



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA**

MONDAY, APRIL 13 @ 5:30 P.M.

Arlington Community Center - Council Chambers

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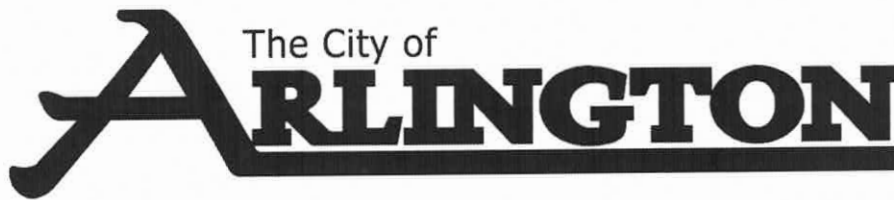
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Meeting ID: 149 699 2763

International numbers available: <https://meetings.ringcentral.com/teleconference>

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. March 9, 2020
5. Approval of Financial Reports
 - A. January 2020
 - B. February 2020
 - C. March 2020
6. New Business
 - A. Approve/Deny Resolution No. 05-2020 A RESOLUTION APPROVING TERMS OF A LOAN TO LINDSAY SJOSTROM REAL ESTATE LLC. FROM THE ARLINGTON EDA FAÇADE IMPROVEMENT LOAN PROGRAM FOR A PROJECT AT 108 5TH AVENUE
 - B. Proposal to purchase parcel 31.0874.000 (former Nickel property) from Top Notch Construction
 - C. Letter from Sarah Callahan
 - D. Discussion on what the EDA can do to help businesses during COVID-19

7. Old Business
 - A. Proposal to purchase parcel 31.0874.000 (former Nickel property) from Tony's Outdoor Services
 - I. Public Hearing planned for May 11, 2020
 - B. Update on Hemp Heaven
 - I. Notice of Assessments from High Island Creek Watershed District
 - C. Marketing Ideas
 - D. City Fee comparison/incentives
 - I. WAC/SAC \$4,825 City Council waives on case-by-case basis
 - E. One Million Cups – October 14, 2020
8. Planning and Zoning update – Michael Kedrowski
9. EDA Director update on businesses and housing
10. Director and Board Comments
11. Adjourn



ECONOMIC DEVELOPMENT AUTHORITY

1. Call to Order – the meeting was called to order at 5:30 pm

Members Present: Kurt Menk, Larry Sorenson, Dean Bergeson, Tim Kloekl, Laura Gillman, Tom Hatlestad, Howard Brinkman

Members Absent: None

Staff Present: Michael Kedrowski – Planning and Zoning Administrator

Staff Absent: Amy Newsom – EDA Director

Guests in Attendance: Tony Hoff

2. All stood for the Pledge
3. Approval of Agenda – motion Hatlestad, second by Sorenson
4. Approval of Minutes – motion Kloekl, second by Brinkman.
5. Approval of Financial Reports – it was tabled for April; the reports were missed by Kedrowski.
 - a. January
 - b. February
6. New Business
 - a. New Business – Approve/Deny Resolution No. 04-2020 Approving a Loan from the EDA RLF to Craig and Linnea Bullert – Details of the resolution were described by Sorenson, such as the agreement was to assist with purchasing various pieces of equipment for the restaurant. Brinkman motioned to approve the resolution; it was seconded by Sorenson. Motion carried unanimously.
 - b. City Fee comparison/incentives – Kedrowski presented information to the EDA about fees schedules and WAC/SAC charges by other surrounding towns and communities. It was requested to table the discussion to next month and present Arlington's information as well for the committee to view.
7. Old Business
 - a. Proposal to purchase parcel 31.0874.000, (former Nickel property) from Tony's Outdoor Services – Business owner Tony Hoff intends to purchase the Nickel Property and bring at least 5 full time employees to Arlington. He described what he intends to do with the property itself including building a berm, having a pole-shed type structure with his office in the front and shop space in the back. His equipment will be stored on site. The committee asked several questions about the structure itself and a timeline. He hopes to begin building by this fall. He was instructed that the process takes a few months. Current employees will also be moving with the company, but he plans on hiring at least 2 or more new employees and is willing to do an apprenticeship for someone in or just out of high school willing to learn the trade. It was also questioned how much time

