

Chatfield Economic Development Authority
Thurber Community Center - Chatfield Municipal Building
21 Second Street SE
Chatfield, MN 55923
Voice 507.867.1523 Fax 507.867.9093
www.ci.chatfield.mn.us

REGULAR MEETING NOTICE

CHATFIELD ECONOMIC DEVELOPMENT AUTHORITY

4:30 p.m., Monday December 18, 2023
Thurber Municipal Center
Chatfield, Minnesota

AGENDA

- I. Call to Order
- II. Approval/acceptance/statutory
 - A. October 23, 2023 and November 15, 2023 meeting minutes
 - B. Revolving loan fund report
 - C. Prospects/community update
 - i. Chatfield Alliance report
 - ii. New home development assistance program update
- III. Business
 - A. Chatfield Center for the Arts annual report
 - B. Lonestone Subdivision Outlot C: possible new home project
- IV. Other business
- V. Adjourn

ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES MONDAY OCTOBER 23, 2023

MEMBERS PRESENT: PAUL NOVOTNY, MOLLY BAUM, MIKE URBAN, MICHAEL TUOHY, LUKE ISENSEE, AND SUE KEEFE

MEMBERS ABSENT: RANDY PAULSON

OTHERS PRESENT: SARA STURGIS AND CHRIS GIESEN

With a quorum present, the regular meeting was called to order at 4:30 p.m. by Tuohy at the Thurber Municipal Center.

- A. The board reviewed the minutes of the September 25, 2023 meeting. Motion by Keefe, second by Isensee to approve the minutes as presented. The motion carried unanimously.
- B. The board reviewed the status of the loan fund. All loans were current.
- C. Sara Sturgis was present to give an activity update from the Chatfield Alliance including past and upcoming events, with the full report contained in the agenda packet.
- D. There were no updates regarding the Chatfield Center for the Arts.
- E. Giesen noted that the annual EDA appreciation Gala would be held on November 22, 2023.
- F. Giesen reported that the city council will be having a follow up discussion on its strategic plan on November 20, 2023. Consensus of the board were that current strategic plan goals pertaining to development were important and should continue to be city goals.

The board continued its discussion on new home development within the city. Giesen reported that the city's budget committee had reviewed this discussion in the context of what city funding could be made available. In their discussion it was reported that a possible framework for a new home incentive program was identified as well. Serving as a pilot program to test effectiveness, a program that provides \$10,000 to home buyers, applied to the closing cost/purchase price was suggested. A funding source was tentatively identified for such a program by the budget committee. Novotny discussed the Hilltop subdivision and that some lots are selling much less quickly than lots with more desirable attributes. In an effort to maximize the Hilltop tax abatement from the school district and Fillmore County, he suggested focusing a pilot program on specific lots deemed less desirable in this subdivision so that the city could collect as much tax abatement revenue as possible prior to its expiration. He further explained additional issues and concerns he had heard in the community about the inability of some buyers to come up with the full down payment for a newly constructed home, despite being otherwise qualified for a loan. In particular, he supported creating a program that would assist home buyers as opposed to developers. Tuohy was concerned about limiting the scope of eligible lots and wondered if a new "energize Chatfield" fee could be established to pay for such assistance programs, as opposed to providing city funds. The board discussed the benefits, concerns, and questions

at length. Giesen reminded the board of the city attorney's comments about finding a public purpose for such a program and finding a source of funding. Consensus of the board was to hold a special meeting in early November to continue this discussion in order to determine if such a financial assistance program was advisable and to have staff invite the Hilltop Estates Developer to that meeting to discuss their project and current conditions.

G. There was no other business.

H. Motion by Urban, second by Isensee to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 5:30 PM.

Respectfully submitted by: Chris Giesen

EDA President Signature: _____

Michael P. Tuohy

ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

WEDNESDAY NOVEMBER 15, 2023

MEMBERS PRESENT: RANDY PAULSON, PAUL NOVOTNY, MIKE URBAN, MICHAEL TUOHY, LUKE ISENSEE, AND SUE KEEFE

MEMBERS ABSENT: MOLLY BAUM

OTHERS PRESENT: GEOFF GRIFFIN, MICHELE PETERSON, AND CHRIS GIESEN

With a quorum present, the special meeting was called to order at 4:30 p.m. by Tuohy at the Thurber Municipal Center.

- A. The board met in special session to continue the discussion of creating a new home incentive program. Home developer Geoff Griffin was present to discuss his current projects and issues he is hearing from clients; including the inability to fully fund a down payment for new homes. The board continued the discussion of a possible program framework started at the prior meeting.

Isensee entered the meeting at 4:37 PM.

The board discussed at length. One version a program would focus benefits to the Hilltop Subdivision and potentially less desirable lots in order to maximize the remaining tax abatement revenue from the school and county. Another version discussed would include all buildable lots in the city, regardless of location. It was also discussed that whatever program is implement, a strong marketing campaign would help boost the effort and also highlight the investment made by the city. Consensus was to create a program that would provide \$10,000 cash to home buyers of any new home constructed in Chatfield, limiting the rebate to the first six new homes in 2024. The incentive would be paid at closing to the buyer. Homes would need to be at least 1,008 and on a permanent foundation. Applications would be taken on a first come first serve basis. Staff should also create a marketing effort to promote the program. Funding was suggested from excess lot sale proceeds on the lots sold along Enterprise Drive. Motion by Isensee, second by Keefe to recommend that the city council create a new home rebate program as discussed. Motion carried unanimously.

Giesen will fashion a program outline for council consideration at the December council meeting.

- B. There was no other business.

- C.** Motion by Urban, second by Novotny to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 5:42 PM.

