



AGENDA
REGULAR ECONOMIC DEVELOPMENT AUTHORITY MEETING

April 27, 2017

7:00 PM

Room 170

Todd Larson, Chair; Geraldine Jolley, Vice-Chair
Robyn Craig, Steve Wilson, Hannah Simmons
Jake Cordes, Steve Corraro

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVE AGENDA**
- 5. CITIZENS COMMENTS**
- 6. CONSENT AGENDA**
 - (a) Meeting Minutes (March 23, 2017 Regular Meeting)
 - (b) Monthly Financial Statements
- 7. PUBLIC HEARINGS**
- 8. DISCUSSION ITEMS**
 - (a) Downtown Facade Improvement Grant Program Application - Farmington Steak House
 - (b) Open to Business Program Update
- 9. DIRECTOR'S REPORT**
 - (a) April Director's Report
- 10. ADJOURN**



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Economic Development Authority
FROM: Cynthia Muller, Administrative Assistant
SUBJECT: Meeting Minutes (March 23, 2017 Regular Meeting)
DATE: April 27, 2017

INTRODUCTION/DISCUSSION

Please find attached the draft meeting minutes from the March 23, 2017, EDA meeting.

ACTION REQUESTED

Approve the March 23, 2017, EDA minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Meeting Minutes (3/23/17 Regular Meeting)

MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting
March 23, 2017

1. *CALL TO ORDER*

The meeting was called to order by Vice-Chair Jolley at 6:30 p.m.

Members Present: Craig, Cordes, Jolley, Simmons, Wilson

Members Absent: Larson, Corrado

Also Present: Adam Kienberger, Community Development Director

Audience: Leon Orr

2. *PLEDGE OF ALLEGIANCE*

3. *ROLL CALL*

4. *APPROVE AGENDA*

MOTION by Wilson, second by Simmons to approve the Agenda. **APIF, MOTION CARRIED.**

5. *CITIZEN COMMENTS*

6. *CONSENT AGENDA*

MOTION by Cordes, second by Wilson to approve the Consent Agenda as follows:

a) Approved Meeting Minutes (February 16, 2017 Special Meeting)

b) Received Monthly Financial Statements

APIF, MOTION CARRIED.

7. *PUBLIC HEARING*

a) Public Hearing to Consider Sale of the EDA Owned “Riste Lot” at 209 Oak Street

Last Hope, Inc. is purchasing the Riste Lot, 209 Oak Street, from the EDA. The purchase price is \$25,000. The closing date is May 31, 2017, and construction of minimum improvements are to take place on or before December 31, 2017.

MOTION by Simmons, second by Craig to close the public hearing. **APIF, MOTION CARRIED.** Mr. Leon Orr, Last Hope, Inc. asked that the closing date be changed from May 31 to June 30, 2017, to allow more time for preparing construction plans. Staff noted the minimum improvements in the contract state 1,900 sq. ft. The concept rendering shows 1,890 sq. ft. Staff asked if that should be amended in the contract. Mr. Orr felt once the final plans are done the 1,900 sq. ft. minimum will be met. There are two people on Last Hope’s building committee that would like to see a second floor. The 1,900 sq. ft. would be on the first floor. Mr. Orr is not in favor of a second floor and would prefer to build out more to the back of the lot. Staff noted any construction documents need to be approved by the EDA by June 30, 2017. Whether or not there will be a second floor, does not affect approving this contract. **MOTION** by Wilson, second by Cordes to approve the Contract for Private Redevelopment of the Riste Lot amending the closing date to June 30, 2017. **APIF, MOTION CARRIED.**

8. DISCUSSION ITEMS

a) Downtown Façade Improvement Grant Application – Sauber Plumbing & Heating Company

Sauber Plumbing & Heating Company, 100 Third Street, is proposing construction consisting of a new door and vertical steel siding. They are requesting a grant amount of \$2,500 with a total project cost of \$6,447. EDA members stressed the importance of business owners attending the meeting to answer any questions and to meet them. **MOTION** by Simmons, second by Cordes to approve the Façade Improvement Grant Application for Sauber Plumbing & Heating Company. **APIF, MOTION CARRIED.**

9. DIRECTOR'S REPORT

a) March Director's Report

A portion of the CDBG allocation was to be used for funding the comprehensive plan update. The funding begins July 1, 2017, however, the city cannot enter into any contracts where the funds will be used prior to that date. This would cause a significant delay in our comprehensive plan update. Staff had allocated \$10,000 in CDBG funds for the comprehensive plan update. Therefore staff recommended splitting that amount to go for the Residential Rehab – Home Improvement Loan Program and Senior Services – Financial Support Program. Staff requested that the EDA partially fund the comprehensive plan update. **MOTION** by Cordes, second by Simmons to approve the re-allocation of CDBG funds. **APIF, MOTION CARRIED.**

Mayor Larson presented the State of the City Address on March 10, where over 40 people attended. The video and presentation is on the website.

The city recently held ribbon cuttings for two new businesses, Imperial Family Chiropractic and KeePet Clean Pet Grooming.

Staff provided information on the Open to Business program. The number of clients was down in 2016, however Laurie Crow is spending more time with each client. Staff will invite Laurie to an EDA meeting.

10. ADJOURN

MOTION by Cordes , second by Wilson to adjourn at 7:34 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,

Cynthia Muller
Administrative Assistant



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Economic Development Authority
FROM: Adam Kienberger, Community Development Director
SUBJECT: Monthly Financial Statements
DATE: April 27, 2017

INTRODUCTION/DISCUSSION

Please find attached the monthly financial statements for the EDA.

