

City of Dayton
Economic Development Authority (EDA)
May 20, 2025
7:30 a.m.

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

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.

7:30 2. **Approval of the Agenda**

7:30 3. **Consent Agenda**

- A. Approval of Minutes, April 15, 2025
- B. EDA Treasurer's Report
- C. Summary of Non-Residential inquiries

7:30 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.

7:30 5. **Old Business**

- A. Flower Pot sponsorships
- B. Damaged/Abandoned Utility Boxes
- C. Sidewalk Repairs in Old Village
- D. Dayton Legislative Bills Status Update

6. **New Business**

- 7:35 A. Discussion – Lent Property Concept Plan
- 8:05 B. Discussion – Marketing of Tax Forfeit property
- 8:20 C. Discussion – EDA Mission Statement

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

- 8:30 A. Staff Updates
- 8:35 B. EDA Member Updates

8:35 8. **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: 18771 Robinson St, Dayton, MN 55327, PID: 36-121-23-41-0020.

8:45 9. **Closed Session**

Pursuant to MN Statute 13D.05, Subd 3(c)(3) a closed session shall be conducted to develop or consider offers or counter offers for the purchase or sale of real or personal property located at: 180XX Territorial Road, Dayton, MN 55327, PID: 31-120-22-13-0010; 176XX Territorial Road, Dayton, MN 55327, PID: 31-120-22-41-0005 and PID: 31-120-22-41-0010.

The next EDA meeting will be on Tuesday, June 17, 2025, at 7:30 am

8:55 10. **Adjourn**



CITY OF DAYTON
ECONOMIC DEVELOPMENT STRATEGY PLAN (2022)
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. Promote the growth of a “City Center” located [at] Territorial Road and Holly Lane Area
 6. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village
 7. Provide greater clarity around when and how to use City Assistance for projects
 8. Strengthen quality of life within Dayton through enhancement of recreational opportunities
 9. Use Economic Development resources to promote a full range of housing choices within Dayton
-

**MINUTES OF THE APRIL 15, 2025
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

Call to Order

Chair Huttner called the EDA meeting to order at 7:30 AM on April 15, 2025.

Roll Call

Present: Anderson, Fashant, Huttner, Luther, Peralta, Salonek

Absent: Bernens; Jon Sevald, Community Development Director

Also, in attendance: Hayden Stensgard, Associate Planner II; Zach Doud, City Administrator/Finance Director

Approval of the Agenda

Huttner asked if anyone had changes or updates to the agenda.

Fashant motioned to approve the agenda. Anderson seconded. The motion carried unanimously 6-0.

Tim Huttner suggested appointing a temporary Treasurer due to Jack's absence.

Salonek motioned to appoint Juan Peralta as Interim Treasurer until Jack returns. Luther seconded. The motion carried unanimously 5-0, with Peralta abstaining.

Consent Agenda

A. Approval of Minutes, March 18, 2025

B. EDA Treasurer's Report

C. Summary of Commercial/Industrial Inquiries

Stensgard provided an overview of the commercial/industrial inquiries summary. Stensgard noted that some entries were duplicates due to multiple points of contact for certain projects. The list included RFIs (Requests for Information) from Minnesota DEED for cities in specific areas. Stensgard explained that these processes can take 6-12 months to identify a site.

Anderson and Huttner expressed surprise at the amount of interest in Dayton. Stensgard mentioned that the majority of inquiries were for warehouse and distribution facilities.

The EDA members discussed the value of receiving these inquiry reports regularly. Salonek stated that they would hear about developments when they occur. Stensgard noted that providing updated status lists of inquiries is consistent with practices in other communities he works with.

Anderson mentioned an article about Eagan's economic development efforts, which led to a brief discussion about Eagan's industrial development history.

Peralta motioned to approve the consent agenda. Luther seconded. The motion carried unanimously.

Open Forum

There was no one online or in session for open forum.

Old Business

A. Flower Pot Sponsorships

Stensgard reported that they would reach out to previous sponsors to see if they wanted to renew their sponsorships. The EDA discussed including information about flower pot sponsorships in the upcoming communicator.

Additional conversation ensued about the Communicator versus the brochure that was priorly discussed. Anderson is going to work on items for the Communicator for the EDA page.

B. Damaged/Abandoned Utility Boxes

C. Sidewalk Repairs in Old Village

D. Dayton Legislative Bills Status Update

Stensgard provided an update on the legislative bills, noting that appropriations are typically included in omnibus bills rather than passed separately. Stensgard mentioned that there were minimal dollars initially included for city appropriations in the current omnibus bills. Huttner stated that as of Monday, all three of their EDA bills were still in effect.

E. Lent Property Update

(see Additional Discussion below)

New Business

(none)

Staff & Board Updates (verbal)

A. Staff Updates

Stensgard stated that he had no additional staff updates beyond what was already discussed in old business.

B. EDA Member Updates

Closed Session

Huttner announced that the EDA would enter into a closed session pursuant to Minnesota statute 13 D .05 subsection 3(c) (3) to develop and/or consider offers or counter offers for the purchase or sale of real estate property located at: 18XXX Territorial Road, MN 55327, PID: 31- 120-22-13-0010.

Luther motioned to enter into closed session. Fashant seconded. All were in favor.

The EDA entered into closed session at 7:53 am.

Luther motioned to end the closed session. Peralta seconded. All were in favor.
The EDA ended the closed session at 8:16am.

Additional Discussion

After returning from closed session, the EDA continued discussions about the Lent property. They discussed on the buildable area above the floodplain, which was estimated to be around 700 square feet. The EDA members expressed interest in exploring options to increase the buildable area and potentially use the property for a restaurant or cafe.

Stensgard informed the EDA that Stantec is working on creating concept ideas for the Lent property when it becomes vacant. Stensgard mentioned that these concepts would likely be available for review in May.

Doud joined in to answer the accounting and tax questions.

Stensgard answered zoning questions and options for the property.

The EDA requested that staff investigate the following on the property for the next meeting:

- How to increase the square footage of buildable area
- Rules and regulations related to building in the floodplain
- Potential mitigation options

Stensgard stated these items can be further clarified at the next meeting.

Adjourn

Peralta motioned to adjourn the meeting. Anderson seconded. All were in favor. The meeting was adjourned at 8:35 AM.