Respectfully submitted by: Chris Giesen

EDA President Signature:

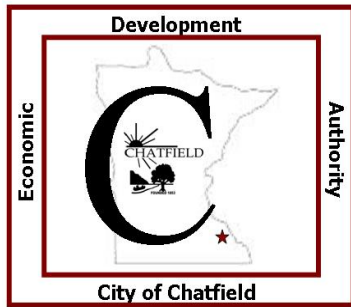
Michael P. Tuohy

REVOLVING LOAN FUND
Account Balances - Active Loans

12/13/2023										
NAME	DATE	LOAN AMOUNT	REPAID PRINCIPAL	INTEREST	ADJUST	LOAN BALANCE	LAST PAYMENT	PAID THROUGH	MONTHLY PAYMENT	FUND
Big Girl Stickers & Stems	8/20/2018	40,000.00	18,005.51	6,293.29	-	21,994.49	11/20/2023	11/20/2023	\$ 404.98	360
Broadwater Original	8/20/2019	55,500.00	18,848.02	7,981.96	-	39,351.98	11/20/2023	11/20/2023	\$ 561.91	360
Corner Cuts Salon	9/20/2017	25,353.50	13,766.30	4,458.69	-	11,587.20	11/20/2023	11/20/2023	\$ 256.69	360
EZ FAB I - FEDERAL 360	10/1/2014	125,000.00	72,072.81	7,976.03	-	52,927.19	11/22/2023	12/1/2023	\$ 748.12	360
EZ FAB II - State Modified MIF - #CDAP-13-0031	2/1/2015	397,080.96	229,620.25	24,340.67	-	167,460.71	11/22/2023	12/1/2023	\$ 2,465.64	361
EZ FAB III - STATE MIF \$25K	9/1/2019	25,000.00	9,708.98	803.50	-	15,291.02	11/22/2023	12/1/2023	\$ 219.01	361
EZ FAB IV - STATE MIF #CDAP-18-0018-H-FY19 I	9/1/2019	120,000.00	30,298.16	4,174.96	-	89,701.84	11/22/2023	12/1/2023	\$ 718.19	361
Joy Ridge	3/20/2022	40,000.00	5,601.01	2,498.59	-	34,398.99	11/20/2023	11/20/2023	\$ 404.98	360
MT Properties	10/1/2014	62,700.00	54,672.40	13,252.27	-	8,027.60	11/20/2023	12/1/2023	\$ 634.81	360
TOTAL ACTIVE LOANS		890,634.46	452,593.44	71,779.96	-	440,741.02			6,414.34	
GRAND TOTAL A[P]D + MODIFICATIONS		2,092,069.46	940,735.59	137,477.45	-	584,523.83	-	-		

TOTAL COMMERCIAL LOANS

Cash Flow		Balance Sheet	
Contributions Start Up & Grants	1,409,088.00	Cash	209,448.39 Linked cell from Cash Flow Balance
Fund Interest Allocation Income	34,000.00 360 & 361 *Est	Loans Made	1,516,797.46 Column C Total Less Modifications (Forgiveable)
Repayments	1,078,213.04 P&I AND MOD	Less Payments	929,816.59 Principal Column Total
Total Revenue	2,521,301.04 Sum	Less Write Offs	143,782.81 Settled and Default Loan Balance
Loans Made	2,092,069.46 Grand Total Loan Amount	Total Loans Receivable	443,198.06 Loans Made - Payments - Write Offs
From Cell B116 See Notes	Expenses	Total Assets	652,646.45 Cash + Loans Receivable
	219,783.19 Other than Loans from Funds	Payables	-
Total Expenses	2,311,852.65	Total Liabilities	-
Balance	209,448.39 Total Rev Sum-Total Exp		



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December 18, 2023

To: Economic Development Authority

From: Chris Giesen

RE: Agenda Item Topics

1. Chatfield Alliance report

As a heads up – the Alliance director has recently taken a position with the Center for the Arts as its director. There will be a transition period given the change in staffing levels until a new Alliance director is found.

2. New home development assistance program update

The city council did not approve the EDA's recommendation to establish a \$10,000 rebate program. If the EDA is still interested in discussing we can do so but we should consider alternative approaches.

Alternatives that have previously been agreeable to the EDA include revising development standards (city planner/engineer have been working on this), revising our development/connection fees, and eliminating fees for "infill" lots to encourage use of existing infrastructure.

No action requested, for informational/update purposes only.

3. Chatfield Center for the Arts annual report

CCA, Inc. board chair Pete Erickson will be present to give the annual CCA report (included in your packets).

ACTION REQUESTED: Review and approve the report.

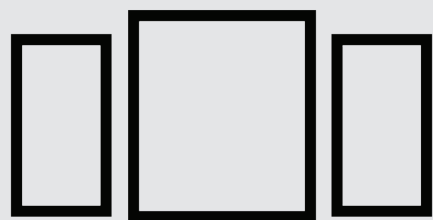
4. Lonestone Subdivision Outlot C

In line with discussions to promote housing development in the community, an unused parcel owned by the city has been identified that could have a home built on it. "Outlot C" in the Lonestone subdivision (see included plat map) appears to be a buildable lot – it's unclear exactly why this lot was retained by the city other than for park or buffering purposes, but seeing how the neighborhood developed, this outlot appears to be a fit for a home. Especially considering the city has no other plans for the property and must maintain it (mowing, etc...).

The city planner is reviewing easements and setbacks to determine more specifics but at first glance it appears that there is enough buildable ground to construct a home that is similar to other homes in the neighborhood. The planner is also working with the city engineer to determine utility connection cost estimates.

