

**City of Dayton**  
**Economic Development Authority (EDA)**  
**July 15, 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, June 17, 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. Railroad Spur
- E. Lent Property Concept Plan
- F. 2026 EDA Budget

6. **New Business**

- 7:40 A. Concept Plan – Curbside Waste
- 7:50 B. Conveyance and Removal of House at 15520 Lawndale Lane N.
- 8:00 C. Discussion – Tax Forfeit property, PID: 31-121-22-31-0056

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

- 8:10 A. Staff Updates
  - EDA Vacancy
- 8:05 B. EDA Member Updates

The next EDA meeting will be on Tuesday, August 19, 2025, at 7:30 am

8:10 8. **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 JUNE 17, 2025  
CITY OF DAYTON, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**Call to Order**

Chair Huttner called the EDA meeting to order at 7:32 AM on June 17, 2025.

Huttner began by acknowledging a card for Jack, thanking him for his work for the city. Jack expressed appreciation.

Huttner also recognized Senator John Hoffman, referring to him as a friend who has tried to help the EDA many times.

**Roll Call**

Present: David Anderson, Jack Bernens, David Fashant, Tim Huttner, Shawn Luther, Scott Salonek

Absent:

Also, in attendance: Jon Sevald, Community Development Director; Hayden Stensgard, Planner II; City Engineer, Jason Quisberg

**Approval of the Agenda**

*Anderson made a motion to approve the agenda. Luther seconded. The motion carried unanimously.*

**Consent Agenda**

**A. Approval of Minutes, May 20, 2025**

**B. EDA Treasurer's Report**

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

*Fashant made a motion to approve the consent agenda. Luther seconded. The motion carried unanimously.*

**Open Forum**

Huttner asked if anyone was online or on the floor for the open forum. Stensgard confirmed there was nobody online, and there were no participants on the floor.

**Old Business**

**A. Flower Pot Sponsorships**

Bernens commented on the excellent work being done by the person responsible for the flower pots, noting that she could often be seen working on them and that they looked fantastic.

**B. Damaged/Abandoned Utility Boxes**

Item not discussed.

**C. Sidewalk Repairs in Old Village**

Item not discussed.

**D. Dayton Legislative Bills Status Update**

Item not discussed.

**E. Railroad Spur**

Sevald reported that Zach, the City Administrator, had spoken with someone at Cemstone who was interested in pursuing the railroad spur. However, Sevald had not yet had the chance to speak with the right people at Cemstone. Huttner asked if the person spoken to was at a higher level, which Sevald confirmed. Anderson inquired if it would be beneficial for the EDA to speak with that person, to which Sevald replied that the offer had been made and he was waiting for a response.

#### **F. Discussion- Lent Property Concept Plan**

Sevald presented four concept plans for the Lent property, which had been tabled at the May 20th EDA meeting. Sevald described each option in detail:

- Event Center: 12,000 square foot building with 250-person capacity
- Brewery Outfitter: 7,500 square foot brewery and outfitter commercial space
- Flex Space: Three 2,500 square foot buildings for various uses
- Commercial Retail: 5,000 square foot commercial retail building and a 2,700 square foot restaurant

Sevald explained that in all options, the parking lot would be used as floodplain storage. Huttner expressed his approval of Option 4, stating it aligned with what he had envisioned. The committee discussed the various options, with members expressing interest in different aspects of each plan. Overall, Option 4 was chosen.

#### **G. Discussion- EDA Mission Statement**

Sevald presented the proposed EDA mission statement, which had been tabled at the May 20th meeting.

*Luther made a motion to change the EDA mission statement. Anderson seconded. The motion carried unanimously.*

### **New Business**

#### **A. Telcom; Concept Plan**

Stensgard presented a concept plan for Telcom's Dayton Fields fourth addition. The plan included a 26,000 square foot building on a 7-acre property for a contractor operation. Stensgard noted that the planning commission had given positive feedback, with discussions focusing on allowing gravel surfaces for outdoor storage areas.

The EDA members discussed the proposal, with some expressing support for the plan given its location and the nature of the business. Fashant raised concerns about the use of gravel instead of asphalt or concrete, requesting more information on why this was necessary.

#### **B. Scannell; Preliminary Plat, Site Plan**

Sevald presented Scannell's preliminary plat and site plan for a 126,000 square foot speculative office warehouse building. The plan involved flipping the building orientation from a previous 2022 approval. The main point of discussion was the placement of trailer storage facing County Road 81, which didn't align with current zoning code.

EDA members discussed the proposal, with some expressing support for the project given its location and potential uses. Anderson noted that such buildings could attract businesses like Boston Scientific. The committee generally agreed that the plan was suitable for the area.

### **C. 2026 EDA Budget**

Item not discussed.

### **Staff & Board Updates (verbal)**

#### **Staff Updates**

Sevald presented the proposed EDA budget for 2026, requesting \$26,000. This was an increase from the \$0 budget in 2025. Fashant suggested that the proposed budget might be too low given the increased activity of the EDA and potential property acquisitions. Sevald proposed adding more than \$0.

After discussion, the committee agreed to request a budget of \$100,000 for 2026.

#### **EDA Member Updates**

No specific updates were provided by EDA members.

### **Closed Session**

*Fashant made a motion to move to closed session. Luther seconded. The motion carried unanimously.*

Huttner announced that the EDA would enter into a closed session pursuant to Minnesota statute 13D.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: 18771 Robinson St, MN 55327, PID: 36-121-23-41-0020.

*Fashant made a motion to leave the closed session and reopen the regular meeting. Bernens seconded. The motion passed unanimously.*

### **Adjourn**

*Luther made a motion to adjourn the meeting. Anderson seconded. The motion passed unanimously.*

The meeting adjourned at 8:59 AM.