employees and Tony would be spending in town i.e. for lunch, home etc. It was also questioned how and where water and sewer connections would be. Kedrowski mentioned as the process moves along to Planning and Zoning and the Public hearings for EDA and Planning and Zoning those questions would be answered. Cost of construction was questioned as well as financing, Tony hoped to start with the land and build a plan from there. It was discussed by the committee after Tony's presentation. Kloekl motioned for the approval to purchase the property, it was seconded by Menk. Sorenson requested additional discussion before deciding. After consideration, Hatlestad made a motion to approve the purchase with proof of financing in place, it was then seconded by Brinkman. The amendment to the initial motion carried unanimously. The motion the carried unanimously.

- b. Marketing Ideas – No new marketing ideas were brought up, but it was considered
 - c. Update on Hemp Heaven – A new building plan is to be presented; the initial sent to Arneson from Hemp Heaven was not up to standards. Until then it is wished that the deed be held off.
 - d. One Million Cups – October 14, 2020.
- 8. Planning and Zoning Update – Michael Kedrowski
 - a. Public Hearing – A-town Tavern Variance Request
 - b. Public Hearing – Northland Drying Interim Use
 - c. Update of Building Permits – Kedrowski is working on updating permits and simplifying the language on them. It was brought up by Menk to make sure they are easier to understand and fill out.
 - 9. EDA Director update on businesses and housing – Kedrowski mentioned that several building permits have come in recently from Siwek in response to the new hosing addition in town.
 - 10. Director and Board Comments – None
 - 11. Adjourn – motion to adjourn at 6:29 pm by Hatlestad, seconded by Brinkman, motion carried.

Michael Kedrowski, P&Z Admin

Dean Bergersen, President

**ECONOMIC DEVELOPMENT AUTHORITY**

Committee Member [NAME] introduced the following resolution and moved for its adoption:

EDA RESOLUTION 05-2020**A RESOLUTION APPROVING TERMS OF A LOAN TO LINDSAY SJOSTROM REAL ESTATE LLC.
FROM THE ARLINGTON EDA FAÇADE IMPROVEMENT LOAN PROGRAM FOR A PROJECT AT
108 5TH AVENUE**

WHEREAS Lindsay Sjostrom Real Estate, d.b.a. True Real Estate, has applied for a Façade Improvement Loan available through the EDA; and

WHEREAS, the Applicant requests a forgivable loan in the amount of \$981.50 or fifty percent of the actual project cost, whichever is less ; and

WHEREAS, the purpose of the loan is to repaint the western side of the building in order to visibly improve the Downtown area; and

WHEREAS, the EDA has reviewed the loan application to determine compliance with loan policies and procedures.

NOW THEREFORE, BE IT RESOLVED, the Arlington Economic Development Authority hereby approves a façade improvement loan in the amount of \$981.50 to Lindsay Sjostrom Realty LLC. as follows:

1. The City and the EDA previously approved the EDA's Façade Improvement Loan Program which is administered by the Arlington EDA.
2. Lindsay Sjostrom Realty, d.b.a. True Real Estate (the "Borrower") have submitted an official application form requesting financial assistance from the EDA Façade Improvement Loan Program (the "Loan") in the amount of \$981.50 or fifty (50) percent of the project cost, whichever is less, in order to finance repainting of the western wall (the "Project") at 108 5th Avenue (the "Property").
3. The Loan is to be made from the EDA Façade Improvement Loan Program and will be forgiven provided the Borrower
4. The Board hereby approves the Loan proposed to be provided to the Borrower contingent upon:
 - a. Execution of Promissory Note by Property Owner
 - b. Submittal of valid invoices from a licensed contractor relating to the work done on this project.
5. The Board has had an opportunity to review the Note to be executed by the Borrower and hereby approves the form of Note.
6. Effective date. This resolution shall be effective as of the date hereof.