ACTION REQUESTED

ATTACHMENTS:

Type	Description
▣ Backup Material	April Financial Snapshot

EDA
Actual vs Budgeted
2017

Object Account	January Actual 2017	February Actual 2017	March Actual 2017	April Actual 2017	May Actual 2017	June Actual 2017	July Actual 2017	August Actual 2017	September Actual 2017	October Actual 2017	November Actual 2017	December Actual 2017	Dec YTD Actual 2017	Dec YTD Budget 2017	Dec YTD Actual Budget Variance 2017
Intergovernmental	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Investment Income	(441)	244	0	0	0	0	0	0	0	0	0	0	(198)	2,374	(2,572)
Misc Revenue	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000	0	5,000
Total Revenues	(441)	244	5,000	0	0	0	0	0	0	0	0	0	4,802	2,374	2,428
6401 - PROFESSIONAL SERVICES	0	0	0	0	0	0	0	0	0	0	0	0	0	11,680	(11,680)
6403 - LEGAL	912	207	0	0	0	0	0	0	0	0	0	0	1,119	4,000	(2,882)
6404 - IT SERVICES	673	673	673	0	0	0	0	0	0	0	0	0	2,019	8,075	(6,056)
6422 - ELECTRIC	21	20	20	0	0	0	0	0	0	0	0	0	60	300	(240)
6426 - INSURANCE	10	10	10	0	0	0	0	0	0	0	0	0	30	200	(170)
6450 - OUTSIDE PRINTING	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	(1,000)
6460 - SUBSCRIPTIONS & DUES	295	420	0	0	0	0	0	0	0	0	0	0	715	2,500	(1,785)
6470 - TRAINING & SUBSISTANCE	265	0	682	0	0	0	0	0	0	0	0	0	947	3,000	(2,053)
6485 - MILEAGE REIMBURSEMENT	0	0	208	0	0	0	0	0	0	0	0	0	208	1,000	(792)
6550 - DEVELOPER PAYMENTS	0	9,000	0	0	0	0	0	0	0	0	0	0	9,000		9,000
6570 - PROGRAMMING EXPENSE	0	0	5,171	0	0	0	0	0	0	0	0	0	5,171	13,500	(8,329)
Services and Charges	2,176	10,329	6,764	0	0	0	0	0	0	0	0	0	19,269	45,255	(25,986)
Total Exp	2,176	10,329	6,764	0	0	0	0	0	0	0	0	0	19,269	45,255	(25,986)
Transfers In	3,333	3,333	3,333	0	0	0	0	0	0	0	0	0	10,000	40,000	(30,000)
Transfers Out	(827)	0	0	0	0	0	0	0	0	0	0	0	(827)	0	(827)
Other Financing Sources	2,506	3,333	3,333	0	0	0	0	0	0	0	0	0	9,173	40,000	(30,827)
Net Change in Fund Balance	(111)	(6,752)	1,569	0	0	0	0	0	0	0	0	0	(5,294)	(2,881)	(2,413)



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Economic Development Authority
FROM: Cynthia Muller, Administrative Assistant
SUBJECT: Downtown Façade Improvement Grant Program Application - Farmington Steak House
DATE: April 27, 2017

INTRODUCTION/DISCUSSION

As part of the Downtown Redevelopment Plan, business owners are encouraged to improve their buildings' front and back curb appeal through façade improvements such as awnings, paint, tuck pointing, exterior lighting, decorative signage, windows, doors, gutters, accessibility improvements, etc. The EDA has approved the creation of a Downtown Façade Improvement Grant Program to fund matching grants of \$1,500 up to \$2,500 out of a pool of \$20,000 annually.

Attached is an application from the Farmington Steak House for their building located at 329 Third Street. They are requesting a grant to assist with improvements being planned for the building. These proposed improvements include:

- Replacing the front door with a new glass door with bronze frame
- Replacing the back door with a new glass door with silver frame
- Replacing the awning (color to be determined)

The total project cost is estimated to be \$5,967 including the grant request of \$2,500.

ACTION REQUESTED

Review and approve the attached Downtown Façade Improvement Grant application and contract for the Farmington Steak House.

ATTACHMENTS:

Type	Description
▣ Exhibit	Grant Application
▣ Contract	Grant Agreement

**Downtown Façade Improvement Program
Grant Application**



APPLICANT INFORMATION

NAME OF APPLICANT(S)

ARI KONTINAKIS

BUILDING OWNER <u>ARI KONTINAKIS</u>	TENANT <u>FARMINGTON STEAK HOUSE</u>
ADDRESS <u>Revocable Trust</u>	ADDRESS
<u>329 3RD ST</u>	<u>329 3rd ST</u>
CITY, STATE, ZIP <u>FARMINGTON, MN</u>	CITY, STATE, ZIP <u>FARMINGTON MN 55024</u>
PHONE <u>651-795-1587</u>	PHONE <u>651-463-3726</u>
EMAIL <u>N/A</u>	EMAIL <u>N/A</u>

BUSINESS INFORMATION

LEGAL NAME OF BUSINESS FARMINGTON STEAK HOUSE
 ADDRESS ~~100 8th S~~ 329 3RD ST
 CITY, STATE, ZIP FARMINGTON MN 55024
 BUSINESS PHONE 651-463-3726
 FEDERAL TAX ID# 41 1561373 DATE ESTABLISHED AUG 17 1986

OWNERSHIP INTEREST OF ALL PARTIES NAMED ON TITLE:

NAME ARI KONTINAKIS INTEREST 100%
 NAME _____ INTEREST _____
 NAME _____ INTEREST _____

PROPERTY INFORMATION

ESTIMATED DATE OF BUILDING CONSTRUCTION 1900

HAS THIS BUILDING BEEN HISTORICALLY REGISTERED? NO

PROJECT INFORMATION

BRIEF DESCRIPTION OF PROPOSED PROJECT:

- Replace the front and back doors
- Removing and install new awning
and new awning cover over existing frame

ESTIMATED PROJECT COSTS

EXTERIOR/FAÇADE DOORS

ESTIMATED COST 5967

ELECTRICAL

ESTIMATED COST

TOTAL ESTIMATED COST 5967

FUNDING INFORMATION

A 1:1 match is required by the applicant. For every dollar contributed to funding eligible project costs by the Downtown Façade Improvement Program, the applicant must contribute at least one dollar. The amount of grant to be awarded shall be \$1,500 up to \$2,500.

TOTAL GRANT AMOUNT REQUESTED \$ 2500 (\$1,500 up to \$2,500)

APPLICANT FUNDS \$ 3,467

I/We declare that the information provided on this application and the accompanying attachments is true and complete to the best of my/our knowledge. I/We understand that any intentional misstatements will be grounds for disqualification and that the city of Farmington / EDA has the right to verify this information. I/We agree to provide the project coordinator reasonable access to information and reasonable access to the construction project site so that they may monitor project implementation.