Respectfully submitted,  
Jon Sevald, Community Development Director

07/08/2025 04:09 PM  
User: DBRUNETTE  
DB: Dayton

ACCOUNT BALANCE HISTORY REPORT FOR DAYTON MN

Page: 1/1

Month Ended: June

		BALANCE AS OF 06/30/2025
GL NUMBER	DESCRIPTION	
Fund 225 - EDA		
Assets		
225-00000-10100	Cash	529,141.39
225-00000-10450	Interest Receivable	0.00
225-00000-10500	Taxes Receivable - Current	0.00
225-00000-11500	Accounts Receivable	450.00
225-00000-15000	Due from Other Funds	0.00
TOTAL ASSETS		529,591.39
Liabilities		
225-00000-20200	Accounts Payable	0.00
TOTAL LIABILITIES		0.00
Fund Equity		
225-00000-25300	Unreserved Fund Balance	676,056.18
TOTAL FUND EQUITY		676,056.18
Revenues		
225-40100-31012	EDA Property Tax Levy	0.00
225-40700-36210	Interest Earnings	12,270.29
225-40700-39000	Other Financing Sources	875.00
225-40700-39101	Sales of General Fixed Assets	0.00
TOTAL REVENUES		13,145.29
Expenditures		
225-41710-50210	Operating Supplies	200.00
225-41710-50300	Professional Svcs	15,514.70
225-41710-50308	Contract Services	0.00
225-41710-50370	Property Tax Payments	652.50
225-41710-50430	Miscellaneous	0.00
225-41710-50510	Land	143,242.88
TOTAL EXPENDITURES		159,610.08
Total Fund 225 - EDA		
TOTAL ASSETS		529,591.39
BEG. FUND BALANCE		676,056.18
+ NET OF REVENUES & EXPENDITURES		(146,464.79)
= ENDING FUND BALANCE		529,591.39
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		529,591.39

June 2025 inquiries 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
6/2/2025	-	-	-	-	-	DEED small Business call-in
6/4/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/5/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/6/2025	-	-	-	-	-	StarTribune interview re: Manufacturing Hub
6/6/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/9/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan
6/9/2025	Industrial	RFI	Manufacturing	50	\$ 3,000,000	Greater MSP RFI
6/9/2025	Industrial	DEED Report	Manufacturing	100	\$ 13,000,000	States Manufacturing. DEED MIF report.
6/10/2025	Industrial	Subdivision	Spec Industrial	?	?	Pre-Concept Plan. Cost prohibitive.
6/10/2025	Industrial	Subdivision	Spec Industrial	?	?	Oppidan. Moratorium.
6/10/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan
6/11/2025	Industrial	Subdivision	Spec Industrial	?	?	Oppidan. Moratorium.
6/11/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan
6/11/2025	Industrial	DEED Report	Manufacturing	100	\$ 13,000,000	States Manufacturing. DEED MIF report.
6/16/2025	-	-	-	-	-	Hennepin County Econ Dev call
6/17/2025	Industrial	Development Fees	Contractor Yard	?	?	Telcom. Cost prohibitive.
6/17/2025	Industrial	RFI	Manufacturing			DEED RFI (project suspended)
6/17/2025	Industrial	RFI	Manufacturing			DEED RFI (Dayton not selected)
6/18/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/18/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition
6/19/2025	Industrial	Subdivision	Manufacturing	?	?	Inquiry
6/23/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/23/2025	Industrial	DEED Report	Manufacturing	100	\$ 13,000,000	States Manufacturing. DEED MIF report.
6/23/2025	Industrial	-	RR Spur	-	-	Cemstone RR spur. Ongoing
6/24/2025	Industrial	Subdivision	Manufacturing	?	?	Inquiry
6/24/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/24/2025	Industrial	Concept Plan	Contractor Yard	?	?	Telcom. Cost prohibitive.
6/26/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition.
6/27/2025	-	-	-	-	-	Elevate Hennepin Thriving Thursday initiative
6/27/2025	Industrial	DEED Report	Manufacturing	100	\$ 13,000,000	States Manufacturing. DEED MIF report.
6/27/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Intercchange. Preliminary Plat, Site Plan, TIF.
6/30/2025	Industrial	DEED Report	Manufacturing	100	\$ 13,000,000	States Manufacturing. DEED MIF report.

**ITEM:**

Flower Pot Sponsorships

**APPLICANT/PRESENTERS:**

N/A

**PREPARED BY:**

Jon Sevald, Executive 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 are 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 remaining flower pots at the July EDA meeting.

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

	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	Huttner Automotive Repair
7	The Maltzen Family	Matt Trost	Julia & Jon Sevald
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, 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.

During the May 20, 2025 EDA meeting, the EDA directed Staff to bring forward to the City Council for action. The topic was asked during the City Administrator's June 12<sup>th</sup> Weekly Update. No feedback was provided. Stantec is preparing cost estimates to inventory public/private assets in right-of-way. Utility boxes would be added to Stantec's annual video inventory of pavement conditions. After the inventory is taken and damaged utility boxes are identified, staff would inspect for ownership, and issue corrective orders. If non-compliant, the City can file a complaint with the PUC.

There are no significant updates since the May 20, 2025 meeting.

**CRITICAL ISSUES:**

None

**RELATIONSHIP TO COUNCIL GOALS:**

Build and Maintain Quality Infrastructure.

**ROLE OF EDA:**

None.

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

None

**ITEM:**

Sidewalk Repairs in Old Village

**APPLICANT/PRESENTERS:**

N/A

**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 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.

During the May 20, 2025 EDA meeting, the EDA directed this item be forwarded to the City Council for action.

There are no significant updates since the May 20, 2025 EDA 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

---



*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. The Becker land is for sale, \$1.50 p/sf. This is significantly lower than land sales in Dayton.

Cemstone has land for a railroad spur for bulk deliveries. Staff discussed with Cemstone who indicated they did not have the demand to construct but would consider a shared facility.

There is no significant updates since the June 17, 2025 EDA meeting.

**CRITICAL ISSUES:**

Construction is dependent upon Cemstone's timeline.

**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*

**ROLE OF THE EDA:**

FYI

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None.

**ITEM:**

Lent Property Concept Plan

**APPLICANT:**

City of Dayton

**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.

Staff will discuss Option #4 with restaurant operators and mixed-use developers to gage their opinions on feasibility, prior to the EDA marketing the property for sale.

There are no significant updates since the June 17, 2025 EDA meeting.

**CRITICAL ISSUES:**

Water Tower	The proposed buildings will require a fire sprinkler system. There is not enough water storage in the Old Village to support redevelopment. A water tower is planned in 2026 (2027/2028 operational).
-------------	---

**COMMISSION REVIEW / ACTION (IF APPLICABLE):**

N/A

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Create a variety of housing options*
- *Healthy Commercial Sector with services and job growth*

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

Concept Plan #4

BUILDING:  
FRONT YARD: MINIMUM 0 FEET FROM ROW - MAXIMUM 10 FEET FROM ROW  
SIDE YARD: 0 FEET MINIMUM  
REAR YARD: 20 FEET MINIMUM

PARKING:  
FRONT YARD: MINIMUM 0 FEET FROM ROW - MAXIMUM 10 FEET FROM ROW  
SIDE YARD: 0 FEET MINIMUM  
REAR YARD: 5 FEET MINIMUM

BUILDING FRONTAGE. AT LEAST 65% OF THE STREET FRONTAGE OF ANY LOT SHALL BE OCCUPIED BY BUILDING FACADES AT THE BUILD-TO- LINE. IN ADDITION, ON CORNER LOTS, A MINIMUM OF THE FIRST 50 FEET OF THE LOT FRONTAGE ON EITHER SIDE OF A STREET INTERSECTION MUST BE OCCUPIED BY BUILDINGS SET AT THE PROPERTY LINE. PARKING OR OTHER SPACE OPEN TO THE SKY IS NOT ALLOWED WITHIN THIS FIRST 50 FEET.