The motion for the adoption of the foregoing resolution was duly seconded by Committee Member [SECOND] and upon poll being taken thereon the following voted in favor thereof: [IN FAVOR]; and the following voted against the same: [AGAINST]; and the following abstained: [ABSTAIN] and the following were absent: [ABSENT].

RESOLUTION ____-2020

MOTIONED BY:

SECONDED BY:

COMMITTEE MEMBER	YEA	NAY	ABS
<i>Bergersen</i>			
<i>Brinkman</i>			
<i>Gilman</i>			
<i>Hatlestad</i>			
<i>Kloeckl</i>			
<i>Menk</i>			
<i>Sorenson</i>			

The foregoing resolution was adopted by the EDA of the City of Arlington this [DA] []E].

Signed:

Attest:

Dean Bergersen
President

Amy Newsom
EDA Director

Whereupon the resolution was declared duly passed and adopted and was signed by the EDA President whose signature was attested by the EDA Director

NOTE

For Valuable Consideration, I, hereafter "Borrower", promise to pay to Arlington Economic Development Authority, an agency of the City of Arlington, a Minnesota Municipal Corporation, hereafter "Note Holder", at the Note Holder's address, 204 Shamrock Drive, Arlington, Minnesota 55307, the sum of \$981.50, as follows:

The above described loan is given as a business subsidy under the City Economic Development Authority sign program policy, to aid the borrower in funding the cost in improving or replacing signage at the borrower's place of business. This is a no-interest, forgivable loan. If borrower retains borrower's existing business for a term of three years, next following the date of this Note, the loan will be forgiven. If borrower closes borrower's business, or sells borrower's building before the end of said three-year term, the Principal Amount of this loan will become immediately due and payable.

I may prepay this note at any time without penalty.

This Note is unsecured.

I will be in default if I do not make the full amount of each payment called for on the date it is due. I will be in default if I fail to observe any other terms of this note.

If I am in default, the Note Holder may require me to pay the entire remaining balance of principal and interest due under this note upon 30 days written notice to me, unless within said 30 days I have cured all aspects of default, including any additional payments and other obligations which have accrued within said 30 day notice period. The notice must be mailed to me by certified mail to the last address that I have provided to the Note Holder. The 30 days' notice term shall begin to run from delivery of such notice, or from the date the notice is post marked if it is unclaimed at the post office.

I further agree that if I default, I shall pay, in addition to all other sums due under this note, the Note Holder's reasonable attorney fees, Court costs, and Sheriff's fees and any other expenses incurred to collect this note.

I give up the rights of presentment and notice of dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

I also agree that you may, without notice to me, release any and all other parties or collateral securing this note, waive any right you have against any of us, extend new credit to any of us, or all of the above, without affecting my unconditional obligation to pay this note.

I agree to pay this note according to its terms and acknowledge receipt of a copy of this note on today's date.

Dated: _____

For Borrower:

Signature of Borrower

By _____
Please print name above

Signature of Borrower

By _____
Please print name above

CENTRAL BUSINESS DISTRICT FAÇADE LOAN PROGRAM

PURPOSE

The Arlington Central Business District Façade Loan Program provides an incentive to stimulate visible investment in Arlington's Central Business District (Downtown). Property owners are encouraged to consider improvements that incorporate the surrounding community design and atmosphere including but not limited to aesthetics, environment, cultural and historic elements, and architecture.

The program provides a matching forgivable loan for actual design and construction costs, up to \$2,500 per property address, per calendar year. Qualifying projects must be of an approved design, be applied for by commercial property owners and/or merchants, and be applicable to exterior building, landscape improvements, and other similar improvements visible from a public right-of-way. Approved projects will be funded on a first-come/first-served basis until all funds are expended. In addition, the opportunity exists that the Arlington Economic Development Authority's revolving loan programs could be available to assist with construction costs associated with the implementation of façade designs.

