



NYA Economic Development Authority

AGENDA

Monday, April 14, 2025 - 4:30pm Meeting

City Council Chambers, 310 Elm Street W, Norwood Young America, MN 55368

1. CALL A MEETING OF THE CITY COUNCIL TO ORDER

1.1. Pledge of Allegiance

2. OATH OF OFFICE

3. ELECTION OF OFFICERS

3.1. Approve Resolution 2025-01; Nomination and Electing Officers of the EDA

4. APPROVE AGENDA

5. INTRODUCTIONS, PRESENTATIONS, PROCLAMATIONS, AWARDS, AND PUBLIC COMMENT

(Individuals may address the Economic Development Authority about any non-agenda item of concern. Speakers must state their name and address and limit their remarks to three minutes. The Economic Development Authority will not take 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 agenda.)

6. PUBLIC HEARING

7. OLD BUSINESS

8. NEW BUSINESS

8.1. EDA Presentation – Accomplishments & Goals

8.2. Approve Resolution 2025-02; Calling for a Public Hearing on Sale of Land

9. STAFF COMMENTS

10. ADJOURNMENT

Next NYA EDA Meeting – Monday, May 6, 2025, 4:30pm at City Hall

UPCOMING MEETINGS / EVENTS

May 6 th	Planning Commission Meeting	6:00 PM
May 12 th	Economic Development Authority (EDA)	4:30 PM

May 12 th	City Council Meeting	6:00 PM
May 14 th	NYA Food Distribution	12:00 PM – 1:00 PM
May 15 th	Sr. Advisory Commission Meeting	9:00 AM
May 21 st	Park and Recreation Commission Meeting	5:30 PM
May 27 th (Tuesday)	City Council Workshop/Meeting	5:00 PM/6:00 PM



TO: NYA Economic Development Authority Commission Members

FROM: Karen Hallquist, Community & Economic Development Director

DATE: April 14, 2025

RE: Approve Resolution 2025-01; Nominating and Electing Officers of the EDA for the City of Norwood Young America

An Economic Development Authority is a recommending body to the City Council, which ultimately makes the final decision regarding land purchases, levying abilities, financial decisions, etc.

According to Minnesota Statutes, the EDA must annually elect a President, Vice President, Treasurer, Assistant Treasurer, and Secretary. Non-board members can hold the assistant treasurer and Secretary positions.

The following board members are recommended to serve as officers for the EDA:

- President - Jason Martens
- Vice President – Connor Smith
- Treasurer – Andrew Storms
- Assistant Treasurer – Mitchell Thiesfeld
- Secretary – Karen Hallquist

As the City Administrator, Andrea Aukrust will serve as the Executive Director for the EDA.

Recommended Motion

Motion to approve Resolution 2025-01; a Resolution Nominating and Electing Officers of the EDA for the City of Norwood Young America.

Norwood Young America

**NORWOOD YOUNG AMERICA
ECONOMIC DEVELOPMENT AUTHORITY
CARVER COUNTY
STATE OF MINNESOTA**

RESOLUTION 2025-01

**A RESOLUTION NOMINATING AND ELECTING OFFICERS OF THE ECONOMIC
DEVELOPMENT AUTHORITY
FOR THE CITY OF NORWOOD YOUNG AMERICA**

BE IT RESOLVED by the Economic Development Authority of Norwood Young America, Carver County, Minnesota as follows:

WHEREAS, the City of Norwood Young America has established an Economic Development Authority (EDA) to coordinate and administer economic development and redevelopment plans and programs of the City; and

WHEREAS, the board of commissioners of the EDA consists of seven members, two members of whom must be members of the City Council of the City of Norwood Young America and five stakeholders of the City of Norwood Young America; and

WHEREAS, pursuant to Minnesota Statutes, the EDA must annually elect a President, Vice-President, Treasurer, Assistant Treasurer, and Secretary.