ON LOTS WITH MORE THEN ONE STREET FRONTAGE (CORNERS), THE BUILDING SHALL BE LOCATED TO MEET THE 65% STREET FRONTAGE REQUIREMENT ON BOTH STREETS.

THE BUILDING FRONTAGE REQUIREMENT MAY BE MET EITHER WITH AN ENCLOSED BUILDING OR AN ARCADE CONSTRUCTED WITH A PERMANENT ROOF OF THE SAME MATERIALS AS THE REMAINDER OF THE BUILDING.

AT LEAST THE FIRST AND SECOND FLOOR MUST MEET THE BUILDING FRONTAGE REQUIREMENT. ARCADES AT STREET LEVEL AND TERRACING OF BUILDING FACADES ABOVE THE SECOND FLOOR ARE ENCOURAGED.

BUILDINGS WITH FRONTAGE ON A PRIMARY STREET SHALL ORIENT FRONT FACADES PARALLEL TO THE PRIMARY STREET.

ALIGN THE BUILDING FRONT FACADE WITH ADJACENT BUILDINGS TO PROMOTE VISUAL CONTINUITY FROM THE PUBLIC RIGHT-OF-WAY, UNLESS SITE OR USE CONSTRAINTS ARE PROHIBITIVE.

BUILDINGS SHALL HAVE A CLEARLY DEFINED PRIMARY PEDESTRIAN ENTRANCE AT STREET LEVEL.

MAXIMUM IMPERVIOUS COVERAGE. THE TOTAL LOT COVERAGE SHALL NOT EXCEED 80% IMPERVIOUS.  
TOTAL SITE - 52,023 SF | TOTAL IMPERVIOUS - 32,500 SF (63%) | TOTAL PERVIOUS - 20,023 SF (37%)

**BUILDING HEIGHTS**  
THE MINIMUM BUILDING HEIGHT SHALL BE 25 FEET OR TWO STORIES WHILE THE MAXIMUM BUILDING HEIGHT ON ALL BUILDINGS SHALL BE 45 FEET OR 4 STORIES.

RETAIL STORES. FIVE SPACES FOR EACH 1,000 SQUARE FEET OF FLOOR AREA.  
- 5,000 SF PROPOSED RETAIL = 25 PARKING SPACES

RESTAURANT, CAFÉ, BAR. ONE SPACE FOR EACH 2.5 SEATS BASED ON DESIGN CAPACITY AND 1 SPACE PER EMPLOYEE BASED ON LARGEST WORKING SHIFT OR AS DETERMINED BY THE BUSINESS' PLAN AND APPROVED BY THE CITY.  
- 85 PROPOSED SEATS = 34 PARKING SPACES | 6 EMPLOYEES = 6 PARKING SPACES (40 TOTAL PARKING SPACES)

MULTI-FAMILY RESIDENTIAL. TWO PARKING SPACES PER UNIT, 1 MUST BE ENCLOSED, PLUS AN ADDITIONAL ½ PARKING SPACE PER EVERY 5 DWELLING UNITS FOR VISITORS.  
- 4 PROPOSED UNITS = 8 PARKING SPACES | 4 SPACES ARE ENCLOSED

A REDUCTION OF UP TO 10% IN THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES MAY BE APPROVED BY THE ZONING ADMINISTRATOR IN THE CASE OF SHARED PARKING AREAS BETWEEN ABUTTING USES.