ELIGIBILITY

1. Only property within the Central Business District is eligible for the loan program.
2. All work must be done on the exterior of the building/property and/or result in a publicly visible improvement.
3. All work done must be in accordance with the City of Arlington rules and regulations and the building code. All required permits must be obtained. Work shall include the correction of any known exterior building code violations.
4. Work in progress or performed prior to project approval will typically not be eligible for funding unless the EDA finds significant underlying purposes for work beginning prior to project approval (i.e. approaching winter season, inability of quorum for a meeting, and the like).
5. Funds may be used for the design of exterior building improvements, awnings, windows, doors and/or site landscaping, other than sod or seed, resulting in a publicly visible improvement and for actual construction costs related to an approved improvement. Other uses may also be eligible if prior approval is loaned by the Arlington Economic Development Authority.
6. Signs are eligible for this program but must be in connection with a façade improvement project and not be more than fifty (50) percent of the project cost proposed for loan match.
7. The following types of property are not eligible:
 - Tax delinquent
 - Special Assessment delinquent
 - Property in litigation
 - Property in condemnation or receivership
 - Tax exempt properties
 - Exclusively residential buildings
 - Properties zoned industrial
 - Property considered non-conforming to the City's Code of Ordinances, unless the proposed improvements are intended to correct all the non-conforming issues.

PROJECT GUIDELINES

Program oversight and authority for loan approval is delegated to the City of Arlington Economic Development Authority. The Economic Development Authority shall review loan applications and may approve loan issuance after considering the following guidelines:

1. Completed applications will be reviewed on a first come, first served basis. Photographs illustrating subject building(s) and property and proposed site changes/improvements may be required by the EDA.
2. Multiple property owners must submit separate applications for each property/project.
3. Any business owner under a lease who submits an application must obtain and provide written consent of the property owner. Both the lessee and the property owner shall execute the required promissory note.
4. Preference will be given to projects which:
 - Will positively contribute to Downtown Arlington
 - Will eliminate a blighting influence
 - Will result in a visible improvement that would not be made otherwise
 - Demonstrate a ratio of private investment to public investment greater than 2:1
5. The proposed façade improvement must be consistent with the Comprehensive Plan
6. The proposed façade improvement project shall be initiated within six (6) months of loan approval. If the project isn't initiated within six months the Applicant may resubmit a façade improvement loan application for reconsideration.

LOAN DISBURSEMENT

Following loan approval the Lessee and/or property owner shall execute a promissory note. Awarded loan funds will be dispersed to the contractor or vendor upon submittal of receipts or invoices for supplies purchased and inspection which certifies the work completed is in accordance with the EDA approval and other city ordinances. Alternately, funds may be disbursed to the Applicant provided evidence of proof of payment of invoices is submitted.

REPAYMENT OF LOAN

The amount of the loan (without interest) will be due and payable to the Arlington EDA one (1) year following the distribution of loan funds. If, however, the business to which the loan was granted remains in business in the improved building one (1) year following the distribution of loan funds or the applicant transfers ownership to another entity that maintains the business in the improved building for at least one (1) year following the distribution of loan funds, the loan shall be forgiven by the Arlington EDA.

ARLINGTON CENTRAL BUSINESS DISTRICT FAÇADE LOAN PROGRAM APPLICATION

NOTE: Please read attached program criteria carefully before completing the application

Please include photos of your building(s) and/or property as they relate to the types of improvements indicated on this application.

Business Name: Lindsay Sjostrom Real Estate LLC (DBA True Real Estate)

Property Address: 108 5th Ave. NW, Arlington, MN 55307

Business Owner(s): Lindsay Sjostrom

Property Owner(s): SAF Enterprises LLC

Mailing Address: PO Box 556, Arlington, MN 55307

Phone Number: 507-327-1637

Fax Number: —

E-Mail Address: Lindsay@thetrueestatemn.com

1. On the attached page, please identify the specific improvements you are proposing for the building(s) and/or property.

