

**City of Dayton**  
**Economic Development Authority (EDA)**  
**May 19, 2026**  
**7:30 a.m.**

Dayton City Hall Council Chambers, 12260 South Diamond Lake Rd, Dayton, MN 55327  
EDA Commissioners may be participating through interactive technology

Zoom link: <https://us02web.zoom.us/j/83069149854?pwd=b6gnkXWqjZro6YnPKQ8bU4l1qTaJpr.1#success>

7:30 1. **Call to Order**

<p>The EDA consists of seven members, including two City Councilmembers and five members of the Dayton business community or residents of the City of Dayton with business and/or economic development expertise, each with an interest in promoting the economic growth and development of the City of Dayton. The EDA shall have all the powers, duties, and responsibilities set forth in Minnesota Statutes §469.090 to §469.1081.</p>
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7:30 2. **Approval of the Agenda**

7:30 3. **Consent Agenda**

- A. Approval of Minutes, April 21, 2026
- B. EDA Treasurer's Report
- C. Summary of Non-Residential inquiries

7:35 4. **Open Forum**

Time is limited to 3 minutes. No EDA Action will be taken. However, direction can be given to staff for future meetings.

7:35 5. **Old Business**

- A. Damaged/Abandoned Utility Boxes (no updates)
- B. Sidewalk Repairs in Old Village (no updates)
- C. Railroad Spur (no updates)
- D. Lent Property
- E. Robinson Street Tax Forfeit property (no update)
- F. Dayton Parkway Tax Forfeit property (no updates)
- G. Balsam Lane Signage (no updates)
- H. Sign Ordinance (no updates)

6. **New Business**

- 7:45 A. Love Local Storefront Program
- 7:55 B. Discussion – 2027 Budget

7. **Staff & Board Updates** (verbal)

- 8:25 A. Staff Updates
- 8:35 B. EDA Member Updates

The next EDA meeting will be on Tuesday, June 16, 2026, at 7:30 am

8:40 8. **Adjourn**

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**EDA MISSION STATEMENT:** The Dayton EDA drives targeted growth through business attraction, retention, and strategic redevelopment. We prioritize projects that align with infrastructure, land use, and long-term fiscal health. Our mission is to build a resilient, competitive, and livable city.



**CITY OF DAYTON**  
**ECONOMIC DEVELOPMENT STRATEGY PLAN (Amended in 2026)**  
**GOALS:**

1. Strengthen the Local Tax Base
  2. Encourage Public/Private Partnerships to construct public infrastructure to support quality development
  3. Foster Employment growth with strong wage opportunities through attraction of new businesses and expansion of existing businesses
  4. Ensure city processes are business friendly and do not create barriers to development
  5. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village
  6. Provide greater clarity around when and how to use City Assistance for projects
  7. Strengthen quality of life within Dayton through enhancement of recreational opportunities
  8. Use Economic Development resources to promote a full range of housing choices within Dayton
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**MINUTES OF THE APRIL 21, 2026  
CITY OF DAYTON, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**Call to Order**

Huttner called the meeting to order at 7:30 AM on April 21, 2026.

**Roll Call**

Present: Salonek, Huttner, Luther, Bernens, Fashant, Anderson, and Weber

Absent:

Also, in attendance: Jon Sevald, Executive Director

**Approval of the Agenda**

*Motion by Fashant, seconded by Bernens to approve the agenda. Motion passed unanimously.*

**Consent Agenda**

**A. Approval of Minutes, February 17, 2026**

**Approval of Minutes, March 6, 2026, Special Meeting**

**B. EDA Treasurer's Report**

**C. Summary of Non-Residential inquiries**

*Motion by Luther, seconded by Weber to approve the consent agenda. Motion passed unanimously.*

**Open Forum**

No participants for open forum.

**Old Business**

**A. Damaged/Abandoned Utility Boxes**

No updates were provided.

**B. Sidewalk Repairs in Old Village**

Sevald noted that public works staff is occupied with seasonal park maintenance in the spring and that repairs are expected to proceed once seasonal labor begins in June. A concern was raised regarding a tree root that has damaged the adjacent sidewalk; the tree in question is an ash tree and is likely to be removed. Weber noted the potential availability of state or county funding for Emerald Ash Borer removal and offered to look into it. Staff was directed to provide email updates on the sidewalk repair status so the item can be removed from the agenda.

**C. Railroad Spur**

No updates.

**D. Lent Property**

No updates.

### **E. Robinson Street Tax Forfeit Property**

No updates.

### **F. Dayton Parkway Tax Forfeit Property**

Referred to Closed Session.

### **G. Balsam Lane Signage**

Sevald reported that Tony, owner of Raintree, has verbally agreed to provide an easement to the city for the sign location. Sevald confirmed the proposed sign complies with city code, and that five vendors were contacted informally to submit proposals, with one responding. The sign is intended to serve as a gateway sign, complementing the existing westbound gateway sign across the street.

Discussion touched on design consistency with other gateway signage across the city, noting that a prior city-wide sign package had been developed but stalled over logo change considerations and cost — a CIP estimate for all gateway signs had reached \$750,000–\$1,000,000. The City Council has since decided not to pursue a logo change. Members noted that EDA funding of this sign could be viewed favorably by the City Council and could help advance the broader gateway sign initiative. No formal action was taken.

### **Sign Ordinance**

No updates.

### **New Business**

**A. CLOSED SESSION: Pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at: 180XX Territorial Road, Dayton, MN 55369, PID: 31-120-22-13-0010.**

The meeting entered closed session pursuant to Minnesota Statute 13D.05, Subd. 3(c)(3), to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at 180XX Territorial Road, Dayton, MN 55369, PID: 31-120-22-13-0010.

The closed session concluded and the regular meeting resumed.

### **B. Discussion – 2027 Budget**

Sevald introduced the budget planning timeline, noting that preliminary levy adoption occurs in August/September with finalization in December, and encouraged the EDA to begin identifying spending priorities for 2027 early in the process. The current 2026 EDA levy is \$25,000 for operational costs only. The EDA holds a reserve of approximately \$90,000–\$100,000.

Key expenditure items identified for consideration in the 2027 budget included: repayment of the debt owed to the city for the triangle property acquisition, the Balsam Lane gateway sign, ongoing operating expenses (legal, real estate, flower pots, etc.), a marketing and advertising budget for business attraction, and potential business incentive or grant-match programs.

Members also discussed whether community events could be considered an EDA function from an economic development perspective, with Bernens noting that events drive community engagement and economic activity. The Board generally agreed that presenting specific, itemized justifications to the City Council would be more effective than simply requesting a maximum levy. The acting treasurer was asked to prepare a simple pro forma of assets, liabilities, and proposed expenditures for review at the next meeting.

### **Staff & Board Updates**

#### **A. Staff Updates**

Sevald provided updates on various topics.

#### **B. EDA Member Updates**

No additional member updates were offered.

The next EDA meeting will be held on Tuesday, May 19, 2026, at 7:30 AM.

### **Adjourn**

*Motion made by Fashant and seconded by Luther to adjourn. The motion carried.*

The meeting was adjourned at 8:33 AM.

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	BEG. BALANCE 01/01/2026	ACTIVITY FOR MONTH 04/30/2026	YEAR-TO-DATE THRU 04/30/26	END BALANCE 04/30/2026
Fund 225 - EDA						
Assets						
225-00000-10100	Cash		872,952.40	(2,664.50)	(777,659.41)	95,292.99
225-00000-10450	Interest Receivable		0.00	0.00	0.00	0.00
225-00000-10500	Taxes Receivable - Current		0.00	0.00	0.00	0.00
225-00000-11500	Accounts Receivable		125.00	0.00	0.00	125.00
225-00000-15000	Due from Other Funds		0.00	0.00	0.00	0.00
TOTAL ASSETS			873,077.40	(2,664.50)	(777,659.41)	95,417.99
Liabilities						
225-00000-20200	Accounts Payable		0.00	(164.50)	0.00	0.00
225-00000-20800	Due to Other Governments		775,127.70	0.00	(775,127.70)	0.00
225-00000-21500	Accrued Interest Payable		1,000.00	0.00	0.00	1,000.00
225-00000-22500	Due to Other Funds		300,000.00	0.00	0.00	300,000.00
TOTAL LIABILITIES			1,076,127.70	(164.50)	(775,127.70)	301,000.00
Fund Equity						
225-00000-25300	Unreserved Fund Balance		676,056.18	0.00	0.00	676,056.18
TOTAL FUND EQUITY			676,056.18	0.00	0.00	676,056.18
Revenues						
225-40100-31012	EDA Property Tax Levy	25,000.00		0.00	0.00	0.00
225-40400-33431	LOCAL AFFORDABLE HOUSING AID-STATE	0.00		0.00	0.00	0.00
225-40700-36210	Interest Earnings	0.00		0.00	982.79	982.79
225-40700-39000	Other Financing Sources	0.00		0.00	0.00	0.00
225-40700-39101	Sales of General Fixed Assets	0.00		0.00	0.00	0.00
225-40700-39200	Interfund Operating Transfers	0.00		0.00	0.00	0.00
TOTAL REVENUES		25,000.00		0.00	982.79	982.79
Expenditures						
225-41710-50210	Operating Supplies	0.00		0.00	0.00	0.00
225-41710-50300	Professional Svcs	0.00		2,500.00	3,514.50	3,514.50
225-41710-50308	Contract Services	0.00		0.00	0.00	0.00
225-41710-50370	Property Tax Payments	0.00		0.00	0.00	0.00
225-41710-50430	Miscellaneous	0.00		0.00	0.00	0.00
225-41710-50510	Land	0.00		0.00	0.00	0.00
225-41900-50610	Interest	0.00		0.00	0.00	0.00
TOTAL EXPENDITURES		0.00		2,500.00	3,514.50	3,514.50

April 2026. Non-Residential inquiries. Status is "Anonymous" until an application is submitted, at which time the Applicant becomes public information.

DATE	CATEGORY	DESCRIPTION	FACILITY	JOBS	INVESTMENT	STATUS
1-Apr	Land	Commercial	Auto Repair	?	?	Anonymous. Information provided
1-Apr	Land	Industrial	Spec Building	?	?	Anonymous. Information provided
2-Apr	Building	Industrial	Manufacturing	200	?	DEED inquiry. Existing Building not available.
3-Apr	Land	Industrial	Manufacturing	?	?	Anonymous. Information provided
3-Apr	Land	Industrial	Manufacturing	60-75	?	Scannell. Information provided
3-Apr	Land	Industrial	Spec Building	?	?	Oppidan. Concept Plan.
6-Apr	Building	Commercial	Office	250	\$ 21,000,000	Graco. Groundbreaking ceremony
7-Apr	Land	Commercial	Auto Repair	?	?	Anonymous. Information provided
7-Apr	Land	Mixed Use	Mixed Use	?	?	Dayton Creek Addition. Ongoing
8-Apr	Building	Commercial	Office	250	\$ 21,000,000	Graco. Ongoing permit.
9-Apr	Land	Commercial	Auto Sales	?	?	Anonymous. Information provided
9-Apr	Building	Commercial	Office	250	\$ 21,000,000	Graco. Ongoing permit.
10-Apr	Building	Commercial	Office	250	\$ 21,000,000	Graco. Ongoing permit.
11-Apr	Land	Commercial	Auto Repair	?	?	Anonymous. Information provided
13-Apr	Land	Commercial	Auto Sales/Repair	?	\$ 7,000,000	Anonymous. Information provided
14-Apr	Land	Mixed Use	Mixed Use	?	?	Anonymous. Information provided
17-Apr	Building	Commercial	Auto Repair			Carvana. Ongoing permit.
17-Apr	Land	Commercial	Auto Sales/Repair	?	\$ 7,000,000	Anonymous. Information provided
16-Apr	Building	Commercial	Office	250	\$ 21,000,000	Graco. Ongoing permit.
20-Apr	Land	Mixed Use	Mixed Use	?	?	Anonymous. Information provided
20-Apr	Land	Commercial	Solar	0	?	Anonymous. Information provided
20-Apr	Building	Commercial	Office	250	\$ 21,000,000	Graco. Ongoing permit.
20-Apr	Land	Commercial	Auto Repair	?	?	Dayton Automotive. Rezoning/Site Plan submitted.
20-Apr	Land	Commercial	Auto Sales/Repair	?	\$ 7,000,000	Anonymous. Information provided
21-Apr	Land	Commercial	Auto Repair	?	?	Dayton Automotive. Rezoning/Site Plan submitted.
22-Apr	Land	Industrial	Spec Building	?	?	Oppidan. Concept Plan.
22-Apr	Other	Grant	Love Local	?	?	Hennepin Co HRA grant. Ongoing
23-Apr	Land	Mixed Use	Mixed Use	?	?	Anonymous. Information provided
24-Apr	Building	Commercial	Office	250	?	Graco. Ongoing permit.
27-Apr	Land	Commercial	Solar	0	?	Anonymous. Information provided
28-Apr	Building	Commercial	Auto Repair	?	?	Carvana. Ongoing permit.
28-Apr	Building	Industrial	Transfer Station	?	?	Curbside. EAW review.
28-Apr	Other	Grant	Love Local	?	?	Hennepin Co HRA grant. Ongoing
28-Apr	Land	Industrial	Spec Building	?	?	Oppidan. Concept Plan.
29-Apr	Land	Commercial	Auto Repair	?	?	Dayton Automotive. Rezoning/Site Plan submitted.
29-Apr	Land	Industrial	Spec Building	?	?	Scannell. Information provided
29-Apr	Land	Commercial	Auto Repair	?	?	Dayton Automotive. Rezoning/Site Plan submitted.
29-Apr	Land	Industrial	Spec Building	?	?	Oppidan. Press inquiry.
29-Apr	Land	Industrial	Spec Building	?	?	Scannell. Information provided
29-Apr	Other	Grant	Love Local	?	?	Hennepin Co HRA grant. Ongoing

