



NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, January 11, 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. Appointment of Officers
4. Approve Minutes
 - A. December 14, 2022, EDC meeting
5. 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.)
6. New Business
 - A. NYA Business Dashboard
 - B. NYA EDA land
7. Old Business/Updates
 - A. Approve 2023 Goals

Develop opportunities for new businesses and expansions for current businesses.

B. Tacoma West Industrial Park – 2nd Addition Update

Increase outreach and enhance relations with current businesses.

C. New Business Seminar – May 3, 2023

D. City Newsletter Access

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

E. West Carver County Food Retail Committee Update

F. Housing Study

Enhance partnerships with Carver County and local schools.

G. Central Trades & Advisory Group Update

H. Chamber of Commerce Update
8. City Council & Other Commission Updates
9. Upcoming Meetings - Next EDC meeting – 6:00 p.m., February 8, 2023

January 17, 2023	Park and Recreation Commission Meeting	4:45 PM
January 19, 2023	Sr. Advisory	9:00 AM
January 23, 2023	City Council Workshop/EDA/Meeting	5:00 PM/6:00 PM
February 7, 2023	Planning Commission Meeting	6:00 PM
February 8, 2023	Economic Development Commission Meeting	6:00 PM

10. Adjournment

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, December 14, 2022 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

Minutes

In Attendance: Andrea Gerth, Mike McPadden, Carol Lagergren, Jason Winter, Kayla Dammann (ad hoc)

Absent: Connor Smith, Mike Eggers

Staff: CEDD Karen Hallquist

Guest: none

1. Call to Order

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

A. Pledge of Allegiance

2. Adoption of Agenda

Motion: CL/JW to approve. Motion passed 4-0.

3. Approve Minutes

A. October 12, 2022, EDC meeting

Motion: MM/JW to approve. Motion passed 4-0.

4. Introductions, Presentations, and Public Comment - None

5. New Business

A. NYA Business Dashboard

Hallquist reported on some business development which included ribbon cuttings at PuroClean, Greenwood Marina and Carquest that happened today and the potential for future expansion of at least one of them. It was also mentioned that an electrician has purchased the property at 220 E Main Street.

B. 2022 Annual Review

Hallquist reviewed the 2022 Annual Report and noted the success of the NYA Manufacturing Today event and receiving the \$100,000 Community Growth Partnership Grant for the industrial park.

C. 2023 Goals

Hallquist shared the proposed 2023 Goals of which all are based on current and future growth opportunities for both business and residential development. Commissioners requested Housing Study to be listed under new residents marketing and to encompass the relationships of groups under Enhancing partnerships with Carver County and local schools.

6. Old Business/Updates

6.A Tacoma West Industrial Park – 2nd Addition

Hallquist shared that staff is working with the city attorney on a purchase agreement for the land acquisition.

6.B New Business Seminar

Hallquist will connect with Hall after the new year to work on details.

6.C Downtown Streetscape Project

Hallquist shared staff is researching a larger defined area and the contract with Xcel Energy for lighting.

6.D Welcome to NYA Packet

Hallquist reported these will be implemented in 2023.

6.E Housing Study

Hallquist shared that she and City Administrator Aukrust had a meeting with Commissioners Fahey and Udermann to talk about the success of the Mfg Today event and discuss additional CDA economic development support for municipalities in Carver County such as an updated CC housing study, grant writers for federal funding support, additional GIS support, real estate expo, etc.

6.F Manufacturer's Day Event – NYA Manufacturing Today

See above.