Respectfully submitted,
Jon Sevald, Community Development Director

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	END BALANCE 12/31/2024	2025 AMENDED BUDGET	YTD BALANCE 04/30/2025	ACTIVITY FOR MONTH 04/30/25	AVAILABLE BALANCE	% BDGT USED
Fund 225 - EDA							
Dept 40700 - Misc Revenue							
Account Type: Revenue							
225-40700-36210	Interest Earnings	30,730.50	0.00	9,384.02	0.00	(9,384.02)	100.00
225-40700-39000	Other Financing Sources	1,800.00	0.00	0.00	0.00	0.00	0.00
Total Revenue:		32,530.50	0.00	9,384.02	0.00	(9,384.02)	100.00
Net - Dept 40700 - Misc Revenue		32,530.50	0.00	9,384.02	0.00	(9,384.02)	
Dept 41710 - Plannning & Economic Dev							
Account Type: Expenditure							
225-41710-50210	Operating Supplies	2,064.46	0.00	0.00	0.00	0.00	0.00
225-41710-50300	Professional Srvs	16,591.80	0.00	13,356.90	2,500.00	(13,356.90)	100.00
225-41710-50370	Property Tax Payments	0.00	0.00	652.50	0.00	(652.50)	100.00
225-41710-50510	Land	10,000.00	0.00	143,242.88	0.00	(143,242.88)	100.00
Total Expenditure:		28,656.26	0.00	157,252.28	2,500.00	(157,252.28)	100.00
Net - Dept 41710 - Plannning & Economic Dev		(28,656.26)	0.00	(157,252.28)	(2,500.00)	157,252.28	
Fund 225 - EDA:							
TOTAL REVENUES		32,530.50	0.00	9,384.02	0.00	(9,384.02)	100.00
TOTAL EXPENDITURES		28,656.26	0.00	157,252.28	2,500.00	(157,252.28)	100.00
NET OF REVENUES & EXPENDITURES		3,874.24	0.00	(147,868.26)	(2,500.00)	147,868.26	100.00

April 2025 inquires to city regarding non-residential development. Projects are "Anonymous" until a Land Use Application is submitted. Significant projects are color-coded to identify conversation strings.

DATE	CATEGORY	DESCRIPTION	FACILITY	JOBS	INVESTMENT	STATUS
4/1/2025	Industrial	New Construction	Spec Industrial	?	\$ 12,600,000	Scannell. Ongoing.
4/1/2025	Industrial	Existing	Manufacturing	?	?	Anonymous. Information provided by owner to city for DEED RFP.
4/3/2025	Other	New Construction	Parking Lot	0	?	Anonymous. Q: off-site parking lot for employees of Plymouth business. A: Not permitted.
4/3/2025	Other	Moratorium	-	0	\$ -	Anonymous. Discussion of Moratorium.
4/3/2025	Industrial	New Construction	Spec Industrial	?	\$ 12,600,000	Scannell. Ongoing.
4/4/2025	Other	Moratorium	Spec Industrial	?	?	Oppidan. Ongoing.
4/7/2025	Other	Moratorium	Spec Industrial	?	?	Oppidan. Ongoing.
4/8/2025	Industrial	Expansion	Waste Transfer Facility	?	?	Anonymous. Ongoing.
4/8/2025	Industrial	New Construction	Spec Industrial	?	\$ 12,600,000	Scannell. Ongoing.
4/9/2025	Industrial	Expansion	Waste Transfer Facility	?	?	Anonymous. Ongoing.
4/9/2025	Industrial	New Construction	Manufacturing	120	undisclosed	Anonymous. DEED RFP.
4/10/2025	Commercial	New Construction	Retail	?	?	Anonymous. Information provided.
4/10/2025	Mixed-Use	Subdivision	ROW	?	?	Dayton Creek Addition. Ongoing.
4/11/2025	Industrial	New Construction	Manufacturing	120	undisclosed	Anonymous. DEED RFP.
4/11/2025	Industrial	New Construction	Manufacturing	120	undisclosed	Anonymous. DEED RFP.
4/11/2025	-	-	-	-	-	Monthly discussion with IAG Real Estate Brokers
4/14/2025	Industrial	New Construction	Contractors Yard	?	?	Anonymous. Information provided.
4/14/2025	Mixed-Use	Subdivision	ROW	?	?	Dayton Creek Addition. Ongoing.
4/15/2025	Industrial	New Construction	Contractors Yard	?	?	Anonymous. Information provided.
4/15/2025	Industrial	Existing	Subdivision	-	-	Spanier Addition. Ongoing.
4/15/2025	Industrial	New Construction	Spec Industrial	?	\$ 12,600,000	Scannell. Ongoing.
4/16/2025	Coammercial	Vacant land	Commercial	?	?	Information provided by realtor to staff.
4/16/2025	Industrial	Existing	Manufacturing	200	undisclosed	Anonymous. DEED RFP. Information provided by owner to city.
4/16/2025	Industrial	New Construction	Spec Industrial	?	\$ 12,600,000	Scannell. Ongoing.
4/17/2025	Industrial	New Construction	Concrete Mixing Plant	?	?	Anonymous. Q: 40-acres available? A: No.

April 2025 inquires to city regarding non-residential development. Projects are "Anonymous" until a Land Use Application is submitted. Significant projects are color-coded to identify conversation strings.