Could/should the city sell this lot for the purpose of building a new home? What should the city do with the proceeds? Should there be any requirements or special provisions to the deal?

ACTION REQUESTED: Discuss and if desired, make a recommendation that fits the EDA's goals.



Chatfield
center for the arts

CHATFIELDARTS.ORG

**Original Musicians
Engaging Theatre
Creative Education**

2022

Annual Report



Harp Twins :: November 5, 2022

The Year In Review

At the beginning of 2022, Chatfield Center for the Arts, Inc., found itself temporarily homeless as the Phase II renovation of the 1916 school, building link, and Potter Auditorium continued. Nonetheless, CCA continued its multi-year campaign of arts programming to strengthen the local arts culture, attract regional participation, and demonstrate the economic value of a vibrant arts community. Without a home building for most of the year, CCA worked to draw visitors to other institutions in downtown Chatfield; once the building reopened, CCA presented an ambitious season and laid a foundation for future programming.

Early-year off-site programming included a staged reading of the classic *Twelve Angry Jurors* at the Chatfield Public Library, three Chosen Bean folk concerts in the Fellowship Hall of Saint Mary's Church, a performance by the Luther College Jazz Orchestra at Chatfield Lutheran, and tours to St. Paul and Winona to view the art at the State Capitol and the Marine Art Museum. The youth day camp and Music in the Park concert series returned after their 2021 premieres. Potter Auditorium and its direct support spaces were available for the Western Days musical performances by Wits' End Theatre. Chatfield Center for the Arts re-opened on September 24th with a three-stage event featuring regional and national musicians, an art exhibit, food trucks and beer tasting.

At the end of CY2022, both earned revenues and expenses were lower than budgeted. Unlike past years, this shrinkage had very little to do with COVID cancellations and more to do with the sheer uncertainty that now attaches to consumer spending on leisure and recreation. As sales proved slow to return to pre-COVID levels, CCA worked to cut expenses appropriately. Our sponsorships and grants kept pace with previous years, and private donations and rentals continued to grow.

Away from Home



Down to the River Day Camp



Open to the Public



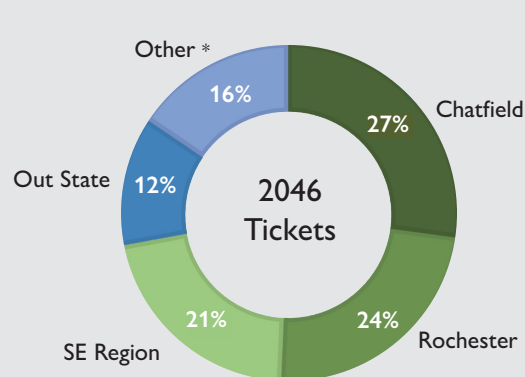
A Grand ReOpening



Regional Outreach



Vibrant and diverse arts events and programs engage Chatfield residents and attract audiences and artists from around the region. Data from CCAs' ticketing platform show that 72% of tickets sold in 2022 were to patrons residing within a 50-mile radius surrounding Chatfield. Diverse arts programming included CCAs' production of the regional collaboration play *All in the Timing*, a performance by the Luther College Jazz Orchestra, a family matinee featuring the Okee Dokee Brothers' Band, and a Grand ReOpening celebration.

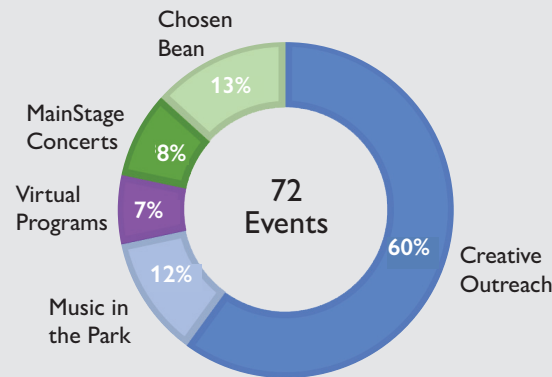


* National + Locations Unknown

Community Outreach



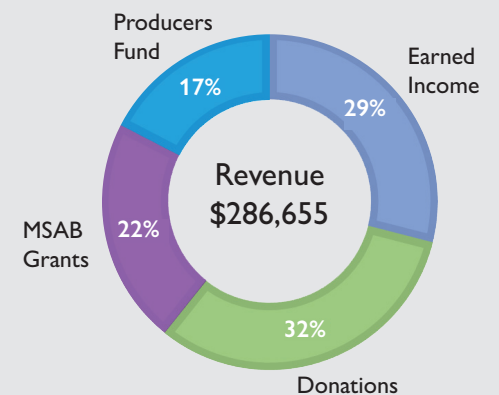
Building community engagement through creative community outreach events is a primary focus of CCA programming. Creative outreach included a one-week art and adventure youth day camp, music in the Chatfield City Park band shell, performances by local artists during the weekly farm market, creative classes and workshops, and virtual programs. CCA offered 43 community outreach events throughout the year, engaging 741 patrons.



Artistic Merit



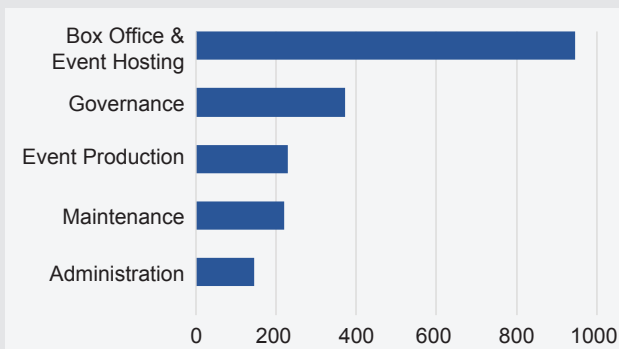
The Minnesota State Arts Board (MSAB) awards Operating Support and Creative Support grants to arts organizations that demonstrate programming excellence, participation in the arts, and financial stability. In 2022, MSAB awarded CCA \$62,554 for Operating Support with funding appropriated through the Arts and Cultural Heritage Fund and an American Rescue Plan grant funded by the National Endowment for the Arts. A new Producer Fund was established with \$50K of generous donations to support events featuring renowned national artists.