2. Based on the proposed improvements identified, please provide your best estimate of the entire project cost: \$ 1963

3. If the project cost comes in at, or exceeds your estimate, do you have private funds readily available to complete the proposed the project? ☒ Yes ☐ No

If No, by what means will you secure funding and still complete the project within a timely manner

4. If your project is approved, does completing the project timely pose any concerns for you?

☒ Yes ☐ No

If yes, Please list those concerns:

We have signage drawings ordered & would like the painting to be done before they go up.

PROJECT DESCRIPTION

Please provide an accurate and thorough summary of your project. The photographs taken of your building(s) and property will assist in a visual manner to further support your written project description.

Our project is quite simple, we would just like the west side (facing Hwy 5) to be painted. It is faded & has rusting areas. Due to remodeling more of the interior than expected, this would greatly assist in our rebranding of the "Old TSE Building." The original goal was to do the entire building, but after seeing the bids I believe just doing the west side will be a great start.

Based on the description of your project and your motivation for wanting to make these improvements, please place a check mark next to those project preference item you feel your project meets.

- ☒ Will positively contribute to Downtown Arlington.
- ☒ Will eliminate a blighting influence.
- ☒ Will result in a visible improvement that would not be made otherwise.
- ☒ Result in a ratio of private investment to public investment greater than 2:1.

Building Permits & Inspections

Applicant is responsible for obtaining appropriate building permits, per the Building Code and/or City of Arlington Zoning Ordinance.

Loan Disbursement

Awarded loan funds will be dispersed to the contractor or vendor upon submittal of receipts or invoices for supplies purchased and inspection which certifies the work completed is in accordance with the EDA approval and other city ordinances. Alternately, the Applicant may be reimbursed for expenses providing proof of payment is submitted.

Certification

City staff or an authorized representative shall have the right to inspect the property to be improved at any time from the date of application upon giving due notice to the owner and to occupants.

I/We understand that any intentional misstatements will be grounds for disqualification.

I/We authorize program representatives the right to access the property to be improved for the purpose of the loan program and to take photographs of the structure before and after rehabilitation.

I/We further understand that I/we will make the final selection of the improvements to be made with the loan funds and that the contract for improvements will be solely between myself and the contractor(s). Neither the City of Arlington nor the EDA will be liable for the inadequate performance of the contractor(s).

The information on this application is accurate. I have read, understand, and agree to comply with the program criteria for the Arlington Central Business District Façade Loan Program.

Authorized Agent: _____

Date: 3-26-20

Title: _____

Mail or Deliver to:
City of Arlington
Economic Development Authority
204 Shamrock Drive
Arlington MN 55307

6-B.

Top Notch Construction
46445 250th Street
Gaylord, MN 55334

April 9, 2020

To Whom It May Concern:

I am writing this letter to communicate my interest in purchasing a lot from the City of Arlington, that is currently for sale for the purpose of economic development.

I am the owner of Top Notch Construction, under which I have been licensed by the state as a contractor since 2010. In addition to year round construction services I also own and operate equipment that allows me to provide snow removal services for several local businesses. I also have two dump trucks that run full time for WM Mueller and Sons out of Hamburg, MN and I sublease a third truck that will run full time for WM Mueller and Sons as well. Therefore, I am looking for a space large enough to construct a building where I can safely store such equipment, hold office space, and allow people to report to a central location in order to conduct business each day. I would be looking at constructing a building that would be approximately 50 feet by 100 feet.

I also regularly contract and conduct business with several local establishments including but not limited to those that provide services and goods in construction, hauling, electrical, plumbing, building materials, and snow removal.