**ITEM:**

Damaged/Abandoned Utility Boxes

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In 2024, the EDA expressed concerns about damaged and abandoned utility boxes in the right-of-way. In order to file a complaint with the Public Utilities Commission (PUC), the owner, location, and previous correspondence is needed. There are an estimated 2,000+ utility boxes and 52 eligible telecommunication providers in Dayton. It is unknown how many utility boxes are in disrepair.

An article was published in the winter 2025 Dayton Communicator.

During the May 20, 2025 EDA meeting, the EDA directed Staff to bring forward to the City Council for action. September 9, 2025, the City Council considered a proposal by Stantec to inventory objects within 84-miles of right-of-way (\$31,000). The inventory would identify damaged utility boxes to be inspected by staff, and issue corrective orders. The Council directed that enforcement remain complaint driven (no Stantec inventory), and to assist property owners with contacting their utility provider, if necessary.

In 2025, there were two known complaints. Staff contacted Lumen regarding two utility boxes on Balsam Lane. Boxes were replaced in October 2025. During a 2025 City Council Open Forum, a resident complained that a sub-surface box lid had been left open. Staff contacted Century Link, who closed the lid.

During the January 20, 2026 EDA meeting, the EDA directed Staff to obtain utility locations from providers. In discussion with Stantec, the city can request maps from providers, but the city would then have to create a GIS database. Costs are unknown, but likely similar to the inventory (\$30,000). The Database would identify utilities in ROW and their owners, but not their condition. **Since this is an EDA initiative, will the EDA fund this task?**

There are no updates since the February 17, 2026 meeting.

**CRITICAL ISSUES:**

This is an unbudgeted expense.

**RELATIONSHIP TO COUNCIL GOALS:**

Build and Maintain Quality Infrastructure.

**ROLE OF EDA:**

## ECONOMIC DEVELOPMENT AUTHORITY MEETING

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Provide direction if to pursue, noting the EDA has limited undesignated funds (about \$70,000), and the cost of creating a GIS database is unknown.

### **RECOMMENDATION:**

Staff recommends this task be proposed in the 2027 budget.

### **ATTACHMENT(S):**

Photos



13571 Balsam Ln, Oct 6, 2025



13571 Balsam Ln, Nov 12, 2025

**ITEM:**

Sidewalk Repairs in Old Village

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In February 2025, the EDA voiced concerns about cracked sidewalks in the Old Village. ADA standards require 5' sidewalk widths, no more than 1/2" gap (crack), and 1/4" change in level (one panel being higher than the other), along with curb ramps. Certain sections of sidewalks are non-conforming.

Public Works will grind down sidewalks that exceed 1/4" elevation difference. Replacement of city sidewalks in the Village is in the 2031 CIP. Boulevard tree removal will be considered at that time. County sidewalks (CSAH 12) will be considered during road projects by Hennepin County. None are planned within the 2025-2029 Capital plan in the Old Village.

During the September 9, 2025 EDA meeting, the EDA directed staff to obtain bids for replacement. Applicable sidewalk panels will be replaced in spring 2026 (ran out of time for fall, 2025).

The Public Works (PW) Department plans to work on it in June, after Seasonal Staff start, and PW have more time to focus on general maintenance vs. park maintenance.

There are no updates since the April 21, 2026 meeting.

**CRITICAL ISSUES:**

None

**RELATIONSHIP TO COUNCIL GOALS:**

*Build and Maintain Quality Infrastructure*

- *Address public facilities to meet city's growth and needs*
- *Maintain quality local street system*

**ROLE OF EDA:**

No action required.

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

Photos

ECONOMIC DEVELOPMENT AUTHORITY MEETING

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18640 Robinson Street (April 10, 2025)



18380 Columbus Street (April 10, 2025)

**ITEM:**

Discussion – Railroad Spur

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In September 2024, the EDA expressed interest in having a railroad spur in Dayton to attract manufacturers. In 2024, Staff discussed with BNSF who suggested creating a [BNSF certified site](#). Typically includes 50-100+ acres. [Becker](#) (67-acres) is the only certified site in Minnesota. BNSF stated that users are typically heavy industrial.

In August 2025, Chair Huttner and Staff met with Cemstone. Cemstone has a planned railroad spur, but no timeline as to when it would be installed (not in the foreseeable future).

In September 2025, Staff discussed with MnDOT if there are any similar projects (public owned, private operated). The Des Moines MPO owns a 40-acre Transload Facility (truck to rail). Total project cost was \$25 million (\$11.2 million received in grants). According to its feasibility study, the facility estimated 7 daily train and 42 daily truck loads by the 3<sup>rd</sup> year, and an estimated annual revenue of \$250,000 - \$300,000.<sup>1</sup> MnDOT suggested that if to move forward, the EDA needs commitments of number of train loads from users to justify service by BNSF. A feasibility study is needed. MnDOT administers the Minnesota Rail Service Improvement Grant program. In 2024, 19 applicants applied. Eleven received funding from \$246,000 - \$1.9 million. A feasibility study is required to apply for the grant (\$10,000 - \$30,000).

In September/October 2025, BNSF provided Staff with a list of questions for customers, a list of 12 transload facilities in Minnesota, and a list of engineering firms. The nearest transload facilities are in Fridley (Murphy Warehouse Company – 15 acres, and Commercial Transload of Minnesota – 4 acres). TKDA estimates a Transload facility would cost \$8-\$20 million.

In fall 2025, Staff reached out to Dayton freight companies and manufacturers. MTL, Graco, Adessa, States Manufacturing, and Maas HVAC do not need rail.

In October 2025, BNSF's list of questions was shared with EDA members to follow up with potential rail customers.

In October 2025, Staff discussed with a building materials supplier in Rogers who has a rail spur and a crane, if they'd share their facility with Dayton businesses (no).

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<sup>1</sup> [Des Moines Rail Transload Feasibility Study](#), June 28, 2014. Page 19, page 26.

ECONOMIC DEVELOPMENT AUTHORITY MEETING

In December 2025, President Huttner shared BNSF’s list of questions with area city officials. Staff forwarded the same to City Council, EDA, Planning Commission, and Park Commission members. Staff received responses from Rogers (none), Maple Grove (suggested I-94 Chamber of Commerce), and St. Michael(?) (has competing facility).

In January 2026, EDA members Huttner, Luther, and Weber (and Staff) met with TKDA, Cemstone and King Solutions to discuss the spur. King Solutions confirmed they cannot participate in cost-share. TKDA provided (below). Information has been provided to Cemstone.

Rail Spur Feasibility Study: \$10,000 - \$12,000

1. Preparation of 2-3 conceptual track layout(s) based on programming information provided
2. Preparation of scope of work and high level cost estimate
3. RR coordination/client review calls up to 8 hours

Optional Additional Services (Grant Application Preparation and Submittal): \$10,000 – \$15,000

1. Collect data
2. Develop required files and draft application content
3. Coordinate draft review and incorporate comments
4. Prepare final application files and transfer to submitting authority

There are no updates since the February 17, 2026 EDA meeting.

**RELATIONSHIP TO COUNCIL GOALS:**

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> <li>• Review housing type and lot size by %’s</li> </ul>	<ul style="list-style-type: none"> <li>• Proportionate housing types available.</li> </ul>	<ul style="list-style-type: none"> <li>• A-3 District</li> <li>• Begin work on Comp Plan</li> <li>• Develop Rental Housing Ordinance</li> <li>• Seek out businesses more often.</li> </ul>
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>• Total amount of Funding provided</li> <li>• Number of rentals available and where they are located.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain grant program.</li> <li>• Manage number of rentals.</li> </ul>	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> <li>• Net difference of businesses movement including their employment.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain a positive difference in business movement.</li> </ul>	<ul style="list-style-type: none"> <li>• Work with EDA to find niche businesses that are not in surrounding communities</li> <li>• Complete Large Area Plan</li> </ul>

**ROLE OF THE EDA:**

None at this time

**STAFF RECOMMENDATION:**

Staff recommends that Cemstone take the lead in this venture, being the spur will be on their property, and that there are no known businesses interested.



**ITEM:**

Lent Property Concept Plan

**APPLICANT/PRESENTER:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

N/A

**BACKGROUND:**

In January 2025 the EDA purchased the 1.2 acre Lent properties, located at the southeast corner of Robinson Street and Richardson Avenue in the Old Village. Stantec prepared four concept plans for redevelopment. The EDA chose option #4 consisting of 2,700sf restaurant (85 seats), 5,000sf retail/office with four apartment units above, and a 55-stall parking lot which doubles as floodplain storage.

In October 2025, a construction cost estimator estimated a total construction cost of \$7.4 million (\$450 - \$480 p/sq ft).

In October 2025, the EDA agreed to list the properties for sale for \$259,000. IAG listed the properties in November 2025.

In February 2026, IAG presented the property at a national real estate conference. The project received interest from investors because of its river frontage, but concerns regarding flood plain mitigation.

IAG has received dozens of calls, but no offers. IAG and Staff have had positive conversations with one developer.

**CRITICAL ISSUES:**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> <li>Review housing type and lot size by %'s</li> </ul>	<ul style="list-style-type: none"> <li>Proportionate housing types available.</li> </ul>	<ul style="list-style-type: none"> <li>A-3 District</li> <li>Begin work on Comp Plan</li> <li>Develop Rental Housing Ordinance</li> </ul>
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>Total amount of Funding provided</li> <li>Number of rentals available and where they are located.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain grant program.</li> <li>Manage number of rentals.</li> </ul>	

## EDA REGULAR MEETING

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	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"><li>• Net difference of businesses movement including their employment.</li></ul>	<ul style="list-style-type: none"><li>• Maintain a positive difference in business movement.</li></ul>	<ul style="list-style-type: none"><li>• Seek out businesses more often.</li><li>• Work with EDA to find niche businesses that are not in surrounding communities</li><li>• Complete Large Area Plan</li></ul>
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**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

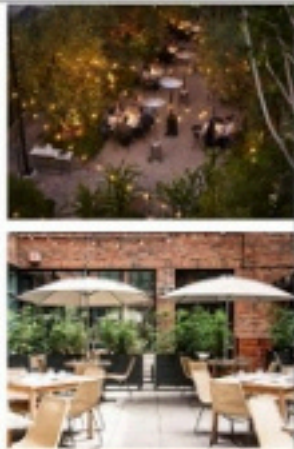
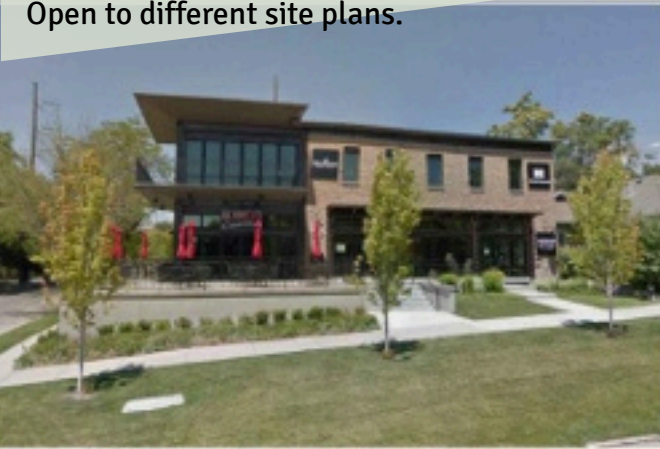
Listing brochure



# GATEWAY TO CITY OF DAYTON HISTORIC VILLAGE

## Commercial Development Opportunity

\*Example concept plan and renderings.  
Open to different site plans.