Volunteers



Gifts of time and energy are essential to the success of all events and activities at CCA. Forty-four active volunteers contributed 1915 hours in 2022 to maintain and improve the building, research and engage artists, staff the box office, distribute flyers, sell concessions, usher performances, and serve on the Board of Directors and CCA Action Committees.



Financial Summary

END OF YEAR BALANCE

ASSETS

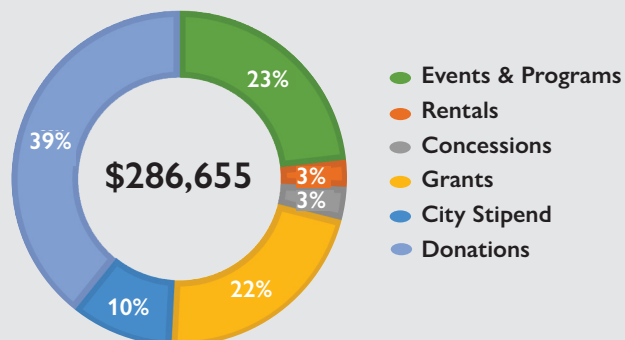
Cash On Hand	\$218,578.43
Equipment & Other	\$ 42,004.92
Total Assets	\$260,583.35

LIABILITIES AND NET ASSETS

Payroll Liabilities	\$ 2,089.71
Net Assets	\$258,493.64
Total Liabilities and Net Assets	\$260,583.35

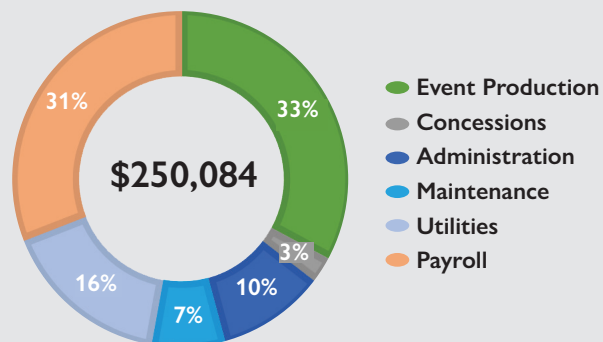
Annual 2022 revenues exceeded expenses due to local, state, and federal grant awards and generous donor contributions. A significant increase in equipment assets is due to the in-kind donation of a baby grand piano.

Revenues



Overall revenues were 6% higher than expected due to a 50% increase in donations, including the newly established Producer Fund. This increase was offset by a 60% reduction in event and program revenues due to consumer spending apathy and the renovation closure.

Expenses



Total expenses for the year were 6% lower than budgeted. Costs related to event programming were 20% lower than anticipated due to reduced programming for the facility renovation. The cost to produce events was offset by a 30% increase in utility costs (after the city reimbursements) for utilities in January through June.

Local Support



Chatfield Center for the Arts Circle of Friends

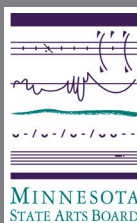
Grand ReOpening Celebration Promotion Sponsors:

F&M Community Bank
FSB Fountain
Root River State Bank
Benike Construction
LHB Architects
New Line Mechanical
Eagan Companies

Foundations and Grants



Potter Productions, Chosen Bean, and Community Outreach programs are made possible by the voters of Minnesota through a Minnesota State Arts Board Operating Support grant thanks to a legislative appropriation from the arts and cultural heritage fund.



The Artist Next Door video project was made possible by the voters of Minnesota through a Creative Support grant from the Minnesota State Arts Board thanks to a legislative appropriation from the arts and cultural heritage fund.



**NATIONAL
ENDOWMENT** for the **ARTS**

Making it Happen



BOARD OF DIRECTORS

Pete Erickson	President
Al Dietz	Vice President
Lynn Harstad	Secretary
Tami Larson	Treasurer

Molly Baum
Brian Carlson
Joe Chase
Carla Gallina
Michael Martin
Russell Smith
F. Mike Tuohy
Nicole Welch

STAFF

Michael Speck	Operations Director
Abbi Parcher	Program Assistant
James Fisher	Sound Technician

CCA VOLUNTEERS

Grand ReOpening
 Steel Wheels, MainStage
 Annie Mack Band, Potter Deck
 The Sudden Lovelys, Legion Room

Sep 24

MainStage Concerts

Okee Dokee Brothers Band Oct 1
 Harp Twins Nov 4
 Deuces Wild Dueling Pianos Nov 12
 Andy & Bing Christmas Dec 3
 What's Going On Oct 16

Chosen Bean

Moors & McCumber Mar 25
 Tret Fure Apr 29
 The Rough & Tumble May 14
 Patchuoli & Terra Guitarra Sep 16
 Dave Nachmanoff Oct 8
 P K Mayo Trio Oct 28
 Rod Abernethy Nov 4
 Ann Reed & Joane Griffith Dec 10