NOW THEREFORE, BE IT RESOLVED, that the City Administrator is hereby appointed Executive Director of the Economic Development Authority of the City of Norwood Young America; and

BE IT FURTHER RESOLVED, that the following Commissioners are nominated and elected to the following offices of the Economic Development Authority of the City of Norwood Young America:

President – Jason Martens

Vice-President – Connor Smith

Treasurer – Andrew Storms

Assistant Treasurer – Mitchell Thiesfeld

Secretary – Karen Hallquist

Adopted by the Economic Development Authority of the City of Norwood Young America this 14th day of April 2025.

Jason Martens, President

Attest:

Andrea Aukrust, Executive Director



ECONOMIC DEVELOPMENT AUTHORITY MINUTES

February 10, 2025
City Council Chambers
310 Elm Street West
Norwood Young America MN 55368

Attendance:

ATTENDEES: Connor Smith, Charlie Storms, Brooke Allen, Andrew Storms, Brandon Stender

ABSENT:

STAFF: Andrea Aukrust, City Administrator; Karen Hallquist, Community and Economic Development Director; Mitchell Thiesfeld, Clerk/Finance Director; Mark Streich, Public Service Director; Ethan Nelson, City Planner

OTHERS: Phil Schrupp, Bolton & Menk; Emie, Brent, & Dan Fero, 14700 102nd Street; Everett Pugh, 114 W Railroad Street; Barbara Woida & Huey Biros, 10750 CR 135; David, Sam, & Evan Lofgren, 1005 Meadow St., Cologne; Eddie & Prudence Matzke, 218 2nd Avenue SE; Fletcher & Valerie Ojeda, 13250 Hwy 5 and 25 S; Deputy Sheriff Lee

2. Call EDA Meeting to Order

Mayor Smith called the EDA meeting to order at 6:00 PM with all members present.

2.1. Pledge of Allegiance

The Pledge of Allegiance was said by all.

2.2. Approve Agenda

Motion: C.Storms/B.Allen to approve the agenda as submitted. Motion passed 5-0.

2.3. Approve minutes of December 9, 2024, meeting.

Motion: B.Stender/A.Storms to approve the minutes as submitted. Motion passed 5-0.

2.4. EDA Application Process—Karen Hallquist, CED Director

- Five members from the community will be appointed to the EDA.
- The term for each appointment is three years.
- Mayor Smith will serve as the President, Administrator Aukrust will serve as the Executive Director, and Karen Hallquist will continue to be the staff liaison.

No Motion


2.5. Adjournment

Motion: C.Storms/B.Allen Motion to adjourn at 6:05 pm. Motion passed 5-0.

Respectfully submitted,



Mitchell Thiesfeld, Clerk/Finance Director



Connor Smith, President



TO: NYA Economic Development Authority Board of Commissioners

FROM: Karen Hallquist, Community & Economic Development Director

DATE: April 14, 2025

SUBJECT: EDA Presentation – Accomplishments & Goals

Staff will give a presentation on the Norwood Young America Economic Development Authority to include:

- EDA Purpose
- Duties and Responsibilities
- Housing, Economic Development, and Redevelopment Authority
- 2024 EDA Accomplishments
- 2024 Building Permits & Valuation
- City of NYA Core Strategies
- EDA Core Functions

Attached are the 2024 Economic Development Commission Goals along with the 2024 Annual Report.

The 2025 EDA goals will be developed to complement the City's overall goals, as presented at the City Council Work Session on April 28, 2025. The City Council will review the 2025 Strategic Plan, Long-Term Strategies, Opportunity Goals, and Plan Implementation, which stems from the City Council and Administrative Staff retreat in February.

Information Only



Norwood Young America Economic Development Commission 2024 Goals

The NYA EDC has identified the following 2024 Goals based on current and future growth opportunities:

1. Develop opportunities for new businesses and expansions for current businesses

- a. Review business incentives
 - i. TWIP expansion (TIF, etc.)
 - ii. Budget for and fund up to \$20,000 in the NYA Façade Improvement Loan Program
- b. Continue EDC Commissioner's knowledge of the scope of business opportunities by including monthly updates with the NYA Dashboard.
- c. Identify redevelopment opportunities.
- d. Identify needs/wants for future projects which will add to the vitality of the community.
 - i. Faxon Road Streetscape Project
 - ii. Main Street Lighting Project

2. Increase outreach and enhance relations with current businesses

- a. Provide financial access to businesses grant opportunities
- b. Continue communication with all building owners and realtors.
- c. Promote 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. Increase efforts to attract housing development

- a. Promote available land development opportunities.
- b. Identify redevelopment opportunities.

