

## 2017 Economic Development Authority (EDA) Annual Summary

2017 brought the City of Eyota many milestones including increased tax base, job creation, downtown façade improvements, and multiple sources of collaboration.

The Director completed small business counseling and financial packaging for an in-home day care in the amount of **\$1,035,000 million dollars** for the development and construction a 6,000 sq. ft. building, the future home of Little Eagles Child Care Center. Financing included collaborations with People's Energy Coop (\$75,000 loan), Home Federal, the 504 Loan Corporation loan funds, and an EDA loan (\$25,000 loan) to assist the project. Eyota provided TIF (\$68,000 up front cash), and one acre of land (valued at \$50,000) to jump start the project. The project broke ground in November and will provide the area with 96 child care slots, filling 46% of the area's need for child care.

EDA staff submitted a **\$48,000 DEED child care grant** application on behalf of the child care center for equipment purchases.

The new for profit child care center is expected to increase employment by 13 new employees, and add new tax base of approximately **\$30,000 per year**. A portion of the new tax base is allocated to tax increment financing and approximately \$10,000 a year in present tense will be used to decrease the City's levy or cover new City expenses.

The EDA oversaw 10 revolving loans that support the growth or start –up of local businesses, in 2017, 2 new loans provided \$25,000 in capital to new business start-ups.

The EDA is assisting Burt's Meats on the grant re-imburement portion of their State and USDA Value Added grants for their recently completed expansion. Burt's was eligible for up to **\$50,000 in** reimbursements from the State, and **\$48,000** from the USDA.

**Feb 28<sup>th</sup>** the EDA hosted the MN Design Team follow – up meeting to determine showcase what has been accomplished, is feasible and to set the stage for continued efforts towards the City's short, mid, and long term community projects. The cost to create Lake Eyota was determined to not be feasible due to the high cost and initial reuse plan.

Eyota held a community meeting to present its **Market Area Profile Study**. The University of MN Extension staff studied area retail activity and shopping habits. Feedback for future planning was collected, the data from the study was immediately used by the EDA when meeting with a hardware store owner, and a person interested in opening a restaurant.

The EDA collaborated with the School District to connect local businesses to a newly created job shadow program. **13 students participated** in the newly created school based curriculum.

**June 15<sup>th</sup>** Eyota hosted CEDA's **Regional Bus Tour**, preparation for the event was extensive and included the creation of a development map, and Eyota has a list of land and building owners for those interested in development or in need of site selection. **Over 50 people**, including developers visited Eyota.

**In August Eyota hosted Marketing in the Morning**, a regional marketing event that attracts city leaders and area developers. The topic in Eyota was the use of Google Analytics to enhance the way the public access your businesses social media.

**Two local business owners interested in selling their buildings contacted the EDA** for small businesses counseling, in one of the cases a special committee was formed to study all possible ways to assist with retention. In the second case the building is for sale at market rate.

*A **special committee was created to work with Tealwood staff** to oversee building improvements at the Arbor Gardens Senior Living Center. Year one was completed and improvements included, painting, parking lot re-surfacing, new decks, new concrete, increasing the debt service ratio, decreasing accounts receivable, and the creation of a building worksheet for future repairs.*

*The Board extended the Build and Save Program, the program was promoted using the Spring Showcase of Homes, for the first time a townhome built by Dave Reiland, was entered in the **Rochester Area Spring Showcase of Homes**. In 2017 there were **7 commercial building permits**, 2 of which were new buildings, and there were a total of **8 residential building permits** for new construction of single family homes.*

*The EDA collaborated with John Keefe and Paul Meir for the marketing of Stone Gardens Estates.*

*EDA staff secured a People's Energy Cooperative **grant of \$1,800** to promote Eyota's 2017 Build and Save Program.*

*The EDA participate in the Post Bulletin's Annual Reporting of the 17 cities that received Rochester Sales Tax Money. The special publication offered reader a summary of the areas spending of the 5 million dollars that was disbursed to 17 cities for economic development. The **Eyota Build and Save program was promoted** within the special section. Eyota has made diligent strides in the use of its sales tax revenue closely following its strategic plan. Eyota has approximately **\$139,000 remaining of the \$211,000 it was provided towards its strategic planning goals**.*

*Eyota continue to use the Rochester half a percent sales tax funds for the **Historic Downtown Façade Improvement Program**. In 2017 the program assisted 2 building owners and injected **\$9,678.27 dollars into downtown buildings, private owners injected \$2,803.24**. Since the program began total sales tax funds injected = \$20,685.02, private funds = \$8,127.74.*

*EDA staff worked with CEDA's grant administrator to collect local data for a small cities block grant application. If awarded grant funds, **22 existing apartment units will receive up to \$15,000 in grant funds** to improve workforce apartment rentals. **The grant application was submitted in November**.*

*The EDA board members and staff provided community and technical research assistance for the creation of a community center/pavilion at, potentially, Sunset Square Park. During the fact finding stage, the Legion collaborated with the EDA to explore a joint project. It was determined that the Legion building will remain autonomous of the City, however the Legion will continue to work with the city on the future development of the area around Sunset Square Park.*

*The EDA has hosted local developers interested in a new construction, multi-family housing project, and connected the developers with local land owners.*

*The EDA board and staff created the guidelines for a community video project.*

*The EDA work plan, strategic plan and MN Design Team goals are reviewed by the board quarterly, the EDA Budget and financials are reviewed monthly.*

Cathy Enerson, EDA Director