# LAND FOR SALE

16281 Richardson Ave  
Dayton, MN  
55327



Zach Synstegaard, JD  
*Advisor*  
612.860.2547  
zsynstegaard@iagcommercial.com



Jeff LaFavre, CCIM, MCR  
*President*  
612.868.7429  
jlafavre@iagcommercial.com

## PROPERTY OVERVIEW

Positioned at the entrance to Dayton’s charming Historic Village, this mixed-use site offers a rare opportunity to shape the gateway to the community’s future. Overlooking the scenic Crow River, the property combines historic character with exceptional development potential.

Zoned for mixed-use, the site can accommodate a variety of end-users—whether a signature restaurant destination with waterfront views, boutique retail, professional offices, or thoughtfully designed residential units above street-level activity. Its location along the Crow River provides natural beauty making it ideal for a project that blends lifestyle, commerce, and community connection.

With its prime visibility and unique setting, this site is perfectly positioned to become a defining landmark within the heart of Dayton.

## PROPERTY FEATURES

- High visibility & accessibility
- Scenic Crow River frontage
- Mixed-Use Zoning
- Historic character and modern development potential

**Address:** 16281 Richardson Ave  
Dayton, MN 55327

**Acreage:** 1.19 acres

**List Price:** \$259,000

**Zoning:** GMU-3 Historic Village

**County:** Hennepin



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REAL ESTATE

[www.iagcommercial.com](http://www.iagcommercial.com)





**ITEM:**

Robinson Street Tax Forfeit property

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In September 2025, Hennepin County conveyed a tax forfeit property (PID: 31-121-22-31-0056) to the city. On November 13, 2025, the City Council conveyed it to the EDA.<sup>1</sup> After the conveyance is recorded, the EDA will list the property for sale.

The 40' X 150' property is zoned R-O Old Village Residential and guided Mixed Use in the 2040 Comprehensive Plan.

In November 2025, the EDA held a Closed Session, agreeing on a sale price. IAG will list the property for sale after it is conveyed by the City to the EDA.

There are no updates since the November 18, 2025 EDA meeting.

**CRITICAL ISSUES:**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Item
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> <li>Review housing type and lot size by %'s.</li> </ul>	<ul style="list-style-type: none"> <li>Proportionate housing types available.</li> </ul>	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>Total amount of Funding provided.</li> <li>Number of rentals available and where they are located.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain grant program.</li> <li>Manage number of rentals.</li> </ul>	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> <li>Net difference of businesses movement including their employment</li> </ul>	<ul style="list-style-type: none"> <li>Maintain a positive difference in business movement</li> </ul>	

**ROLE OF THE EDA:**

None.

<sup>1</sup> Resolution 82-2025

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

Aerial map



**ITEM:**

Dayton Parkway Tax Forfeit property

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

On November 13, 2025, the City Council approved an interagency loan to the EDA for \$300,000 + 4% interest toward purchasing tax forfeit property PID: 31-120-22-13-0010 commonly referred to as the “Triangle Property”.<sup>1</sup>

After the EDA purchases the Triangle property from Hennepin County, the intent is for the EDA to plat the property as an outlot (6.5 acres) and list the property for sale. The EDA held a Closed Session in November 2025, agreeing to solicit offers (\$) with development proposals.

During the December 2025 EDA meeting, the EDA recommended (summarized) that the City Council increase the 2027 EDA Levy an amount equal to the property tax generated by the project’s development.

On February 25, 2026, the deed was recorded by Hennepin County. On April 28, 2026, the City Council approved the plat “Dayton Difference” consisting of a 6.65 acre outlot, right-of-way and Utility & Drainage easements.

The city has received many calls and emails about this property for several years. The property is zoned **B-3 General Business** and guided Commercial in the 2040 Comprehensive Plan. B-3 uses include:<sup>2</sup>

<b>Permitted Uses (summarized)</b>	<b>Conditional/Interim Uses (summarized)</b>
Retail / Service	Veterinarian / Kennel
Office	Conference Center / Arena
Clinics	Automobile Sales (outdoor sales lot)
Schools / Religious Institutions	Bowling Alley / Theater
Restaurants (w/o drive-thru)	Hospital
Minor Auto Repair	Mini-storage
Boat Sales (indoor)	Nursery
Hotel / Motel	Restaurant (w/drive-thru)
	Communication Tower
	Mining & Soil Processing

45’ (3-stories)                      Maximum structure height

<sup>1</sup> Resolution 82-2025

<sup>2</sup> City Code 1001.061, Subd 3 (*General Business District (B-3)*)

ECONOMIC DEVELOPMENT AUTHORITY

---

50% Maximum building coverage  
 80% Maximum Impervious surface coverage

IAG listed the property for sale in March. On April 21, 2026, the EDA discussed two Letters of Intent (LOI) in Closed Session, choosing to wait to take action until more LOI's are received. IAG expects at least two or more LOI's will be submitted.

**RELATIONSHIP TO COUNCIL GOALS:**

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	Review housing type and lot size by %'s	<ul style="list-style-type: none"> <li>Proportionate housing types available.</li> </ul>	A) A-3 District. B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often. E) Work with EDA to find niche businesses that are not in surrounding communities. F) Complete Large Area Plan.
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>Total amount of Funding provided.</li> <li>Number of rental available and where they are located.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain grant program.</li> <li>Manage number of rentals.</li> </ul>	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> <li>Net difference of businesses movement including their employment.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain a positive difference in business movement.</li> </ul>	

**ROLE OF THE EDA:**

None.

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

IAG brochure



# DEVELOPMENT- READY LAND

## City of Dayton



**FOR SALE**

**Dayton Pkwy &  
Territorial Rd  
Dayton, MN  
55327**



Zach Synstegaard, JD  
*Advisor*  
612.860.2547  
zsynstegaard@iagcommercial.com



Jeff LaFavre, CCIM, MCR  
*President*  
612.868.7429  
jlafavre@iagcommercial.com

## PROPERTY OVERVIEW

This approximately 6.65-acre site offers flexibility, accessibility, and a strategic location within Hennepin County. The property is guided by zoning intended to support high-intensity retail and service uses that benefit from strong visibility and convenient access to major roadways, serving both the local community and a broader regional market. Certain industrial uses, particularly manufacturing operations are also possible for the site.

The property benefits from excellent regional connectivity and is located near I-94, providing convenient access for employees, customers, and visitors. This location offers a strong balance of accessibility and visibility within a growing business corridor.

## PROPERTY FEATURES

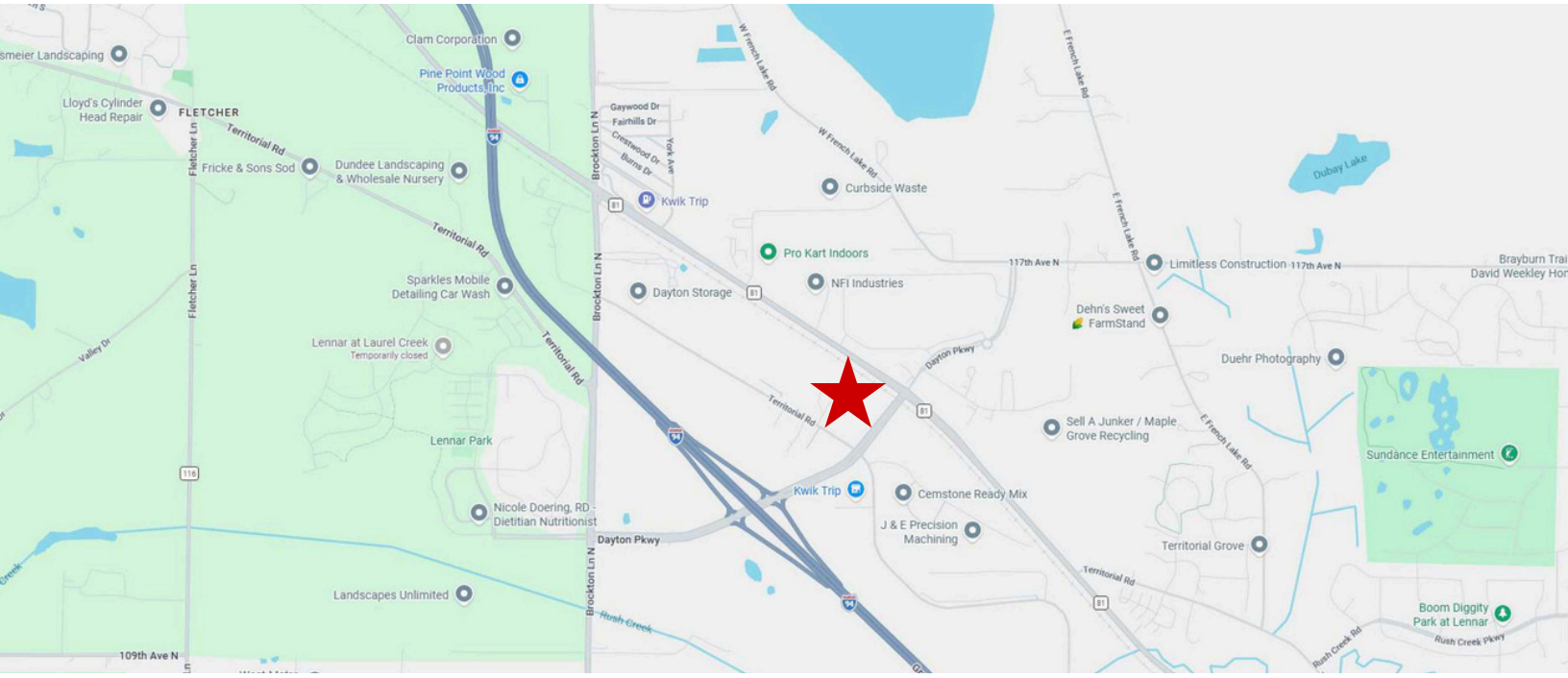
- Zoning supports high-intensity retail and service uses
- Suitable for retail, commercial services, and select manufacturing uses
- Excellent access to I-94 and major transportation routes
- Ideal for an owner-user looking to build a custom business facility
- Convenient access for employees, customers, and visitors

Address:	Dayton Parkway & Territorial Road Dayton, MN 55327
Acreage:	Approximately 6.65
List Price:	Negotiable
Zoning:	General Business District
County:	Hennepin
PID:	3112022130010



**IAG COMMERCIAL**  
REAL ESTATE

[www.iagcommercial.com](http://www.iagcommercial.com)





# DAYTON DIFFERENCE ADDITION

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Dayton, Minnesota, a Minnesota municipal corporation, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota described as follows: Beginning at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 22 minutes 00 seconds West, assumed bearing, along the South line thereof 3.27 feet to the centerline of Territorial Road; thence North 55 degrees 05 minutes 00 seconds West along said centerline 715.06 feet; thence North 22 degrees 14 minutes 24 seconds East 87.74 feet to the Southwest right of way line of Burlington Northern Railroad; thence Southwesterly along said Southwesterly line to the east line of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 08 minutes 25 seconds East along said east line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

AND:  
 Lot 1, Block 4, Dayton Industrial Park, a plat in file and of record in the office of the County Recorder of Hennepin County, Minnesota. Being that part of Lot 1 described as commencing at the Southwest corner of said Lot 1, a distance of 379.53 feet to the actual point of beginning; thence Northwesterly 44.34 feet along a non-tangential curve concave to the Southwest having a radius of 145.50 feet and a central angle of 07 degrees 21 minutes 09 seconds, the chord of said curve bears North 34 degrees 11 minutes 40 seconds East; thence North 37 degrees 32 minutes 23 seconds East, tangent to said curve, a distance of 138.70 feet; thence North 35 degrees 49 minutes 19 seconds East a distance of 202.57 feet; thence North 37 degrees 32 minutes 23 seconds East a distance of 310.84 feet to the Northeastly line of said Lot 1; thence Northwesterly along said Northwesterly line a distance of 110.26 feet to the North corner of said Lot 1; thence South 00 degrees 43 minutes 42 seconds West along the west line of said Lot 1 a distance of 509.95 feet to the point of beginning, Hennepin County, Minnesota.