APPLICANT(S)

X Are Nonfiction

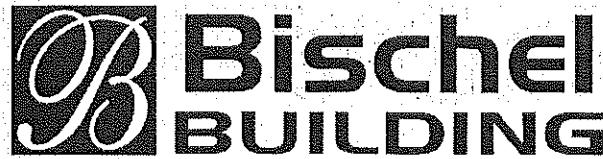
X DATE 4/4/17

DATE _____

DATE _____

Lic # BC634092

Insured



100 8th St. Farmington, MN 55024
Phone 651-463-8762 Fax 651-344-8729
Email Bischel@bischelbuilding.com
www.bischelbuilding.com

Date: 3/17/17

To: Arie Kontinakis

RE: Steak House Remodeling

Proposal

Remove the existing table tops and install new table tops and dispose. Install new table tops. \$2787

Remove the existing front and back door and dispose. Install new glass doors with bronze frame in the front and silver frame in the back. \$3,490 per door .

Remove the existing front awning and dispose install a new awning cover over the existing frame. \$2,477

Thank you,

Michael Bischel
President

Mechanic's Lien Notice. (a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. (b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for the improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

Please sign and return if bid is accepted. 50% down.

**City of Farmington
Downtown Façade Improvement Program
Grant Agreement**

This agreement is made and entered into this 27th day of April, 2017, by and between Ari Kontinakis (applicant), Farmington Steak House (business name) at 329 Third Street, Farmington (address) (hereinafter referred to as "Grantee") and the City of Farmington Economic Development Authority (EDA), a public body corporate and politic, having its principal offices at 430 Third Street, Farmington, Minnesota (hereinafter referred to as "Grantor").

WHEREAS, the Grantor has established a Downtown Façade Improvement Program funded by the EDA to assist businesses in the downtown commercial district, as designated on the zoning map, with building façade improvements; and

WHEREAS, the Grantee has applied for Downtown Façade Improvement Program funds for façade improvements at 329 Third Street, Farmington (address); and

WHEREAS, the Grantor has reviewed the Grantee's application and determined that the proposed improvement project meets the requirements of the Downtown Façade Improvement Program.

NOW THEREFORE, in consideration of the grant, the parties agree as follows:

1. The Grantor agrees to provide a maximum of \$2,500 in EDA funds to the Grantee for façade improvements.
2. The Grantee agrees to use the proceeds of the grant solely for façade improvements with a minimum project cost of \$5,000.
3. The project shall be completed in a timely manner and all grant funds must be used within six months from the date of the Grant Agreement. The agreement may be extended once, with the length of the extension to be determined on a case-by-case basis.
4. Grant funds will be paid on a reimbursement basis only after all improvements have been completed according to the authorized scope of work and have been accepted by the Grantor.
5. The Grant Agreement will be terminated 90 days from the date of the agreement if construction work has not yet begun.
6. The Grantee shall defend, indemnify, and hold harmless the officers and employees of the Grantor from all liability and claims for damages arising from bodily injury, death, property damage, sickness, disease, or loss and expense resulting from or alleged to result from Grantee's operations under this agreement.

IN WITNESS WHEREOF, the parties hereto have hereby executed this agreement as of the year and date above.

GRANTOR:
CITY OF FARMINGTON

GRANTEE:

BY: _____

BY: _____

ITS: _____

ITS: _____



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Economic Development Authority
FROM: Adam Kienberger, Community Development Director
SUBJECT: Open to Business Program Update
DATE: April 27, 2017

INTRODUCTION/DISCUSSION

At our last EDA meeting, we discussed inviting Laurie Crow with the Open to Business program to an upcoming meeting to discuss the program. Laurie will be at our meeting this month to provide an update on Open to Business and allow you to put a face to the name of the program in Farmington.

ACTION REQUESTED

This item is meant to be informational only.



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Economic Development Authority
FROM: Adam Kienberger, Community Development Director
SUBJECT: April Director's Report
DATE: April 27, 2017

INTRODUCTION/DISCUSSION

Rambling River Center Plaza Open House/EDA Meeting Time Change

Please plan on attending the public open house for the design input phase of the Rambling River Center Plaza. This event will take place from 6 p.m. until 7 p.m. at City Hall. The EDA meeting will begin at 7 p.m. A flyer for the open house is attached.

2016 Community Development Annual Report

On April 17, I presented the 2016 Community Development Annual Report to the City Council. The presentation is attached for your information. An economic development annual report will be produced from this and placed on the EDA's webpage shortly.

2016-2018 Strategic Plan for Economic Development

This will be a standing item of note each month in the Director's Report. This document serves as guidance for the work undertaken by the EDA over a three-year cycle. The EDA's 2016-2018 Strategic Plan for Economic Development is included for your reference.

Miscellaneous Articles

Please find attached a few reports and articles you may find of interest:

Farmington Mall under new management
DEED Employment Report

NEXT MEETING

Our next regular meeting is scheduled for **Thursday, May 25 at 6:30 p.m.**

ACTION REQUESTED

None, this report is intended to be a monthly update on various development and industry related topics.

ATTACHMENTS:

Type	Description
▣ Exhibit	DEED Employment Report
▣ Exhibit	Farmington Mall under new management
▣ Exhibit	RRC Plaza Open House Flyer

- ▢ Exhibit
- ▢ Exhibit

2016 Community Development Annual Report
2016-2018 Strategic Plan for Economic
Development

From: DEED Media <MNDEED@public.govdelivery.com>
Sent: Monday, March 27, 2017 10:12 AM
To: Adam Kienberger
Subject: State has 97,400 Job Vacancies in Fourth Quarter 2016



Press Release

For Immediate Release
March 27, 2017

Contact: Shane Delaney, 651-259-7236
shane.m.delaney@state.mn.us

State has 97,400 Job Vacancies in Fourth Quarter 2016

~Vacancies up 1.3 percent from a year ago~

ST. PAUL – Minnesota employers reported nearly 97,400 job vacancies in the fourth quarter of 2016, indicating the state labor market remains tight as baby boomers retire from the workforce and moderate job growth continues, according to figures released today by the Minnesota Department of Employment and Economic Development (DEED).

DEED said job vacancies were up 1.3 percent from the same period one year ago, when there were 96,100 vacancies statewide.

According to the figures, the Twin Cities had less than one unemployed person (0.9) for every job vacancy. In Greater Minnesota, the ratio was 1.4 unemployed people for each job vacancy.

"The latest figures indicate hiring demand remains strong statewide with many Minnesota companies looking to fill jobs because of increased business activity," said DEED Commissioner Shawntera Hardy. "DEED will continue to deploy strategies and training opportunities that match Minnesotans to these available jobs."

