November 1, 2022	Planning & Zoning Commission Meeting	6:00 PM
November 4, 2022	City of NYA Food Distribution	2:00 PM to 3:00 PM

November 8, 2022	Election Day	7:00 AM to 8:00 PM/NYA City Council Chambers
November 14, 2022	City Council Meeting	6:00 PM
November 15, 2022	Park & Recreation Commission Meeting	4:45 PM
November 16, 2022	Economic Development Commission Meeting	6:00 PM
November 17, 2022	Senior Advisory Meeting	9:00 AM
November 28, 2022	Workshop/EDA/City Council Meeting	5:00 PM/6:00 PM

## 9. Adjournment

# NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, September 14, 2022 - 6:00pm  
City Hall Council Chambers, 310 Elm Street West  
Minutes

In Attendance: Connor Smith, Jason Winter, Mike Eggers, Andrea Gerth, Mike McPadden, Carol Lagergren  
Absent: None  
Staff: CEDD Karen Hallquist  
Guest: Jason Martens

## 1. Call to Order

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

A. Pledge of Allegiance

## 2. Adoption of Agenda

*Motion: MM/CL to approve. Motion passed 6-0.*

## 3. Approve Minutes

A. August 10, 2022, EDC meeting

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

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

## 5. New Business

### A. NYA Business Dashboard

Hallquist reported on some business development which included an update on the mall hotel which will open yet this fall and stated that the process for land acquisition for the industrial park expansion has started.

## 6. Old Business/Updates

### 6.A Industrial Blvd Signage

Hallquist shared information from colleagues from the cities of Chaska and Chanhassen who confirmed that the original developer of the industrial park pays for the signage. Commissioners suggested earthtone, neutral colors for the sign.

*Motion: MM/AG to recommend approval of the CD Products quote of \$11,215.00 for the design, production, and installation of the Industrial Boulevard sign at the selected location.*

*Motion: JW/MM to recommend approval of up to \$2,000 in landscaping supplies to complete the project.*

### 6.B Tacoma West Industrial Park Sign AND

### 6.C Tacoma West Industrial Park – 2<sup>nd</sup> Addition

Commissioners agreed to wait with signage for the current park until the expansion layout is completed as there could be one grand sign for the park and individual street names (i.e., Tacoma Blvd, Tacoma Circle) for the expansion (i.e., "Bevens Creek Rd")

### 6.D Carver County CDA Community Growth Partnership Initiative

Hallquist shared that the Carver County CDA board meeting is September 15<sup>th</sup> and will wait to hear who was awarded.

### 6.E New Business Seminar

Hallquist and commissioners discussed who to market the event to, which would be new entrepreneurs and home base business owners. The goal is to target those west of NYA to attract them to come to NYA.

### 6.F Downtown Streetscape Project

Hallquist shared she is working with City Administrator to define the beautification area for this project. In the meantime, Randy Clay is looking at pricing for sidewalk removal/repair/replace on the half block on Main Street by the laundromat as the sidewalk is a tripping hazard. Staff has also reached out to Carver County for input as this is on a county road.

### **6.G Welcome to NYA Packet**

Hallquist reported she met with Wigfield Design to come up with options of packets for new residents, new businesses, and potential developers (housing and industrial).

### **6.H Underpass Artwork**

Hallquist shared that due to Central Public School's early release of students in May 2023, Instructor Ashely Williams is proposing for her high art students to submit drawings of murals to the City Council at the September 26, 2022, meeting. With approval, they will be starting on Thursday, October 6, 2022, with completion on Saturday, October 8, 2022. This will be the last update for this project as it can be done administratively.

### **6.I Manufacturer's Day Event - NYA Manufacturing Today**

Hallquist and guest Jason Martens reported that the Central Trades & Advisory Group met and agreed to the NYA Manufacturing Today event will be held on Wed, October 19<sup>th</sup> from 9-1pm. The event will feature tours at six local manufacturers. Central students and local residents are invited to attend. There will be a luncheon at the pavilion along with Superintendent Tim Schochenmaier speaking on job opportunities for students with these manufacturers. Commissioners encouraged purposeful questions and discussions to add value to the tours. Martens commented on asking more local manufacturers to attend the Central Trades & Advisory Group and the need to join the Chamber.