Community Outreach

Twelve Angry Jurors Feb 19
 Anyone Can Draw (5) Apr 2
 Luther College Jazz Orchestra Mar 18
 State Capitol Art Tour Apr 4
 Marine Art Museum Tour May 22
 Down to the River Day Camp Jun 20-24
 Clay Without a Wheel Oct 1 & 8
 Open Clay Studio Oct 4-8
 Dave Nachmanoff Songwriting Oct 9
 All in the Timing Oct 14-15
 Beers & Carols Dec 15
 Yoga (3 per week)
 Creative Jam (1 per week)
 Jam Sessions (1 per month)

Music in the Park
 Lehto & Wright Jun 3
 Don Scott Blues Duo Jun 16
 Mike Munson Jun 23
 Jeremy Jewell Jul 7
 Henry Wordon Duo Jul 14
 Beyond the Trees Jul 21
 Cole Allen Jul 28

Community Partners

Once Upon a Mattress Aug 6-13
 Lincoln's Last Defense Oct 20-22
 Chatfield High School Choir Dec 5
 Chatfield Brass Band Dec 11
 Wits' End Board Meetings (3)

Private & Public Events

Circle of Friends Fundraiser May 11
 Potter Auditorium Aug 23
 Facility Rental Sep 23
 Primary Elections Nov 8

Virtual Events

Shakespeare Master Class (2) Feb 12-13
 Theatrical Set Design (5) Mar 10
 Moors & McCumber Livestream Mar 25
 Tret Fure Livestream Apr 29

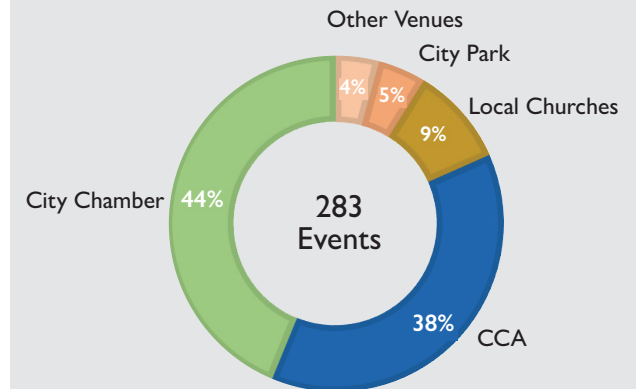
Exhibition

Susan Waughtal Art Exhibit Sep 22-25
 Kelly Puent Art Exhibit Dec 2-10

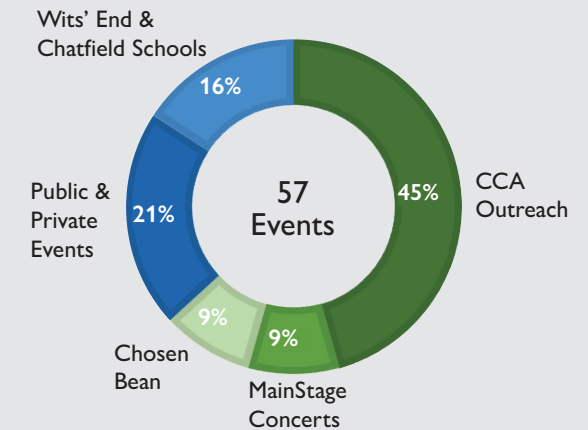
Volunteer Enrichment

Emergency Procedures Aug 17
 CCA's Wine Collection Aug 31
 Beers of CCA Oct 26
 Lights and Locks Dec 20

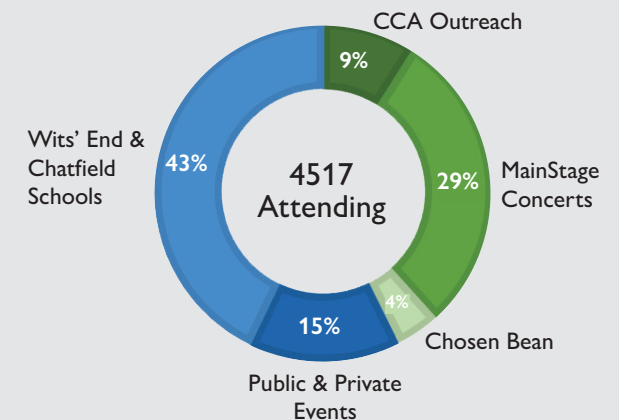
All Event & Program Venues



Building Use by Number of Events



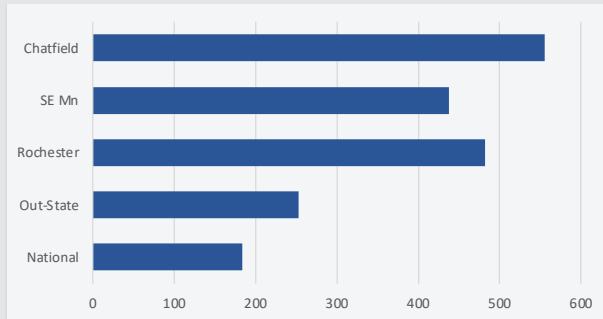
Building Use by Attendance



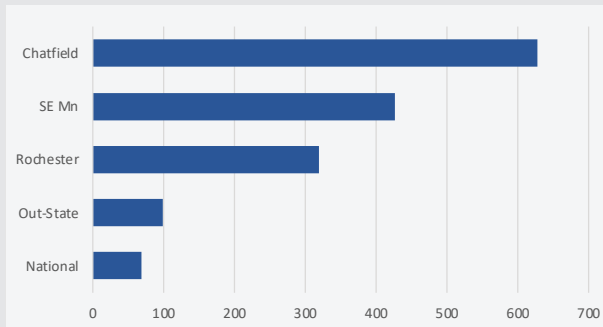
A Regional Hub for Advancement of the Arts

The Southeast Region includes all towns and townships within a 50 mile radius of Chatfield including La Crosse, WI and Cresco and Decorah IA.