My intent would be to immediately work within the lot to start construction of a sizable berm for the purpose of separating the residential and commercial areas that are adjacent to one another. I would also begin to haul in aggregate materials and begin preparing a pad where the building would be erected. Such an area needs time to properly compact and settle so the structure built is not negatively affected by settling issues which result in costly repairs and possibly a decrease in value of the structure.

Additional potential use of the land I would be open to is using it as an area to store aggregate materials that are hauled out of the city during projects like street repairs. This would allow an area close to town to be used rather than costly trucking services to haul and dispose of material, thus being more economical and practical for the city's investments. The size of the lot would allow for this to be done without affecting the daily traffic in and out of it. I am also open to backhauling any aggregate products the city may need for smaller projects at a reduced rate.

The location of the lot and its easement off of the highway make it an attractive area to conduct business as outlined above. I am committed to keeping the area clean and aesthetically appealing in doing so. I look forward to the possibility of working with the city on a development agreement to achieve this.

Sincerely,

Justin Horstman DBA Top Notch Construction

b.c.



April 6, 2020

Dear City of Arlington,

My name is Sarah Callahan and I am a resident at 23021 411th Avenue (the first house on the right after the racetrack heading North). Although, I am not a city resident, I am very close to the city line. I have heard that the property right next to us to the South is being considered to be Sold.

I am writing this letter because of my concerns about any type of building being built right next to us. We have lived in the house for 2 ½ years and have become accustomed to just farmland being there. I love our property, house, and our city; however, I am concerned that with someone next to us, it'll bring unnecessary noise and traffic.

We have two little kids that this change would be affecting as well; I am concerned for their safety along with my dog's. The main reason why we purchased the house was because we couldn't see our neighbors from any direction. With a commercialized building next to us, our house and its location will lose the aesthetic appeal that attracted us to the house originally. In addition, if we were to ever sell our property, it will have lost value and would make it more difficult to find a buyer.

I would feel different about the building had it already been there when we bought the house, but it wasn't. During your decision making to sell the land, please add into your consideration, my family, just like you are more than likely considering the housing development behind the property.

I appreciate you taking the time to read my letter. Thank You.

Sincerely,

Sarah Callahan

Sarah Callahan

23021 411th Avenue
Arlington, MN 55307
(218) 693-9133

7.A.
Tony's Outdoor Services
PO Box 275
Henderson, MN 56044
612-328-3860
tony@tonysoutdoorservices.com

Arlington EDA
204 Shamrock Dr,
Arlington, MN 55307

Dear Arlington EDA,

It is with deep respect that I submit this proposal to the Arlington MN EDA. I would like to purchase the entire Nickel property. My intention is to have 5 fulltime employees working for my company. I will pay the city of Arlington 10,000 dollars for the property.

Tony's outdoor service is an excavation and contracting company. We do a lot of work for Sibley county ditches. Our services include washout repair, tree removal and invasive species control to name a few. We do a lot of conservation work for the D.N.R. including wetland restoration, tree and brush removal and invasive species control. I have a vast background in a lot of different projects. My company does anything from digging basements, sewer and water and all the way up to large scale commercial buildings.

My intent is to put up a 60x80 pole shed that would have 18-foot side walls. The entrance for the shop would be facing the east and the front of the building would face County Rd 9.

Sibley County contractors will be given the opportunity to bid on the building.

I am very excited about the opportunity to move my business to Arlington and look forward to your consideration.

Sincerely,

Tony Hoff
President of Tony's Outdoor Services

1.B.

High Island Creek Watershed District Sibley County

March 16, 2020

Arlington Economic Development Auth.
204 Shamrock Dr.
Arlington, MN 55307
0501 0 R 31.0880.000/01

Dear Landowner,

You are hereby notified the Board of Managers of High Island Creek Watershed District has approved the above described land to be assessed as the pro rata share of a levy for repair funds for project 5. The total assessment to the High Island Creek Watershed District Project 5 is **\$157,738.12**, of which your share of the expense is **\$384.99**.