6.G Chamber of Commerce Update

New Executive Director Kayla Dammann shared the following chamber updates:

- Three ribbon cuttings happened today December 14th – PuroClean, Greenwood Marina, and Carquest
- Morning Mocha will be at All Saints on December 22nd
- General meetings suggested to be tours of local businesses and then a luncheon
- Suggested to have a chamber quarterly newsletter

7. City Council & Other Commission Updates

MM: Council updates:

- Brooke Allen is new council member
- Public Hearing for Truth in Taxation happened
- 2023 Budget approved
- Owner of Masonic Building to make decision on the fate of the building
- Approved Harbor budget
- Approved 2022 In-Kind donations
- NYA benches are being re-powder coated
- Brush grinding at compost site approved
- Security at lift stations approved
- Heher will continue with the Planning Commission in January

8. Upcoming Meetings - Next EDC meeting – 6:00 pm, January 11, 2023

9. Adjournment

Motion: JW/MM to adjourn the meeting. Motions passed 4-0.

Respectfully submitted,

Karen Hallquist, Community & Economic Development Director



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: January 11, 2023

SUBJECT: NYA Business Dashboard

Business Development	Location	Status
TinRoof PowderCoating	221 Elm St E	Ribbon cutting TBD
Bevens Creek Suites	640 Railroad Drive	Ribbon cutting in February
KJS Laundromat	219 Elm St E	Ribbon cutting TBD
Silverthorn Photography LLC	223 Elm Street E	Ribbon cutting TBD
Signature Electric, Co.	220 E Main Street	Ribbon cutting TBD
New auto mechanic	210 Railroad Street W	Working on info
Copper Canyon Bar & Grill	425 Merger St	In the works per owner D. Jensen
Business Inquiries		
PuroClean	RC-1	Potential for expansion
Professional Service	C-2 General Commercial	Expansion in the works
Retail	C-3 Downtown District	Working with prospect
Retail	C-3 Downtown District	Working with prospect
Mini Storage	B-1 Business Industrial	Interested in city-owned greenspace
Mfg	I-1 Light Industrial	Interested in 2 nd Ind Park
Incubator Facility	I-1 Light Industrial	Interested in 2 nd 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 nd Ind Park
Mfg	I-1 Light Industrial	Submitted LOI
Mfg	B-1/I-1	Interested in 2 nd Ind Park
Mfg	I-1 Light Industrial	Interested in 2 nd Ind Park
Indoor storage	B-1/I-1 Business Industrial	Owner submitting LOI
Market Rate apartments	C-3 Downtown District	Conversation w developer
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	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)	Emma Street, NYA	No change
Misc Projects		
CIP planning		Staff is working on CIP (Capital Improvement) for 2024 +
All-Park Assessment		P & R Commission working on an all-park assessment for maintenance and future planning.

City Hall Raingardens		Staff talking with Ind Tech Teacher Sarah Schurmann about CHS doing project.
Hwy 212 Four Lane Expansion		Design meeting happening – set to start April 2024
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	P&R Commission made mockup of layout – will be talking with Bolton & Menk soon about cost of drafting concept plan
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		Staff working on PA, Phase 1 and appraisal – waiting for Met Council approval of zoning amendment from Comp Plan
Masonic Building	10 3 rd Ave SE	City Council to start acquisition process

Commercial Land for Sale

- [312 1st Street NE](#) – empty lot near Mau Cemetery – 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 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
- 232 Main Street E – former Clark building - owned by Mike Barto – 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: January 11, 2023

SUBJECT: City-owned land discussion

Staff has been reviewing all city-owned land for potential development projects. Currently, the city-owned 4.23 acres of greenspace along Industrial Boulevard is for sale for \$211,000. There have been inquiries on the property.

Another potential property for development is 123 Reform Street N – aka the old Oak Grove site. A city building sits on the southeast corner of this combined two-parcel 1.99-acre property. The building is used for housing a loader and random storage. The open space is used for project staging and snow hauling. Zoned C-3 Downtown District, the property allows for 100% commercial or mixed multi-unit housing with 50% main floor as commercial.

Discussing points:

- If the building is found to be substandard, this property could qualify for Redevelopment TIF, and potentially a DEED Redevelopment Grant. This classification could be completed by an outside consultant or the city building official.
- Due to the lack of market rate housing and that the property abuts to R-3 Medium Density Mixed Residential zoning, the parcel could be rezoned to accommodate 100% residential (apartment or condo building) which would help the density standards set by Met Council.