The seven-county Twin Cities metro had 58,000 (59.3 percent) of the job vacancies. Greater Minnesota had the remaining 40.7 percent of the vacancies. Job vacancies were up 3 percent from a year ago in the Twin Cities and down 1 percent in Greater Minnesota.

Statewide, health care and social assistance accounted for 22.7 percent of the vacancies, followed by retail trade (16.3 percent), accommodation and food services (13.8 percent), manufacturing (7.9 percent) and administration and waste services (6.6 percent).

By size, firms with one to nine employees had the highest job vacancy rate at 5.2 percent (5.2 openings per 100 jobs). Firms with 10 to 49 employees had a job vacancy rate of 4.9 percent, while firms with 250 or more employees had a vacancy rate of 2.1 percent.

The following were other findings of the study:

1. Forty-three percent of job vacancies were for part-time employment. Part-time is defined as fewer than 35 hours per week.
2. Nine percent of job vacancies were for temporary or seasonal work.
3. Thirty-three percent of vacancies required some level of post-secondary education or training beyond a high school diploma.
4. Forty-one percent of job vacancies required one or more years of work experience.
5. The median (50th percentile) wage offer for all job vacancies was \$13.97 per hour. Wage offers are highly correlated with experience and education requirements. On average, the more education and/or experience required, the higher the wage offer.
6. Fifty-three percent of vacancies offered health insurance. Health care benefits are far less common for part-time job vacancies than for full-time job vacancies.

Go to the DEED website for more details on the fourth quarter 2016 [Job Vacancy Survey](#).

DEED conducts the Job Vacancy Survey in the second and fourth quarters each year to gauge hiring demand and to determine job vacancy characteristics by industry, occupation and firm size in Minnesota.

DEED is the state's principal economic development agency, promoting business recruitment, expansion and retention, workforce development, international trade and community development. For more details about the agency and its services, visit the [DEED website](#) or follow us on [Twitter](#).

formats for people with disabilities by contacting the DEED Communications Office at 651-259-7161.

Minnesota Department of Employment and Economic Development
Communications Office

Phone 651-259-7149 or 1-800-657-3858 · TTY 1-800-657-3973

<http://mn.gov/deed>

An equal opportunity employer and service provider.



STAY CONNECTED:



SUBSCRIBER SERVICES:

[Manage Preferences](#) | [Unsubscribe](#) | [Help](#)

DEED is an equal opportunity employer and service provider.

This email was sent to akienberger@ci.farmington.mn.us using GovDelivery, on behalf of: Minnesota Department of Employment and Economic Development · 332 Minnesota Street Suite E-200 · Saint Paul, MN 55101 · (800) 657-3858



Farmington Mall under new management; will undergo spring renovation

By [Jennifer Steichen](#) on Apr 6, 2017 at 9:44 a.m.



This artist's rendering shows what the Farmington Mall could look like after undergoing renovations. The mall came under new ownership on March 23. Submitted photo

The Farmington Mall got a new lease on life when it was purchased by Caspian Group, a commercial real estate management company specializing in distressed property turnarounds, on March 23.

The mall, located at the intersection of Highway 3 and County Road 50, will undergo a complete rehabilitation, according to Caspian Group proprietor Rafik Moore.

“Obviously, when you drive by it, it doesn’t really look very appealing,” Moore said. “It has tremendously deferred maintenance. You can see it in the parking lot and the walls. It feels neglected. Our job is to make it look nice and appealing ... to put life into it.”

MORE: [Making car repairs EZ](http://www.farmingtonindependent.com/news/4245331-making-car-repairs-ez) (<http://www.farmingtonindependent.com/news/4245331-making-car-repairs-ez>)

Among the improvements he has planned for the property, Moore said he wants to scrape the entire facade, which he expects to be completed in two or three months.

“The stone is beautiful, but maybe we paint the building and tuckpoint it,” he said.

He also plans to install a new parking lot and do some electrical modernizing, such as fitting the property with LED lights. Moore said he has already ordered a new pylon sign.

"The exterior of the property is going to pop in the short order," he said.

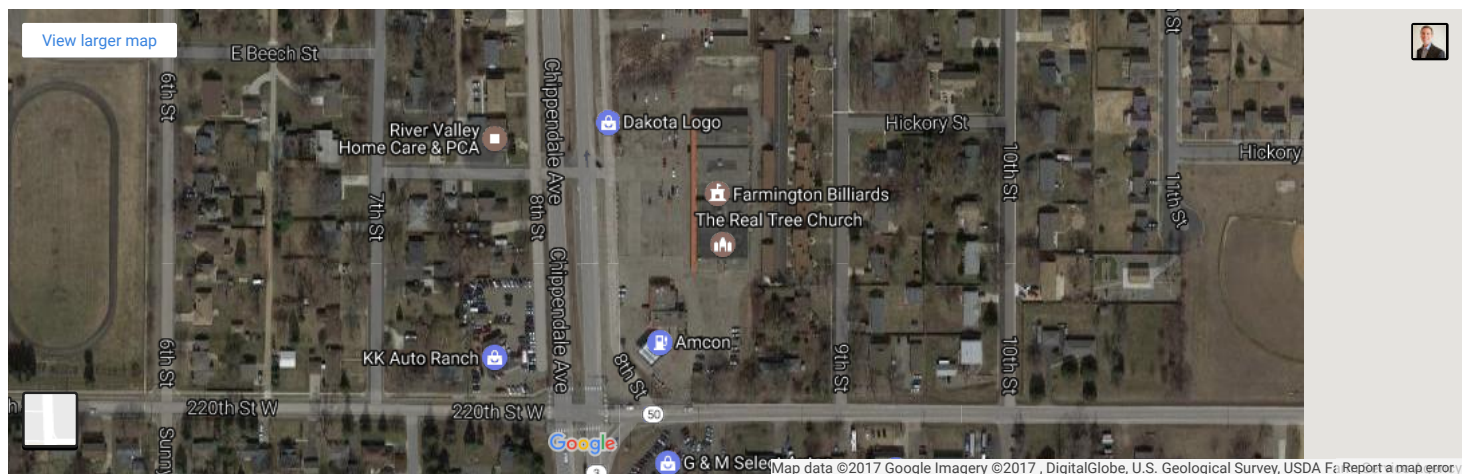
Moore said he has already spoken to at least five prospective tenants who are interested in moving their businesses to the Farmington Mall. Of the 41,223 total square feet the mall occupies, 19,512 square feet will be available for lease. This number includes several units, as well as a separate, dedicated restaurant property that is attached to the gas station and sits at around 2,500 square feet.