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

- a. Promote the four-lane expansion of Hwy 212
- b. Market the Tacoma West Industrial Park expansion
- c. Continue efforts for pursuing food resources in NYA.
- d. Increase marketing for vacant commercial properties.
 - i. Implement the interactive map with available sites.
- e. Continue to share NYA Welcome Packets for developers, new businesses, and residents.
- f. Continue collaboration with Carver County CDA in its county wide tourism planning efforts
- g. Create professional photos of the NYA area community.
- h. Invest in new light pole banners for the historic downtowns and Hwy 212 corridor.
- i. Invest in a new city website.
- j. Promote quality of life attributes (i.e., Willkommen Heritage Center, NYA Library, Parks, townball, festivals, murals, community gardens, Music in the Park, etc.)
- k. Continue monthly City newsletters
- l. Continue to explore, with the CDA, the concept of a Carver County Real Estate Exposition

5. 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.



Norwood Young America Economic Development Commission 2024 Annual Report

The Norwood Young America EDC had five primary categories of goals for 2024.

1. Develop opportunities for new businesses and expansions for current businesses
2. Increase outreach and enhance relations with current businesses
3. Increase efforts to attract housing development
4. Market Norwood Young America to current and new residents and businesses
5. Enhance partnerships with Carver County and local schools

The Commission has worked on many projects throughout 2024 in support of economic development within the city.

Carver County CDA Community Growth Partnership Initiative Development Grant

The City applied for and received the 2024 award of \$100,000 grant funding for the Tacoma West Industrial Park Phase 2 Infrastructure Project.

MN DEED TEDI (Transportation Economic Development Infrastructure) Award

The City applied for the MN DEED TEDI Program in 2023 and received notification of the award in December 2023 for \$900,000 of grant funding for the Tacoma West Industrial Park Phase 2 Infrastructure Project. The TWIP2 project is set for completion in Summer 2025 upon which the award will be claimed.

Carver County CDA Community Growth Partnership Initiative Pre-Development Grant

The City applied for and received the 2024 award of \$7,500 (1-1 grant) for urban streetscape consulting for the Historic Downtown Young America Beautification Project. The project will be in partnership with Carver County Public Works during their mill and overlay project of County Rd 34 (Main Street).

Minnesota Valley Electric Cooperative (MVE) Revolving Loan Fund & USDA Loan

The City applied for and received notice for an award of a zero percent loan of \$360,000 for ten years from MVE for the TWIP2 Infrastructure Project. The City also applied for a \$2M USDA Redevelopment Loan, which is also a zero percent, ten-year loan. The status of this approval is unknown as of January 2025. Once the temporary GO bond for TWIP2 is due, the loan(s) and grant awards will be applied.

MN DEED Redevelopment Grant Program

The EDC/Council approved submitting an application to the MN DEED Redevelopment Grant Program for 123 Reform Street N. The property has a substandard building to be removed and necessary soil corrections to be completed to be able to develop a 41-unit market-rate apartment complex. The application is due January 31, 2025.

New Business Seminar

The EDC hosted the event "What's the Fuss?" in May 2024 in recognition of Small Business Week. Over 20 people attended the event which focused on the importance of branding, marketing and social media. Representatives from OrangeBall Creative partnered with the EDC to host this event and serve as the main presenter. A panel of local business owners was present to share what has and has not worked for them in their marketing efforts.

Housing Study

The City received and Council approved the Norwood Young America Housing Study from WSB in July 2024. The housing study showed that NYA has a favorable need for all types of lifecycle housing. The Carver County CDA also hired Maxfield to conduct an all-county housing study. Those results coincided with the NYA study. The City submitted and received the 2023 award of a \$7,500 pre-development grant through Carver County CDA to aid in funding the \$15,000 study.