DATE	CATEGORY	DESCRIPTION	FACILITY	JOBS	INVESTMENT	STATUS
4/17/2025	Industrial	Existing	Waste Transfer Facility	?	?	Anonymous. Ongoing.
4/17/2025	Mixed-Use	Subdivision	ROW	?	?	Dayton Creek Addition. Ongoing.
4/17/2025	Commercial	New Construction	Event Center	?	?	Anonymous. Ongoing.
4/18/2025	Industrial	New Construction	Manufacturing	120	undisclosed	Anonymous DEED RFP.
4/18/2025	Industrial	New Construction	Contractors Yard	?	?	Telcom. Concept Plan.
4/18/2025	Industrial	New Construction	Manufacturing	120	undisclosed	Anonymous. DEED RFP. Response submitted.
4/22/2025	Industrial	Existing	Manufacturing	200	undisclosed	Anonymous. DEED RFP. Information provided by utilities.
4/22/2025	Industrial	Existing	Manufacturing	200	undisclosed	Anonymous. DEED RFP. Information provided by owner.
4/22/2025	Industrial	New Construction	Spec Industrial			Anonymous. Information provided re: tax forfeit property.
4/23/2025	Industrial	Moratorium	Subdivision			Anonymous. Discussion of Moratorium.
4/23/2025	Industrial	New Construction	Manufacturing	120	undisclosed	Anonymous. DEED RFP. Information provided by utilities.
4/23/2025	Industrial	New Construction	Manufacturing	200	undisclosed	Anonymous. DEED RFP. Information provided by utilities.
4/23/2025	Industrial	New Construction	Spec Industrial	?	?	Scannell. Ongoing.
4/24/2025		Moratorium				Anonymous. Information provided.
4/24/2025	Commercial	New Construction	Convenience Store	?	?	Anonymous. Information provided.
4/24/2025	Industrial	New Construction	Manufacturing	200	undisclosed	Anonymous. DEED RFP
4/24/2025	Industrial	Existing	Manufacturing	?	?	Anonymous. Discuss potential tenet for vacant building.
4/24/2025	Industrial	New Construction	Manufacturing	200	undisclosed	Anonymous. DEED RFP. Information provided by utilities.
4/25/2025	Industrial	New Construction	Spec Industrial	?	?	Anonymous. Information provided re: tax forfeit property.
4/25/2025	Industrial	Existing	Manufacturing	200	undisclosed	Anonymous. DEED RFP. Response submitted.
4/25/2025	Commercial	New Construction	Convenience Store	?	?	Anonymous. Information provided.
4/28/2025	Other	Moratorium	Spec Industrial	?	?	Oppidan. Discussed Moratorium.
4/28/2025	Industrial	Existing	Waste Transfer Facility	?	?	Anonymous. Ongoing.
4/28/2025	Industrial	New Construction	Spec Industrial	?	\$ 12,600,000	Scannell. Ongoing.
4/29/2025	Mixed-Use	New Construction		?	?	Lent Property. Toured site with consultant.
4/30/2025	Industrial	New Construction	Contractors Yard	?	?	Telcom. Concept Plan submitted.

ITEM:

Flower Pot Sponsorships

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

Since 2023, the EDA has offered the public the opportunity to sponsor a Flower Pot in Old Town. Sponsorships were reduced from \$200 to \$125 to encourage more public involvement (vs. businesses). Sponsorship opportunities will be posted on the website, Dayton app, and Facebook. In the event there is a lack of sponsorships from the public, EDA members intend to sponsor.

	2023	2024	2025
1	Earl & Lucy Durant Family	Earl & Lucy Durant Family	Rick Durant
2	Dayton Wine & Spirits	Dayton Wine & Spirits	Dayton Wine & Spirits
3	The Knutson Family	Connie & Scott Salonek	The Maltzen Family
4	Bernie Kemp, Counselor Realty	Excel Roofing	Bernie Kemp, Counselor Realty
5	Huttner Automotive Repair	Huttner Automotive Repair	Senate District 34, DFL
6	King Solutions, Inc	Ziegler Rental	
7	The Maltzen Family	Matt Trost	
8	The Red Tree Ranch – The Yancy Family	Matt Trost	

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:*Maintain and Enhance the Natural and Rural Community Connection*

- *Provide and enhance public recreation space*
- *Promote Dayton's unique identity and community cohesion*

ROLE OF EDA:

No action required.

RECOMMENDATION:

None.

ATTACHMENT(S):

None

ITEM:

Damaged/Abandoned Utility Boxes

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

In 2024, the EDA complained 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. Stantec can inventory boxes, and document locations of those damaged. Staff can follow up with enforcement action. Generally, if a box is marked (e.g. Quest), Staff will notify the utility providing an enforcement letter. If no action is taken, the City can file a complaint with the PUC. There are 52 eligible telecommunication providers in Dayton. Providers share utility boxes.

Since right-of-way Maintenance is outside the purview of the EDA, the EDA should request that the City Council provide direction to Staff.

CRITICAL ISSUES:

None

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure.

ROLE OF EDA:

Motion to request City Council to direct Staff to inventory utility boxes and conduct code enforcement of damaged and inoperable utility boxes.

RECOMMENDATION:

None

ATTACHMENT(S):

None

ITEM:

Sidewalk Repairs in Old Village

APPLICANT/PRESENTERS:

N/A

PREPARED BY:

Jon Sevald, Community Development 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 ½" gap (crack), and ¼" change in level (one panel being higher than the other), along with curb ramps. Certain sections of sidewalks are non-compliant.

Public Works will grind down sidewalks that exceed ¼" 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.

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



18640 Robinson Street (April 10, 2025)



18380 Columbus Street (April 10, 2025)

ITEM:

Dayton Legislative Bills Status Update

PREPARED BY:

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW:

The following table describes the current status of the legislative bills introduced in both the House and Senate specific to the City of Dayton.

House and Senate File	Title	Status
SF0381/HF0311	Dayton Land Acquisition Appropriation (\$400,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0382/HF0315	Dayton Water Tower Bond Issue and Appropriation (\$3,000,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0383/HF0316	Dayton Roundabout Bond Issue and Appropriation (\$1,500,000 for Pineview Lane North and Dayton River Road)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0384/HF0314	Dayton Wellhead Treatment Facility Bond Issue and Appropriation (\$5,000,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action
SF0385/HF0313	Dayton Region Fire Training Facility Bond Issue and Appropriation (\$1,250,000)	Referred to Capital Investment on 1/21/2025 in the Senate and on 2/13/2025 – The Capital Investment committees have taken no action

It is anticipated that these appropriation bills would not likely be approved as individual pieces of legislation. Instead, the Legislature would likely include these appropriation bills as part of a larger omnibus bill towards the end of the session in May if they were to be included for passage. To this point, City Staff is not aware of Dayton appropriation bills currently included in draft omnibus bill language. Staff will continue to monitor those omnibus bills as they are introduced in the near future. It is expected that the Legislative session will end by the EDA's June meeting, and omnibus bills will be finalized to determine whether any of the above bill language was included.

ATTACHMENT(S):

None

ITEM:

Discussion – Lent Property Concept Plan

APPLICANT/PRESENTERS:

Sarah Harding – Stantec
Jake Stodola - Stantec
Jason Quisberg - Stantec

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

The EDA purchased the Lent properties in January 2025. The 1.2 acre properties are located on the SW corner of Robinson Street and Richardson Avenue. The EDA's intent is to redevelop the site for an undesignated use.