Moore said his biggest fear in buying the property was that people wouldn't come, but he has been pleasantly surprised by the level of interest people have shown so far.

Dollar Tree has already signed a lease with the company, and Moore has spoken with a general contractor who is interested in opening up a cabinet showroom in the mall. He also is in talks with a prospective restaurant tenant and several others interested in opening retail shops in the space.

Moore encourages anyone interested in learning more about the property to contact him directly at 952-797-9999 for a showing. He said he will leave it up to the new tenants to decide how far they want to take the space's renovations.

"This is what we do we. We improve properties. We turn ugly places into beautiful ones," Moore said. "I'm really trying to work with the town to make sure we turn this thing around."



Rambling River Center Plaza Concept Plans Open House

Thursday, April 27, 2017

6:00—7:00 p.m.

Farmington City Hall, 430 Third Street



View and discuss concept plans to redevelop this area into a multi-functional plaza for daily informal uses as well as event uses.

The city is in the early stages of developing plans for this area and would like your input!

Questions? Adam Kienberger
Community Development Director
651-280-6820
akienberger@ci.farmington.mn.us

City of Farmington

2016 Community Development Annual Report



Community Development

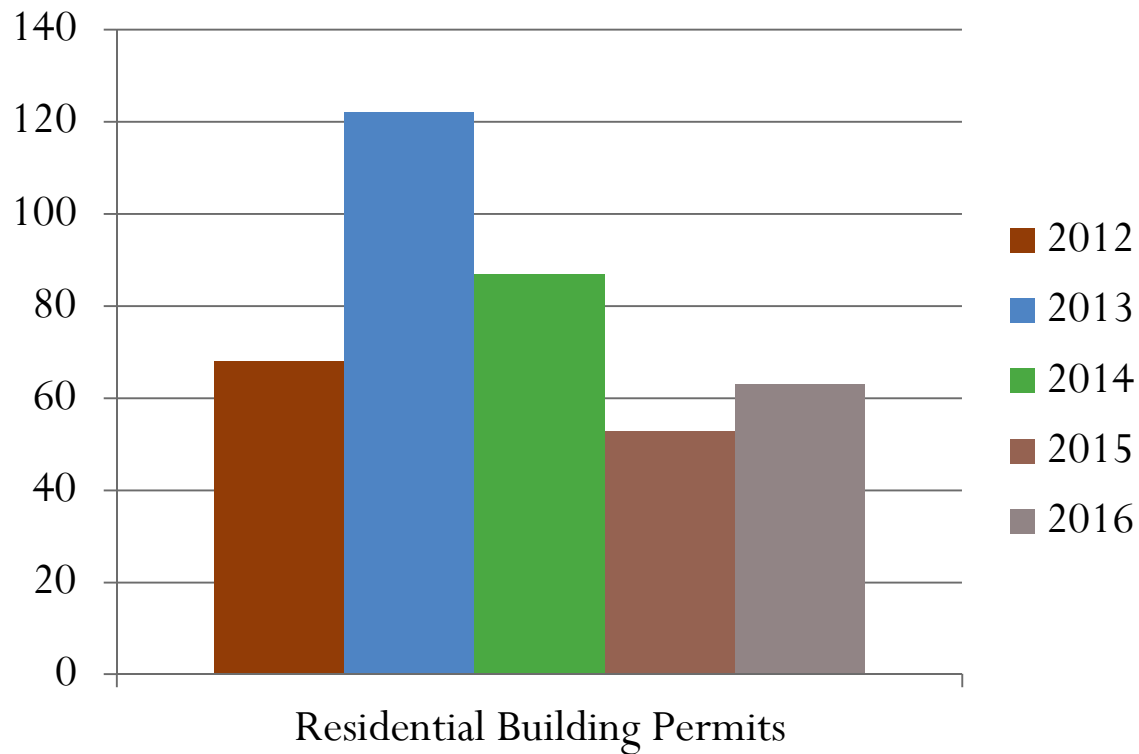
- Planning and zoning
- Economic development
- Building inspections/permits
- Code enforcement
- Heritage preservation

The department works in unity to support safe and sustainable development throughout the community.



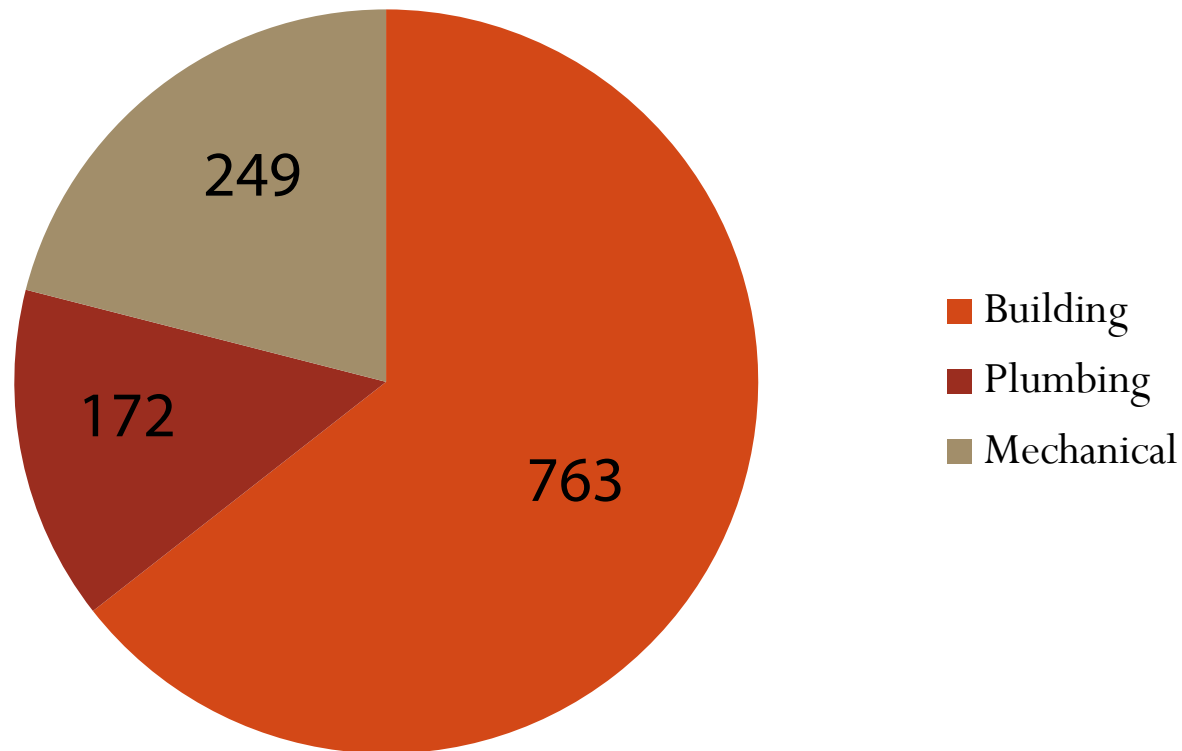
Development Highlights

- **63** single family residential permits in 2016
 - 53 total single family permits in 2015