- 73 REQUIRED PARKING SPACES X 10% = 7 PARKING SPACES REDUCED

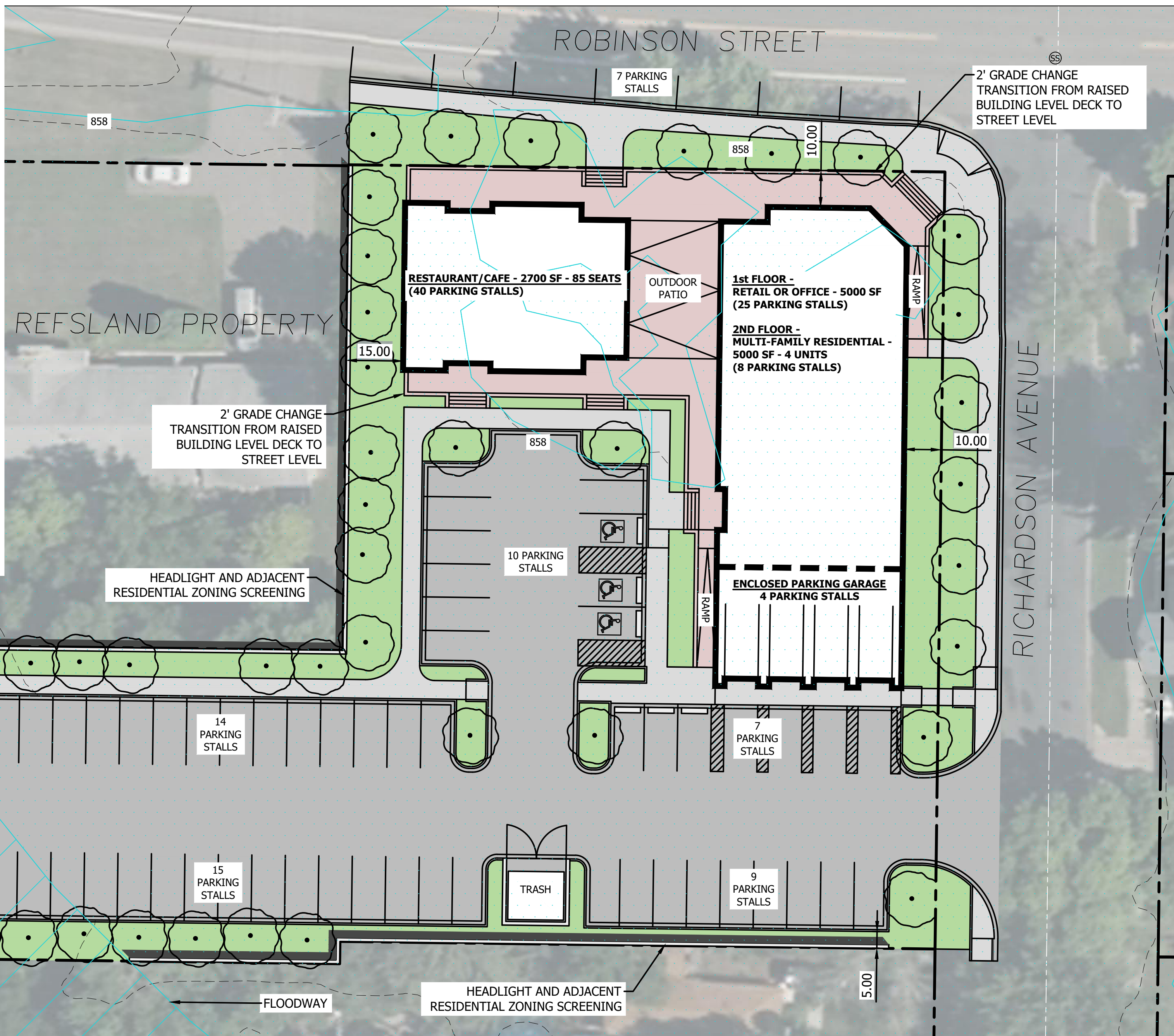
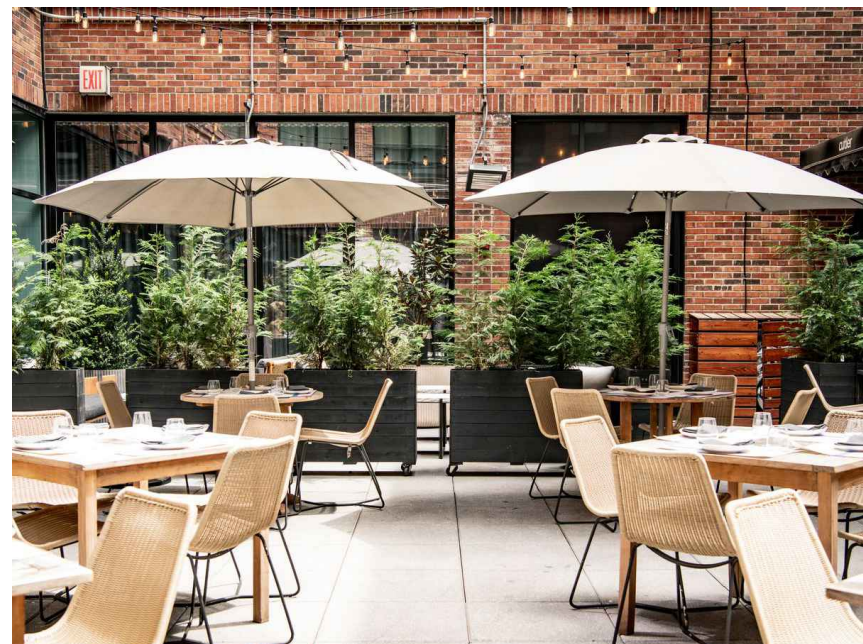
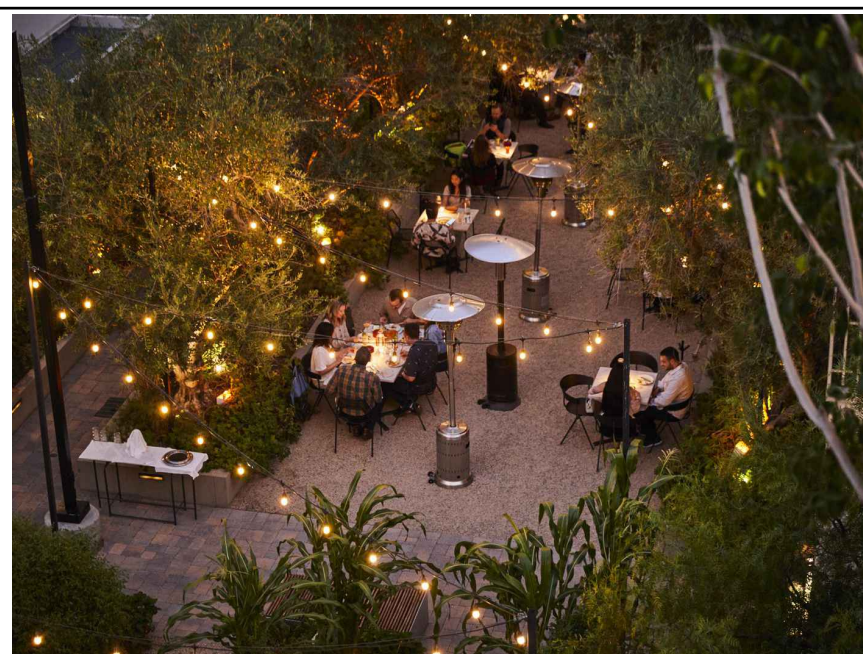
ON-STREET PARKING SHALL COUNT TOWARDS REQUIRED PARKING.  
- 7 ON STREET PARKING SPACES PROPOSED

PARKING COUNTS: 66 REQUIRED PARKING SPACES (3 ADA STALLS) - 66 PARKING SPACES PROPOSED (3 ADA STALLS PROPOSED)

AT LEAST 10% OF THE TOTAL LAND AREA WITHIN THE PERIMETER OF PRIVATE PARKING AND DRIVEWAY AREAS SHALL BE LANDSCAPED.  
LAND WITHIN PERIMETER OF PARKING AND DRIVEWAY - 26,000 SF | LANDSCAPED AREA - 9,250 SF (35%)

HEADLIGHT SCREENING. THE LIGHT FROM AUTOMOBILE HEADLIGHTS AND OTHER SOURCES SHALL BE 100% SCREENED WHENEVER IT MAY BE DIRECTED ONTO ADJACENT RESIDENTIAL WINDOWS.

TRASH ENCLOSURE SERVICE STRUCTURE. ALL EXTERIOR TRASH ENCLOSURES OR OTHER ACCESSORY STRUCTURES SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND COLORS AS THE PRINCIPAL BUILDING.



Stantec  
7208 West 80th Street, Suite 201  
Overland Park, KS 66204  
Tel. 913-905-3415  
[www.stantec.com](http://www.stantec.com)

Copyright Reserved

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.

## Consultants

### Legend

 FLOODWAY FLOODPLAIN

— — — PROPERTY BOUNDARY

## Notes

[illegible]

Client/Project  
City of Dayton, MN

Lent Property Area Concept Plan

Dayton, MN

Title

CONCEPT PLAN

Project No.  
227707899

Scale

Drawing No.

Sheet

Revision

L102

2 of 3

0

**ITEM:**

2026 EDA Budget

**APPLICANT/PRESENTER:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

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

N/A

**BACKGROUND:**

Department Heads presented their 2026 Budget to the City Council in May. The requested EDA budget is \$26,000. The Preliminary Budget will be approved in September and Final Budget in December.