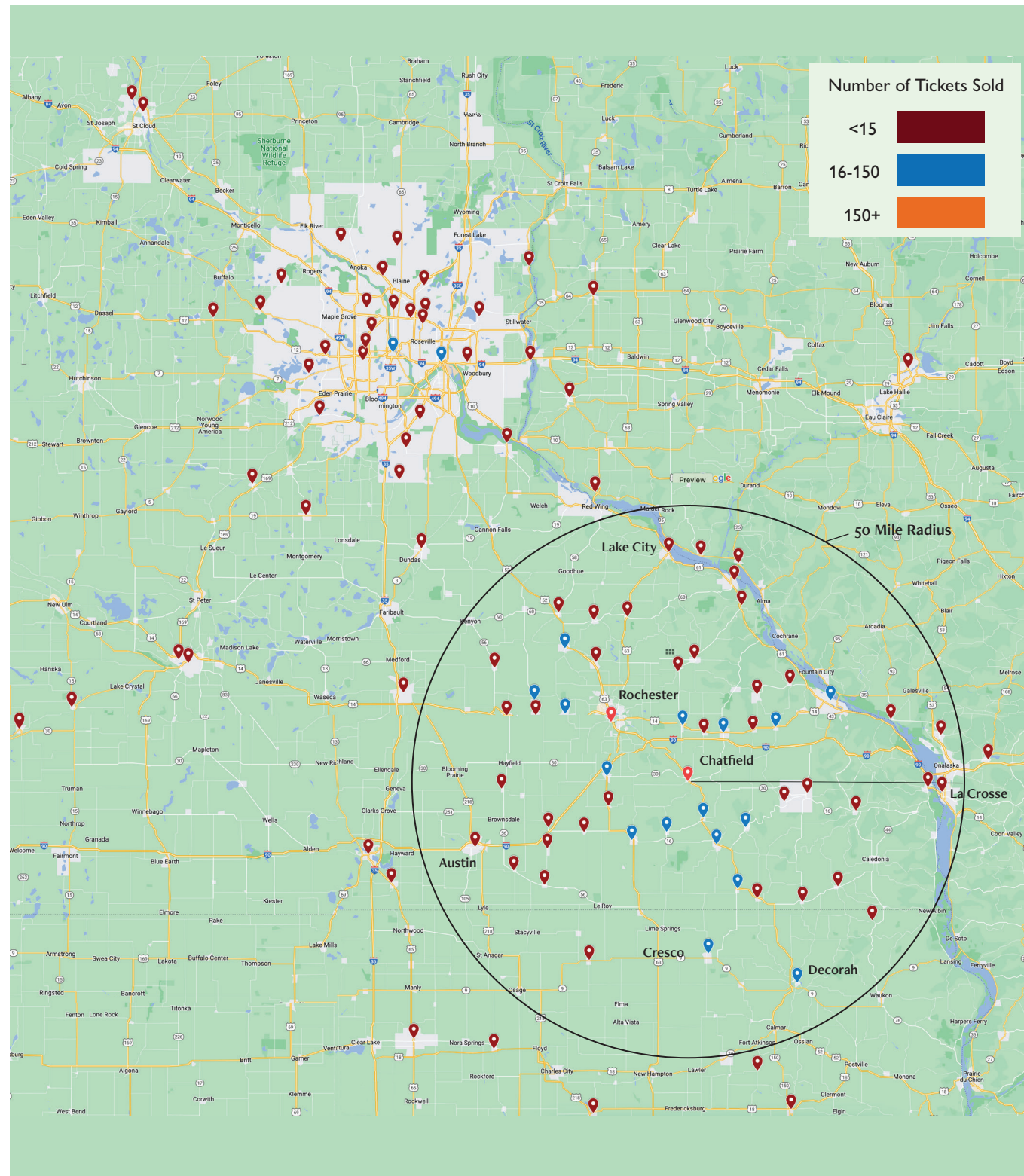
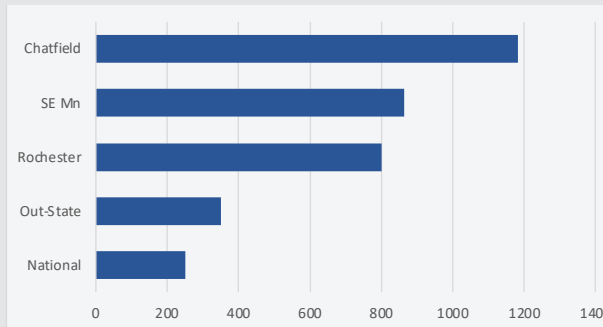
Tickets CCA Programs



Tickets Wits' End Programs



Tickets All Programs



LONE STONE SUBDIVISION

333668

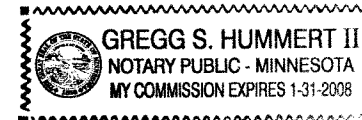
Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as LONE STONE SUBDIVISION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of OLMSTED
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 13th day of August, 2003.

Gregg S. Hummert II
Notary Public, OLMSTED County, Minnesota



My commission expires: 1-31-2008

Tax Statements

Taxes due and payable in the year 2003 have been paid.

Joe P. Burkholder Date: 8-19-03
Fillmore County Auditor/Treasurer

County Recorder 12-69 333668

DOCUMENT NUMBER 333668

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 20th day of August, 2003, at 4:15 o'clock P.M., and was duly recorded in the Fillmore County records.

