



more than a place, it's home.

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 13, 2024 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

AGENDA

1. Call to Order
 - A. Pledge of Allegiance
2. Adoption of Agenda
3. Oath of Office - Dan Traxler
4. Election of Officers
5. Approve Minutes
 - A. December 13, 2023, EDC meeting
6. 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.)
7. Business
 - A. NYA Business Dashboard
 - B. Housing Study Update
 - C. Small Business Seminar
 - D. Central Trades & Advisory Group Update
 - E. Tacoma West Industrial Park Phase 2 - Shovel Ready Certification
 - F. Carver County CDA CGPI PreDevelopment Grant
 - G. Carver County CDA CGPI Developmehnt Grant
6. Chamber of Commerce Update
7. City Council & Other Commission Updates
8. Upcoming Meetings - Next EDC meeting – 6:00 p.m., April 10, 2024
9. Adjournment

March 21st	Sr. Advisory Commission	9:00 AM
March 25th	Workshop/EDA/City Council Meeting	5:00 PM/6:00 PM
April 2nd	Planning Commission Meeting	6:00 PM
April 8th	City Council Meeting	6:00 PM
April 10th	Economic Development Commission Meeting	6:00 PM
April 10th	NYA Free Food Distribution	12:30 PM

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, December 13, 2023 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

Minutes

In Attendance: Connor Smith, Carol Lagergren, Mike Eggers, Andrea Gerth, Jason Winter, Mike McPadden

Absent: Chamber Representative

Staff: CEDD Karen Hallquist

Guest: none

1. Call to Order

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

A. Pledge of Allegiance

2. Adoption of Agenda

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

3. Approve Minutes

A. September 13, 2023, EDC meeting

Motion: MM/JW to approve the minutes as presented. Motion passed 6-0.

4. Introductions, Presentations, and Public Comment - None

5. New Business

A. NYA Business Dashboard

Hallquist highlighted the following updates:

- New businesses and ribbon cuttings at Orr Contracting, Ann Traver Wellness Coach and Crown of Life Photography soon.

B. Building Permit Fees

Commissioners reviewed NYA permit fees compared to neighboring communities within Carver County. NYA fees are less, if not, the lowest of them all. Information will be updated on the city website to share this information.

6. Old Business/Update

A. Housing Study Update

WSB should be sending over the Housing Study by next week.

B. Façade Program

There have been inquiries; however, no applications.

C. Central Trades & Advisory Group Update

Central HS will be hosting the Career Fair on Friday, January 26th from 9-11am. Local manufacturers, businesses and tech schools will be present, including the City of NYA with information on how to sign up to be a lifeguard at the West Carver Community Pool.

D. Tacoma West Industrial Park Phase 2

Hallquist shared that the City received a MN DEED Transportation Economic Development Infrastructure award for \$900,000. Marketing efforts have started.

E. Chamber of Commerce Update

No update.

7. City Council & Other Commission Updates

MM shared the City Council update:

- Railroad Street project is set for 2024

- Three public hearing which included the Truth in Taxation, a vacation of easement, and some ordinance updates.

8. **Upcoming Meetings** - Next EDC meeting – 6:00 p.m., January 10, 2024.

9. **Adjournment**

Motion: JW/ME to adjourn at 6:45pm. Motion passed 6-0.