### **6.J Chamber of Commerce Update**

No update.

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

ME: Planning is finishing with ground mounted solar systems and reviewed a storage/warehouse building for Yeager Machine.

CL: Council has approved the preliminary budget and 2<sup>nd</sup> Ave Street assessments and looking forward to the Old Town project.

## **8. Upcoming Meetings - Next EDC meeting - 6:00 p.m., October 12, 2022**

## **9. Adjournment**

*Motion: ME/JW to adjourn the meeting. Motions 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: October 12, 2022

SUBJECT: NYA Business Dashboard

<b>Business Development</b>	<b>Location</b>	<b>Status</b>
Puro Service	119 Railroad St E	Scheduling ribbon cutting
Seams Like to Good Idea	18 3 <sup>rd</sup> Ave SE (Mill Bldg)	Ribbon cutting 10/19/22
Carver Canines	Railroad Drive	Potential for leasing
Bevens Creek Suites	640 Railroad Drive	Goal is to open Fall 2022
Car Quest	Faxon Rd	Ribbon cutting 10/19/22
Silverthorn Photography LLC	223 Elm Street E	Photographer opening soon
Greenwood Marina	Tacoma Circle	Ribbon cutting soon
<b>Business Inquiries</b>		
Grocery	C-2 General Commercial	Provided info on city, locations, incentives
Professional services	C-2 General Commercial	Working with prospect
Mini Storage	B-1 Business Industrial	New inquiry for city-owned greenspace
Contractor Operations		Working with prospect
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	Submitted LOI
Mixed-use Commercial/Residential	C-3 Downtown District	Working with prospect – Market value housing – researching locations
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	Owner submitting LOI
Market Rate apartments		Conversation w developer
<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 – Eklo development on hold
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)	Emma Street, NYA	No change
<b>Misc Projects</b>		
2022 2 <sup>nd</sup> Ave Project	N Devonshire to Main Street	Completed – final amount came in less than anticipated
All-Park Assessment		P & R Commission working on an all-park assessment for maintenance and future planning.
Legion Park Playground Equip	NYA Legion Park	Completed

Central Public Schools		Turf field to be completed for Oct
Rezoning for 309/312 1 <sup>st</sup> St NE		Submitted to Met Council for approval as is a comp plan amendment – no update
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	Survey completed. P&R Commission reviewing comments at Oct mtg – very positive responses for both projects
Walking Track	Central Schools	Looking into funding options
Old Town	Willkommen Memorial Park	Kaeding Architect working on contractor ready designs for RFPs
Industrial Park Expansion		Council to approve Concept plan soon – goal of Nov acquisition
Community Growth Partnership Initiative 2022 Grant Application	Through Carver County CDA	Grant approved for \$100,000 to assist in land acquisition for Nov 2022
Masonic Building	10 3 <sup>rd</sup> Ave SE	Meeting soon to discuss
Ground Mounted Solar Systems	I-1 Light Industrial District	All approved 1-L only
Comm & Ec Dev Admin Assistant		Applicants interviewed 10/07/22

#### 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

#### 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
- 210 Main Street E – Hilgers building for sale
- 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)



TO: Economic Development Commission  
FROM: Karen Hallquist, Community & Economic Development Director  
DATE: October 12, 2022  
SUBJECT: 2023 Estimated Market Value for NYA

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City Clerk/Finance Director Angela Brumbaugh prepared graphics of the 2023 Estimated Market Value for Carver County which compares NYA to all other municipalities in Carver County.

