



NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 8, 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. January 11, 2023, 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

7. Old Business/Updates

Develop opportunities for new businesses and expansions for current businesses.

- A. Tacoma West Industrial Park – 2nd Addition Update

Increase outreach and enhance relations with current businesses.

- B. New Business Seminar – May 3, 2023

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

- C. Housing Study Update
- D. NYA Marketing Packet

Enhance partnerships with Carver County and local schools.

- E. Central Trades & Advisory Group Update
- F. Chamber of Commerce Update

8. City Council & Other Commission Updates

9. Upcoming Meetings - Next EDC meeting – 6:00 p.m., March 8, 2023

February 13, 2023	City Council Meeting	6:00 PM
February 16, 2023	Sr. Advisory	9:00 AM
February 21, 2023	Park and Recreation Commission Meeting	4:45 PM
February 27, 2023	City Council Workshop/EDA/Meeting	5:00 PM/6:00 PM
March 3, 2023	NYA food distribution	2:00-3:00 PM
March 7, 2023	Planning Commission Meeting	6:00 PM
March 8, 2023	Economic Development Commission Meeting	6:00 PM

10. Adjournment

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, January 11, 2023 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

Minutes

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

Absent: none

Staff: CEDD Karen Hallquist

Guest: none

1. Call to Order

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

A. Pledge of Allegiance

2. Adoption of Agenda

Motion: JW/MM to approve the agenda with the addition of the Comprehensive Housing Study RFQ. Motion passed 6-0.

3. Appointment of Officers

Motion: JW/ME to appoint Connor Smith as Chair and Andrea Gerth as Vice Chair. Motion passed 5-1.

4. Approve Minutes

A. December 14, 2022, EDC meeting

Motion: ME/MM to approve. Motion passed 6-0.

5. Introductions, Presentations, and Public Comment - None

6. New Business

A. NYA Business Dashboard

Hallquist reported on some business development which included upcoming ribbon cuttings. It was noted that staff has kept in touch with seven businesses who are interested in industrial park expansion information. Hallquist also shared that the Planning Commission will be discussing industrial park topics in the upcoming months that include garage condos/mini storage, building standards, outdoor storage formula and tree/landscaping standards.

B. NYA EDA land

Hallquist shared that staff has been reviewing city-owned land for potential development projects. The city-owned greenspace on Industrial Blvd is for sale for \$211,000. Another site to consider would be at 123 Reform Street N (1.99 acre parcel). Discussion included the need for market rate and affordable housing, potential for a redevelopment project as the storage shed on the property may be considered substandard.

7. Old Business/Updates

6.A Approve 2023 Goals

Motion: MM/ME to approve. Motion passed 6-0.

6.B Tacoma West Industrial Park – 2nd Addition

Hallquist shared that we are still waiting for Met Council's amendment approval. After that, Council will finalize the bonding for the purchase. Planning Commission can start to review the concept plan.

6.C New Business Seminar – May 3, 2023

Staff will reach out to local business owners to be on the panel.

6.D City Newsletter Access

Hallquist shared that staff has created a spreadsheet of all commercial property owners and current business owners that do not receive mail in NYA to mail the monthly newsletter to. The newsletter

will also be going out to all chamber members via email. Staff will also be sending the newsletter to local elected officials.

6.E West Carver County Food Retail Committee Update

Hallquist reported that the WCCFRC's plan for first quarter 2023 is to complete cold calls to food retailers to keep western Carver County on their radar.

6.F Housing Study

Motion: JW/MM to recommend approval of the Comprehensive Housing Study RFQ to the City Council. Motion passed 6-0.

6.G Central Trades & Advisory Group

Hallquist shared that the City will be participating in the CHS Career Fair on Friday, January 20th with the objective of exposing students to a wide variety of career options available in our area.

6.G Chamber of Commerce Update

Executive Director Kayla Dammann shared the following chamber updates:

- Annual chamber banquet on January 26th at the pavilion
- Morning Mocha is at Willkommen Heritage Center on Jan 26th at 8am
- Golf Scramble will be in May
- Springfest committee meetings are happening in preparation for the June 3rd event.
- Memberships for 2023 have gone out.

8. City Council & Other Commission Updates

MM: Council updates:

- Approved organizational chart
- New members sworn in – Lagergren, Storms and Allen
- Approved Carver Co Assessment contract
- Approved Sheriff contract
- Heard the State of the FD
- Storms will be new council rep on Planning
- Allen will be new council rep for Parks

9. Upcoming Meetings - Next EDC meeting – 6:00 pm, February 8, 2023

10. Adjournment

Motion: JW/MM to adjourn the meeting at 7:14pm. Motion passed 6-0.