During the June 17<sup>th</sup> EDA meeting, the EDA recommended requesting a budget of \$100,000.

The City Council has indicated the intent for any increase in the General Levy be equal to any increase in Tax Capacity (e.g. zero net-increase). This will result in a decreased budget request in September, somewhere between \$0 and \$26,000.

There are no significant changes since the June 17, 2025 EDA meeting.

**CRITICAL ISSUES:**

A \$0 budget means the EDA will continue to spend down reserves. It is not sustainable if the EDA is to purchase land for redevelopment.

**COMMISSION REVIEW / ACTION (IF APPLICABLE):**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Healthy Commercial Sector with services and job growth*

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None.

**ITEM:**

Concept Plan, 18100 118<sup>th</sup> Avenue (Curbside Waste)

**APPLICANT/PRESENTERS:**

Matt Herman, Curbside Waste  
Jennefer Klennert, HDR

**PREPARED BY:**

Jon Sevald, Community Development Director

**BACKGROUND/OVERVIEW:**

Curbside Waste received a Conditional Use Permit (CUP) in 2022 for a Residential/Commercial Yard Waste Transfer Station. Operations began in April 2025.

In April 2025, Curbside applied to the Minnesota Pollution Control Agency (MPCA) to accept construction and demolition waste, municipal solid waste, and single-stream recycling. The project will require an Environmental Assessment Worksheet (EAW), Ordinance Amendment, and Conditional Use Permit. No physical changes to the site or buildings are planned. The only change is the type of waste that could be accepted. Currently, the facility is operating at about 25%-30% capacity (10 trucks per day) but can handle 30-40 trucks per day. The alternative to not diversifying types of waste is to bring in more yard waste trucks. The capacity would still be 40 trucks per day, but all yard-waste vs. trucks of varying wastes.

The 2022 CUP prohibits yard waste from being stored on-site or overnight.<sup>1</sup> In practice, yard waste is delivered in the afternoons and transferred to other facilities the next morning.

Similar facilities include:

- Waste Management Transfer Station (Maple Grove)
- Hennepin County Recycling Center and Transfer Station (Brooklyn Park)
- Republic Services Transfer Station (Blaine)

**CRITICAL ISSUES:**

EAW

Curbside will submit an Environmental Assessment Worksheet (EAW) application. The Environmental Quality Board (EQB) will serve as the Local Government Unit (LGU), taking action on the EAW. The City's role will be to provide comments (similar to public comments). The EAW process will take 12-14 months. No city action can take place until the EQB takes action on the EAW.

Ordinance Amendment

The property is zoned I-1 Light Industrial. *Commercial and Residential Yard Waste Transfer Station requires a Conditional*

---

<sup>1</sup> Resolution 79-2022

*Use Permit (CUP)*<sup>2</sup>. The City Code would be amended to allow other types of waste as a CUP in the I-1 district.

Conditional Use Permit      Concurrent or after the City Code amendment, a CUP could be approved. Conditions should include restrictions that would alleviate potential nuisances, e.g. litter, odor.

Staff is not aware of any neighbor complaints specific to Curbside.

**60/120-DAY RULE (IF APPLICABLE):**

	60-Days	120-Days
Concept Plan Review	Jul 29, 2025	Sep 29, 2025

**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*

**ROLE OF EDA:**

As a Concept Plan, there typically is not the level of detail expected with a CUP/IUP, Site Plan, or Preliminary Plat. Commissioners should provide individual comments and suggestions. The general intent is for the City Council/EDA members to provide feedback if there is support for the project, prior to the applicant spending money on detailed plans and formal applications.

**RECOMMENDATION:**

None.

