



Chatfield Economic Development Authority

2015 Annual Report

(For 12 months ending December 31, 2015)

The Chatfield EDA regularly meets the fourth Thursday of each month at 5:30 PM at the Chatfield Center for the Arts. In 2015, there were 7 regular meetings and 6 special meetings. This compares to 10 regular meetings and 2 special meetings held during the previous year. The difference is mainly due to approvals required for the Chatfield Center for the Arts Phase I renovation project which did not align with the normal meeting schedule and a public hearing required for the creation of a TIF district. No regular meeting is held in November because of the annual EDA Gala held on the Tuesday before Thanksgiving. No meetings were cancelled because of a lack of quorum in 2015 compared with two such occurrences in 2014.

Meeting attendance record:

Member	Meeting Dates													Absences	
	1/29	2/26	3/26	4/27	5/28	7/6	7/23	9/10	9/24	10/14	10/22	11/12	12/21	2015	2014
M. Tuohy		x		x		x			x	x	x	x		5	4
M. Urban	x	x	x	x	x	x	x	x	x	x	x	x	x	-	-
S. Keefe	x	x	x	x		x		x	x	x	x	x	x	2	7
M. Baum			x	x	x	x	x		x	x	x	x	x	3	1
R. Paulson	x	x	x		x	x	x	x		x		x	x	3	5
C. Hare	x		x											11	10
P. Novtony	x	x	x	x	x		x	x	x	x	x	x		2	3

Project Highlights:

Cabin Coffee Project

- **Created a \$81,000 TIF district** to assist redevelopment allowing for local developers to build a “Cabin Coffee” restaurant franchise.

Twiford Street Development Area

- Closed out \$233,000 Redevelopment Grant for Twiford Street and completed annual report as required.
- Family Dollar Project
 - Continued negotiations through the spring of 2015.
 - The material points of the development agreement were negotiated but a corporate merger stalled negotiations until February, 2015.
 - Developer cancelled the project in the spring of 2015, formal notice sent 10/8.
- Hotel Project
 - EDA commissioned market feasibility study in the spring of 2015. **Utilized \$7,000** from the special Rochester Sales Economic Development Tax Fund.
 - Study involved a focus group of various community stakeholders.
 - Concluded that a branded hotel with a pool could be profitable in Chatfield.
 - Worked with developers to identify possible sites for a hotel; Twiford location was preferred by developer.

- Assisted with site plan development. **Utilized \$1,500** from the special Rochester Sales Economic Development Tax Fund.
- Negotiated preliminary development agreement with developer.

Chatfield Center for the Arts

- Approved contract to hire LHB, Inc. to design Phase I renovations of the Chatfield Center for the Arts, for which the EDA received a state grant in 2014.
- Reviewed advice from CCA advisory committee and approved Phase I renovation contracts.
- Discussed and resolved several intricacies of the renovation project.
- Approved construction invoices on a timely basis to ensure contractor payment.
- Established a committee to discuss future operations of the facility.
- Applied for \$7.985 million 2016 state bonding grant for Phase II renovations.
- Made several trips to the Capitol to discuss the renovation project with legislators.

Activity in 2015, through 9/30/15:

- **\$23,188 received** in private donations or grants.
- 21 performances or events.
- 4,135 estimated visitors.
- **\$106,949 injected back** into local economy from activity.

Downtown Façade Improvement Grant Program

- Created grant program to improve downtown buildings in partnership with the Chatfield Heritage Preservation Commission.
 - **Awarded \$7,812.50 in grants** to two businesses.

EZ Fabricating Expansion

- Administered state BDPI grant for public improvements of St. Albans Place and associated public utilities, which begun in 2014.
- Finalized billing & development costs associated with unexpected increased project costs.
- Noted that the expansion allowed the business to meet its job creation goal in less than one month.

Journey to Growth

- Became the first City to partner financially with regional economic diversification effort known as Journey to Growth.
- Participated in several committees throughout the year (primarily regional, economic, and transportation committees).
- Hosted quarterly meeting at the Chatfield Center for the Arts bringing 250 people from around southeastern Minnesota to Potter Auditorium.

Fly Local Policy

- Became first City other than the City of Rochester to adopt a “fly local” policy in support of the Rochester International Airport as a regional asset.

Chosen Valley Regional Park

- Made a second application to the Greater MN Regional Parks and Trails council to designate Mill Creek Park and Groen Park areas as a regional park. Application was again unsuccessful.

Gateway to Bluff Country Concept/Redevelopment Areas

- Discussed several ways to tie unique areas of town together more cohesively in conjunction with possible redevelopment activities & projects.

Hosted Lieutenant Governor Tina Smith on a tour of Chatfield with Mayor Russell Smith, visiting Oakenwald Terrace and Adourn Furniture Rehab.

Revolving Loan(s) Made:

- **\$21,000 loan** to Steve Huper (Steve's Auto Care); to assist with purchase of new facility.

Decertified Tax Increment Districts (TIF)

- District 2-3 (Mill Pond Townhomes)
- Portions of District 2-4 (Grocery Store)

Hosted Annual EDA Gala – November 2015

- Approximately 55 attendees, including 2 state senators and 1 state representative.

Other Required Reporting

- Completed annual Business Subsidy report to Minnesota DEED.
- Completed bi-annual reports on the economic development sales tax grant funds to the City of Rochester.

General Business Assistance

- Met with 28 individual current and/or prospective businesses in regards to projects, programs, business planning, financial packing and other general assistance.

Revolving Loan Fund Summary:

(as of 2/17/2016)

<u>Active Loan Portfolio</u>	<u>2015</u>	<u>2014</u>
Total Number of Loans:	7	6
Total Principal Amount:	\$678,275	\$657,275
Total Principal Due:	\$572,871	\$606,882
Average Loan Amount:	\$96,896	\$109,546
Cash on Hand Available to Lend:	\$139,612	\$117,496
 <u>Loan Portfolio since Inception</u>		
Total Loans Made:	21	19
Total Principal Amount:	\$1,146,892	\$1,125,892
Total Repayments:	\$434,230	\$378,406
Total Write Offs:	\$61,556	\$61,556
Average Loan Amount:	\$57,347	\$59,257

Building Permit Summary:

	Permit Value (\$)		
Year	Commercial	Residential	New Homes
2015	\$ 4,963,000	\$ 2,626,500	8
2014	\$ 840,099	\$ 1,954,835	8
2013	\$ 1,187,773	\$ 1,670,500	6

Economic Development Authority's Financial Impact on Chatfield:*(Excluding loan repayments & fund interest earnings)*

	2015	2014
Total Grants Received:	\$0	\$6,083,753
Total Loans Made:	\$21,000	\$595,700
Total Short Term Funds Leveraged:	\$146,450	\$161,818
Total Long Term Funds Leveraged:	\$81,000	\$84,000
Total Dollars Leveraged for Chatfield:	\$248,450	\$6,925,271
Total City Levy:	\$1,422,396	\$1,225,793
Total EDA/CCA Budget:	\$150,850	\$144,650