



Chatfield Economic Development Authority

2019 Annual Report

(For 12 months ending January 31, 2020)

The Chatfield EDA regularly meets the fourth Monday of each month at 4:30 PM at the Thurber Municipal Center.

During 2019, there were 8 regular meetings and 2 special meetings. This compares to 7 regular and 4 special meetings in 2018, and 10 regular and no special meetings in 2017.

No regular meeting is held in November because of the annual EDA Gala held on the Tuesday before Thanksgiving.

3 meetings were cancelled due to lack of quorum in 2019. 2 meetings were also cancelled for a lack of quorum in 2018. No meetings were cancelled due to a lack of quorum in 2017.

Meeting attendance record:

Member												Absences		
		2/19	2/25	3/25	4/22	5/28	7/22	8/26	9/23	10/28	11/18	2019	2018	2017
M. Tuohy		x	x	x	x	-	x	x	x	x	x	1	3	2
M. Urban		x	x	x	x	x	x	x	x	x	-	1	-	-
S. Keefe		x	x	x	-	x	x	x	x	-	x	2	1	-
M. Baum		-	-	-	x	x	-	-	x	x	x	5	1	1
R. Paulson		-	x	x	x	x	x	-	x	x	x	2	4	1
P. Novtony		x	x	x	x	x	x	x	x	x	-	1	3	6
E. Allen		-	-	-	-	-	-	-				7	8	8

Project Highlights:

Twiford Redevelopment Area

- Resolved all outstanding title issues effecting the Twiford Redevelopment First plat, including repurchasing a deed-restricted tax forfeited parcel and legal description overlaps impacting the plat and Twiford Street Right of way.
- Platted Twiford Redevelopment First in conjunction with the Dollar General construction project.
- Was not able to resolve control of a 15' x 20' parcel found to be owned by the Union Pacific Railroad.
- Amended the original purchase and development agreements related to the Dollar General project two times before the final project was able to proceed, because of the complexity of the project site.
- Leveraged \$412,193 in tax increment financing (TIF)** to assist with infrastructure, acquisition, and site improvements necessary for redevelopment.
- Initiated survey work to resolve legal description overlaps within Twiford Street right of way, outside of Twiford Redevelopment First plat.

Enterprise Drive

- Established a 3% buyer's agent fee to assist with sale of city-owned commercial & industrial lots along Enterprise Drive. Program utilized by one buyer.
- Sold one lot to Joshua Broadwater, LLC for the construction of a multi-unit commercial building.

Amco Drive Residential Development Assistance

- Approved two new home residential rebates totaling **\$20,000** for income-qualified buyers.
- Revised administrative items related to the Lonestone TIF district to ensure compliance for the program.

Gjere Addition Residential Subdivision

- Assisted housing developer create a plan to develop up to 28 new residential lots between two phases of construction.
- Established a housing TIF district to assist with potential public infrastructure costs associated with the project. Project and actual benefit is not yet finalized.

Chatfield Center for the Arts

- Continued lobbying efforts to secure state funding that would complete Phase II renovations.
- Submitted Minnesota Department of Management and Budget 2020 Capital Budget Request ("bonding bill" application) totaling \$9.728 million.

Revolving Loan Fund

- **\$55,000 loan** made to Joshua Broadwater, LLC for the purchase of a commercial lot on Enterprise Drive.

Other Required Reporting

- Completed annual Business Subsidy report to Minnesota DEED.
- Completed annual Minnesota Investment Fund (EZ Fab loan) annual report to Minnesota DEED.
- Completed annual and final Redevelopment Grant report to Minnesota DEED.
- Completed post-close out annual report on Enterprise Drive BDPI Grant.
- Completed bi-annual reports on the economic development sales tax grant funds to the City of Rochester.

General Business Assistance / Other Projects

- Met with 38 individual current and/or prospective businesses in regards to projects, issues, programs, business planning, financial packaging and other general assistance.
- Supported a regional economic diversification revolving loan fund that was spearheaded by the regional initiative Journey to Growth.
- Considered request from residents to install public electric vehicle charging stations in the community.
- Considered request from city council to weigh in on the impact of street vendors in the downtown area.

Revolving Loan Fund Summary:Active Loan Portfolio

Total Number of Loans:	10
Total Principal Amount:	\$1,167,554
Balance Due:	\$904,433
Average Loan Amount:	\$116,755
Cash on Hand Available to Lend:	\$85,857

Loan Portfolio since Inception

Total Loans Made:	27
Total Principal Amount:	\$1,737,717
Total Repayments:	\$678,098
Total Write Off/Uncollectable:	\$147,338
Average Loan Amount:	\$66,835

Building Permit Summary:

Year	Permit Value (\$)		New Homes
	Commercial	Residential	
2019	\$ 10,373,483	\$ 1,883,600	7
2018	\$ 1,453,000	\$ 3,857,500	20
2017	\$ 10,029,948	\$ 4,742,000	19
2016	\$ 1,426,600	\$ 3,260,400	14
2015	\$ 4,963,000	\$ 2,626,500	8
2014	\$ 840,099	\$ 1,954,835	8

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

	2019	2018	2017
Total Grants Received:	\$0	\$375,000	\$177,103
Total Loans Made:	\$55,000	\$70,000	\$25,353
Total Short Term Funds Leveraged:	\$20,000	\$0	\$300,000
Total Long Term Funds Leveraged:	\$412,193	\$558,000	\$0
Total Dollars Leveraged for Chatfield:	\$487,193	\$1,003,000	\$502,456
Total City Levy:	\$2,032,036	\$1,641,969	\$1,554,864
Total EDA/CCA Budget:	\$140,876	\$139,285	\$131,700