Respectfully submitted,

Karen Hallquist, Community & Economic Development Director



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: March 13, 2024

SUBJECT: NYA Business Dashboard

Business Development	Location	Status
Carver Canine	13950 Hwy 5	TBD opening soon!
Crown of Life Photography	223 E Main Street	Opened 02/10 - no ribbon cutting, but put info in newsletter
212 Tobacco	640 Railroad Dr	Ribbon cutting March 13 th 9:30am
Business Inquiries		
PuroClean	RC-1	Moved to St. Boni
Mini Storage	B-1 Business Industrial	Interested in city-owned greenspace
Mfg	I-1 Light Industrial	Submitting PA Spring 2024
Incubator Facility	I-1 Light Industrial	Interested in 2 nd Ind Park
Mfg Expansion	I-1	Project to commence in 2024
Mfg	B-1/I-1	Interested in 2 nd Ind Park
Mfg	I-1 Light Industrial	Stayed in current location out of town
Indoor storage	B-1/I-1 Business Industrial	Interested in 2 nd Ind Park
Market Rate apartments	C-3 Downtown District	Working with owner - proposal to be submitted in coming months
Construction company	I-1 Light Industrial	Interested in 2 nd Ind Park
Auto repair	RC-1	Expansion after RR St construction
Retail/food shop	C-2 General Commercial	On hold
Mini Storage	C-3 Downtown - 120 Morse St	Multiple inquiries if acceptable
Light industrial/recycle center	I-1 Light Industrial	Interested in 2 nd Ind Park
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) 5	Emma Street, NYA	Two (2) lots sold since June.
Oak Lane Lots (4)	Oak Lane	Inquiries on permitted use - no commercial is allowed as it is zoned for single family homes R-1
Misc Projects		
City Hall Raingardens & Garden Plots		CHS to start in Spring 2024
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	Reaching out to DNR and CCWMO PZ to rezone to P-1 in 2024
Old Town	Willkommen Memorial Park	On schedule to finish by 06/30/24
Industrial Park Expansion		Marketing has started

Commercial Land for Sale

- [312 1st Street NE](#) –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.
- 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
- 310 W Hwy 212 – whole building/s for sale
- 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)

**Multiple commercial properties on Main Street and Faxon Rd that have had façade improvements!!



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: March 13, 2023

SUBJECT: Business/Updates

7.B Housing Study

Staff has met with WSB representatives about the housing study's concerns and status. Staff will continue to work with WSB for the completion of the study.

7.C Small Business Seminar

Staff is requesting to have the date of the event on Wed, May 8th:

- 6pm social – Light refreshments, appetizers, cash bar
- 6:30-7:30pm presentation & business panel
- Presentation by OrangeBall Creative
- Business Panel – thoughts?
- Information provided:
 - OrangeBall Creative info
 - City of NYA Newsletters and Welcome Packets
- Marketing for the event:
 - City newsletter, social media, Life in NYA, Cologne, Arlington, Glencoe, NYA Chamber
 - Invitations to:
 - Local elected officials
 - Commissioners
 - Waconia Chamber of Commerce
 - Glencoe Chamber of Commerce
 - Arlington Chamber of Commerce

A draft of the flier will be provided at the meeting.

7.D Central Trades & Advisory Group Update

At the February meeting, the group discussed the success of Career Day. The City had many students sign up for information on becoming a lifeguard. The School is working on organizing a signing day for students who are hired right of high school working for local manufacturers. More Details to come. Next meeting is April 9, 2024.

7.E Tacoma West Industrial Park Phase 2

Staff is recommending applying for MN DEED to have the TWIP2 land “Minnesota Certified Shovel-Ready.” The City has done its due diligence in preparation for the sale of TWIP2 land – Phase 1 Environmental Study, Geotechnical Study, Wetland Delineation, utility preparations, etc. Being “Shovel-Ready Certified” allows NYA to have a competitive edge, showing benefits in an organized,

purposeful approach to companies and site selectors. The application fee for this program is \$2,760 plus travel costs. The fee covers the cost of initial review, onsite inspection, final certification, marketing and annual maintenance of the Shovel-Ready program.

Explanation of Shovel-Ready according to MN DEED:

What is a Shovel-Ready Site?

Shovel-ready sites are in growing demand among companies and site selection consultants, and they are an increasingly popular tool for communities to attract new business and industry. While definitions vary from state to state, the term 'Shovel-Ready' generally refers to commercial and industrial sites that:

- Have had all of the planning, zoning, surveys, title work, environmental studies, soils analysis and public infrastructure engineering completed prior to putting the site up for sale.
- Are under the legal control of a community or other third party.

Our Shovel-Ready Certified Site program takes into consideration the factors that are most important to site selectors and includes the criteria listed below.

Ownership Status

It is important for prospective buyers to know that sites can be purchased without undue complications. Ownership status documentation must include:

- A description of the current owner
- Documentation of title to the property

General Site Information

Site selectors need a wide variety of information to determine whether a location is suitable. General site information must include:

- A description of all parcels that make up the site.
- A site map and schedule for site plan approvals and permits.
- A zoning description of the site plus current and future planned zoning of adjacent sites. Land use maps must be provided.
- Information about whether the site or adjacent sites fall within the boundaries of special Economic Development Zones.
- Aerial photos noting site boundaries.
- The current price offering for land.
- Current real estate taxes and special assessments on all parcels that make up the site.
- Identification of current and former land use of the site and adjacent sites.