Findings:

- Carver County has an estimated taxable market value for 2023 of \$20,430,085,900
- Of the total, Carver County cities account for \$17,367,004,900 or 85%...the other 15% are townships
- NYA is the 7<sup>th</sup> largest...or 5<sup>th</sup> smallest...or 3% of the County's total valuation at \$439,373,100

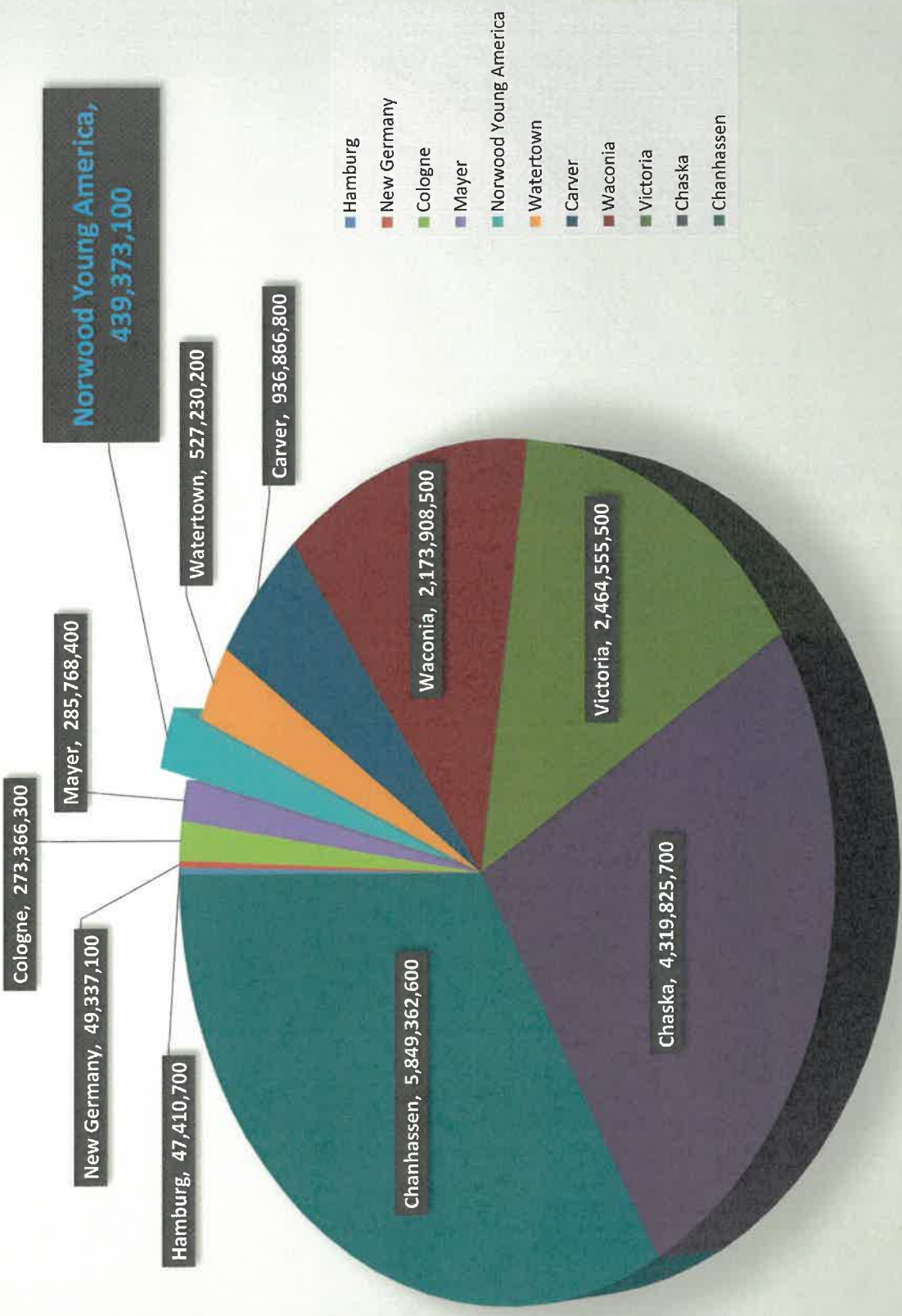
Also shown is a graph with a breakdown of the EMV of residential, commercial/industrial, apartment dwellings and agricultural land within the city limits of NYA.

Discussion only.