The EDA contracted with Stantec to develop two concept plans, to be refined into one. Stantec has prepared three concept plans:

Option 1: Event Venue
Option 2: Brewery / Outfitter
Option 3: Flex Space Catalyst

CRITICAL ISSUES:

- Most of the property is within the 100-year Floodplain, limiting what can be built where.
- The Concept Plans incorporate the Refsland property

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Encourage healthy lifespan of both residential and commercial operations*
- *Healthy Commercial Sector with services and job growth*

Maintain and Enhance the Natural and Rural Community Connection

- *Provide and enhance public recreation space*
- *Promote Dayton's unique identity and community cohesion*
- *Promote awareness of our natural resources*

ROLE OF THE EDA:

Ask questions. Provide feedback on concept plans.

RECOMMENDATION:

None.

ATTACHMENT(S):

Historic Village Framework Plan
Survey
Concept Plans

ROBINSON STREET
STREETSCAPE ELEMENTS
TREES
LIGHTING
SIDEWALKS
PARALLEL PARKING

LOOP TRAIL

PEDESTRIAN WALKWAY

GATEWAY MONUMENT

BAXTER AVENUE
STREETSCAPE ELEMENTS
TREES
LIGHTING
SIDEWALKS
45 DEGREE PARKING

REGIONAL TRAIL CONNECTION

- SINGLE FAMILY RESIDENTIAL
- MEDIUM FAMILY RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- HISTORIC BUILDINGS
- OPEN SPACE

MEDIUM DENSITY HOUSING
TOWNHOMES TYPICAL

VILLAGE SQUARE

HISTORIC VILLAGE REDEVELOPMENT

HISTORIC MCNEIL PARK

PRESERVE VILLAGE CHARACTER WITH STREET GRID & NEW DEVELOPMENT

RIVER OVERLOOK

POTENTIAL PUBLIC PARK



HISTORIC VILLAGE FRAMEWORK PLAN

CITY OF DAYTON 2040 PLAN

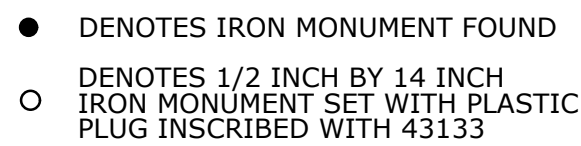
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

	BOUNDARY LINE		DECIDUOUS TREE (SHOWN AT APPROXIMATE SIZE)
	RIGHT-OF-WAY		CONIFEROUS TREE (SHOWN AT APPROXIMATE SIZE)
	ADJOINING LOT LINE		
	EX. CURB & GUTTER		ROAD SIGN
	EX. SANITARY SEWER		UTILITY POLE and ANCHOR
	EX. STORM SEWER		POWER BOX
	EX. WATER MAIN		TELEPHONE BOX
	BURIED TELEPHONE		CABLE TV BOX
	BURIED GAS MAIN		TRANSFORMER
	BURIED ELECTRIC		
	BURIED CABLE TELEVISION		
	AERIAL UTILITIES		