Have caused the same to be surveyed and plotted as DAYTON DIFFERENCE ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said the City of Dayton, Minnesota, a Minnesota municipal corporation, fee owner, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Dayton, Minnesota

Mayor \_\_\_\_\_

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

XXXXXXXXXX, Mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
 (Notary Signature)

\_\_\_\_\_  
 (Notary Printed Name)

Notary Public, \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Daniel J. Roeder, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Daniel J. Roeder, Licensed Land Surveyor  
 Minnesota License Number 43133

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Daniel J. Roeder.

\_\_\_\_\_  
 (Notary Signature)

\_\_\_\_\_  
 (Notary Printed Name)

Notary Public, \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

### CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON DIFFERENCE ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By \_\_\_\_\_ Mayor

By \_\_\_\_\_ Clerk



● DENOTES 1/2 INCH IRON PIPE MONUMENT, FOUND R/L 43133  
 ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"  
 ○ DENOTES P/N NAIL SET

BEARING ORIENTATION  
 BASED ON THE EAST LINE OF THE SOUTHWEST OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 120, RANGE 22, WHICH HAS AN ASSUMED BEARING OF NORTH 88 DEGREES 43 MINUTES 42 SECONDS EAST.

### COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this plat, dated this day of \_\_\_\_\_, 20\_\_\_\_.

Daniel Rogan, County Auditor by \_\_\_\_\_ Deputy

### SURVEY DIVISION, Hennepin County, Minnesota.

Pursuant to MIN. STAT. Sec. 380B.565 (1995), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor by \_\_\_\_\_

### COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of DAYTON DIFFERENCE ADDITION was recorded in this office his \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Amber Bougie, County Recorder by \_\_\_\_\_ Deputy



# DAYTON DIFFERENCE ADDITION

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Dayton, Minnesota, a Minnesota municipal corporation, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

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AND:  
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Have caused the same to be surveyed and plotted as DAYTON DIFFERENCE ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said the City of Dayton, Minnesota, a Minnesota municipal corporation, fee owner, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Dayton, Minnesota

Mayor \_\_\_\_\_

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

XXXXXXXXXX, Mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
 (Notary Signature)

\_\_\_\_\_  
 (Notary Printed Name)

Notary Public, \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Daniel J. Roeder, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Daniel J. Roeder, Licensed Land Surveyor  
 Minnesota License Number 43133

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Daniel J. Roeder.

\_\_\_\_\_  
 (Notary Signature)

\_\_\_\_\_  
 (Notary Printed Name)

Notary Public, \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

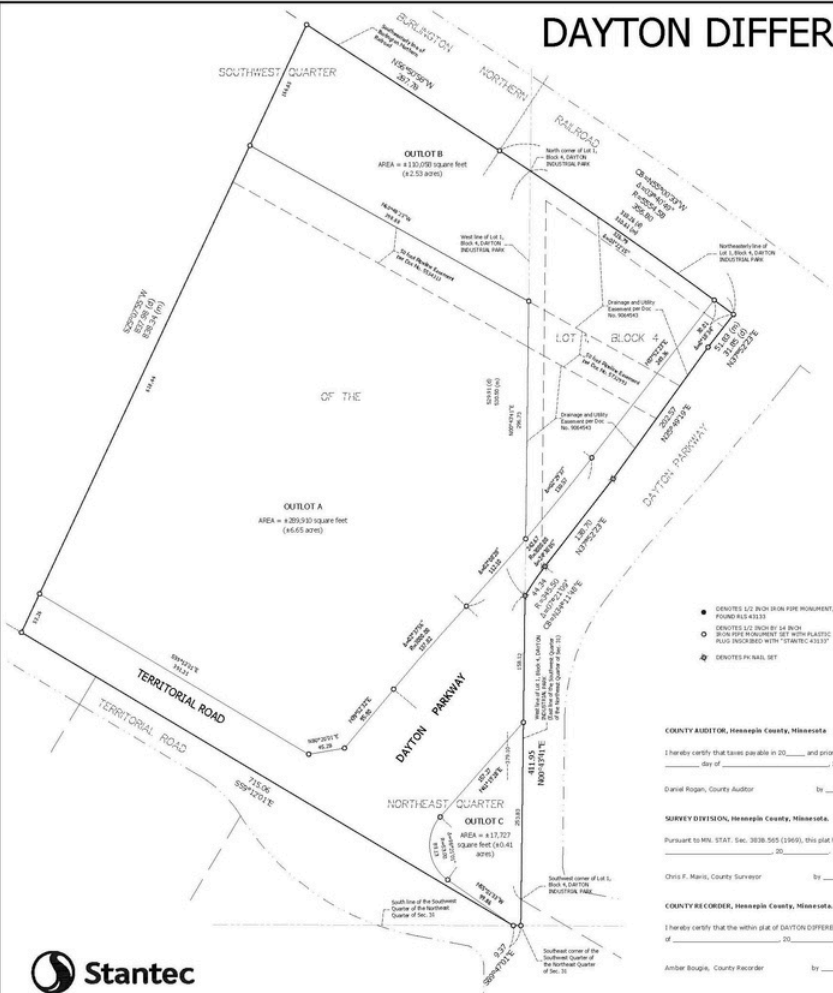
### CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON DIFFERENCE ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By \_\_\_\_\_ Mayor

By \_\_\_\_\_ Clerk



● DENOTES 1/2 INCH IRON PIPE MONUMENT, FOUND R/L 43133  
 ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"  
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Daniel Rogan, County Auditor by \_\_\_\_\_ Deputy

### SURVEY DIVISION, Hennepin County, Minnesota.

Pursuant to MIN. STAT. Sec. 380B.565 (1995), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor by \_\_\_\_\_

### COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of DAYTON DIFFERENCE ADDITION was recorded in this office his \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Amber Bougie, County Recorder by \_\_\_\_\_ Deputy



**ITEM:**

Balsam Lane Signage

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

During the October 21, 2025 EDA meeting, the EDA discussed the need for a monument sign at the north and south end of Balsam Lane, with advertising for Balsam businesses. Staff spoke with property owners on the north and south end if they would provide the city with an easement for a city sign. Raintree Plaza has agreed verbally. This would be a city gateway sign, replacing the existing Raintree sign.

Staff reached out to five sign venders for price quotes based on Sign Code requirements and received one response. Signart submitted a quote, \$90,270 - \$98,401 depending if using masonry vs faux masonry. The dynamic display has about a 12-year lifespan.

During the November 18, 2025 EDA meeting, the EDA asked for two options, (1) following the sign code, and (2) not following the sign code (e.g. big enough to include static advertising for 30 businesses + dynamic display). Signart responded that adding 30 business plates would add 22' onto the sign height (38' total sign height). The sign would have too much information for drivers to process.

During the December 16, 2025 EDA meeting, the EDA preferred the faux brick option, 16' sign height, and suggested charging a fee to Balsam businesses to advertise on the sign. Staff will contact Balsam businesses to gauge what an acceptable fee is. Assuming the sign costs \$100,000 (\$8,300 p/year, 12-years), a fee would be \$300 per year if 30 businesses participated.

Stantec has provided an easement exhibit. The EDA Attorney will draft an easement agreement for Raintree to sign.

The EDA and City Council will need to consider an Advertising Policy for use of the city's sign.

**CRITICAL ISSUES:**

Budget      This is an unbudgeted expense.

**RELATIONSHIP TO COUNCIL GOALS:**

N/A

**ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:**

None.

## ECONOMIC DEVELOPMENT AUTHORITY MEETING

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### **RECOMMENDATION:**

Acquire the easement now (2026). Budget for the sign in 2027.

### **ATTACHMENT(S):**

Site Photos

Signart, Option 1 (faux stone base)



*Raintree Plaza sign, (Oct 14, 2025)*



*Raintree Plaza sign (Nov 10, 2025).*

**New Monument Sign**

**A Sign Specifications:  
Monument Sign - Option 1 (Faux Stone Base)**

**Internally Illuminated (LED) Double Sided Monument Sign with Routed Aluminum Face and Push Thru Letters and (Full Color) Electronic Message Center**

Fabricated Aluminum Frame

**1 Static Top Header:  
Retainers and Returns:**  
Aluminum, painted (beige)

**Faces:**  
Routed Aluminum Faces, painted (beige) with Translucent Acrylic Push Thru 1/2" Letters and Applied Vinyl Overlay (dual-color dark blue, light blue, green)

2'-8" H. x 6'-0" W. Monument Static Sign: 16 sq. ft.

**2 Dynamic Electronic Message Center:**  
Full Color Display

8'-0" H. x 6'-0" W. Monument EMC Sign: 48 sq. ft.

**3 Base:**  
Aluminum Clad Base, with Applied Faux Stone Tiles (by others) and Decorative Aluminum Top Cap, painted (tan)

**Quantity:** (1 Sign)

**Sign Code:**  
Maximum Static Sign Area: 16 sq. ft.

Maximum Electronic Message Sign Area: 48 sq. ft.

Maximum Sign Height: 16'-0" H.

Proposed Sign Height: 16'-0" H.

**Proposed Sign:**  
2'-8" H. x 6'-0" W. Monument Static Sign: 16 sq. ft.  
8'-0" H. x 6'-0" W. Monument Dynamic EMC Sign: 48 sq. ft.

**Total Sign Area:** 64 sq. ft.

SCALE: 3/8" = 1'-0"

**Colors:**

-  Dark Blue
-  Light Blue
-  Green
-  Beige

**CUSTOMER INFORMATION**

Customer: **City of Dayton, MN**

Address: **Dayton, MN**

Sales: **Jesse Yungner**

**DRAWING INFORMATION**

File Name: **City of Dayton, MN  
Monument Sign  
REV B 11-26-25**

Date: **REV A 11-24-25**

Revisions: **REV B 11-26-25**

Scale: **3/8" = 1'-0" at 11" x 17"**

Page: **1 of 2**

Designer: **Jeff Weispfenning**

Customer/  
LL Approval:



**SignArt Company**

**Eau Claire, WI**  
715-834-5127  
800-235-5178

**St. Paul, MN**  
651-688-0563  
800-699-0563

[www.signartusa.com](http://www.signartusa.com)



This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.

**A Proposed Sign:**  
2'-8" H. x 6'-0" W. Monument Static Sign: 16 sq. ft.  
8'-0" H. x 6'-0" W. Monument EMC Sign: 48 sq. ft.

**Total Sign Area:** 64 sq. ft.



**ITEM:**

Sign Ordinance

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

President Huttner has inquired if the EDA is interested in recommending that the sign code be amended. The EDA Tabled this item at its December 16, 2025 and January 20, 2026 meetings to allow more time for EDA members to review.

The Sign Code was last amended in February 2025<sup>1</sup> related to:

- Monument signs; increased maximum height from 8' to 16'.
- Permits temporary off-premise signs.
- Removes explicit prohibition of "any sign within the public right of way."

During the February 17, 2026 EDA meeting, the EDA commented that the City Code is difficult to read, including the Sign Code, suggesting the Sign Code be organized by Zoning District, and that Event Centers in the A-1 district be permitted the same signs as Commercial Districts to be specified in the Event Center IUP (this is done currently).

If the City is to consider a comprehensive City Code re-write, this is typically a multi-year project and would cost \$100,000 - \$300,000. During the March 17, 2026 EDA meeting, the EDA directed no changes, but to keep this item on the Old Business agenda. There are no updates since the February 17, 2026 EDA meeting.