D.W. Hennrich
County Recorder

Deputy

City Approval
State of Minnesota
County of Fillmore
City of Chatfield

We, Curtis A. Sorenson, mayor, and Joel Young, city clerk, in and for the City of Chatfield, do hereby certify that on the 9 day of June, 2003, the accompanying plat was duly approved by the Common Council of the City of Chatfield. In testimony whereof we have hereunto signed our names and affixed the seal of said City of Chatfield this 19 day of August, 2003.

Curtis A. Sorenson, Mayor

Joel Young, City Clerk

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Lone Stone LLC. owners and proprietors of the following described property in the City of Chatfield, State of Minnesota, to wit:

The tract is located in the Northwest Quarter (NW 1/4), Section 9, Township 104 North, Range 11 West, County of Fillmore, State of Minnesota, and described as follows:
For a point of beginning, commence 429 feet South, on the section line, from the northwest corner of the Northwest Quarter (NW 1/4), Section 9, Township 104 North, Range 11 West. From the BEGINNING CORNER, thence South, on the section line, a distance of 779.5 feet; thence North 89 degrees east, a distance of 628.3 feet; thence North 78 degrees 45 minutes East, a distance of 969.5 feet to the centerline of the public road; thence North 35 degrees 40 minutes West, on the centerline of the public road, a distance of 709.5 feet; thence west, a distance of 1165 feet to the POINT OF BEGINNING. The enclosure containing 26.45 acres, more or less.

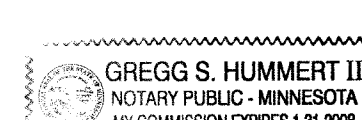
Have caused the same to be surveyed and platted as LONE STONE SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the thoroughfare, and for drainage and utility purposes only the easements as shown on this plat.

In witness whereof said Lone Stone LLC. have caused these presents to be signed this 12th day of August, 2003.

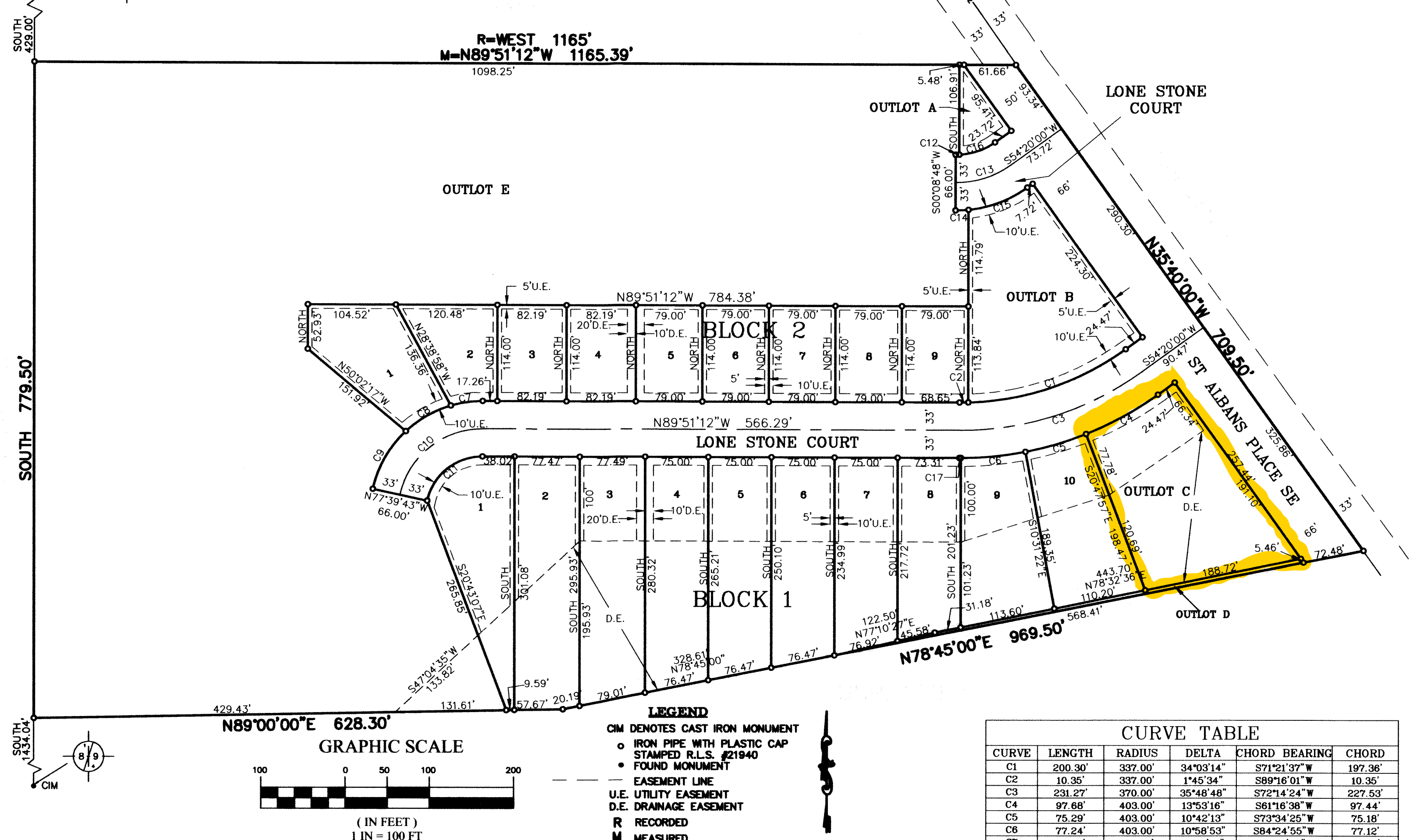
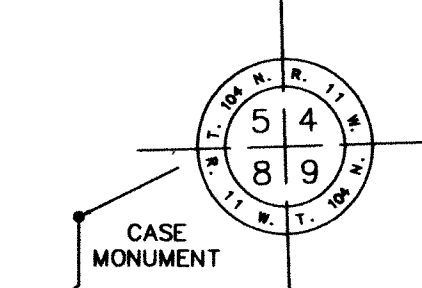
Geoffrey G. Griffin
Manager