Commissioners are to discuss the pros and cons of furthering research for a potential development project at 123 Reform St N.



more than a place, it's home.

123 Reform Street N
NYA Economic Development Authority Owned
1.99 Acres



Property Card**Parcel ID Number** 580500700**Taxpayer Information****Taxpayer Name**
NYA ECONOMIC DEVELOPMENT AUTH**Mailing Address**
PO BOX 59
NYA, MN 55368-0059**Property Address****Address****City****Parcel Information****Uses** InLieuTx Co D 1**Acres** 1.23**Plat** CITY LOTS OF NORWOOD**Lot****Block** 009**Legal Description** EXC: S 125' THEREOF & IN 15-115-26 .45 ACRE P/O ABANDONED RR LAND DESC AS: BEG AT NW**Building Information****Building Style****Above Grade
Finished Sq Ft****Total Bedrooms****Year Built****Garage****Miscellaneous Information****School District**
0108**Watershed District**
WS 067 CARVER CO WMO**Homestead**
N**Green Acres**
N**Ag Preserve**
N**Assessor Information**

Estimated Market Value	2021 Values (Payable 2022)	2022 Values (Payable 2023)	Last Sale
Land	\$259,900.00	\$259,900.00	Date of Sale 11/15/2006
Building	\$83,300.00	\$124,900.00	Sale Value \$400,000.00
Total	\$343,200.00	\$384,800.00	

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Property Card**Parcel ID Number**

580144550

Taxpayer Information

Taxpayer Name

NYA ECONOMIC DEVELOPMENT AUTH

Mailing Address

PO BOX 59

NYA, MN 55368-0059

Property Address

Address

City

**Parcel Information**

Uses InLieuTx Co D 1

Acres 0.76

Plat

Lot

Block

Legal Description IN SE1/4 NE1/4 FORMER RR PROPERTY DESC AS: COMM AT NW CORNER BLK 9 TH E ALONG N LINE

Building Information

Building Style

Above Grade
Finished Sq Ft

Total Bedrooms

Year Built

Garage

Miscellaneous InformationSchool District
0108Watershed District
WS 067 CARVER CO WMOHomestead
NGreen Acres
NAg Preserve
N**Assessor Information**

Estimated Market Value

2021 Values
(Payable 2022)2022 Values
(Payable 2023)

Last Sale

Land

\$56,600.00

\$56,600.00

Date of Sale

4/10/2000

Building

\$0.00

\$0.00

Sale Value

\$1,281,000.00

Total

\$56,600.00

\$56,600.00

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**This chart is an overview of the current availability of
lots by zoning district as of January 2023.**

District	Description	Total vs Available Lots
R1	<u>Low density single family</u> <ul style="list-style-type: none"> Single family dwelling 	426 total/11 available <ul style="list-style-type: none"> 7 lots on Emma St (owned by G.Degler) 4 townhome lots on Oak Ln (owned by P.Shanahan) Land available in city limits but no infrastructure: <ul style="list-style-type: none"> 61.32 acres - Kloth land off Elm Street 60.60 acres - JAM Properties off Tacoma 22.66 acres - STP Enterprises in Preserve 13.59 acres - SINMACO Properties north of Hwy 5 across from Central Ave
R2	<u>Medium density single family</u> <ul style="list-style-type: none"> Single family dwelling Twin homes 	405 total/0 available <ul style="list-style-type: none"> The "original" Norwood and Young America residences surrounding the two historic downtowns
R3	<u>Medium density mixed residential</u> <ul style="list-style-type: none"> Single family dwelling Twin homes Two family dwelling Townhomes 	479 total/0 available <ul style="list-style-type: none"> Areas include neighborhoods around Casper, Martingale, Central Schools, Friendship Park, Devonshire, Trilane and 5th St.
R4	<u>Multiple family residential</u> <ul style="list-style-type: none"> Multiple family dwelling of 5-18 units Nursing homes/assisted living 	30 total/1 available (trailer lot) <ul style="list-style-type: none"> Includes the trailer park, Peace Village, Harbor, Central Apts, Poplar Ridge and Country Cove Apts
RC1	<u>Residential/Neighborhood Commercial</u> <ul style="list-style-type: none"> Single family dwelling Twin homes Two family dwellings Townhomes Professional services Finance/Insurance/Real Estate Personal or Business Services Retail trade Specialty shops Standard restaurants 	14 total/1 available <ul style="list-style-type: none"> Commercial Lot at 420 Railroad St W – no water/sewer