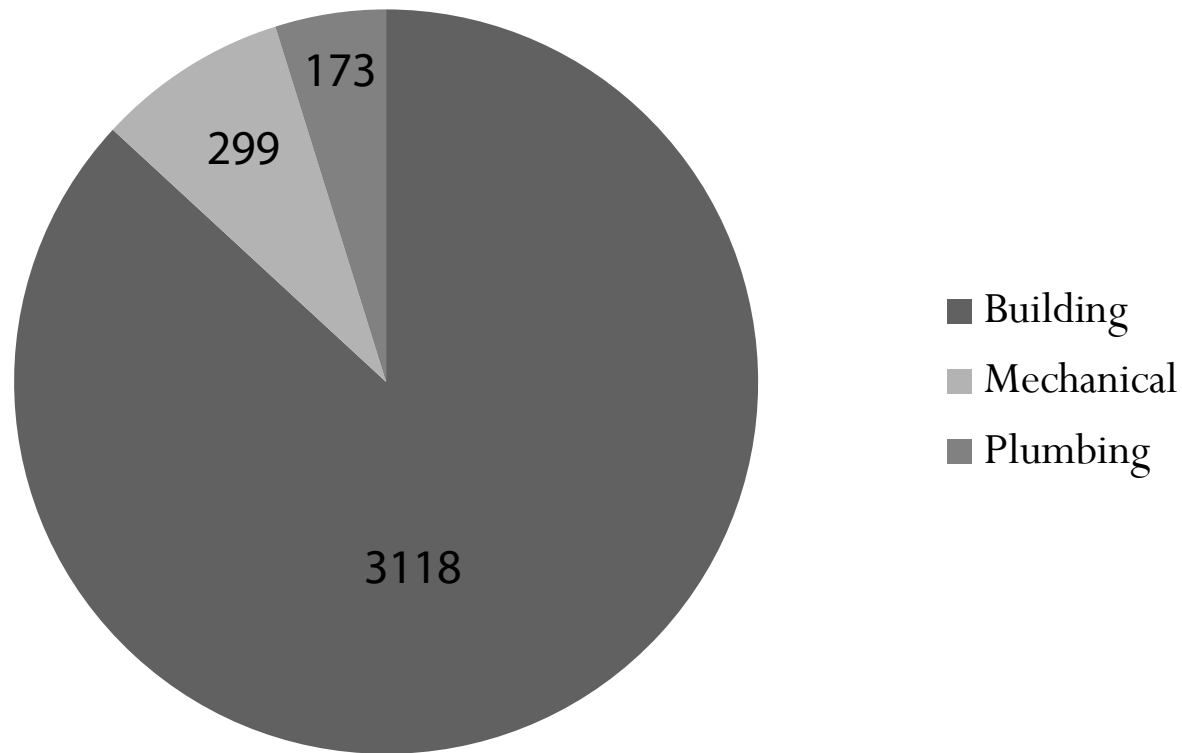
Building Permits & Inspections

- 1,184 additional permits



Building Permits & Inspections

- 3,590 inspections

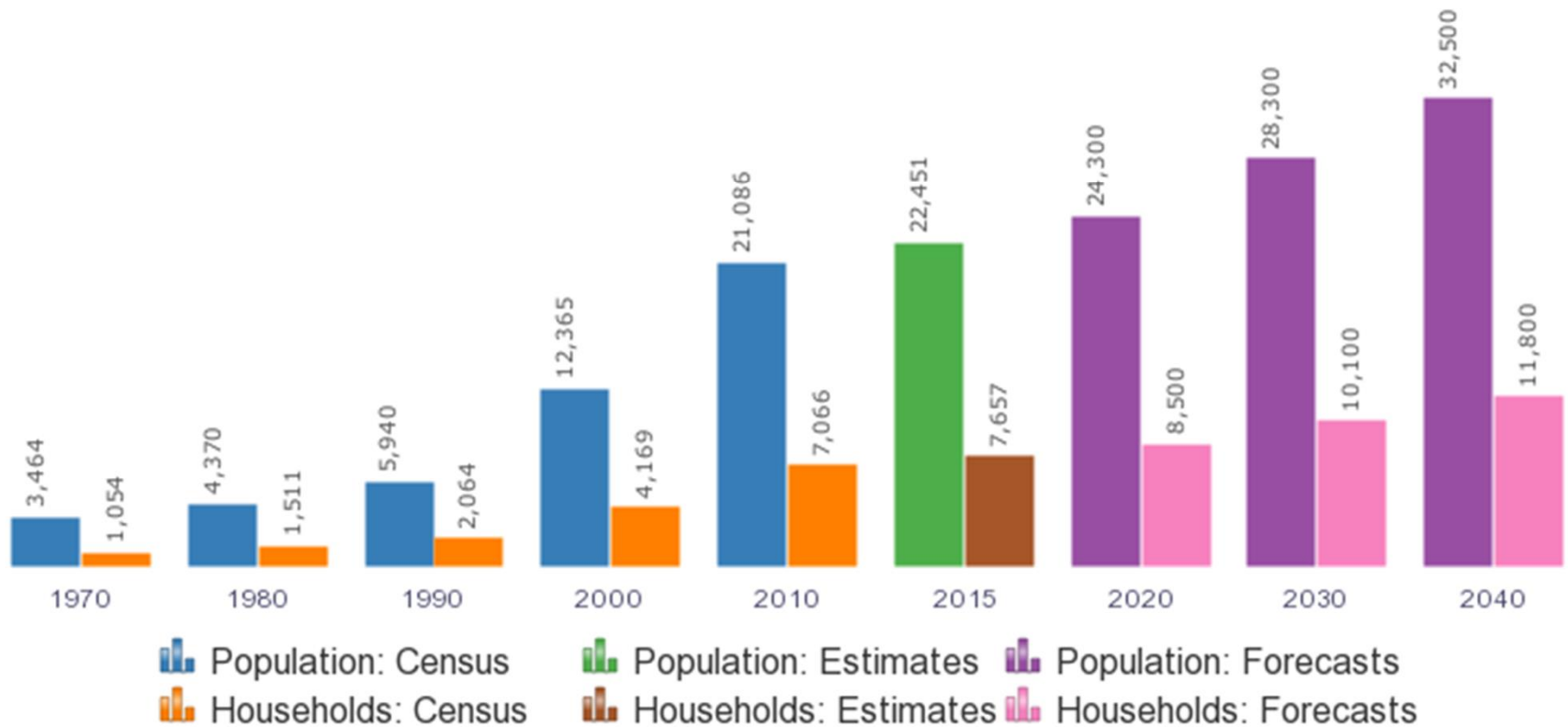


2040 Comprehensive Plan Preview

- What is a Comp Plan?
 - A document that helps to establish a vision for the community.
 - Reflects regional policies AND important local goals and objectives.
 - Serves as a compass or resource guide for the development of the community.
 - Every community in the 7-county Metro Area is required to have a Comprehensive Plan
- Secured **\$32k** grant from the Metropolitan Council for planning assistance



Population and Households in Farmington



Source: Metropolitan Council



Planning & Code Enforcement

- Planning staff receive questions, requests, complaints, plans, and applications
 - Make recommendations to Planning Commission
 - Site plans
 - Plats
 - Conditional Use Permits
 - Variances
 - Recommend changes to the zoning ordinance to reflect current trends and align with City Council priorities



Planning & Code Enforcement

- Staff sent out nearly **100** code enforcement notices of violation in 2016
 - Common notices include
 - Snow removal
 - Junk vehicles
 - Parking on unpaved surface
 - Storing of refuse



Heritage Preservation

- Heritage Preservation Commission
 - Interpretive signage plan for Middle Creek Cemetery