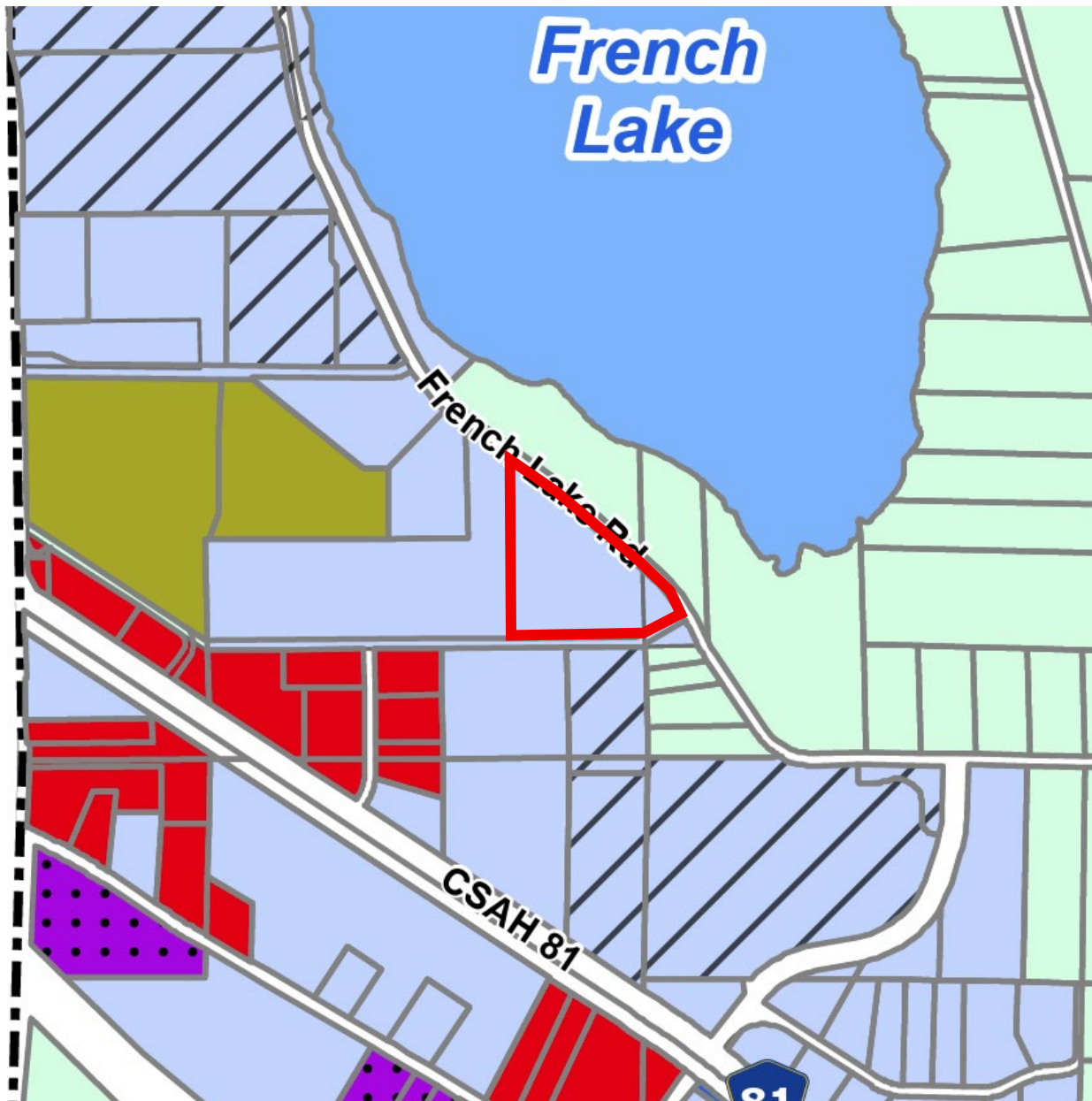
**ATTACHMENT(S):**

Zoning Map  
Aerial Photo  
Site Photos  
Landscape Plan, Oct 24, 2022  
Applicant's Narrative  
Resolution 79-2022

---

<sup>2</sup> Ordinance 2022-19; *Regarding Commercial and Residential Yard Waste as a Conditional Use in the I-1 Industrial Zoning District.*

ZONING MAP



Legend

- |                                     |   |
|-------------------------------------|---|
| A-1 Agricultural District           | R-1A Single Family Residential                    |
| A-2 Agricultural District           | R-2 Single Family District (90,000 Sf, Unsewered) |
| B-2 Neighborhood Business District  | R-3 Single Family and Attached Residential        |
| B-3 General Business District       | R-E Single Family District (5 Ac, Unsewered)      |
| B-4 Commercial/ Industrial District | R-M Medium Density Residential District           |
| B-P Business Park District          | R-MH Mobile Home District                         |
| ES Essential Service District       | R-O Old Village Residential                       |
| GMU-4 Balsam Lane                   | S-A Special Agriculture District                  |
| GMU-5 Southwest Mixed-Use           | GMU-3 Historic Village                            |
| I-1 Light Industrial District       | City Boundary                                     |
| P-R Public Recreation District      | PUD   |
| R-1 Single Family District          | County Parcels                                    |



SITE PHOTOS



*Curbside, west entrance. Circle = Transfer Station. Office and maintenance shop at right (photo Jul 3, 2025).*



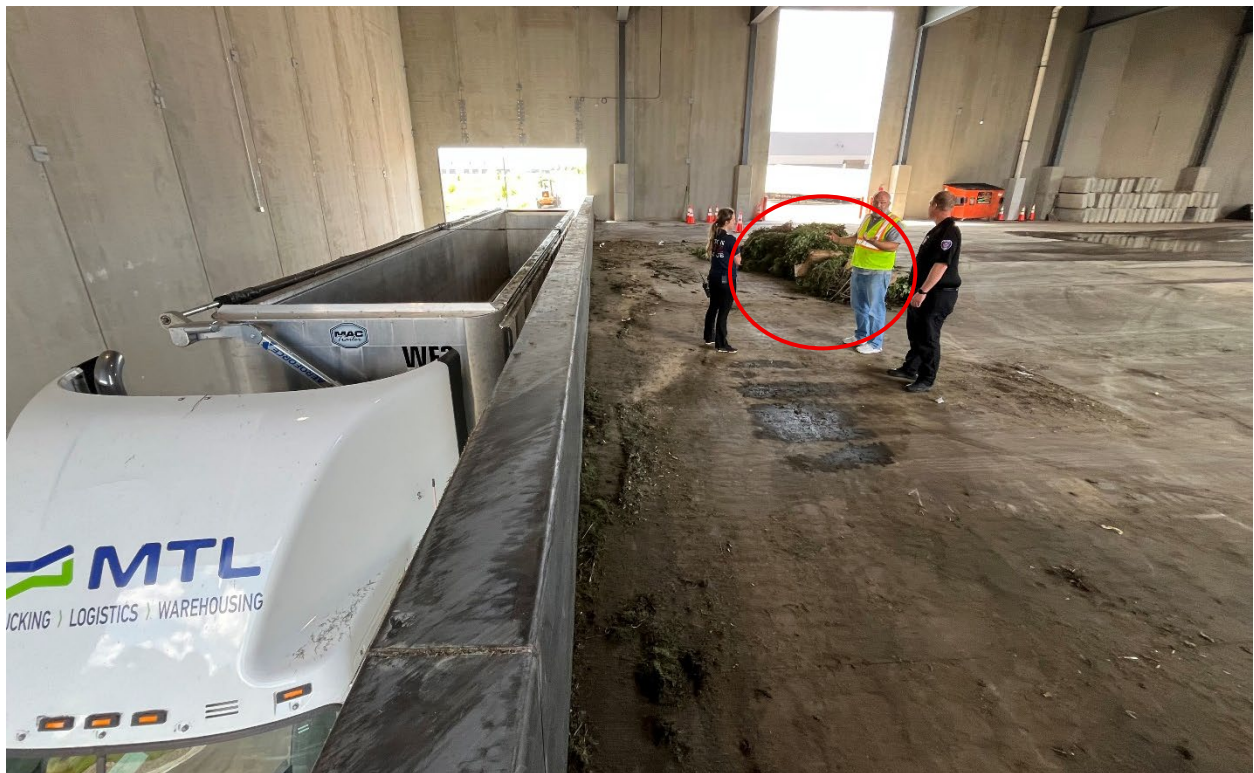
*Intersection of West French Lake Road & 118<sup>th</sup> Avenue, looking west. Circle = Transfer Station (Photo Jul 3, 2025).*



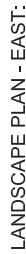
*Curbside Transfer Station as seen from neighboring home, 11950 West French Lake Road (Jacques) (Photo Jul 3, 2025).*



*Curbside Transfer Station. Yard waste (circle) is trucked into the building and dropped on the floor. If additional types of wastes are added, Curbside would build bins against the push wall (left) for dropping. Then transfer waste from the bins into trucks (photo Jul 3, 2025).*



*Curbside Waste Transfer Station. Yard waste on floor (circle) from a 1-ton truck, to be transferred into awaiting semi-trailer (Photo Jul 3, 2025).*



**475 CLEVELAND AVE. N., SUITE 101A, ST PAUL, MN 55104**  
**PHONE: 651.788.9018**  
**www.cathyxdesigngroup.com**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE \_\_\_\_\_

**LAND SURVEYING & ENGINEERING**  
7601 73RD AVENUE N., BROOKLYN PARK, MN 55428  
PHONE: 763.560.3093 FAX: 763.560.3522  
[www.DemarcInc.com](http://www.DemarcInc.com)