**Norwood Young America**



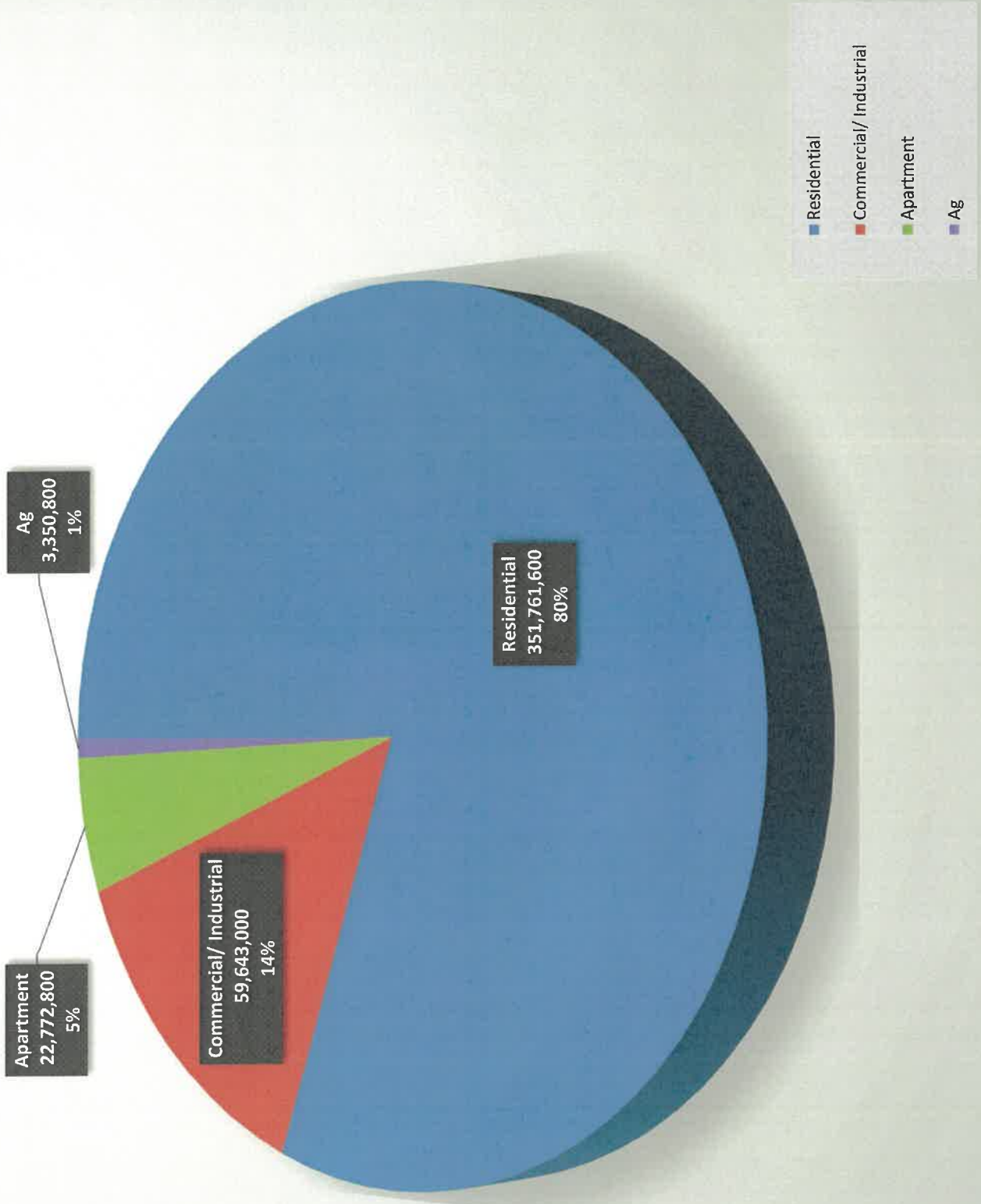
# Estimated Pay 2023 Estimated Market Value - Carver County



- Carver County has an estimated taxable market value for 2023 of \$20,430,085,900
- Of the total, the Cities in Carver County = \$17,367,004,900 or 85%
- Norwood Young America is the 7<sup>th</sup> largest (or 5<sup>th</sup> smallest) = \$439,373,100 (3% of the County's valuation)



# Norwood Young America Estimated Market Value





TO: Economic Development Commission  
FROM: Karen Hallquist, Community & Economic Development Director  
DATE: October 12, 2022  
SUBJECT: Comprehensive Housing Needs Assessment

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The last housing study that was completed for Norwood Young America – and all other municipalities in Carver County - was in 2017 by Community Partners Research. It was funded by Carver County CDA to assess the affordable housing options within Carver County. It is recommended cities have a housing study done every five years.