Respectfully submitted,

Karen Hallquist, Community & Economic Development Director



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: February 8, 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 TBD
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	Permits pulled, goal is to open by April
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
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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 later 2024
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	Reaching out to DNR and CCWMO
Walking Track	Central Schools	Looking into funding options
Old Town	Willkommen Memorial Park	Contractor bid requests to go out Feb 9 th with return date of Feb 23 rd .
Industrial Park Expansion		Waiting for Met Council approval of zoning amendment from Comp Plan - PA agreed upon.
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: February 8, 2023

SUBJECT: Old Business/Updates

7.A Tacoma West Industrial Park – 2nd Addition

The Phase I Environmental Study has been completed. 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 has reviewed the request in multiple formats and will approve at their February 22, 2023, board meeting. Council will finalize the bonding for the purchase and close on the purchase of the land in March. The Planning Commission can start to review the concept plan, and Bolton & Menk can prepare infrastructure design and costs in March as well.

7.B New Business Seminar

Attached is draft of the flyer. Staff is securing local small business owners for the panel.

7.C Housing Study

The City Council approved the posting for a Comprehensive Housing Study at the January 23rd Council meeting. The following was posted on the League of MN Cities site and the City of NYA website:

COMPREHENSIVE HOUSING STUDY. The City of Norwood Young America, MN is requesting qualifications for professional services for the completion of a Comprehensive Housing Study. The last study was completed in 2017. The study is to project housing demand and provide recommendations on the amount and type of housing that could be developed in Norwood Young America to satisfy demand from current and future residents. The updated information will be of benefit to the City for meaningful sense of housing priorities and guide potential housing developers looking at land in and around Norwood Young America. The Request for Qualifications can be found on the city's website at www.cityofnya.com. Proposals must be received no later than 4 p.m. on Feb. 17, 2023. Questions can be directed to Karen Hallquist, Community & Economic Development Director at economicdev@cityofnya.com.

Proposed Timeline for the Housing Study:

- January 24, 2023, Publish Request for Qualifications (RFQ)
- February 17, 2023, Proposals Due (4:00 p.m.)
- February 21-24, 2023, Review of Proposals
- March 1, 2023, Conduct interviews
- March 13, 2023, Appointment

Staff will present the recommended proposal at the March 8th EDC meeting followed with final approval at the March 13th Council meeting.

7.D NYA Marketing Packet

Staff has completed an updated marketing packet to send out to solicit for grocery business.

7.E Central Trades & Advisory Group Update

The CHS Career Fair on Friday, January 20th was a success with students grades 6-12 visiting over 25 local business owners. The City of NYA participated in the event and showcased the diverse employment opportunities that a municipality offers. Job applications for 2023 West Carver Community Pool lifeguards were available with about a dozen students expressing interest.

The Hutchinson Workforce Conference is hosting “Out of the Box & Into the Movement Education and Business: Working Together” on Friday, April 28th from 9am-3pm at the Hutchinson High School. The conference will include information on “TigerPath” which is a partnership program with the EDA, HS and local manufacturers to merge traditional education with hands-on work experiences. All EDC, business leaders, schools, work coordinators and legislators are invited to attend this free conference. Staff will be attending along with CHS school representatives. To learn more about TigerPath visit, www.hutchtigerpath.com.

7.F NYA Area Chamber of Commerce Updates



Small Business Basics: “10 Things You Need to Know”

Wednesday, May 3, 2023

Willkommen Memorial Park Pavilion
21 E Main Street, Norwood Young America

NextStage is a local non-profit corporation focused on providing support, training, and financing assistance to Twin Cities metro area entrepreneurs through their planning, start-up, and growth phases. Lee Hall, NextStage founder and Scott/Carver County business advisor, has worked in the entrepreneurial development space for over 20 years, providing FREE one-on-one coaching to thousands of early-stage entrepreneurs and growing small business ventures.

In his role as a Business Advisor for NextStage, Lee brings the lessons and perspectives learned to assist early-stage and non-traditional entrepreneurs, helping them to navigate and access capital/financial markets, and apply practical, real-world business solutions to start-up and smaller-scale ventures.



5:00 p.m. Networking Social

Light Appetizers Served

6:00 p.m. Presentation

Lee Hall, Owner/Business Advisor NextStage
Local Small Business Panel “How did they do it?”



Mike Herrmann, Owner Carquest NYA
Tricia Mackenthun, Owner Floral Defined, LLC
Erin Allard, Owner Seams Like a Good Idea
Alice Bunn, Owner Alli B's Coffee & Boutique
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Want to start your own business?

Is your house becoming too small for your business?

Looking to expand and not sure how?

The NYA Economic Development Commission welcomes new, existing, and home-based entrepreneurs to this FREE event who are looking to take the next step in advancing their business!

Please RSVP to economicdev@cityofnYA.com or
call 952-467-1810.