**CRITICAL ISSUES:**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

None.

**ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:**

Provide direction of what section of the Sign Ordinance is of concern.

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None.

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<sup>1</sup> Ordinance 2025-05; *An Ordinance Amending Dayton City Code Relating to Section 1001.20 Signs*

**ITEM:**

Love Local Storefront Program

**APPLICANT/PRESENTER:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

Authorize the EDA President and Executive Director to execute the 2025 Hennepin County Love Local Storefronts Program grant agreement, pending review by the EDA Attorney.

**BACKGROUND:**

In October 2025, the EDA applied for a \$50,000 Hennepin County HRA grant; *Love Local Storefronts*. The county has awarded the EDA \$30,000 for commercial buildings in Old Town with street facing storefronts. Known eligible businesses include Dayton Liquor, Lakes Realty, and Dayton Bar. Not eligible is the Post Office.

Qualifying projects include:

- *Exterior painting or re-siding as part of larger façade improvements*
- *Restoration of exterior finishes and materials*
- *Substantial masonry repairs and tuck pointing*
- *Removal of architecturally incompatible exterior finishes and materials*
- *Restoration of historic architectural details*
- *Replacement of façade lighting to be pedestrian scale and architecturally compatible*
- *New or restored window and doors*
- *Window and cornice flashing and repair*
- *Canopy or awning installation or repair*
- *Permanent signage as part of a larger façade improvement*
- *Exterior ADA upgrades*
- *Additional improvements not listed as ineligible (below) may be considered with prior approval from Hennepin County HRA staff*

Grant amounts are \$5,000 - \$15,000 per property. The owner shall provide a 1:1 match. Projects must be completed by April 1, 2027.

Recipients will submit receipts to the EDA. EDA will submit reimbursement requests to the Hennepin County HRA.

Prior to applying for the grant, staff briefly discussed with building owners if they would be interested in the grant if awarded (yes).

**CRITICAL ISSUES:**

None.

ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING

**STAFF RECOMMENDATION:**

Staff recommends approval. The EDA is reviewing the grant agreement.

**RELATIONSHIP TO COUNCIL GOALS:**

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> <li>Review housing type and lot size by %'s.</li> </ul>	<ul style="list-style-type: none"> <li>Proportionate housing types available</li> </ul>	A) Begin work on Comp Plan – Create Timeline for Completion B) Develop Rental Housing Ordinance C) Seek out businesses more often D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Large Area Plan – Breakdown of Comp Plan Decades F) Review Parking Code Requirements
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>Total amount of Funding provided</li> <li>Number of rentals available and where they are located</li> </ul>	<ul style="list-style-type: none"> <li>Maintain grant program</li> <li>Manage number of rentals</li> </ul>	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> <li>Net difference of businesses movement including their employment</li> </ul>	<ul style="list-style-type: none"> <li>Maintain a positive difference in business movement</li> </ul>	

**BUDGET IMPACT:**

\$0

**ATTACHMENT(S):**

DRAFT grant agreement

**2025 LOVE LOCAL STOREFRONTS PROGRAM**  
**DAYTON ECONOMIC DEVELOPMENT AUTHORITY**  
**GRANT AGREEMENT**

This Grant Agreement (“Agreement”) is between the HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY, a political subdivision of the State of Minnesota, 300 South Sixth Street, MC 685, Minneapolis, Minnesota 55487 (“AUTHORITY”), and the DAYTON ECONOMIC DEVELOPMENT AUTHORITY, a political subdivision of the State of Minnesota, 12260 South Diamond Lake Road, Dayton, MN 55327 (“GRANTEE”), each a (“Party”) and collectively (“Parties”).

**RECITALS**

**WHEREAS**, AUTHORITY established the Love Local Storefronts Program (“the Program”) to assist Local Governmental Units (“LGUs”) in improving the appearance and economic vitality of their community business districts through building façade improvements, with Resolution No. 24-HCHRA-0037 authorizing the budget and resources for the Program; and

**WHEREAS**, GRANTEE was selected by AUTHORITY through an open and competitive procurement process conducted between September 2025 and November 2025 to perform the Grant Requirements described herein; and

**WHEREAS**, Resolution 25-HCHRA-0041 authorized an Agreement with GRANTEE under the Program during the period November 13, 2025, through December 31, 2027; and

**WHEREAS**, the Program and this Agreement are authorized under Minnesota Statutes §§ 383B.77 and 469.001 – 469.047;

**NOW THEREFORE**, the Parties agree as follows:

1. **TERM AND AMOUNT OF GRANT**

This Agreement shall commence on November 13, 2025 and expire on April 1, 2027, unless terminated earlier in accordance with the provisions herein.

In accordance with the provisions herein, AUTHORITY’s total payments to GRANTEE under this Agreement shall not exceed **Thirty Thousand Dollars and no/100 (\$30,000.00)** (“Grant Funds”).

## 2. GRANT REQUIREMENTS

GRANTEE shall use Grant Funds to support façade improvements for eligible commercial properties in Downtown Dayton on Robinson Street, Division Street, and Dayton River Road, from the Crow River bridge to Lawndale Lane, as illustrated in the map included in Attachment C. Grantee shall perform all Grant Requirements in accordance with program guidelines as further described in Attachment A, and the requirements below:

- “Eligible Recipients” as used herein include property owners and tenant business owners with written notarized permission from the property owner that are selected by GRANTEE for participation in the Program.
- Grant Funds shall be used exclusively to reimburse Eligible Recipients for qualifying façade improvements and other eligible building improvements (“Eligible Activities”), as described in Attachment A.
- Reimbursement under this Agreement is limited to hard construction costs associated with eligible façade improvements. Soft costs, including but not limited to architectural or engineering services, design fees, consulting services, renderings, and permit or inspection fees, are not eligible for reimbursement.
- The minimum reimbursement amount GRANTEES shall provide to Eligible Recipients is \$5,000, and the maximum reimbursement amount is \$15,000, for Eligible Activities and based on total project costs. Eligible Recipients shall be reimbursed through this Program for no more than fifty percent (50%) of total project costs.

GRANTEE is responsible for outreach to potential business applicants for this Program and promoting the availability of Grant Funds consistent with promotional and branding guidelines and materials provided by AUTHORITY.

GRANTEE will either use a Program application provided by AUTHORITY or coordinate with AUTHORITY to create an application. Any Program application shall collect all necessary information in order to determine Program eligibility, a description of proposed activities, and confirmation of the required matching funds from the applicants.

Prior to selecting Eligible Recipients, GRANTEE will submit information to AUTHORITY to verify project eligibility, including confirmation that the applicant’s property has not received façade improvement funds from Hennepin County or AUTHORITY in the last three years. GRANTEE shall receive approval from AUTHORITY before notifying an applicant that they have been accepted for a project award. For purposes of this Agreement, the three-year eligibility restriction means a thirty-six (36) month period beginning on the date Hennepin County or AUTHORITY approved and processed reimbursement for a project. Properties receiving façade improvement awards during this period are not eligible for additional funding under the Love Local Storefronts Program until the restriction expires. AUTHORITY may also consider other prior awards within this period when assessing the competitiveness of

proposed projects. The process for project approval and reimbursement is further outlined in Attachment A.

Only costs for Eligible Activities incurred after AUTHORITY and GRANTEE's project approval are eligible for reimbursement to GRANTEE by AUTHORITY. GRANTEE shall verify that all Eligible Activities for which Grant Funds are requested can be completed prior to April 1, 2027.

GRANTEE will communicate with AUTHORITY about the status of projects through regular check-ins with AUTHORITY. AUTHORITY and GRANTEE will meet between June 1 and July 31, 2026, to assess GRANTEE's ability to fully expend Grant Funds. If AUTHORITY determines that Grant Funds are not likely to be expended by April 1, 2027, AUTHORITY may amend Grant Funds at its discretion and GRANTEE agrees to execute any amendment to this Agreement as requested by AUTHORITY.

GRANTEE shall submit progress reports for projects approved for reimbursement to AUTHORITY in the manner directed by AUTHORITY. Requested information may include summarizing activities and outcomes for the given period, goals, objectives, activities, outcomes, challenges, lessons learned, financial information, and/or administrative/programmatic monitoring descriptions at least monthly.

GRANTEE will provide program feedback to AUTHORITY for the purposes of program evaluation and improvement within thirty (30) days of AUTHORITY request.

Due to the variety and complexity of GRANTEE requirements and possible project scopes that may meet the above eligibility criteria, AUTHORITY reserves the right to modify, make exceptions, or make case-by-case determinations regarding eligibility of recipients and activities in its sole discretion.

### 3. GRANT FUNDS DISBURSEMENT

GRANTEE shall submit a reimbursement request with an invoice cover sheet, on a form supplied by AUTHORITY, and supporting documentation for each project for which it is requesting reimbursement as outlined in Attachment B.

Upon AUTHORITY's validation of an invoice and any supporting documentation or certifications, AUTHORITY shall pay invoiced and validated Grant Funds directly to GRANTEE within thirty (30) days.

Reimbursement requests, and necessary supporting documentation, for Eligible Activities completed prior to Agreement expiration must be submitted by April 30, 2027 in order to be considered for reimbursement. Reimbursement requests submitted after this date will not be eligible for reimbursement.

Reimbursement shall only be made for Eligible Activities as outlined in Attachment A. Payment for Eligible Activities shall be made directly to GRANTEE after completion of

the activities, the Eligible Recipient's payment to contractors, receipt of lien waivers, and upon the presentation of a claim as provided by law governing AUTHORITY's payment of claims and/or invoices, along with proof of payment of matching funds from funding recipient and GRANTEE. Payment shall be made within thirty (30) days from receipt of the invoice.

Unless expressly approved in writing by AUTHORITY, GRANTEE shall not complete Grant Requirements under this Agreement without receiving a purchase order or purchase order number supplied by AUTHORITY. All invoices shall display a Hennepin County purchase order number and be emailed to [Nathaniel.Hood@hennepin.us](mailto:Nathaniel.Hood@hennepin.us).

AUTHORITY may withhold from any payment due to GRANTEE any amount which is due and owed to AUTHORITY under this or any other agreement between the Parties due to overpayment or as a result of an audit.

4. PARTY RELATIONSHIP

A. Nothing is intended nor should be construed as creating or establishing any relationship, besides that of grantor and grantee, between the Parties. GRANTEE is not AUTHORITY's vendor, contractor, agent, representative, or employee for any purpose. GRANTEE shall secure at its own expense all personnel and resources required in completing the Project under this Agreement. GRANTEE's personnel and/or subcontractors engaged to perform any activities under this Agreement will have no contractual relationship with AUTHORITY and will not be considered employees of AUTHORITY.

B. If GRANTEE enters into any agreement with any entity to provide goods or services related to GRANTEE's performance of the Grant Requirements, GRANTEE shall memorialize that relationship with a written and duly executed agreement with said entity. That agreement will include, at minimum, the following provisions:

- (1) Neither GRANTEE nor the engaged entity is acting as agent(s) for AUTHORITY;
- (2) The Parties expressly agree that the AUTHORITY is not a party to their agreement; and
- (3) AUTHORITY is not responsible or liable for any duty or obligation under their agreement, including but not limited to paying any amount whatsoever under the agreement.

5. NON-DISCRIMINATION

In accordance with AUTHORITY's policies against discrimination, GRANTEE shall not exclude any person nor prohibit their participation in or the benefits of any program, service or activity related to this Agreement on the grounds of any protected status or

class, including but not limited to race, color, creed, religion, national origin, sex, gender expression, gender identity, age, disability, marital status, sexual orientation, or public assistance status. No person who is protected by applicable law against discrimination shall be subjected to discrimination.

6. INDEMNIFICATION

GRANTEE shall defend, indemnify, and hold harmless AUTHORITY, its present and former officials, officers, agents, volunteers and employees from any liability, claims, causes of action, judgments, damages, losses, costs, or expenses, including attorney's fees, resulting directly or indirectly from any act or omission of GRANTEE, a subcontractor, anyone directly or indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the Project requirements in this Agreement, and against all loss by reason of the failure of GRANTEE to perform any obligation under this Agreement. For clarification and not limitation, this obligation to defend, indemnify and hold harmless includes but is not limited to any liability, claims or actions resulting directly or indirectly from alleged infringement of any copyright or any property right of another, the employment or alleged employment of GRANTEE personnel, the unlawful disclosure and/or use of protected data, or other noncompliance with the requirements of these provisions.