Given the potential for major growth in and around NYA in the upcoming years (Hwy 212 expansion, Central Schools project), staff is requesting the EDC's approval to go out for RFQ's for a Comprehensive Housing Needs Assessment. These studies project housing demand and provides recommendations on the amount and type of housing that could be developed in NYA to satisfy demand from current and future residents. This updated information will be of benefit to any potential housing developer looking at land in and around NYA.

Carver County CDA offers a Community Growth Partnership Initiative Pre-Development Grant up to \$7,500 annually for every municipality in Carver County for studies such as this. It is a 1-to-1 grant. The EDC budget does allow for professional service fees for this as well.

Discussion only.

**Norwood Young America**



TO: Economic Development Commission  
FROM: Karen Hallquist, Community & Economic Development Director  
DATE: October 12, 2022  
SUBJECT: Old Business/Updates

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#### **6.A Industrial Blvd Sign**

The Industrial Boulevard Sign project was tabled at the Council meeting on September 26, 2022. Based on conversation from that meeting, there may be a potential conflict of interest with the project. This must be resolved before the project progresses.

#### **6.B Tacoma West Industrial Park – 2<sup>nd</sup> Addition**

Staff will give an update on the status of the land acquisition.

#### **6.C Carver County CDA Community Growth Partnership Initiative**

On September 15, 2022, the Carver County CDA Board approved the City of NYA's grant application for \$100,000 to support land acquisition.

#### **6.D New Business Seminar**

Staff contacted Lee Hall about the event, and he is on board with everything. Staff will connect with him after the new year to work on details (handouts) in preparation.

"Small Business Basics: 10 Things You Need to Know"

Date: Wednesday, May 3, 2023

Time: 5-7pm (5-5:30pm social, 5:30pm appetizers, 6pm presentation)

Location: Willkommen Memorial Park Pavilion

RSVPs requested.

Agenda to include:

- Welcome by Karen Hallquist & EDC Chair (What the EDC does, members of the EDC, and why this event was organized)
- Introduction of Lee Hall (NextStage)
- "How did they do it?" Panel of Local Business Owners – Facilitated by Lee & Karen (predetermined questions)
- "10 things you need to know" – Lee Hall
- Q&A's
- Closing remarks - Mayor

Handouts to include:

- Agenda
- Bios on each of the panel members and Lee Hall

- 10 things you need to know sheet
- Business Resources and Financial Resources List, *Revolving Loan Fund info*
- Local important contacts

Marketing for the event:

- Target Audience: New Entrepreneurs and homebased businesses – *Target the areas of NYA, Glencoe, Mayer, Arlington*
- City of NYA newsletter, mailing to NYA businesses, Facebook event, ads in Glencoe Advertiser and Arlington

#### **6.E Downtown Streetscape Project**

Staff is working with City Administrator to define the beautification area for this project. Staff has also reached out to Carver County for input as this is on a county road.

#### **6.F Welcome to NYA Packet**

Staff met with Wigfield Design to come up with options of packets for new residents, new businesses, and potential developers (housing and industrial).

#### **6.G NYA Manufacturer's Today Event**

The NYA Economic Development Commission, City of NYA, and Central Trades & Advisory Group are recognizing October as Manufacturing Month and encouraging residents and students to participate in the NYA Manufacturing Today event on Wed, October 19th. Tour six (6) of our local manufacturing businesses to learn about education and job opportunities here in NYA, along with how important manufacturing and the trades are to the local economy. Attached is the flier for the event. Please RSVP to staff by October 14<sup>th</sup> if you plan to attend the luncheon.

#### **6.H NYA Area Chamber of Commerce Updates**