C2	<u>General commercial</u> <ul style="list-style-type: none"> • Banking/financial institutions • Churches and schools • Commercial recreational uses • Convenience stores • Daycare centers • Dwelling units (above street level) • Funeral homes/Mortuaries • Garden centers • Grocery stores • Medical, professional and commercial • Motels/hotels • Personal services • Retail trade • Standard restaurants 	57 total/4 available All located by Haven/Heritage Strip Mall <ul style="list-style-type: none"> • 610 Railroad Dr • 620 Railroad Dr • 625 Railroad Dr • 630 Railroad Dr
C3	<u>Downtown districts</u> <ul style="list-style-type: none"> • General commercial office space • Professional services • Finance, insurance, real estate • Personal or business services • Public facility (city hall/library) • Retail trade • Dwelling units (above street level) • Specialty shops • Standard Restaurants • On and off-sale liquor establishments • Dwelling units (back 50% of street level) 	65 total/7 available (buildings and/or vacant lots) Historic Downtown YA: <ul style="list-style-type: none"> • 10 3rd Ave SE (Masonic Bldg) • 312 1st St NE (by Stolz) Historic Downtown Norwood: <ul style="list-style-type: none"> • 114 W Elm (former Wilson Electric) • 118 W Elm (vacant lot) • 120 W Elm (vacant lot) • 319 W Elm (former bakery) • 323 W Elm (vacant lot next to CityWide/Pour House)
B1	<u>Business Industrial</u> <ul style="list-style-type: none"> • Automobile repair (major) • Contractor yards • Office complexes • Garden and landscaping services • Mini storage facilities • Retail with contractor yard/wholesale • Vocational and technical schools • Warehouses • Wholesale trade and showrooms 	9 total/1 available <ul style="list-style-type: none"> • 31 Ind Blvd (all wetland - not buildable) • City-owned greenspace
I1	<u>Light Industrial</u> <ul style="list-style-type: none"> • Contractor operations • Laboratories • Light industry • Utilities (public, sewer, water) • Warehousing • Wholesale trade and showrooms 	16 total/1 available <ul style="list-style-type: none"> • 800 Railroad St (next to Lano Equip) Tacoma West Industrial Park: <ul style="list-style-type: none"> • NONE



Norwood Young America Economic Development Commission 2023 Goals

Staff has created the following NYA EDC goals for 2023 based on current and future growth opportunities:

1. **Develop opportunities for new businesses and expansions for current businesses**
 - a. Promote the Tacoma West Industrial Park expansion
 - b. Review business incentives
 - i. TWIP expansion (TIF, etc.)
 - ii. NYA façade programs, sign programs, etc.
 - c. Increase marketing for vacant commercial properties
 - i. Use GIS mapping capabilities to create an interactive map with available sites
 - d. Continue EDC Commissioner's knowledge of the scope of business opportunities by including monthly updates with the NYA Dashboard which includes a list of business inquiries, available building sites, properties for sale, and redevelopment sites.
 - e. Identify needs/wants for future projects which will add to the vitality of the community
 - i. Faxon Road Streetscape Project 2023/24
 - ii. Main Street Lighting Project
2. **Increase outreach and enhance relations with current businesses**
 - a. Provide financial access to businesses grant opportunities
 - b. Improve communication with all building owners and realtors by making sure they are on the city newsletter list
 - c. Utilize the Revolving Loan Fund for gap financing opportunities for new and existing businesses.
 - d. Celebrate Small Business Week, Manufacturer's Week and any other SBA endorsed recognitions
 - e. Share any such public information with the Chamber Executive Director and Chamber Board to assist the Chamber's outreach efforts in monthly ribbon cutting welcomes
 - f. Continue to encourage City's participation, involvement in, presence at, or support of, community events
3. **Market Norwood Young America to current and new residents and businesses**
 - a. Promote the four-lane expansion of Hwy 212
 - b. Continue efforts for pursuing food resources in NYA.
 - c. Pursue an updated Housing Study
 - d. Implement NYA Welcome Packets for developers, new businesses and residents.
 - e. Continue collaboration with Carver County CDA in its county wide tourism planning efforts
 - f. Create professional photos of the NYA area community
 - g. Promote quality of life attributes (i.e. Willkommen Heritage Center, NYA Library, Parks, townball, festivals, murals, community gardens, Music in the Park, etc.)
 - h. Continue monthly City newsletters
 - i. Continue to explore, with the CDA, the concept of a Carver County Real Estate Exposition
4. **Enhance partnerships with Carver County and local schools**
 - a. Collaborate with the Central Trades Advisory Group with Mfg Week and other business events
 - b. Partner with Central Schools Industrial Tech class for community projects
 - c. Continue and investigate the enhancement of relationships and partnerships with the NYA Area Chamber of Commerce, Carver County Workforce Development, local civic organizations, faith-based organizations, Carver County Sheriff's Department, non-profit groups.

Action

Motion to recommend approval of the 2023 Economic Development Commission Goals.



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: January 11, 2023

SUBJECT: Old Business/Updates

7.B Tacoma West Industrial Park – 2nd Addition

The Phase I Environmental Study is completed and being reviewed by engineers and city planner. Planning Consultant Jared Johnson submitted the zoning amendment request to the Met Council the last week in December (after receiving approval from YA township and Carver County) to change the Future Land Use of the property from Medium Density to Industrial. Met Council will review and hopefully have the request on their January board meeting. In order to move ahead, the seller and Council need to have a signed purchase agreement. At that time, the Council will finalize the bonding for the purchase, Planning Commission can start to review the concept plan, and Bolton & Menk can prepare infrastructure design and costs.

7.C New Business Seminar

Staff is drafting an event flier. The pavilion is reserved. Appetizers will be ordered through Northside Grill. **Commissioners are to discuss potential panel members.**

7.D City Newsletter Access

Staff is working on creating a spreadsheet of non-resident business and non-resident commercial property owners to mail the monthly newsletter to. This mail process will begin with the January newsletter mailing.

7.E West Carver Community Food Retail Committee Update

The West Carver County Food Retail Committee's plan for the first quarter of 2023 is to complete cold calls to food retailers to keep western Carver County on their radar. They compiled a list of grocers to call – including both corporate and locally owned stores. They will direct all comments best suited for the city, to city hall.

6. E Housing Study

Staff is preparing an RFQ.

6.F Central Trades & Advisory Group Update

Central Public School has been invited the City to participate in a Career Fair on Friday, January 20th from 9-11am. The objective is to expose students to a wide variety of career options available in our region of Minnesota. They hope to have representatives from a very wide range of careers, including those in the building trades, manufacturing, agriculture, food, health care, the financial sector, and more. All students grade 9-12 (390) will be in attendance. The City of NYA will be participating in the event and showcasing the diverse employment opportunities that a municipality offers. Job applications for 2023 West Carver Community Pool lifeguards will also be available.

6.G NYA Area Chamber of Commerce Updates