7. INSURANCE

Each Party warrants that it has a purchased insurance or a self-insurance program sufficient to meet its liability obligations and, at a minimum, to meet the maximum liability limits of Minnesota Statutes Chapter 466. This provision shall not be construed as a waiver of any immunity from liability under Chapter 466 or any other applicable law.

8. DUTY TO NOTIFY

GRANTEE shall promptly notify AUTHORITY of any demand, claim, action, cause of action or litigation brought against GRANTEE, its employees, officers, agents or subcontractors, which arises out of this Agreement. GRANTEE shall also notify AUTHORITY whenever GRANTEE has a reasonable basis for believing that GRANTEE and/or its employees, officers, agents or subcontractors, and/or AUTHORITY, might become the subject of a demand, claim, action, cause of action, administrative action, criminal arrest, criminal charge or litigation arising out of this Agreement.

9. DATA, SYSTEMS, AND INTELLECTUAL PROPERTY

A. GRANTEE, its officers, agents, owners, partners, employees, volunteers and subcontractors shall, to the extent applicable, abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, chapter 13 (MGDPA) and all other applicable law, rules, regulations and orders relating to data or the privacy, confidentiality or security of data. For clarification and not

limitation, AUTHORITY hereby notifies GRANTEE that the requirements of Minnesota Statutes section 13.05, subd. 11, apply to this Agreement. GRANTEE shall promptly notify AUTHORITY if GRANTEE becomes aware of any potential claims, or facts giving rise to such claims, under the MGDPA or other data, data security, privacy or confidentiality laws, and shall also comply with the other requirements of this Section.

Classification of data, including trade secret data, will be determined pursuant to applicable law and, accordingly, merely labeling data as “trade secret” by GRANTEE does not necessarily make the data protected as such under any applicable law.

Nothing in this Agreement shall be construed in a manner that is inconsistent with the rights and obligations of GRANTEE or AUTHORITY arising from MGDPA.

- B. In addition to the foregoing MGDPA and other applicable law obligations, GRANTEE shall comply with the following duties and obligations regarding County Data and County Systems (as each term is defined herein). As used herein, “County Data” means any data or information, and any copies thereof, created by GRANTEE or acquired by GRANTEE from or through AUTHORITY pursuant to this Agreement, including but not limited to handwriting, typewriting, printing, photocopying, photographing, facsimile transmitting, and every other means of recording any form of communication or representation, including electronic media, email, letters, works, pictures, drawings, sounds, videos, or symbols, or combinations thereof.

If GRANTEE has access to or possession/control of County Data, GRANTEE shall safeguard and protect County Data in accordance with generally accepted industry standards, all laws, and all then applicable AUTHORITY policies, procedures, rules and directions. To the extent of any inconsistency between accepted industry standards and such AUTHORITY policies, procedures, rules and directions, GRANTEE shall notify AUTHORITY of the inconsistency and follow AUTHORITY direction. GRANTEE shall immediately notify AUTHORITY of any known or suspected security breach or unauthorized access to County Data, then comply with all responsive directions provided by AUTHORITY. The foregoing shall not be construed as eliminating, limiting or otherwise modifying GRANTEE’s indemnification obligations herein.

- C. INTENTIONALLY OMITTED

- D. Upon expiration or termination of this Agreement:

- (1) At the discretion of AUTHORITY and as specified in writing by the Grant Manager, GRANTEE shall deliver to the Grant Manager all County Data so specified by AUTHORITY.

- (2) AUTHORITY shall have full ownership and control of all such County Data. If AUTHORITY permits GRANTEE to retain copies of County Data, GRANTEE shall not, without the prior written consent of AUTHORITY or unless required by law, use any of County Data for any purpose or in any manner whatsoever; shall not assign, license, loan, sell, copyright, patent and/or transfer any or all of such County Data; and shall not do anything which in the opinion of AUTHORITY would affect AUTHORITY's ownership and/or control of such County Data.
- (3) Except to the extent required by law or as agreed to by AUTHORITY, GRANTEE shall not retain any County Data that are confidential, protected, privileged, not public, nonpublic, or private, as those classifications are determined pursuant to applicable law. In addition, GRANTEE shall, upon AUTHORITY's request, certify destruction of any County Data so specified by AUTHORITY.

10. RECORDS – AVAILABILITY/ACCESS

Subject to the requirements of Minnesota Statutes section 6.551, the State Auditor, or any of their authorized representatives, at any time during normal business hours, and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of GRANTEE and involve transactions relating to this Agreement. GRANTEE shall maintain these materials and allow access during the period of this Agreement and for six (6) years after its expiration or termination.

11. SUCCESSORS, SUBCONTRACTING AND ASSIGNMENTS

- A. GRANTEE binds itself, its partners, successors, assigns and legal representatives to AUTHORITY for all covenants, agreements and obligations herein.
- B. GRANTEE shall not assign, transfer or pledge this Agreement and/or the performance of the Project requirements, whether in whole or in part, nor assign any monies due or to become due to it without the prior written consent of AUTHORITY. A consent to assign shall be subject to such conditions and provisions as AUTHORITY may deem necessary, accomplished by execution of a form prepared by AUTHORITY and signed by GRANTEE, the assignee and AUTHORITY. Permission to assign, however, shall under no circumstances relieve GRANTEE of its liabilities and obligations under the Agreement.

12. MERGER, MODIFICATION AND SEVERABILITY

- A. The entire Agreement between the Parties is contained herein and supersedes all oral agreements and negotiations between the Parties relating to the subject matter. All items that are referenced or that are attached are incorporated and

made a part of this Agreement. If there is any conflict between the terms of this Agreement and referenced or attached items, the terms of this Agreement shall prevail.

GRANTEE and/or AUTHORITY are each bound by its own electronic signature(s) on this Agreement, and each agrees and accepts the electronic signature of the other Party.

- B. Any alterations, variations or modifications of the provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the Parties. The Parties may agree, however, to changes to Attachment A: Scope of Services by prior, mutual, written agreement and without formal amendment to this Agreement provided that such modification does not change the Grant Funds set forth in Section 1. Except as expressly provided, the substantive legal terms contained in this Agreement, including but not limited to Indemnification, Insurance, Merger, Modification and Severability, Default and Termination, or Minnesota Law Governs may not be altered, varied, modified or waived by any change in project scope, specifications, or other document.
- C. If any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions will not be affected.

### 13. DEFAULT AND TERMINATION

- A. This Agreement may be terminated with or without cause by AUTHORITY upon thirty (30) days' written notice, including but not limited to failure of GRANTEE to perform Project requirements or failure of the Project requirements to promote a public purpose. Additionally, failure to comply with the terms of this Agreement shall be just cause for AUTHORITY to delay payment of Grant Funds until GRANTEE's compliance. In the event of a decision to withhold Grant Funds, AUTHORITY shall furnish prior written notice to GRANTEE.
- B. AUTHORITY may immediately terminate this Agreement if GRANTEE, or any GRANTEE directors, employees, or other personnel are convicted of a criminal offense relating to any AUTHORITY, State of Minnesota, or federal grant.
- C. Notwithstanding any provision of this Agreement to the contrary, GRANTEE shall remain liable to AUTHORITY for damages sustained by AUTHORITY by virtue of any breach of this Agreement by GRANTEE.
- D. The above remedies shall be in addition to any other right or remedy available to AUTHORITY under this Agreement, law, statute, rule, and/or equity.
- E. AUTHORITY's failure to insist upon strict performance of any provision or to exercise any right under this Agreement shall not be deemed a relinquishment or

waiver of the same, unless consented to in writing. Such consent shall not constitute a general waiver or relinquishment throughout the entire term of the Agreement.

- F. If this Agreement expires or is terminated, with or without cause, by either Party, at any time, GRANTEE shall not be entitled to any Grant Funds except for reimbursements duly invoiced for completed Project requirements pursuant to this Agreement.
- G. Upon written notice, AUTHORITY may immediately suspend or terminate this Agreement in the event any of the following occur: (i) AUTHORITY does not obtain anticipated funding from an outside source for this project; (ii) funding for this project from an outside source is withdrawn, frozen, shut down, is otherwise made unavailable or AUTHORITY loses the outside funding for any other reason; or (iii) AUTHORITY determines, in its sole discretion, that funding is, or has become, insufficient. AUTHORITY is not obligated to pay for any Grant Funds related to the performance of any Project requirements occurring after the notice and effective date of the suspension or termination. In the event AUTHORITY suspends or terminates this Agreement pursuant to this paragraph, AUTHORITY shall pay any Grant Funds already invoiced by GRANTEE prior to the notice of suspension or termination, if those costs and supporting documentation are validated by AUTHORITY, except that AUTHORITY shall not be obligated to pay any Grant Funds as or for penalties, early termination fees, charges, time and materials for Project requirements not already invoiced.
- H. GRANTEE has an affirmative obligation, upon written notice by AUTHORITY that this Agreement may be suspended or terminated, to follow reasonable directions by AUTHORITY, or absent directions by AUTHORITY, to exercise a fiduciary obligation to AUTHORITY, before incurring or making further costs, expenses, obligations or encumbrances arising out of or related to this Agreement.

14. SURVIVAL OF PROVISIONS

Provisions that by their nature are intended to survive the term or termination of this Agreement do survive such term or termination. Such provisions include but are not limited to: PARTY RELATIONSHIP; INDEMNIFICATION; INSURANCE; DUTY TO NOTIFY; DATA, SYSTEMS, AND INTELLECTUAL PROPERTY; RECORDS-AVAILABILITY/ACCESS; DEFAULT AND TERMINATION; MEDIA OUTREACH; and MINNESOTA LAW GOVERNS.

15. GRANT MANAGER

Nate Hood, (“Grant Manager”), shall manage this Agreement on behalf of AUTHORITY and serve as liaison between AUTHORITY and GRANTEE.

Jon Sevald, [jsevald@daytonmn.gov](mailto:jsevald@daytonmn.gov), 763-712-3221, shall manage the Agreement on behalf of GRANTEE. GRANTEE may replace such person but shall immediately give written notice to AUTHORITY of the name, phone number and email (if available) of such substitute person and of any other subsequent substitute person.

16. COMPLIANCE AND NON-DEBARMENT CERTIFICATION

- A. GRANTEE shall comply with all applicable law, funding sources, regulations, rules, and ordinances currently in force or later enacted.
- B. GRANTEE certifies that it is not prohibited from doing business with either the federal government or the state of Minnesota as a result of debarment or suspension proceedings. GRANTEE shall immediately notify AUTHORITY if GRANTEE is debarred or suspended during the term of this Agreement.

17. NOTICES

Unless the Parties otherwise agree in writing, any notice or demand which must be given or made by a Party under this Agreement or any statute or ordinance shall be in writing and shall be sent registered or certified mail. Notices to AUTHORITY shall be sent to the County Administrator with a copy to the originating AUTHORITY department at the addresses given in the opening paragraph of this Agreement. Notice to GRANTEE shall be sent to the address stated in the opening paragraph of this Agreement or to the address stated in GRANTEE's Form W-9 provided to AUTHORITY.

18. CONFLICT OF INTEREST

GRANTEE affirms that to the best of GRANTEE's knowledge, GRANTEE's involvement in this Agreement does not result in a conflict or potential conflict of interest with any party or entity which may be affected by the terms of this Agreement. Should any conflict or potential conflict of interest become known to GRANTEE, GRANTEE shall immediately notify AUTHORITY of the conflict or potential conflict, specifying the part of this Agreement giving rise to the conflict or potential conflict, and advise AUTHORITY whether GRANTEE will or will not resign from the other engagement or representation. A conflict or potential conflict may, in AUTHORITY's discretion, be cause for termination of this Agreement.