 - Heritage landmark workshop for eligible properties
 - 2016 Heritage Preservation Award 621 3rd Street



Economic Development Authority

EDA in 2016

- Expanded to a seven person EDA with the addition of two school board seats
- Initiated their 2016-2018 Strategic Plan for Economic Development
 - Aligns with City Council priorities of supporting development, fiscal excellence, and creating opportunities via partnerships



Economic Development Authority

EDA in 2016

- **\$42,520** Community Development Block Grant (CDBG) allocation from the Dakota County CDA via HUD
 - Commercial Rehabilitation Grant Program
 - Senior Services Financial Support Program



Economic Development Authority

EDA in 2016

- Continued partnership with the Dakota County CDA for the Open to Business program
 - Free business consulting
 - Access to capital



Economic Development Authority

EDA in 2016

- Established a tax abatement policy
- Decertified the City Center TIF district
- Created a housing TIF district for The Legacy of Farmington Senior Living development
- Recommended approval of a business subsidy agreement with Hy-Vee to facilitate development of Vermillion River Crossings

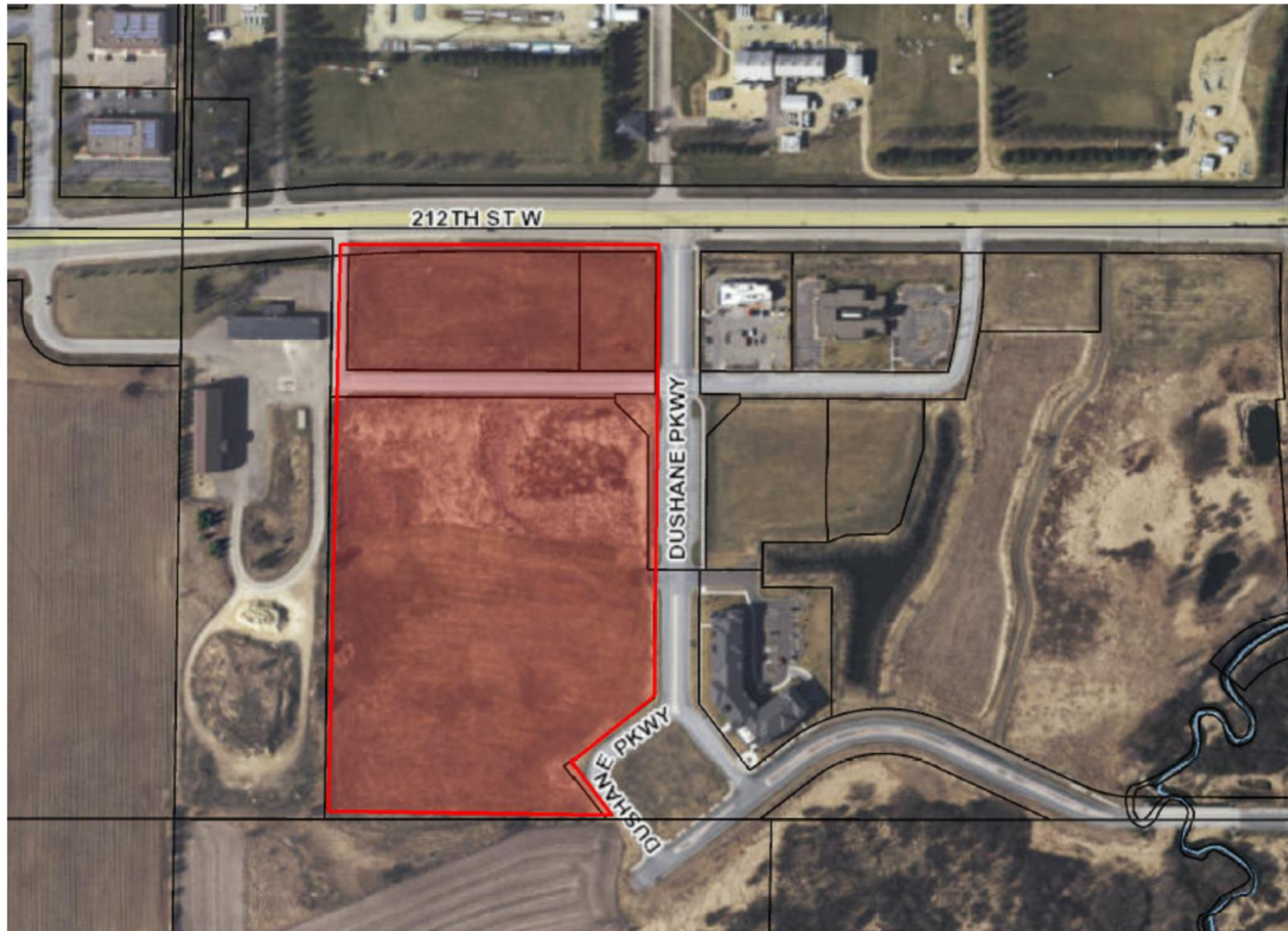


Downtown Redevelopment Plan

- Set the stage for reinvestment and a common community vision
- **EDA** established a new Downtown FaÁade Improvement Grant Program