Shovel- Ready Certification

The City Council approved the Shovel-Ready Certification application process through MN DEED. Staff is submitting the application.

NYA Façade Improvement Loan Program

The EDC/EDA received and approved a \$5,000 loan application from Elevate Acupuncture for the Façade Improvement Program. This business used this 1 to 1 matching, zero-percent, 18-month loan for improvements to the property's principal structure: window and door replacement/repair, sign, exterior steps/entrance, and parking. Eligible applicants are to be located in C-2, C-3 and RC-1 zoning districts.

Central High School Job/Career Fair

The City participated in the CHS Career Fair on Friday, January 26th, which was a success. Students in grades 6-12 visited over 25 local business owners. The City showcased the diverse employment opportunities that a municipality offers. Job applications for 2024 West Carver Community Pool lifeguards were available, and about a dozen students expressed interest. All of these students were hired for the 2024 swimming season.

NYA Manufacturer's Today Event

This event was held in recognition of Manufacturer's Month of October. The EDC and Central Trades & Advisory Group held the 3rd Annual NYA Manufacturer's Today event on October 25th. The event was a success with 6 local manufacturers hosting tours to over 70 students and community members to showcase their businesses and local job opportunities to a much-needed workforce. State representatives and county commissioners were also in attendance.

Groundbreaking Ceremonies

The EDC hosted the Groundbreaking Ceremonies for the Tacoma West Industrial Park Phase 2 expansion in June 2024, and two businesses in the Tacoma West Industrial Parks - Nordic Waste, LLC (new build) and PVS Sackett Waconia (expansion) in November 2024. Those in attendance included administrative staff, EDC Commissioners, City Council Members, TC&W Railroad representative, County Commissioner, MN House Representatives, and a representative from Congressman Tom Emmer's office.

Ribbon Cutting Ceremonies

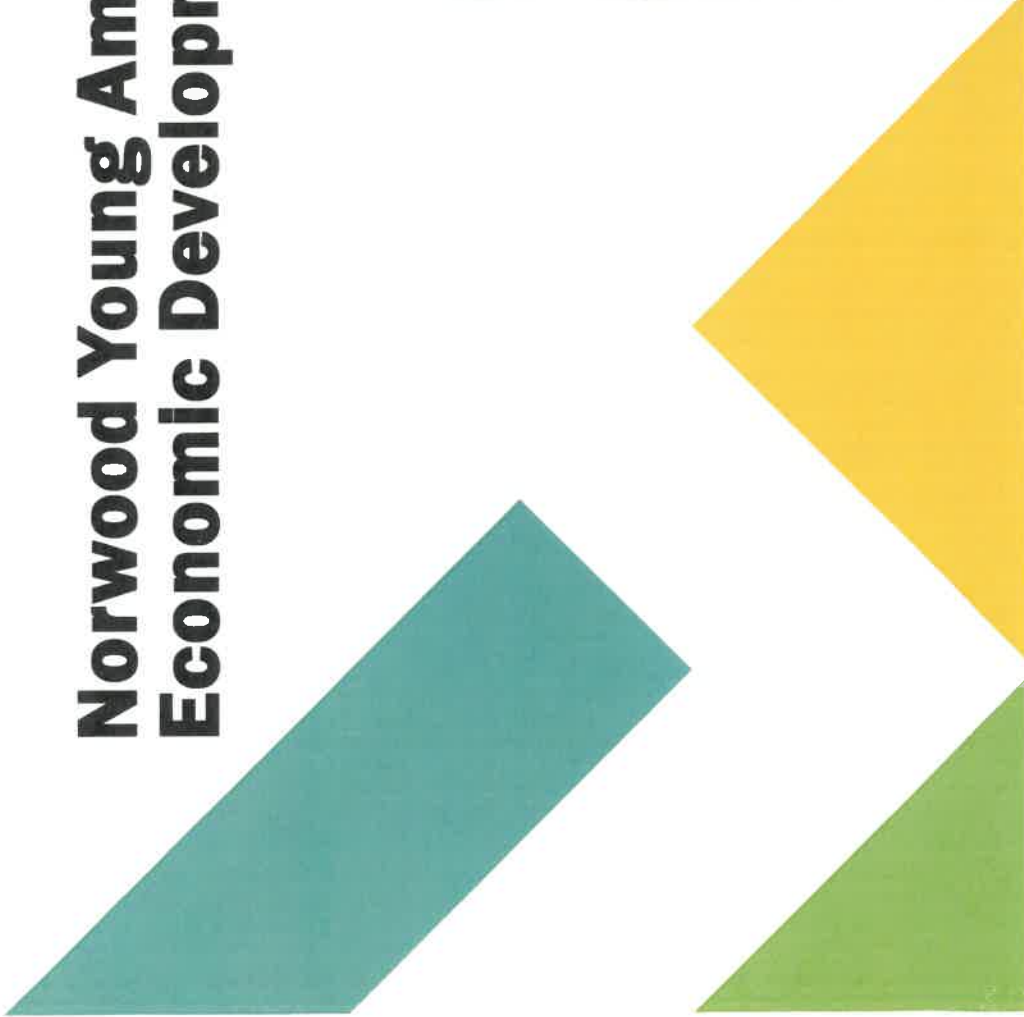
The EDC had representation at seven ribbon cuttings in 2024 to welcome new local businesses and expansions.