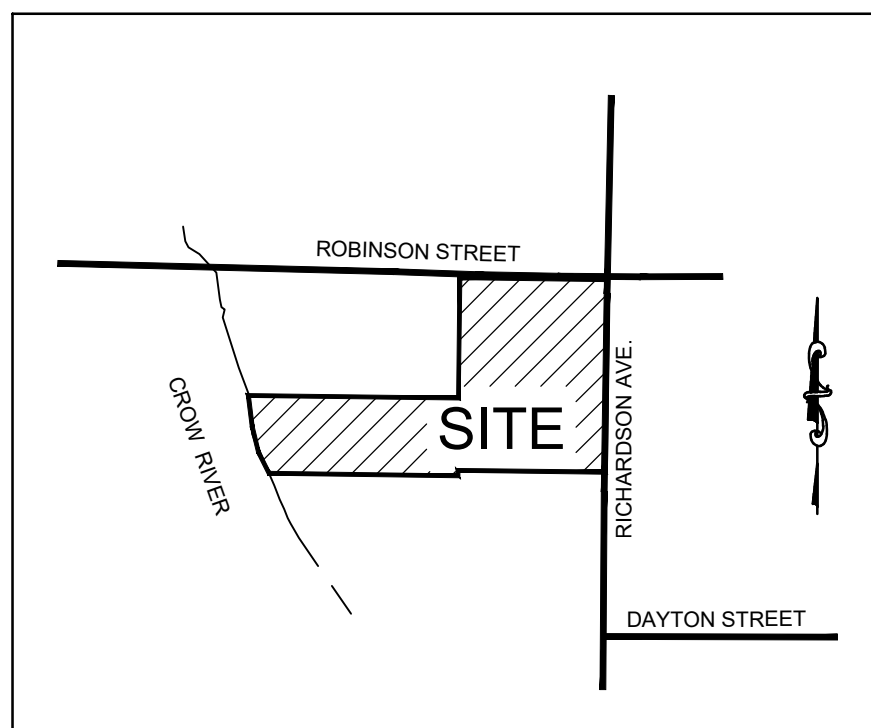


- The property described herein is the same as the property described in the title commitment, prepared on Old Republic National Title Insurance Company, issued by DCA Title - The Title Team, Commitment No. DC242230, with a Commitment Date of August 26, 2024, at 7:00 AM, with 1 (one) revision.
- Per Item No. 2 of Table A requirements: Property address is 16261 Richardson Ave, 18741 Robinson St, 16281 Richardson Ave, Dayton, MN 55327, per said commitment.
- Per Item No. 3 of Table A requirements: According to the FEMA website, subject parcel is Zone AE, per 20753C0032F, effective on 11/4/2016. It appears part of these parcels are without base flood elevation (BFE) and part is designated as a 'Regulatory Floodway'.
- Per Item No. 4 of Table A requirements: The subject property contains ± 1.19 acres ($\pm 52,023$ square feet).
- Per Item No. 6(a) of Table A requirements: Parcels 3612123410010, 3612123410011, and 3612123410012 is zoned GMU-3, General Mixed-Use District 3. Historic Village and Parcels 3612123410021 is zoned R-O, Historic Village Residential District provided by the City of Dayton Planning & Zoning Department on January 13, 2025.
 - 5.1. GMU-3 Information:
 - 5.1.1. Front - 0 to 10 feet
 - 5.1.2. Side - 0 feet
 - 5.1.3. Side Corner - 0 to 10 feet
 - 5.1.4. Rear - 20 feet
 - 5.1.5. Building Height - 25 feet to 45 feet/4 stories
 - 5.2. R-O Information:
 - 5.2.1. Front - 30 feet
 - 5.2.2. Side - 10 feet dwelling, 5 feet non-dwelling
 - 5.2.3. Rear - 20 feet
- Per Item No. 7(a) of Table A requirements: Exterior dimensions of existing building at ground level. SHOWN ON SURVEY.
- Per Item No. 8 of Table A requirements: Substantial features observed in the process of conducting fieldwork are shown on survey. SHOWN ON SURVEY
- Per Item No. 9 of Table A requirements: There are NO designated parking stall on said property.
- Per Item No. 11b of Table A requirements: Evidence of underground utilities existing on or serving the surveyed property as determined by (a) plans and/or reports provided by client. Private utility locations, such as underground sprinklers, underground service lines, etc. may not have been located. Stantec can not guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to any digging, contact Gopher State One Call at 1-800-252-1166. VISIBLE MARKINGS AT TIME OF FIELD WORK SHOWN ON SURVEY OF THOSE UTILITY COMPANIES WHICH RESPONDED TO GSOC REQUEST PER TICKET NO'S 243240651, 243240633, & 243240625 .
- Per Item No. 13 of Table A requirements: Names of adjoining owners per Hennepin County GIS Web site. SHOWN ON SURVEY.
- Per Item No. 16 of Table A requirements: NO evidence of recent earth moving work, building construction, or building additions were observed a the time of the fieldwork.
- Per Item No. 17 of Table A requirements: No information was made available to surveyor about any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs were observed at the time of the field work.
- Per Item No. 18 of Table A requirements: Easements shown are per stated title commitment provided to surveyor at time of the field work.
- Per Item No. 19 of Table A requirements: Stantec has Professional Liability Insurance and can be provided if requested.
- NOTE: Building encroachment onto adjacent property to the south, ± 0.50 feet. SHOWN ON SURVEY.
- NOTE: Chain link fence encroachment onto adjacent property to the south, ± 1.3 feet. SHOWN ON SURVEY.

VERTICAL DATA
NAVD88
Hennepin County Control Point "CHURCH"
Elevation = 929.69
NAVD88 - 0.11 Feet = NGVD29



NOT TO SCALE



All that part of the Section 36, Township 121, Range 23, West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows:

Commencing 60 feet West of the Northwest corner of Block 13, Village of Dayton; thence South along the West line of Richardson Street 165 feet; thence West at right angles 160 feet to the actual point of beginning; thence South at right angles 50 feet; thence West at right angles to Crow River; thence Northerly along Crow River to a point West of the actual point of beginning; thence East at right angles to Richardson Street, to the actual point of beginning;

And that part of Section 36, Township 121, Range 23, described as follows: Beginning at a point 60 feet West of the Northwest corner of Block 13, Village of Dayton; thence South along the West line Richardson Street 150 feet to the actual point of beginning of the tract to be described; thence continuing South along said West line 59 feet; thence West at right angles 160 feet; thence North at right angles 44 feet; thence West at right angles to Crow River; thence Northerly along Crow River to a point 15 feet North at right angles from the last described line which point is due West from the actual point of beginning; thence East to the actual point of beginning, Hennepin County, Minnesota.

AND

Commencing at a point 60 feet West of the Northwest corner of Block 13, Town of Dayton; thence West 40 feet; thence South 150 feet; thence East 40 feet; thence North 150 feet to place of beginning, being in Section 36, Township 121, Range 23, West of the 5th Principal Meridian, Hennepin County, Minnesota.

AND That part of Section 36, Township 121, Range 23, described as follows: Commencing at a point 100 feet West of the Northwest corner of Block 13, of the Townsite, now Village of Dayton, thence West 120 feet; thence South 150 feet, thence East 120 feet; thence North 150 feet to the place of beginning.

That part of Government Lot 5, Section 36, Township 121, Range 23, described as follows:
Beginning at a point 220 feet West of the Northwest Corner of Block 13 in the Townsite of
Dayton (also known as the Village of Dayton); thence South 150 feet; thence West to the Crow
River; thence Northerly along the Crow River to a point due West of the point of beginning;
thence due East to the point of beginning.


EXCEPT
That part of Government Lot 5, Section 36, Township 121, Range 23, Hennepin County, Minnesota described as follows:
Commencing at the East Quarter corner of Section 36; thence on an assumed bearing of South 00 degrees 43 minutes 38 seconds West, along the East line of said Government Lot 5, a distance of 419.68 feet; thence North 89 degrees 18 minutes 25 seconds West, a distance of 130.62 feet to the point of beginning; thence South 00 degrees 41 minutes 35 seconds West, a distance of 130.62 feet; thence North 89 degrees 18 minutes 25 seconds West to the shoreline of the Crow River; thence Northerly along said shoreline of the Crow River to the intersection of a line that bears North 89 degrees 18 minutes 25 seconds West from the point of beginning; thence South 89 degrees 18 minutes 25 seconds East to the point of beginning.

I hereby certify to City of Dayton, Minnesota:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on January 8 & 9, 2025.

STANTEC


Daniel J. Roeber, Professional Land Surveyor
Minnesota License Number 43133
January 15, 2025