You should know that this repair levy includes not just repairs that might have been completed in 2019, but repairs that have been completed over the past several years, which have not yet been levied before now. **The assessment may be paid using one of the following options:**

- **The assessment will be placed on your real estate taxes in ten (10) equal installments beginning in the year 2020.** (Installments will include interest at a rate of 4%)
- **After 2020 taxes are paid, the entire balance of the assessment may be paid by November 15, 2020. Contact the Sibley County Auditor-Treasurer, 400 Court Avenue, PO Box 51, Gaylord, MN 55334 for individual payment amount.**
(Payment of the entire remaining balance would not include any interest owed after 2020)

Partial payments of the assessment are not accepted

If you have questions on the above assessment, please call Allen Kerber at 320-510-1783 or Kevin Miller at 320-510-1039. Thank you.

Respectfully,

Kevin Miller
High Island Creek Watershed District Board Chair

High Island Creek Watershed District Sibley County

March 16, 2020

Arlington Econ. Development Authority
204 Shamrock Dr.
Arlington, MN 55307
0507 0 R 31.0880.000/01

Dear Landowner,

You are hereby notified the Board of Managers of High Island Creek Watershed District has approved the above described land to be assessed as the pro rata share of a levy for repair funds for project **13**. The total assessment to the High Island Creek Watershed District Project **13** is **\$150,000.12**, of which your share of the expense is **\$4,167.73**.

You should know that this repair levy includes not just repairs that might have been completed in 2019, but repairs that have been completed over the past several years, which have not yet been levied before now. **The assessment may be paid using one of the following options:**

- **The assessment will be placed on your real estate taxes in ten (10) equal installments beginning in the year 2020.** (Installments will include interest at a rate of 4%)
- **After 2020 taxes are paid, the entire balance of the assessment may be paid by November 15, 2020. Contact the Sibley County Auditor-Treasurer, 400 Court Avenue, PO Box 51, Gaylord, MN 55334 for individual payment amount.** (Payment of the entire remaining balance would not include any interest owed after 2020)

Partial payments of the assessment are not accepted

If you have questions on the above assessment, please call Allen Kerber at 320-510-1783 or Kevin Miller at 320-510-1039. Thank you.

Respectfully,

Kevin Miller
High Island Creek Watershed District Board Chair

Home Value= \$150,000

City	LeSueur 1994	Jordan 1997	Belle Plaine 1997 + 10%	Henderson 1997	St. Peter 1997*	North Mankato 2012*	New Prague 1997	Montgomery 1997	Cleveland 1994	Le Center 1997	Eagle Lake 1994
Adopted Fee Schedule											
<u>Building Permit Fees</u>											
Permit Fee	\$1,137.25	\$1,273.75	\$1,404.20	\$1,275.00	\$1,085.40	\$1,401.13	\$1,273.75	\$1,229.00	\$1,137.25	\$1,273.75	\$1,137.25
Plan Check Fee	\$739.21	\$827.94	\$910.78	\$670.00	\$379.89	\$50.00	\$827.94	\$799.00	\$739.20	\$827.94	\$739.21
State Surcharge	\$75.00	\$75.00	\$75.00	\$55.00	\$75.00	\$75.00	\$75.00	\$71.00	\$75.00	\$75.00	\$75.00
Total Building Permit Fees*	\$1,951.46	\$2,176.69	\$2,389.98	\$2,000.00	\$1,540.29	\$1,526.13	\$2,176.69	\$2,099.00	\$1,951.45	\$2,176.69	\$1,951.46