Specific Tests and Assessments

Site selectors need to know whether the ground on a particular site is suitable for specific structures or uses. Certain tests and site assessments must be completed and documented, including:

- Geotechnical soil tests.
- Phase I Environmental Assessment and Phase II (if required).

Utility Services

The availability of utilities is an extremely important factor that site selectors consider. The types of services available at the site and the names of the providers must be documented, including:

- Electric power
- Sanitary sewer
- Natural gas
- Telecommunications
- Water and wastewater treatment
- Municipal storm sewer

Transportation Access

The ability to receive raw materials and components and move finished products to market is crucial to manufacturers. Transportation access documentation includes:

- Distances to major state highways and Interstates
- Access to navigable river, inland or sea ports
- Rail access to site

Recommended Motion:

Motion to recommend to apply for Shovel-Ready Certification for Tacoma West Industrial Park Phase 2 for \$2,760 plus travel costs.

7F. Carver County CDA CGPI PreDevelopment Grant

With City Council approval, staff submitted a PreDevelopment grant in the amount of \$7,500 (1-1 match) for urban streetscape consulting for the Main Street Streetscape Project. The following information was provided in the application:

<p>Describe the type and scope of the Plan.</p>	<p>The Downtown Redevelopment Plan identified the Main Street Light Project as a goal with the intent to install new light poles on the 200 block of Main Street and replace the current light poles (10/100 blocks) with decorative energy-efficient light poles. Carver County Public Works is preparing for a 2026 County Road 34 street project, including a mill and overlay and ped ramp replacements to comply with current ADA standards. Curbs will be addressed if needed. In collaboration and timing with the Carver County project, the City will also be replacing sidewalks, overgrown (Ash) trees, grates, and adding additional garbage receptacles, flower pots, and benches. Urban streetscape services will guide this project.</p>
<p>Describe the city’s goals and needs for the Plan. Please explain why the Plan is needed.</p>	<p>Norwood Young America is valued for its traditions, German heritage, and small-town pride. The 2040 Comprehensive Plan and Downtown Redevelopment Plan has given purposeful direction to the City Council, Commissioners, and staff for projects that will continue to prepare the community for growth with housing, community, and economic development. Addressing the lighting and sidewalk situation supports multiple service goals in the 2040 Comprehensive Plan and Downtown Redevelopment Plan to meet the community's needs by addressing safety and connectivity for our citizens. The</p>

<p>Describe the desired redevelopment project that will occur.</p>	<p>whole project also conforms to the service goal of maintaining vibrant downtown areas.</p> <p>The defined area for the Main Street Streetscape Project is zoned C-3 Downtown District which allows for a unique mix of commercial businesses in addition to mixed-use residential. To spur business growth in the downtowns, the City updated City Code to require the front 50% of all properties in the C-3 Downtown District to be used for commercial purposes. The rear 50% of the building and second floors may remain for rental dwelling. This change was made when there were more vacant than occupied buildings, and the 50% requirement would be enforced as the property changed ownership. To date there is one vacant building remaining. The next step in improving the Historic Downtown Young America and supporting the new business ventures is to implement the Main Street Streetscape Project. The return on investment of this project will have positive community and social impact in the Historic Downtown of Young America and the whole community. This particular area of Norwood Young America has not been “visually” connected to anything other than being identified as inactive and unlit. In the last few years, there has been significant investment into the entire downtown area with new businesses, façade improvements, execution of blighted properties, updated public park facilities, and a mural. People are investing in the community, and the City will continue their due diligence in support. This Main Street Streetscape Project allows for strategically designed plans to bring life, light, and continuity to a growing downtown.</p>
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Carver County CDA Board will hear application requests at their March meeting. The City will be notified of the status of selected recipients by April.

7G. Carver County CDA CGPI Development Grant

With City Council approval, staff submitted a Development grant application to the Carver County CDA with the requesting amount of financial support of \$100,000 for the Tacoma West Industrial Park Phase 2 Infrastructure Project.