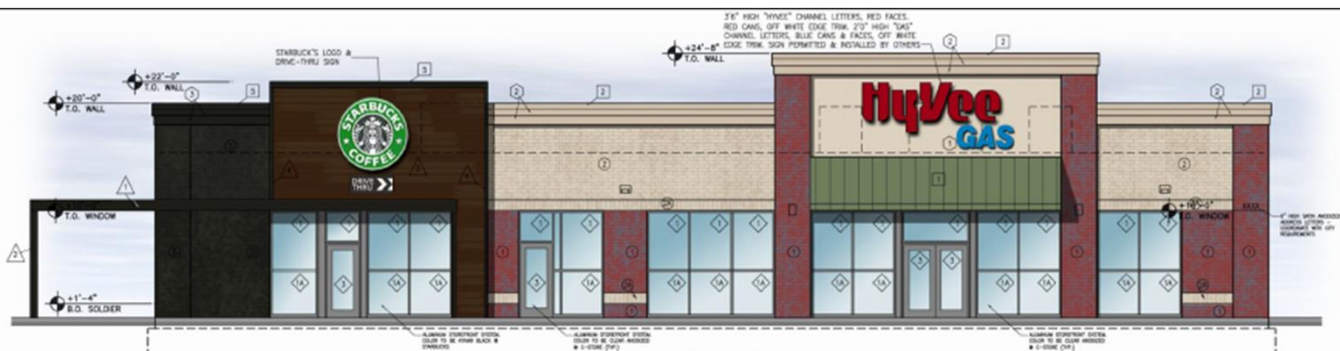


Vermillion River Crossings



Vermillion River Crossings

- Hy-Vee purchased land in VRC for a future store



The Legacy of Farmington Senior Living

- October 6, 2016 ground breaking event



The Legacy of Farmington Senior Living

- The Legacy of Farmington Senior Living
 - 70-unit senior assisted living with memory care



Welcome to Farmington

- Bourbon Butcher



Welcome to Farmington

- Quick Ship Plus



Welcome to Farmington

- Midwest Dental
- Dollar & Up
- Metro PCS
- Las Enchiladas
- Vintage Marketplace/Dakota Logo
- This Little Piggy Catering expansion
- Eternity Homes expansion



On the Horizon



City of Farmington

Community Development Annual Report



Farmington Economic Development Authority



2016-2018 Strategic Plan for Economic Development

January 2016

Introduction

The key to successful communities is their heart and soul – the unique cultures, landscapes, traditions and values that people cherish – and with people themselves taking action to enhance and sustain the places they love. Many communities are ready to protect their unique character, deeply engage their citizens, and meet the challenges of the 21st Century. Economic Development is one of those challenges, and citizens can assist with it by shopping locally and creating awareness to other citizens about the businesses within the City.
(Farmington 2030 Comprehensive Plan Chapter 10: Economic Development Element)

Strategic planning is a key component of economic development. A three-year strategic plan is a valuable tool for both elected and appointed officials, as well as staff to provide work direction and prioritization of new initiatives. The following document outlines the EDA areas of focus for 2016-2018.

Participation

EDA Members:

Todd Larson, Chair

Jeri Jolley, Vice Chair

Doug Bonar

Steve Wilson

Kirk Zeaman

Adam Kienberger, Executive Director

Dr. Craig Waldron, Facilitator

Mission

The Economic Development Authority mission is to improve the economic vitality of the city of Farmington and to enhance the overall quality of life by creating partnerships, fostering employment opportunities, promoting workforce housing, and expanding the tax base through development and redevelopment.

Role of the EDA

The role of the Farmington EDA is to serve as an advisory board to the City Council on matters related to economic development. Through policy development and implementation of new and existing tools, the EDA serves as the voice of economic development.

Strategic Priorities

The following five priorities were ranked by the EDA at their strategic planning session and are defined below. These priorities will serve as the focus and primary guidance of the EDA from 2016-2018.

Because new opportunities and ideas will arise during this timeframe, these priorities are meant to serve as the focus areas of the EDA while allowing flexibility to thoughtfully explore other topics deemed important.

- 1. Develop tools for promoting growth and development in Farmington.**
- 2. Develop strong incentive policies to ensure proper use of tools.**
- 3. Explore plans for acquiring land for new industrial development.**
- 4. Complete the development of Vermillion River Crossings.**
- 5. Define and utilize the existing or future resources of the EDA.**

Implementation Strategies

1. Develop tools for promoting growth and development in Farmington.
 - Identify traditional economic development tools
 - Identify tools that can be unique to Farmington
 - Identify existing resources
 - Identify potential resource partners
 - Recommend tools to City Council
2. Develop strong incentive policies to ensure proper use of tools.
 - Discuss criteria and thresholds desired for individual tools (i.e. job creation, wages, etc.)
 - Recommend policies to City Council
 - Allocate necessary resources
 - Promote available tools
 - Website etc.
3. Explore plans for acquiring land for new industrial development.
 - Provide input on the 2040 Comprehensive Plan and land use designations
 - Encourage additional collaboration between advisory bodies
 - Joint meeting(s) with Planning Commission
 - Maintain relationships with local landowners
 - Explore additional ways to facilitate land development
4. Complete the development of Vermillion River Crossings.
 - Maintain relationship with broker/landowners
 - Consider alternate land use options
 - Discuss existing assessments
5. Define and utilize the existing or future resources of the EDA.
 - Do current resources align with desired tools/initiatives?
 - Explore economic development revenue opportunities
 - Joint meeting(s) of the EDA and City Council

2016 Work Plan TBD

Check in on strategic priorities at each EDA meeting to demonstrate progress or discussion needed.