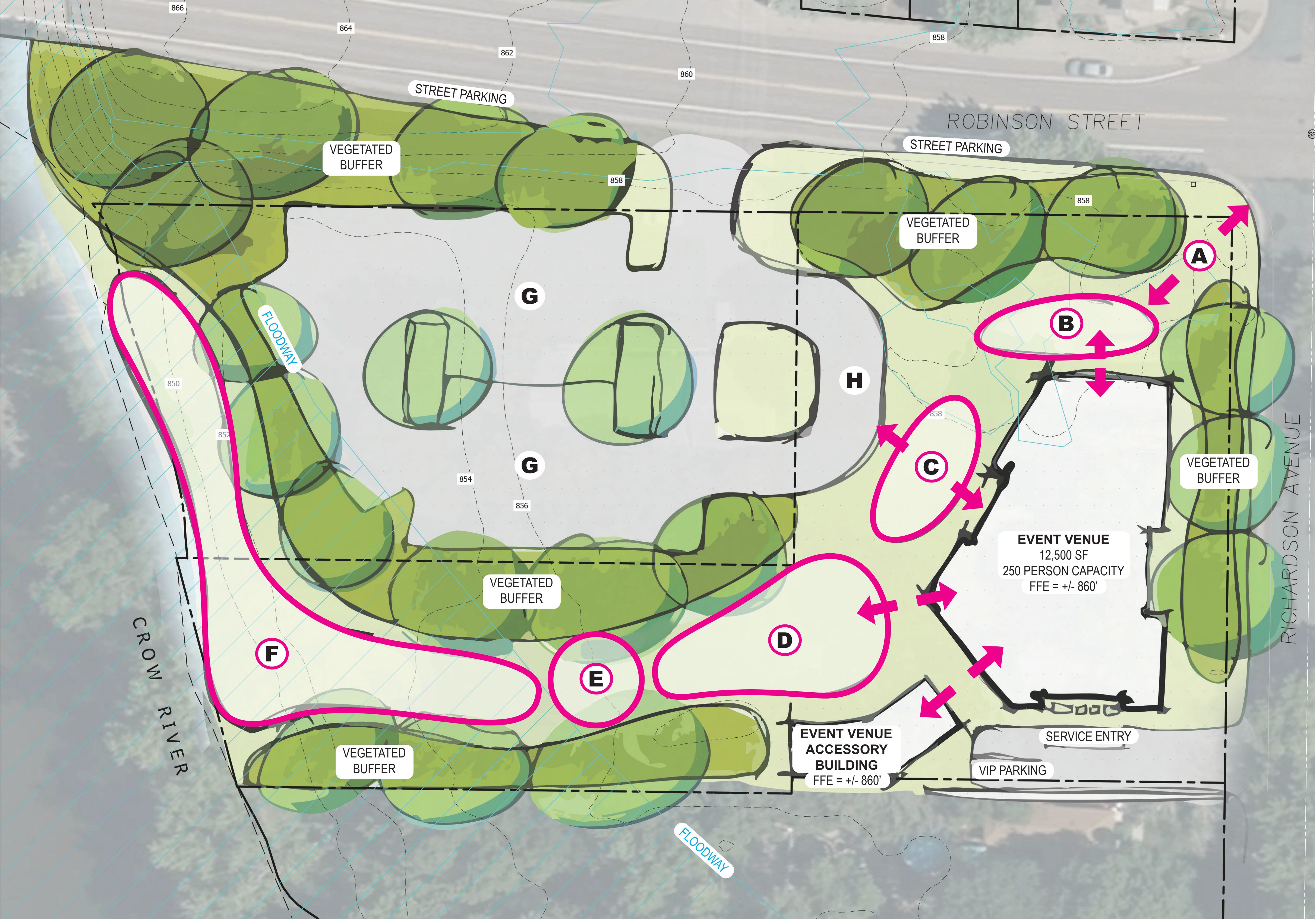
DAYTON - LENT PROPERTY CONCEPT PLAN

NARRATIVE

This riverfront event venue is thoughtfully designed to celebrate the natural beauty of its riparian setting while meeting the challenges of building in a dynamic landscape. The main event building and accessory structure are elevated to 860 feet to comply with floodplain regulations, using elevated pathways and landform transitions to ensure seamless access.

The site unfolds as a sequence of outdoor spaces: from the entry and pre-function gathering areas, to a central great lawn for weddings and retreats, a flexible shelter structure for covered events, and finally a natural meadow that gently slopes into the floodway. This lower area remains unbuilt and is planted with resilient native vegetation, preserving the river's natural flood function.

Architecturally and ecologically responsive, the project blends adaptive design, sustainability, and flexible use, creating a resilient and welcoming destination for celebration, connection, and reflection along the river.



OPTION 1 - EVENT VENUE

LEGEND

- A - PEDESTRIAN ENTRY CORRIDOR FROM DOWNTOWN
- B - PRE-FUNCTION GATHERING SPACE
- C - ENTRY PLAZA
- D - THE LAWN - PROGRAMMABLE OUTDOOR SPACE
- E - SHELTER/OUTDOOR VENUE
- F - UNPROGRAMMED LAWN SPACE IN FLOODWAY
- G - PARKING LOT ENCLOSED WITH LANDSCAPE SCREENING ELEMENTS
- H - VEHICULAR DROPOFF



A - PEDESTRIAN ENTRY CORRIDOR



B - PRE-FUNCTION GATHERING SPACE



C - ENTRY PLAZA



D - THE LAWN



E - SHELTER/OUTDOOR VENUE



F - UNPROGRAMMED LAWN SPACE



G - PARKING LOT ENCLOSED WITH LANDSCAPE SCREENING ELEMENTS



H - VEHICULAR DROPOFF

DAYTON - LENT PROPERTY CONCEPT PLAN

NARRATIVE

This riverfront site offers a brewery and restaurant with an outdoor adventure outfitter, creating a vibrant destination for food, drink, music, and recreation. Set within floodplain and floodway zones, the building is elevated to 860 feet for flood protection, with a large event deck overlooking the river.

A series of terraced patios step down the natural slope, offering areas to eat, drink, listen to live music, play yard games, and gather with friends. Features include a fenced off-leash dog area and a natural lawn in the floodway where visitors can relax by the river with seating or picnic setups.

Guests can arrive by vehicle or on-foot, but the most exciting part is guests can arrive via kayak, paddleboard, boat or canoe, grabbing a drink or bite to eat during or after their outdoor adventures on the water. The outfitter offers rentals and trip planning for upstream or downstream adventures, making the site a unique hub for both river recreation and community gathering.