The foregoing instrument was acknowledged before me this 13th day of August, 2003 by Lone Stone LLC, President

Gregg S. Hummert II
Notary Public, OLMSTED County, Minnesota



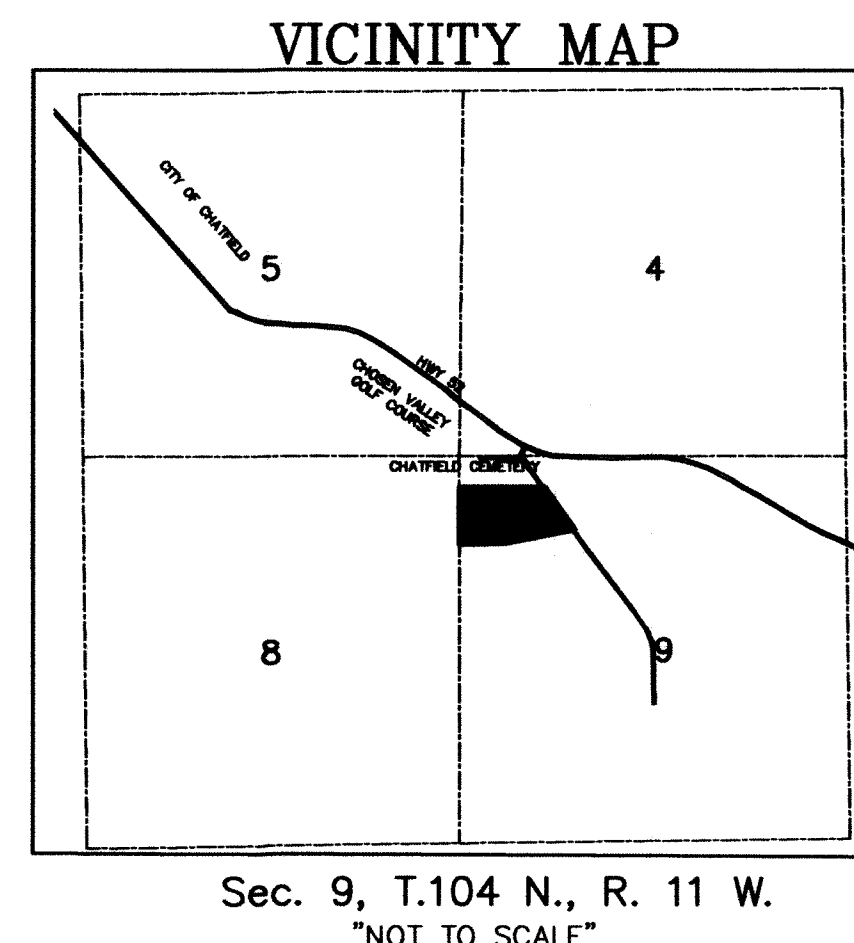
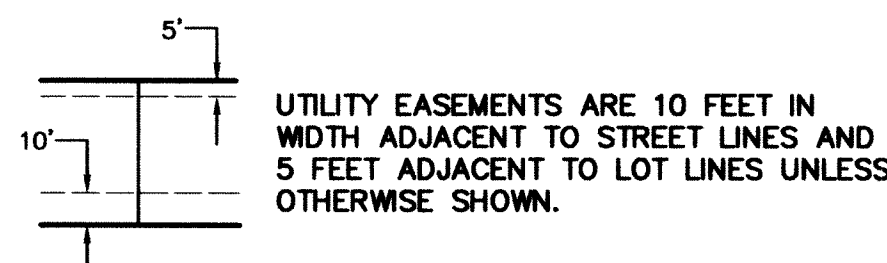
My Commission expires: 1-31-2008



BEARINGS
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 104 NORTH, RANGE 11 WEST WHICH IS ASSUMED TO BEAR SOUTH.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	200.30'	337.00'	34°03'14"	S71°21'37"W	197.36'
C2	10.35'	337.00'	1°45'34"	S89°16'01"W	10.35'
C3	231.27'	370.00'	35°48'48"	S72°14'24"W	227.53'
C4	97.68'	403.00'	13°53'16"	S61°16'38"W	97.44'
C5	75.29'	403.00'	10°42'13"	S73°34'25"W	75.18'
C6	77.24'	403.00'	10°58'53"	S84°24'55"W	77.12'
C7	38.36'	133.00'	16°51'41"	S81°52'57"W	38.23'
C8	62.14'	133.00'	28°46'10"	S60°14'02"W	61.58'
C9	80.11'	133.00'	34°30'39"	S29°35'37"W	78.90'
C10	135.80'	100.00'	77°48'30"	S51°14'32"W	125.60'
C11	90.99'	87.00'	77°48'30"	S51°14'32"W	84.15'
C12	4.27'	79.00'	03°05'37"	S88°54'42"W	4.26'
C13	70.52'	112.00'	36°04'30"	S72°22'15"W	69.36'
C14	15.53'	145.00'	6°08'18"	S87°14'50"W	15.53'
C15	75.53'	145.00'	29°50'44"	S88°15'20"W	74.68'
C16	45.54'	79.00'	33°01'53"	S70°50'57"W	44.92'
C17	1.69'	403.00'	00°14'25"	S89°58'35"W	1.69'