19. MEDIA OUTREACH AND RECOGNITION

The Parties shall cooperatively and collaboratively develop any grant-related marketing which may include but is not limited to: permanent or temporary plaques or signs, news releases, public announcements, social media posts, video, civic opportunities, logos and community events. GRANTEE shall not unreasonably refuse or withhold participation from any AUTHORITY initiated marketing project, plan or strategy.

GRANTEE shall provide advance copy of the any independently developed messaging and marketing materials regarding the Program to AUTHORITY for review and approval. AUTHORITY may, in its sole discretion, reject any proposed marketing if AUTHORITY determines the proposed marketing does not reflect the spirit or intent of this Agreement or is otherwise contrary to AUTHORITY's best interests.

For clarification and not limitation, all Outreach shall be approved by AUTHORITY, by and through its Public Relations Officer or their designee(s), prior to publication or release. As used herein, the term "Outreach" shall mean all media, social media, news releases, external facing communications, advertising, marketing, promotions, client lists, civic/community events or opportunities, and/or other forms of outreach created by, or on behalf of, GRANTEE: (i) that reference or otherwise use the term "Hennepin County" or any derivative thereof in relation to this Grant Agreement or the Project requirements performed hereunder; or (ii) that directly or indirectly relate to, reference, or concern the County of Hennepin, this Agreement, the Project requirements performed hereunder, or AUTHORITY personnel, including but not limited to AUTHORITY employees and elected officials.

Additionally, in recognition of AUTHORITY's funding support for the Program, the GRANTEE agrees to include the Hennepin County logo on its website and other related project materials. GRANTEE shall also include a reference stating that funding was provided through the AUTHORITY's Love Local Storefronts Program. Hennepin County's brand guidance can be found here: <https://www.hennepin.us/brand>

20. MINNESOTA LAWS GOVERN

The laws of the state of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the Parties. The appropriate venue and jurisdiction for any litigation will be those courts located within the County of Hennepin, state of Minnesota. Litigation, however, in the federal courts involving the Parties will be in the appropriate federal court within the state of Minnesota.

21. PERSONAL PROPERTY TAX, PROPERTY TAX, AND INCOME TAX

- A. GRANTEE affirms that it and its officers have paid all Hennepin County personal property taxes and property taxes due on all of its Hennepin County properties for taxes owed on or before the date of the execution of this Agreement. If AUTHORITY finds that property taxes have not been paid by GRANTEE, GRANTEE's owner and GRANTEE's board of directors (if any), AUTHORITY may refuse to disburse Grant Funds or require the return of all or part of the Grant Funds already disbursed.
- B. GRANTEE acknowledges that Grant Funds may be subject to federal and/or state or local taxes. Except as part of a tax-specific outreach program, AUTHORITY

cannot provide tax advice and encourages GRANTEE to consult with a professional tax advisor.

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DRAFT

EXECUTIVE DIRECTOR AUTHORIZATION

Reviewed for AUTHORITY by  
the County Attorney's Office:

HENNEPIN COUNTY HOUSING AND  
REDEVELOPMENT AUTHORITY  
STATE OF MINNESOTA

{ {Sig\_es\_:signer3:signature} }  
{ { N\_es\_:signer3:fullname} }  
{ { ttl\_es\_:signer3:title} }  
{ { Dte\_es\_:signer3:date} }

By:

{ {Sig\_es\_:signer5:signature} }  
{ { N\_es\_:signer5:fullname} }  
Executive Director  
{ { Dte\_es\_:signer5:date} }

Reviewed for AUTHORITY by:

{ {Sig\_es\_:signer4:signature} }  
{ { N\_es\_:signer4:fullname} }  
{ { ttl\_es\_:signer4:title} }  
{ { Dte\_es\_:signer4:date} }

Document Assembled by:

{ {Sig\_es\_:signer1:signature} }  
{ { N\_es\_:signer1:fullname} }  
{ { ttl\_es\_:signer1:title} }  
{ { Dte\_es\_:signer1:date} }

{ {Exh\_es\_:signer1:attachment:label("Attachments")} }

GRANTEE

GRANTEE warrants that the person who executed this Agreement is authorized to do so on behalf of GRANTEE as required by applicable articles, bylaws, resolutions or ordinances.\*

By:

{ {Sig\_es\_:signer2:signature} }  
{{ N\_es\_:signer2:fullname}}  
{{ ttl\_es\_:signer2:title}}  
{{ Dte\_es\_:signer2:date}}

\*GRANTEE represents and warrants that it has submitted to AUTHORITY all applicable documentation (articles, bylaws, resolutions or ordinances) that confirms the signatory's delegation of authority.

## **ATTACHMENT A SCOPE OF SERVICES**

**Consistent with Section 12B of this Agreement, the Parties may modify this Scope of Services by written agreement of both Parties without the need of a formal amendment, provided that such modification does not change the Grant Funds.**

The Love Local Storefronts program provides Grant Funds to cities to reimburse eligible property owners and businesses for qualifying façade improvements to enhance business districts and commercial corridors. Funding amounts range from \$5,000 to \$15,000 per property, require at least a 1:1 match from the property or business owner, and are provided as reimbursement.

Cities will manage their own outreach to local businesses, as well as evaluate applications for funding. Hennepin County HRA will provide communications templates and Love Local branded materials for cities to incorporate in their promotional efforts.

### **Eligible properties**

To be eligible for reimbursement, the property must:

- Be a commercial building on Robinson Street, Division Street, and Dayton River Road in Dayton, from the Crow River bridge to Lawndale Lane, as shown in Attachment C, with a public, street-facing storefront that contains at least:
  - One for-profit, independent, and locally owned retail, food and beverage, or service business with fifty (50) or fewer employees that is open to the public, OR
  - One non-profit organization with a social enterprise that is open to the general public and operates in a manner similar to a retail business with regular hours (i.e. a thrift shop, coffee shop, etc.)

### **Eligible Recipients**

Eligible Recipients include property owners or tenant business owners with written notarized permission from the property owner to apply for and participate in the Program, and who are selected by GRANTEE for participation in the Program. Eligible Recipients must demonstrate that:

- They are current on property taxes
- All benefiting businesses are registered and in good standing with the Minnesota Secretary of State and are not barred from contracting with the federal government or the State of Minnesota due to suspension or debarment
- None of the businesses or entities benefiting are engaged in developing or managing residential housing, are primarily earning from passive investments, lobbying, gambling, or adult entertainment, or whose income is mainly derived from asset appreciation and resale

### **Eligible and ineligible activities**

The following building façade improvements made by Eligible Recipients are eligible for reimbursement under this program:

- Exterior painting or re-siding as part of larger façade improvements
- Restoration of exterior finishes and materials
- Substantial masonry repairs and tuck pointing
- Removal of architecturally incompatible exterior finishes and materials
- Restoration of historic architectural details
- Replacement of façade lighting to be pedestrian scale and architecturally compatible
- New or restored window and doors
- Window and cornice flashing and repair
- Canopy or awning installation or repair
- Permanent signage as part of a larger façade improvement
- Exterior ADA upgrades
- Additional improvements not listed as ineligible (below) may be considered with prior approval from Hennepin County HRA staff

The following activities are **not** eligible for reimbursement:

- Improvements completed prior to date of project approval
- Improvements outside of the approved project scope
- Items considered routine maintenance
- Billboards
- Roofing
- Mechanical and HVAC systems
- Interior work
- Temporary fixtures or items
- Interior window displays
- Security systems
- Trash and mechanical enclosures
- Landscaping
- Parking lot improvements
- Fencing
- Improvements not visible from the street
- Improvements to buildings that have received a reimbursement or payment through façade improvement funding with Hennepin County or AUTHORITY funds within the last three years. See Section 2 of the Agreement for further detail on this requirement.

Reimbursement under this Agreement is limited to hard construction costs associated with eligible façade improvements. Soft costs, including but not limited to architectural or engineering services, design fees, consulting services, renderings, and permit or inspection fees, are not eligible for reimbursement.

### **Project approval**

AUTHORITY staff will either provide GRANTEE with an application to be used in evaluating requests for funding or coordinate with GRANTEE to ensure that the application collects all of

the needed project information in order to determine Program eligibility, a description of proposed activities, and confirmation of the required matching funds from the applicants. GRANTEE is responsible for ensuring that each project meets Program eligibility criteria, as well as any city requirements such as zoning and building codes. For project approval, GRANTEE shall provide the following information, along with a copy of the application, to AUTHORITY:

- Eligible Recipient information, including applicant's name, applicant's address, name of business, property address, number of employees, description of business, and confirmation that property taxes are current
- Confirmation that the property meets all eligibility criteria, including being registered and in good standing with the Minnesota Secretary of State, not debarred or suspended from contracting with the federal government or State of Minnesota, involved with managing or developing residential housing, or engaged in a business defined as ineligible in the Program Guidelines.
- Project description, including a written scope of work including a concise summary of the work to be completed and a clear description of all tasks to be performed
- Confirmation that all project activities are eligible for reimbursement
- Building photos that show the area where work will take place that provide sufficient detail of the current conditions
- Confirmation that the project can be completed by April 1, 2027
- If the property is not currently occupied, a signed lease agreement indicating the future business tenant

The above information must be submitted to AUTHORITY for project approval prior to finalizing any agreement with a property owner or business. Work that is done prior to, or without, AUTHORITY approval is not reimbursable.

### **Reimbursement requirements**

All reimbursement requests must be received by Hennepin County HRA staff no later than April 30, 2027, to be considered for reimbursement. Work closely with property owners to ensure that final invoices and proof of payment are received by the City in time to submit to the Hennepin County HRA for reimbursement.

Requirements for invoicing are included in Attachment B.

GRANTEES are encouraged to reach out to Nate Hood at [Nathaniel.Hood@hennepin.us](mailto:Nathaniel.Hood@hennepin.us) with any questions and project updates.

## **ATTACHMENT B**

### **Invoicing Cover Sheet and Documentation Requirements**

Love Local Storefronts reimbursements require the Invoice Cover Sheet and the following documentation to be reviewed and approved. Use the list below to make sure everything is included. The deadline for submitting invoices is April 30, 2027.

#### **Reimbursement Documentation**

- Completed invoice cover sheet
- Before and after photos of the completed work with sufficient detail to determine the condition of the building and the quality of the work
- Proof that permitting requirements have been satisfied
- Final invoices from the contractor showing the total cost of the project
- Receipts for all materials, supplies, and labor (if they're not on the invoice)
- Proof of match documentation (owner and city, if applicable)
- Lien waiver and other proof of payment for invoices, including:
  - Cancelled checks, receipts, and/or ACH confirmations from the business or property owner to the contractor that show that the debt has been satisfied and that there are no claims against the property

**ATTACHMENT C**  
Eligible Properties



*Dayton Liquor, 18640 Richardson Street (one-story building). McNeil Building, 18610/18620 Richardson Street.*



*Dayton Bar, 18481 Richardson Street.*

**ITEM:**

Discussion – 2027 Budget

**APPLICANT/PRESENTER:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

Discussion of 2027 budget

**BACKGROUND:**

Budget planning runs May – August. Department Heads submit their budget requests in June. The City Council adopts a Preliminary Budget in September and a Final Budget in December, with no significant changes between September and December.

In recent years, the Council’s direction has been for budgets to keep pace with tax capacity. Generally, this is an 8-9% annual increase.

The 2026 EDA Levy is **\$25,000**, intended to cover operational expenses. MN Statute allows a maximum EDA Levy of 0.0183% of the estimated market value.<sup>1</sup> This equals **\$448,660**.

The attached worksheet includes line items for various expenses, and “one pager” explanations. The worksheet far exceeds the amount of the maximum EDA levy and is intended to be a conversation starter regarding what expenses and activities are most likely to further the goals of the EDA’s Economic Development Strategy Plan.

**CRITICAL ISSUES:**

The EDA and City Council should be agreeable on the EDA’s budget.

The Budget Worksheet includes a number of subscription services, either providing market data or marketing services. Vendors would like to attend a future EDA meeting (remotely) to provide demonstrations.

The Budget Worksheet does not include costs for community events (discussed at April 21<sup>st</sup> EDA meeting). The EDA needs to clarify what events the EDA wants to sponsor.

**STAFF RECOMMENDATION:**

Staff’s recommendation is to levy the maximum amount (\$448,660), budget for the minimum needed, and save the remainder for future land purchases.