OPTION 2 - BREWERY/OUTFITTER

LEGEND

- A - OUTDOOR PATIO TERRACES
- B - BREWERY EVENT DECK
- C - OUTDOOR YARD GAME AREA
- D - OUTFITTER RENTAL AREA
- E - OFF LEASH DOG AREA
- F - UNPROGRAMMED LAWN SPACE
- G - PARKING LOT ENCLOSED WITH LANDSCAPE SCREENING ELEMENTS
- H - VEHICULAR DROPOFF



A - OUTDOOR PATIO TERRACES



B - BREWERY EVENT DECK



C - OUTDOOR YARD GAME AREA



D - OUTFITTER RENTAL AREA



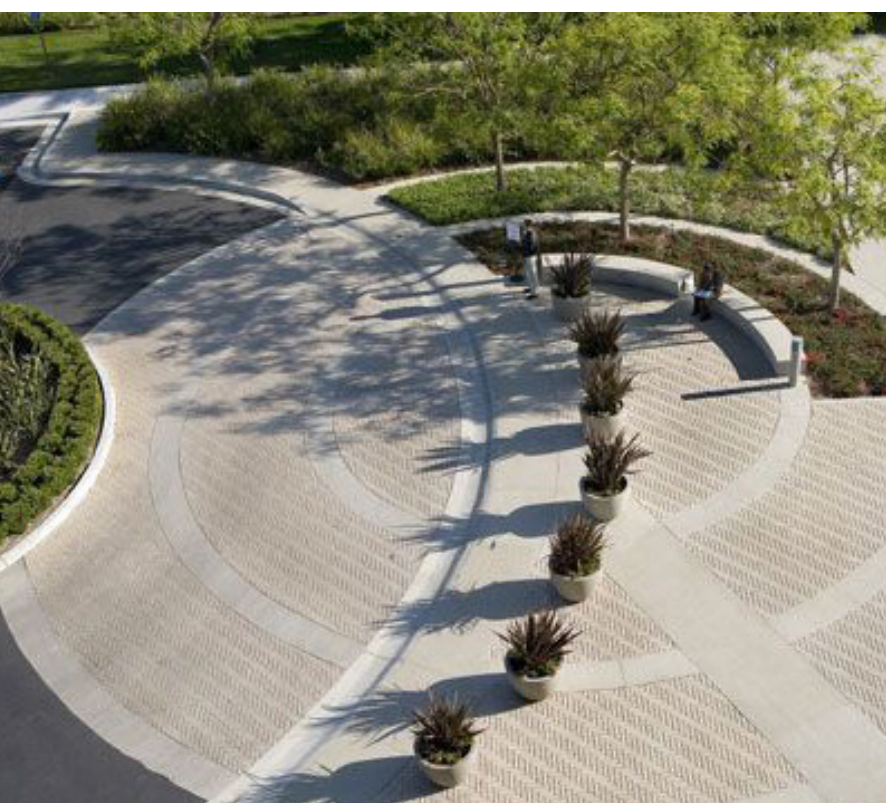
E - OFF LEASH DOG AREA



F - UNPROGRAMMED LAWN SPACE



G - PARKING LOT ENCLOSED WITH LANDSCAPE SCREENING ELEMENTS



H - VEHICULAR DROPOFF

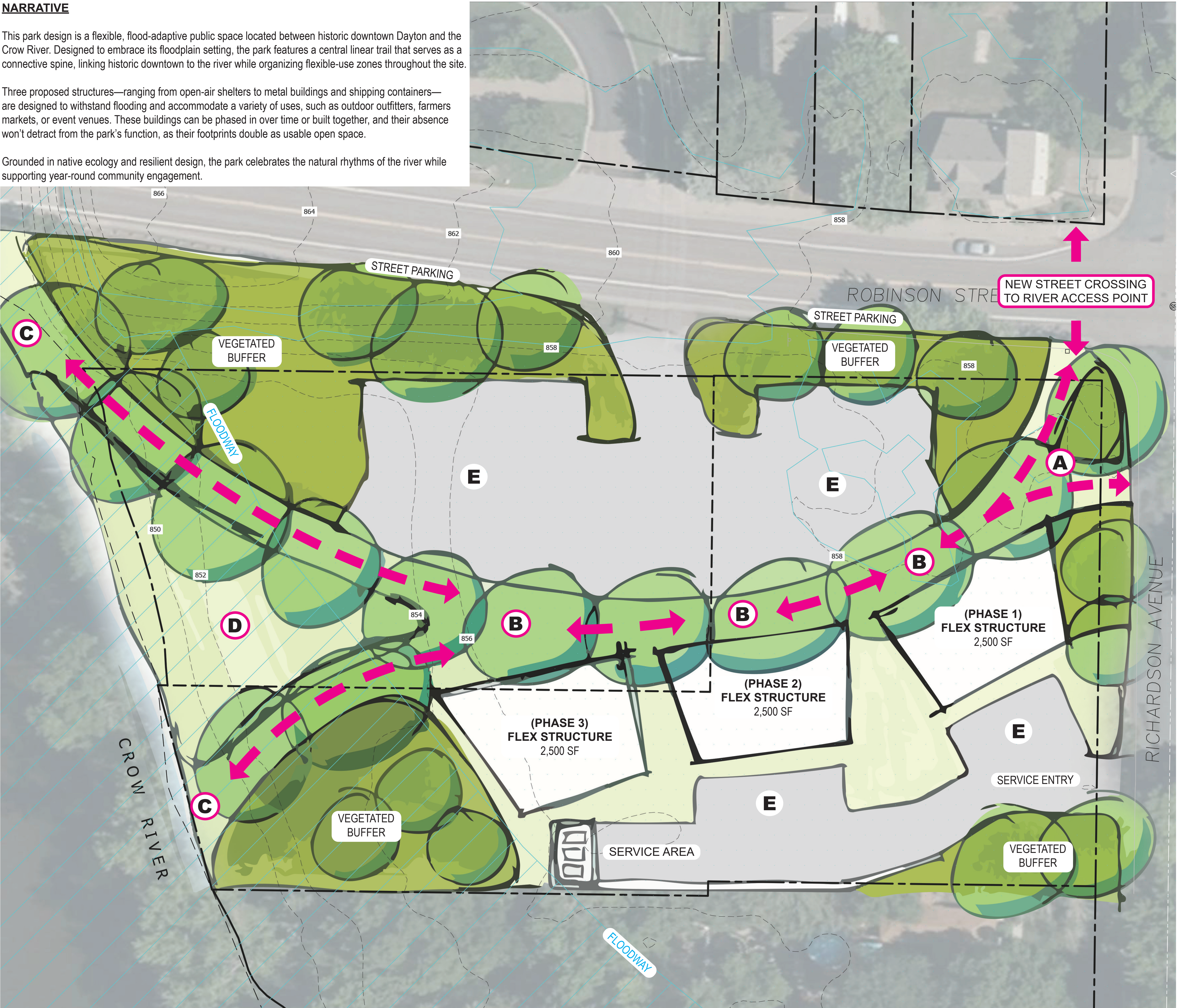
DAYTON - LENT PROPERTY CONCEPT PLAN

NARRATIVE

This park design is a flexible, flood-adaptive public space located between historic downtown Dayton and the Crow River. Designed to embrace its floodplain setting, the park features a central linear trail that serves as a connective spine, linking historic downtown to the river while organizing flexible-use zones throughout the site.