* Plus Plumbing and Mechanical Fees

<u>City Fees</u>											
Water (Connection/WAC/Trunk)	\$3,000.00	\$3,699.76	\$4,040.00	\$1,500.00	\$1,800.00	N/A	\$1,800.00	\$3,000.00	\$2,000.00	\$1,000.00	\$500.00
Sewer (Connection/SAC/Trunk)	\$3,000.00	\$5,160.01	\$5,090.00	\$1,500.00	\$1,500.00	N/A**	\$7,150.00	\$4,000.00	\$500.00	\$1,500.00	\$400.00
Water Meter	\$193.50	\$365.00	\$150.00	\$500.00		\$85.00	\$295.00	\$410.00	\$75.00		\$468.96
Storm Sewer		\$1,896.70									
Park Dedication	\$200.00						\$375.00				
Other Fees:											
Electric	\$1,500.00				\$500.00						
Excavation Fee					\$75.00						
Tracer Wire Curb Box			\$30.00								
Administrative Fee											\$15.00
Treatment Plant Fee				\$2,500.00							
Total City/Other Fees	\$7,893.50	\$11,121.47	\$9,310.00	\$6,000.00	\$3,875.00	\$85.00	\$9,620.00	\$7,410.00	\$2,575.00	\$2,500.00	\$1,383.96
Fee Reductions/Waivers				(\$8,000.00)				(\$3,500.00)		(\$2,500.00)	
TOTAL PERMIT FEE	\$9,844.96	\$13,298.16	\$11,699.98	\$0.00	\$5,415.29	\$1,611.13	\$11,796.69	\$6,009.00	\$4,526.45	\$2,176.69	\$3,335.42

Tax Rate Information

City Tax Rate	76%	64%	89%	127%	46%	54%	65%	119%	75%	86%	43%
County	Le Sueur	Scott	Scott	Sibley	Nicollet	Nicollet	Scott/Le Sueur	Le Sueur	Le Sueur	Le Sueur	Blue Earth
Tax Rate	46%	36%	36%	40%	49%	49%	49%	46%	46%	46%	37%
School District	LS-H	Jordan	Belle Plaine	LS-H	St. Peter	Mankato	New Prague	Tri-City United	Cleveland	Tri-City United	Mankato
Tax Rate	21%	34%	37%	21%	17%	22%	31%	44%	8%	27%	22%

Building Incentives? (Y/N)

No	No	Yes	Yes	No	No	No	Yes	No	Yes	No
				*Plan Review Fee set at 35% of permit fee, instead of 65%	*Plan Review Fee of 65% charged only on 3+ units and Comm/Ind **Will be adding \$500 SAC fee					

Additional information on incentive programs provided in more detail below:

City:

Belle Plaine

Henderson

Montgomery

Le Center

Incentive:

Down Payment Assistance Grant, up to \$2,000, on homes constructed after 2012, utilizing at least one local contractor (Program is allocated \$10,000/year by the HRA)

City has waived ALL fees for permits issued the last 4 years. In 2016 this policy will be reviewed on a case-by-case basis
Obtained ownership of a 23-lot subdivision through tax forfeiture, and has sold lots for under \$1,000

The WAC and SAC fees were reduced by Council by 50% until 2016 for existing subdivisions to encourage development.

EDA currently pays full \$2,500 for WAC/SAC

City	LeSueur	Jordan	Belle Plaine	Henderson	St. Peter	North Mankato	New Prague	Montgomery	Cleveland	Le Center	Eagle Lake
2014 Permit Activity	3	28	12		19	32	30	2	0	2	
2015 Permit Activity	2	12	15	13 (2014-present)	10	30	15	6	0	2	
Vacant SF Lot Inventory*	50	100		55		100	233				80
Lot Price** (Range)	\$39,900 \$49,900	\$39,900 \$50,000	\$28,900 \$79,900	\$1,000 no data found	\$44,000 \$59,900	\$51,900 \$89,900	\$25,000 \$69,900	\$5,000 \$26,500	\$29,900 \$29,900	\$19,900 \$44,000	\$24,900 \$63,900
			Robert's Creek Preserve?		Drummer property?	7841sf lot @ 38,000		North Ridge Estates	EDA owns development		1 lot @ 29,900

*Estimate

**Info based on realtor.com
and homes.com; and some
specific development websites