- Crown of Life – 232 Main Street E
- 212 Tobacco – 640 Railroad Drive
- D&V Nails – 640 Railroad Drive
- 212 Equipment Sales & Rentals – 17550 Hwy 212
- Carver Canines – 13950 Hwy 5
- O2B Kids – 316 W Hwy 212
- Elevate Acupuncture & Wellness – 514 Morse Street N

EDA/EDC

The EDC recommended and City Council approved the rescinding of the Economic Development Commission and adjoining the Economic Development Authority to NYA City Code Section 251.

Norwood Young America Economic Development Authority



Purpose

- 1) recruit new business and industry;
- 2) retain and support the expansion of existing business and industry;
- 3) diversify the community's economy;
- 4) help retain and create jobs with livable wages;
- 5) increase the community tax base;
- 6) plan and coordinate the community's economic development resources and efforts.



Duties and Responsibilities

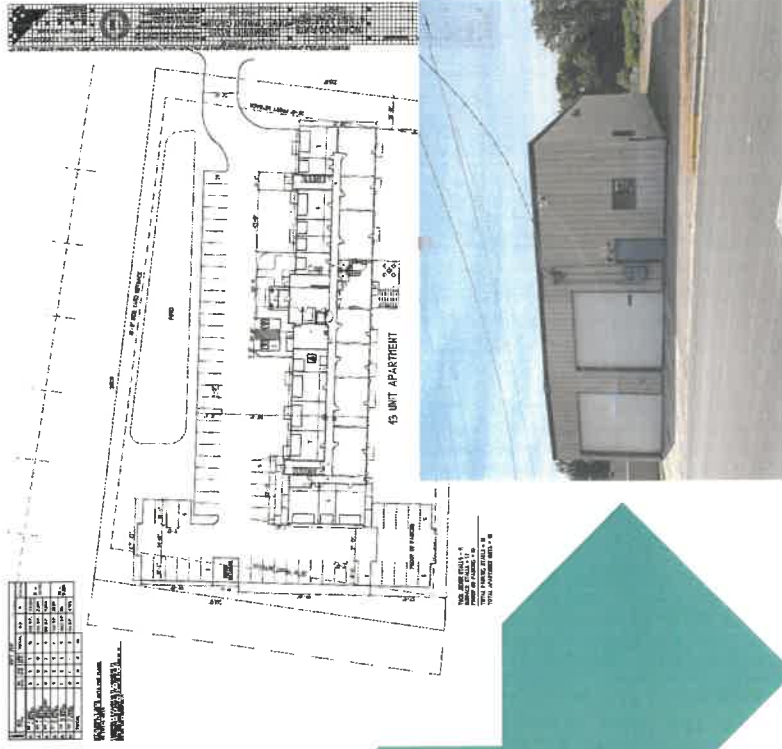
An Economic Development Authority is a recommending body to the City Council on all things concerning commercial, industrial, and redevelopment within the City.