7211 WINNEKA AVENUE NORTH  
BROOKLYN PARK, MINNESOTA 55428

IRVING LANE NORTH  
DAYTON, MINNESOTA

L1.2

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate all work in the city right-of-way with City of Dayton Public Works Department.
3. Screen Fence per detail, where noted on plan.
4. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for proposed grading & utilities.
6. See Sheet L-1, L-1.1, L-1.3 for Landscape Plans and L-1, L-4, L-1.5 for Landscape Details, Notes, and Schedules

	Proposed Turf Sod
	Proposed Low Maintenance Turf - MnDOT 25-131
	Proposed Native Seed Type 'A' - MnDOT 33-261
	Proposed Native Seed Type 'B' - MnDOT 35-221
	Proposed Live Plug Plant Area - See Schedule

## **Curbside Waste Dayton Transfer Station**

### **Additional Material Type Request Summary**

**DRAFT- emailed to staff on 5/30/2025**

### **Concept Plan Summary**

Curbside Waste is seeking approval from the City of Dayton to transfer a combination of construction and demolition debris (C&D), municipal solid waste (trash), recycling and source separated organics (food waste) from our transfer station at 118<sup>th</sup> Ave N.

Accepting these additional material types can be done without any impact on residents. Approving additional material types will not increase traffic, odor or litter issues around the site. The existing transfer station is a fully constructed, fully enclosed, 21,600 square foot building. Primary construction was completed in 2024. The exterior doors are currently under construction and will be installed in the summer of 2025.

### **Summary and Background**

In November of 2022 we received approval from the City of Dayton for an industrial guided property including eleven application requests, one of which was a CUP/IUP for a residential/commercial yard waste transfer station. Since receiving that approval, we have constructed the Curbside Waste headquarters, office, call center, maintenance shop and transfer station at 18150 118<sup>th</sup> Ave N. The site began operations in 2024, and the transfer station became operational at the start of the yard waste season in April of 2025.

We are seeking the ability to receive and transfer additional material types at this location to respond to a changing business climate and ever-changing solid waste and recycling system and regulations.

The metropolitan area solid waste and recycling systems has faced many challenges and changes since 2022. Changes in the recycling commodity markets, commercial driver shortages, inflation, rising equipment costs and changing regulations have created pressure across industry. Regulatory requirements to collect residential and commercial organics, future recycling changes caused by the recently passed Extended Producer Responsibility Legislation and the potential closure of the Hennepin County Energy Recovery Center (HERC) leave us facing a long period of uncertainty.

Having the ability to receive and transport different material types will provide our team with the flexibility to continue collecting and responsibly managing, trash, recycling, organics, yard waste and demolition debris in an uncertain future. Our primary goal is to

have the infrastructure necessary to help state and local governments meet their aggressive sustainability goals now and in the future.

### **Current Transfer Station Operations Summary and Design Capacity**

Operation of the yard waste transfer station started in April of 2025. We are currently managing yard waste from our fleet of yard waste collection trucks and trucks from other companies that are in the area. Yard waste is dumped on the tipping-floor and loaded into semi-trailers for final transportation to a composting facility. We are currently loading and shipping out two or three transfer loads per day from the facility. Trailers are filled each afternoon and hauled to the compost facility the next morning. Little if any material remains on the tipping floor overnight. As the operation grows, we will add additional trailer capacity to increase storage.

The current transfer station design can accommodate approximately 300-400 tons per day of material; the weight varies based on the weight/density of different material types. The current building design can manage yard waste coming in from 30-40 collection vehicles per day. We currently only operate approximately 10 yard waste trucks during the yard waste season (April to November). Bringing the transfer station to its full capacity with only yard waste would require bringing 30 trucks per day from other haulers in the area.

### **Current Site Vehicle Operations Summary**

Curbside Waste manages a fleet of just over 55 collection-vehicles from the Dayton location. On any given day we have trucks running commercial trash and recycling routes, residential trash, residential recycling, residential organics, residential yard waste routes as well as roll-of trucks collecting C&D. The table below shows the number of trucks that collect each material type, each day:

<b>Truck/Route Type</b>	<b>Trucks Per Day</b>
Commercial (Front Load)	6-8
Residential Trash	26-27
Residential Recycling	3-5
Residential Yard Waste	9-11 (seasonal Apr-Nov)
Residential Organics	1-2
Roll-off (C&D)	2-3

Because these trucks already start and end their day at the Dayton location, they can drop their final load of the day at the transfer station with no increase in traffic to or from the site.

## **Potential Future Transfer Station Operations**

We are seeking the flexibility to accept and transfer additional materials from our Dayton transfer station. We would like to be able to accept a combination of construction and demolition debris (C&D), municipal solid waste (trash), recycling and source separated organics (food waste) in addition to yard waste.

To accommodate the different material types, we would divide the storage areas of the existing building footprint into separate bunkers for different material types. No external construction or building expansion would take place as a result of this request.

The materials we receive at the building may change over time and would definitely change seasonally. When yard waste season ends in the fall, we would increase delivery of MSW, recycling or C&D to continue utilizing the facility in the winter months. As we change material types we cannot change the capacity of the building so the total amount of material and the number of trucks will not change, just the types of material.

Source separated organics or food waste would likely never be a large portion of the incoming waste stream as we have a reliable outlet for the material at the Brooklyn Park Transfer Station, but we would like flexibility to transfer small amounts of organics in the future. Organics would not likely be placed in a bunker but would be more likely to have a designated roll off container or dumpster located inside the transfer building.

With multiple material types our goal would be to load the material received every afternoon onto trailers for transportation to the final disposal or processing site the next day. There may be times that some material is stored over night or over a weekend if it cannot be loaded onto transfer trailers at the end of the day or the week. The facility is not large enough to facilitate any longer term storage of materials onsite. Short term storage of material overnight or over a weekend will not have any negative impact on residents or the community.

## **Odor and Litter Control**

Managing odor and litter are two primary focuses of any transfer station operation. We feel that we can successfully manage litter and odor concerns for multiple material types just as we have while receiving yard waste. Our operational plan of moving material through the facility as quickly as possible is our primary defense against litter and odor. Quickly moving material offsite is critical and the relatively small size of our facility requires quick movement of material.

In the next month we will have full coverage doors installed on all six openings to the transfer station. The doors will serve as another major tool to prevent odor and litter

concerns. We have also developed operational plans to strategically deliver materials to the facility using only 2 of the 4 doors on days when wind speeds are high and could potentially blow material outside the building.

Our entire site is fenced with chain link fence that has an outward facing barbed wire arm on top. We feel this fence will go a long way toward keeping any litter that does leave the building on our site where it can easily be removed. If needed we would add a second barbed wire arm that is leaning inward instead of outward to capture additional litter.