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<sup>1</sup> MN Statute [469.107, Subd 1](#) (City tax levy)

ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING

The EDA does not need to make a decision now, but should provide an indication if to request the maximum levy, or a lesser amount. If lesser, then that amount can be determined a future meeting this spring/summer.

**RELATIONSHIP TO COUNCIL GOALS:**

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	<ul style="list-style-type: none"> <li>Review housing type and lot size by %'s.</li> </ul>	<ul style="list-style-type: none"> <li>Proportionate housing types available</li> </ul>	A) Begin work on Comp Plan – Create Timeline for Completion B) Develop Rental Housing Ordinance C) Seek out businesses more often D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Large Area Plan – Breakdown of Comp Plan Decades F) Review Parking Code Requirements
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>Total amount of Funding provided</li> <li>Number of rentals available and where they are located</li> </ul>	<ul style="list-style-type: none"> <li>Maintain grant program</li> <li>Manage number of rentals</li> </ul>	
	Healthy Commercial Sector with services and job growth	<ul style="list-style-type: none"> <li>Net difference of businesses movement including their employment</li> </ul>	<ul style="list-style-type: none"> <li>Maintain a positive difference in business movement</li> </ul>	

**BUDGET IMPACT:**

TBD. The Budget Worksheet does not account for any existing EDA funds.

**ATTACHMENT(S):**

Budget worksheet  
 One Pagers

**2027 EDA Expenditures**

Black text = Needs

Blue text = Additionally recommended

Purple text = Previously discussed by EDA

Fund	Dept #	GL #	Description	Qty	Price	Subtotal	TOTAL
225-41710-50210	225		<b>Operating Supplies</b>				\$ 3,500
			Misc	1	\$ 500	\$ 500	
			Flower Pots	8	\$ 125	\$ 1,000	
			Marketing Print	1	\$ 2,000	\$ 2,000	
____-____-____	225		<b>Subscription Memberships</b>				\$ 78,160
			Marketing Placier.ai	1	\$ 13,000	\$ 13,000	
			CoStar	12	\$ 430	\$ 5,160	
			Golden Shovel - Mkt Strategy		\$ 15,000	\$ 15,000	
			Golden Shovel - Website		\$ 25,000	\$ 25,000	
			Golden Shovel - Digital Mkt		\$ 15,000	\$ 15,000	
			Golden Shovel - Reverse Forensics		\$ 5,000	\$ 5,000	
225-41710-50300	225		<b>Professional Services</b>				\$ 90,600
			Professional Elevate Hennepin	1	\$ 2,500	\$ 2,500	
			Legal Eckberg Lammers	12	\$ 1,000	\$ 12,000	
			Real Estate IAG	6	\$ 600	\$ 3,600	
			Financial Ehlers			\$ 2,500	
			Professional Stantec - Utility Box inventory	1	\$ 40,000	\$ 40,000	
			Professional TKDA- RR Spur feasibility, grant app	1	\$ 30,000	\$ 30,000	
225-41710-50510	225		<b>Land Acquisition</b>				\$ 400,000
			Unidentified			\$ 400,000	
____-____-____	225		<b>Revolving Loan Program</b>				\$ 300,000
____-____-____			<b>Refunds &amp; Reimbursements</b>			\$ 200,000	
____-____-____	225		<b>Signage</b>				\$ 104,000
			Signage Balsam Gateway Sign	1	\$ 100,000	\$ 100,000	
			Signage Historic Narrative Signs	1	\$ 4,000	\$ 4,000	
____-____-____	225		<b>Non-exempt Property Tax</b>				\$ 54,486
			18741 Robinson St 3612123410010		\$ 896	\$ 896	\$ 896
			3612123410011		\$ 477	\$ 477	\$ 477
			3612123410012		\$ 493	\$ 493	\$ 493
			3612123410021		\$ 1,724	\$ 1,724	\$ 1,724
			183XX Robinson St 3112122310056		\$ 896	\$ 896	\$ 896
			Dayton Difference 3112022130010		\$ 1,520,789	\$ 50,000	\$ 50,000
							<b>\$ 1,030,746</b>

<b>MAXIMUM EDA LEVY</b>	<b>\$ 448,660</b>
Needs	\$ 76,586
Additionally recommended	\$ 500,000
Previously discussed by EDA	\$ 454,160

**Operating Supplies**

Fund	Dept #	GL #	Description	Qty	Price	Subtotal	TOTAL
225-41710-50210	225		Operating Supplies				\$ 3,500
			Misc	1	\$ 500	\$ 500	
			Flower Pots	8	\$ 125	\$ 1,000	
			Marketing	1	\$ 2,000	\$ 2,000	
			Print				

\$500 Misc Unanticipated expenses and overruns.

\$1,000 Flower Pots Old Village flowerpots, materials, \$200 gift card for Jane Ramunno. 2025 costs = \$910.

\$2,000 Marketing Miscellaneous print advertisement. 2025 Minuteman Press estimate; 4,000 8.5" X 5.5" (\$819) + bulk postage (\$1,280).

In recent years, the EDA has discussed creating semi-annual mailers, advertising the EDA's low interest loan program, and promoting the work of the EDA.

**Subscription Memberships**

		225	Subscription Memberships						\$ 78,160
			Marketing	Placier.ai	1	\$ 13,000	\$ 13,000		
				CoStar	12	\$ 430	\$ 5,160		
				Golden Shovel - Mkt Strategy		\$ 15,000	\$ 15,000		
				Golden Shovel - Website		\$ 25,000	\$ 25,000		
				Golden Shovel - Digital Mkt		\$ 15,000	\$ 15,000		
				Golden Shovel - Reverse Forensics		\$ 5,000	\$ 5,000		

\$13,000 [Placier.ai](#)

Tracks locations via GPS in smartphones to create heat maps of activity. Can identify popular areas visited by Dayton residents (e.g. grocer in Maple Grove) which can be used to target retailers to look at Dayton sites.

- Pro: Current data, easy visuals.
- Con: Site Selectors use this or something similar (duplication)

\$5,160 [CoStar](#)

Database of commercial real estate for sale, transactions, lease expirations. Can be used to market Dayton properties to specific industrial users whose lease expires in 2-3 years.

- Pro: This is what realtors use.
- Con: Duplication

\$15,000 Golden Shovel – [Marketing Strategy](#)

Consultant services.

\$25,000 Golden Shovel – [Website](#)

More professional website than City's standard website (see [Shoreveiw](#)).

\$15,000 Golden Shovel – [Digital Marketing](#)

Marketing.

\$5,000 Golden Shovel – Reverse Forensics

Targeted marketing towards visitors of city's website and social media (e.g. popup ads to devices that visit Dayton sites).

- Pro: Professional and targeted.
- Con: Cost.

Dayton is in a location where it does not need to advertise. Staff regularly receive inquiries from developers looking for opportunities that don't exist (no utilities), or land that is over-priced. If the EDA is to market land, these subscriptions allow the city to be proactive instead of reactive.

**Professional Services**

225-41710-50300	225	Professional Services							
			Professional	Elevate Hennepin	1	\$ 2,500	\$ 2,500		
			Legal	Eckberg Lammers	12	\$ 1,000	\$ 12,000		
			Real Estate	IAG	6	\$ 600	\$ 3,600		
			Financial	Ehlers			\$ 2,500		
			Professional	Stantec - Utility Box inventory	1	\$ 30,000	\$ 30,000		
			Professional	TKDA- RR Spur feasibility, grant app	1	\$ 30,000	\$ 30,000		
									<b>\$ 80,600</b>

\$2,500 Elevate Hennepin Provides support services and mentoring for small businesses

Pro: Free resource for small businesses with a specific need.

Con: Only valuable if used.

\$12,000 Eckberg Lammers EDA attorney. Assumes attending EDA meetings as needed, consulting on various matters.

\$3,600 IAG Commercial EDA Realtor. Assumes consulting services not related to EDA property for sale.

\$2,500 Ehlers Associates EDA financial advisor. Assumes consulting services prior to a development proposal (when a developer request a financial subsidy, they pay an escrow for Ehlers to conduct a financial analysis).

\$40,000 Stantec – Utility Box inventory Stantec to conduct inventory of utility structures (\$30,000). Intern to follow up on enforcement of damaged/inoperable structures (\$10,000).

Pro: Proactive enforcement.

Con: Not a role of the EDA.

\$30,000 TKDA – RR Spur TKDA to conduct feasibility of railroad spur, and prepare a grant application.

Pro: Business assistance.

Con: Cemstone is not ready for a spur.

Advisor services are critical when needed, and expensive. Unspent funds go back into EDA’s general account.

**Land Acquisition**

225-41710-50510	225	Land Acquisition						\$ 400,000
				Unidentified			\$400,000	

\$400,000 Unidentified

Generic amount toward acquiring small pieces of land to assemble for larger redevelopment.

Pro: The EDA has exhausted its funding for land acquisition.

Con: \$400,000 is not enough.

Specific to Old Town, developers have inquired if the Lent project can be bigger. Yes, but not at the EDA's expense. The EDA has considered acquiring adjacent properties to assemble into a larger project, but declined to purchase due to costs. If the EDA assembles properties, this makes it easier and more attractive when marketing for redevelopment.

**Revolving Loan Program & Reimbursements**

-	-	225	Revolving Loan Program		2	\$ 50,000	\$100,000	\$ 300,000
-	-		Refunds & Reimbursements				\$200,000	

**\$100,000 (2) Revolving Loans**

The EDA administers a low interest loan program, up to \$50,000 for targeted locations. If the EDA is to continue to offer this program, it needs to maintain funding.

- Pro: Basic EDA service.
- Con: Never been used.

**\$200,000 Refunds & Reimbursements**

This is a budget for incentives (businesses locating or expanding in Dayton). As-is, incentives are paid for by reducing development fees (water & sewer trunk fees, park & trail dedication fees).

- Pro: Budgeting for business incentives means maintaining funding source for intended infrastructure costs.
- Con: Cost is the same, but different source method. By reducing trunk fees, the difference is paid by user fees (sewer/water) and property taxes (parks & trails).

EDA should consider replacing the Revolving Loan fund with a Forgivable Loan program to repair commercial properties in distress, e.g. façade improvements, parking lot repair, new signage, etc. Intent is to enhance decapitated properties, whether or not the business is viable. Otherwise, the business will deter reinvestment by neighbors and deter others from investing in the area.

Occasionally, developers will request city financial assistance with development costs, such as infrastructure (roads, traffic signals), land, building and equipment. Generally, the City Council is not supportive of Tax Increment Financing (TIF) but has reduced Development Fees when justified. The reduced fee income affects future projects. This lack of funding either postpones other projects, or results in higher property taxes to make up the difference. Either way, the \$200,000 suggested expenditure is paid by tax payers. \$200,000 is a generic amount (Graco was provided a \$200,000 incentive to locate their \$21+ million office building in Dayton instead of Rogers).

**Signage**

	225	Signage						\$ 104,000
			Signage	Balsam Gateway Sign	1	\$ 100,000	\$ 100,000	
			Signage	Historic Narrative Signs	1	\$ 4,000	\$ 4,000	

\$100,000 Balsam Gateway Sign

Monument sign with digital display to be located at Raintree Plaza. Digital display to advertise community events and Dayton businesses (paid advertisement).

Pro: Similar signs in Champlin, Ramsey.  
 Con: Should EDA or city assume costs for all gateway signage?

\$4,000 Historic Narrative Sign

Per sign cost for bronze sign depicting a story and image featuring history of Old Town. This was previously discussed by the EDA or Park Commission (staff does not remember which).

Pro: Community pride.  
 Con: Expense.



**Non-exempt Property Tax**

	225	Non-exempt Property Tax						
			18741 Robinson St	✓	3612123410010	\$ 896	\$ 896	\$ 54,486
				✓	3612123410011	\$ 477	\$ 477	
				✓	3612123410012	\$ 493	\$ 493	
				✓	3612123410021	\$ 1,724	\$ 1,724	
			183XX Robinson St	✓	3112122310056	\$ 896	\$ 896	
			Dayton Difference	✓	3112022130010	\$1,520,789	\$ 50,000	

\$55,000 Property taxes

Estimated property taxes for EDA property; Lent, Robinson Street tax forfeit, Triangle property.