Recommendations to the City Council...



- Development and implement programs to provide economic development incentives and assistance including, but not limited to, revolving loan funds, tax increment financing, and state/federal grant funds.
- Orderly development of areas suitable for commercial and industrial development.
- Policies and actions regarding commercial and industrial expansion, development, and attraction.
- Long and short-term strategies for commercial and industrial development within the city.
- Review proposed development proposals.



Housing, Economic Development, and Redevelopment Authority

- Issue bonds in accordance with the EDA Act and the HRA Act
- Levy special benefit taxes in order to pay or finance public redevelopment costs (i.e. TWIP)

2024 EDA Accomplishments

Purchase Agreement with PVS Sackett Waconia, Inc. for Lots 2 & 3 of the Tacoma West Industrial Park.

- \$1,7500,000 EDA Funds
- 135,000 sf expansion project
- Estimated 80-100 new jobs (office, engineering, R&D, manufacturing, welding)

Purchase Agreement with Nordic Waste, LLC for Lot 1 of the Tacoma West Industrial Park Phase 2.

- \$493,592.30 City Funds
- 4- acres, 8,000 sf new construction
- 12 employees



Approved Preliminary Development Agreement between the EDC, City of NYA, and Community Asset Development Group for a multifamily housing development located at NYA EDA-owned parcels at 123 Reform Street N.

- Redevelopment housing
- 43-unit apartment complex
- Market rate
- Increase in local tax base by \$132,000 and leverage \$8.4m in private investment



Grant Awards:

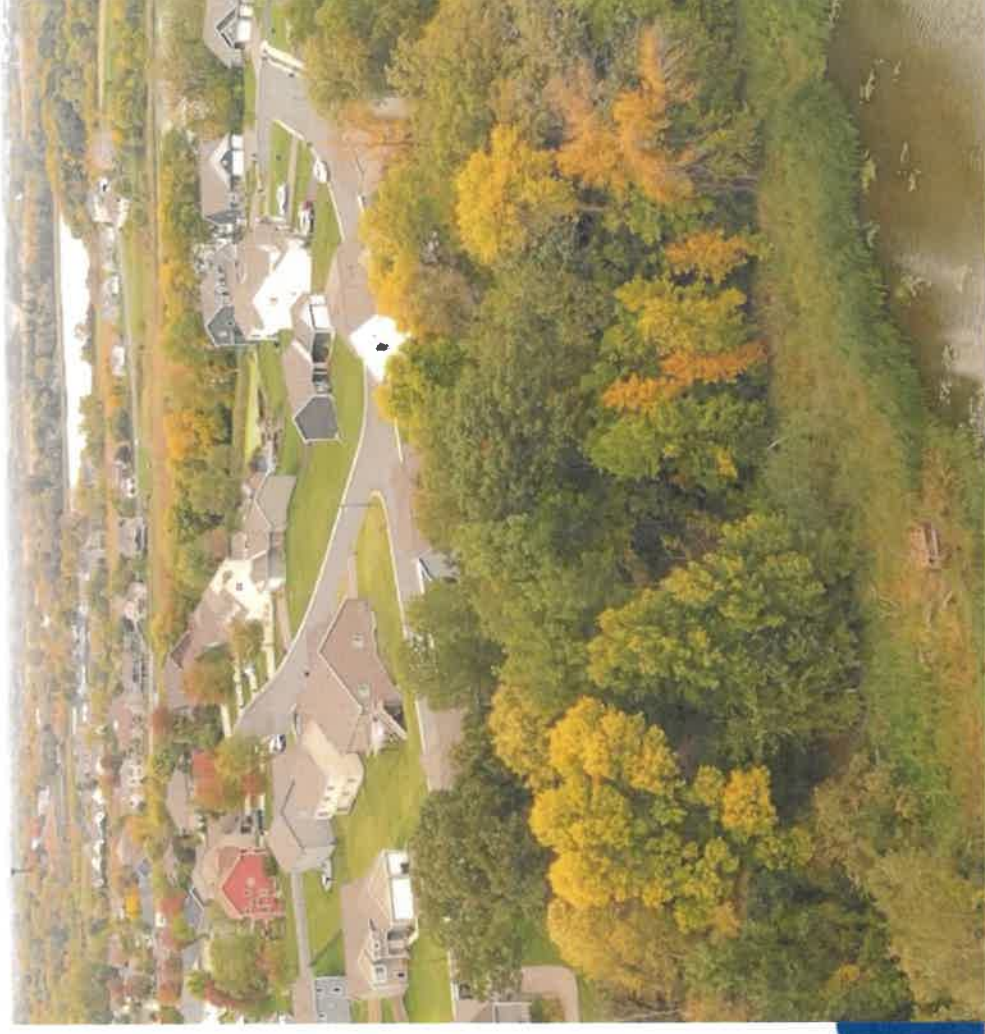
**\$100,000 Carver County CDA Community Growth Initiative Development Grant for Soil Corrections at 123 Reform Street N