Three proposed structures—ranging from open-air shelters to metal buildings and shipping containers—are designed to withstand flooding and accommodate a variety of uses, such as outdoor outfitters, farmers markets, or event venues. These buildings can be phased in over time or built together, and their absence won't detract from the park's function, as their footprints double as usable open space.

Grounded in native ecology and resilient design, the park celebrates the natural rhythms of the river while supporting year-round community engagement.



OPTION 3 - FLEX SPACE CATALYST

LEGEND

- A - PEDESTRIAN ENTRY CORRIDOR
- B - LINEAR PARKWAY TRAIL
- C - RIVER ACCESS POINTS
- D - UNPROGRAMMED LAWN SPACE
- E - PARKING LOT ENCLOSED WITH LANDSCAPE SCREENING ELEMENTS



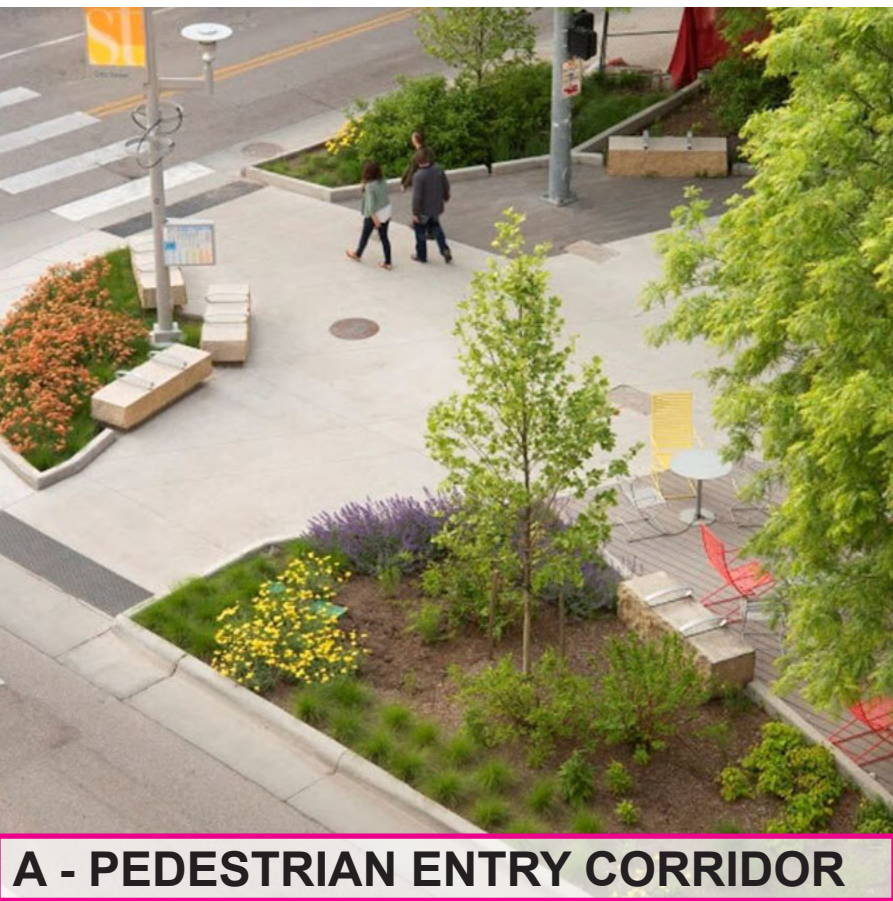
FLEX STRUCTURE - OPEN AIR



FLEX STRUCTURE - METAL BUILDING WITH ROLLING DOORS



FLEX STRUCTURE - SHIPPING CONTAINERS



A - PEDESTRIAN ENTRY CORRIDOR



B - LINEAR PARKWAY TRAIL



C - RIVER ACCESS POINTS



D - UNPROGRAMMED LAWN SPACE



E - PARKING LOT ENCLOSED WITH LANDSCAPE SCREENING ELEMENTS

ITEM:

Discussion - Marketing of Tax Forfeit property

APPLICANT/PRESENTERS:

Zach Synstegaard, IAG Commercial Real Estate Brokerage

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

During the April 15th EDA meeting, the EDA requested to meet with IAG regarding how they would market the Tax Forfeit property.

The Tax Forfeit property on Dayton Parkway is about 6.5 acres developable. The property is zoned B-3 General Business. *The purpose of the B-3, General Business District is to provide for the establishment of areas devoted to high intensity retailing and service activity primarily oriented toward motorists and requiring higher volumes of traffic and visibility from major roads. Uses will serve a City-wide and multi-community consumer market.*¹ The 2040 Comprehensive Plan guides the property Commercial.

Development inquiries have been for industrial uses.

CRITICAL ISSUES:

The city is in the process of purchasing the property from Hennepin County. After the property is purchased, the EDA can contract with IAG to market the property. IAG needs direction regarding what type of uses the EDA and City Council would support here (what is the EDA's vision for this property?).

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development.

- *Healthy Commercial Sector with services and job growth.*

ROLE OF THE EDA:

Ask questions. Provide a consensus of what the EDA would like to see on this property.

RECOMMENDATION:

None.

ATTACHMENT(S):

Aerial Photo

¹ City Code 1001.051, Subd 3(1) (Intent)



ITEM:

Discussion – EDA Mission Statement

APPLICANT/PRESENTERS:

Tim Huttner, EDA President

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

Mission Statements were adopted in 2016¹ and amended in 2024(?). The Mission Statement is posted on EDA agendas and on the EDA [website](#).

2016 *to promote economic growth in the City of Dayton through the attraction of new business, retention of existing business and promotion of managed growth and redevelopment of key areas by providing resources that enable development and enhance the quality of life in Dayton.*

2024(?) *to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.*

Proposed: *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.*

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

Foster a safe and Welcoming Community

- Communicate transparently and effectively

ROLE OF THE EDA:

Motion to Amend the EDA Mission Statement.

RECOMMENDATION:

None.

ATTACHMENT(S):

None.

¹ EDA Minutes, March 15, 2016