**\$238,500 MN DEED Redevelopment Grant Program for Soil Corrections at 123 Reform Street N



2024 Building Permit Valuation

222 Total Permits = \$6,059,389.11





2024 Summary	# of Permits	Valuation
Residential	192	\$2,704,282.11
New Single-Family Homes	4	1,452,769.00
Commerical/ Industrial	27	\$1,748,332.00
Public & Institutional	3	\$154,006.00
Total	222	\$6,059,389.11



Building Permits & Valuations



EDA CORE FUNCTIONS

- * Organizational Development**
- * Market Development**
- * Infrastructure Development**
- * Business Development**



**Think BIG...
with a purpose.**





TO: NYA Economic Development Authority Board of Commissioners

FROM: Karen Hallquist, Community & Economic Development Director

DATE: April 14, 2025

SUBJECT: Resolution 2025-02; Calling for a Public Hearing on the Sale of Land

In accordance with Minnesota Statutes, Sections 469.105, and in an effort to encourage the redevelopment of certain designated areas within the City, the Norwood Young America Economic Development Authority must hold a public hearing on the proposed sale of property located in the City of NYA with parcel numbers 58.0500700 and 58.0144550. This property is also known as the NYA EDA-owned parcels of 123 Reform Street N.

Recommended Motion

Motion to adopt Resolution 2025-02; a Resolution Calling for a Public Hearing by the Board of Commissioners on the Sale of Land on Tuesday, May 27, 2025.

**NORWOOD YOUNG AMERICA
ECONOMIC DEVELOPMENT AUTHORITY
CARVER COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2025-02

**RESOLUTION CALLING FOR A PUBLIC HEARING BY THE
BOARD OF COMMISSIONERS ON THE SALE OF LAND**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Norwood Young America Economic Development Authority, Minnesota (the "EDA"), as follows:

Section 1. Public Hearing. This Board shall meet on May 27, 2025, at approximately 4:30 P.M., or on such other date and time as determined by the City Administrator, to hold a public hearing on the proposed sale of property located in the City of Norwood Young America (the "City") with parcel numbers 58.0500700 and 58.0144550 in accordance with Minnesota Statutes, Section 469.105, as amended, in an effort to encourage the redevelopment of certain designated areas within the City; and

Section 2. Notice of Public Hearing, Filing of Program Modification and TIF Plan. EDA staff is authorized and directed to work with Ehlers & Associates, Inc. and the Authority's economic development counsel to determine the terms of the sale. The City Clerk is authorized and directed to cause a notice of the hearing to be published at least once in a newspaper of general circulation in the City not later than 10, nor more than 20, days prior to the public hearing, and to place a copy of terms and conditions of the sale on file in the City Clerk's office at City Hall and to make such copy available for inspection by the public.

PASSED by the Board of Commissioners of the Norwood Young America Economic Development Authority on this 14th day of April, 2025.

ATTEST

,President

Andrea Aukrust, Executive Director