In addition to practices designed to prevent litter we also have staff who are assigned on a daily or weekly basis to walk the perimeter of the site and make sure all litter is picked up. We have not needed to expand this litter removal outside of our property but would dedicate staff time to this task if needed.

### **Fire Suppression and Other Site-Specific Requirements**

The transfer station is currently plumbed for a water-based fire protection system, but this system has not yet been designed or installed. We are happy to work with the Fire Chief and other experts to design and implement a suitable system for the site. We are also in the process of receiving price quotes for a state-of-the-art, remotely operated fire suppression system that could work alongside or in place of a traditional water-based deluge system.

Fire suppression system design is one of the many site-specific design and operational requirements that we have time to finalize. Should the city choose to allow curbside to pursue this concept plan, we would work with the City, County and multiple State Agencies to complete an Environmental Assessment Worksheet and ultimately need to apply for an operational permit from the MPCA.

We are confident that through these review and approval processes we will be able to define site design and operational requirements that will be satisfactory for the City of Dayton. We are also interested in clarifying some operational requirements in the existing CUP/IUP.

**CITY OF DAYTON  
COUNTIES OF HENNEPIN AND WRIGHT  
STATE OF MINNESOTA**

**RESOLUTION NO. 79-2022  
GRANTING DEVELOPMENT APPROVAL OF AN INDUSTRIALLY GUIDED  
PROPERTY INCLUDING ELEVEN APPLICATION REQUESTS FOR MASTER  
FAMILY INVESTMENTS**

WHEREAS, Master Family Investments, (hereinafter referred to as the “Applicant”) has made multiple applications for:

1. a rezoning from A-1 to L-1,
2. a zoning text amendment to Section 1001.063, Subd. 1 allowing for residential/commercial yard waste transfer stations in the Light Industrial zoning district (L-1),
3. a preliminary plat to be known as MTL addition,
4. a site plan approval,
5. a conditional use permit (CUP) for an industrial use in the French Lake Shoreland Overlay District,
6. a CUP for outdoor storage of semi-trailers on Lot 1,
7. a CUP for outdoor storage of dumpsters, vats, containers, roll offs and other storage bins on two acres of impervious surface on Lot 2,
8. a CUP for a detached industrial accessory building on Lot 1,
9. a CUP for a detached industrial accessory building on Lot 2,
10. a CUP or IUP for a residential/commercial yard waste transfer station on Lot 2 and
11. a CUP for a Motor Freight Terminal and maintenance garage in the I-1 zoning district.

(Hereinafter referred to as the “Applications”) for the development of four industrial buildings on property legally described on attached Exhibit 1 (hereinafter referred to as the “Property”).

WHEREAS, the City staff studied the matter, reports were issued and information was provided to the Planning Commission regarding the Applications; and

WHEREAS, the Planning Commission at its November 3, 2022, meeting recommended approval of all 11 Application requests to the City Council; and

WHEREAS, the City staff organized the Planning Commission comments and actions into a report, the report was issued and information was provided to the City Council regarding the Applications; and

WHEREAS, the City Council at its November 22, 2022, meeting approved the Applications as recommended by staff and the Planning Commission; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council for the City of Dayton makes the following:

### **FINDINGS**

- A. The applicant presented a concept plan to the City in 2020 and again late in 2021 and the Planning Commission and City council provided favorable and constructive comments, and the Applications significantly reflect the concept review comments.
- B. The rezoning application brings the property into conformance with the adopted 2040 Comprehensive plan.
- C. The community has recognized that the Property is located in an area of the community that that with develop with similar industrial uses.
- D. The surrounding transportation network was identified as being sufficient to support the development proposed in the applications.
- E. The surrounding public utilities are adequate to serve the approved uses.
- F. The requested Conditional use permit requests for outdoor storage on both lots is in conformance with the recently deliberated and adopted ordinance amendments related to outdoor storage in industrial districts.
- G. The approved residential and commercial yard waste transfer station will provide a desired and beneficial service to the residential and business facets of the community.
- H. The Applications in combination allow the Applicant to consolidate current business operations within one site within the City of Dayton instead of in other neighboring communities within the region.
- I. The Applications in their combination will provide a positive tax benefit to the community.
- J. Minn. Stat. §462.358, grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic and safe development of land within the City.
- K. The City Council has adopted Subdivision Regulations for the orderly, economic and safe development of land within the City.

- L. Dayton City Code §1002.02 states that “no land shall be subdivided without complying with the provisions of [Chapter 1002]”.
- M. The proposed subdivision of the Property is governed by Dayton City Code Chapter 1002.
- N. The preliminary plat as approved provides additional public road right-of-way and drainage and utility easements that will serve to better the interests of the residential and business facets of the community.
- O. The Final Plans are governed by Dayton City Code 1001.10.
- P. The Applicant has submitted the Development Plans for the City’s review and approval.
- Q. The Preliminary Plat meets the City Code requirements, and the approved Civil Plans meet the City Code requirements, provided they are subject to and satisfies the conditions set forth in this Resolution and final review by City Engineers and City Planner.
- R. The Park dedication requirement was found to be appropriate based the employees of the site having access to a sound park and open space system that promotes health and well being. Furthermore, a portion of the property is located in the French Lake Shoreland Overlay district, and the City has public park and open space improvements planned within the overlay.

### **DECISION**

NOW, THEREFORE, and based upon the information received and the above Findings it is resolved by the City Council of the City of Dayton as follows:

**1. Rezoning**

The request to rezone parcel number 3012022340001 from A1 to L1 is hereby approved, subject to the following conditions:

- 1. The development agreement must be signed by the property owner and approved by the City prior to the publication of the rezoning approval.

**2. Zoning Text Amendment**

The zoning text amendment to Section 1001.063 Subd 1 allowing for residential/commercial yard waste transfer stations as a conditional use permit (CUP) in the Light Industrial zoning district (L-1) is hereby approved, subject to the following conditions:

1. The property shall be a minimum of 15 acres.
2. Yard waste is prohibited from remaining on the site overnight.
3. All vats, dumpsters or other storage containers and trucks shall be routinely cleaned, sanitized and kept in good repair.
4. All vats, dumpsters or other storage containers and trucks shall be stored or parked in an orderly fashion.
5. There shall be no noticeable and continuous noxious odors associated with the use.
6. Outside storage of yard waste shall only be permitted in areas as defined on the approved site plan.
7. Outside storage of yard waste within vats, dumpsters, or other storage containers not queued for transfer during normal business hours is prohibited.
8. Any notifications by the city for violations of the conditions approved with this CUP shall be immediately corrected. In accordance with section 1001.23 Subd.1(5) of the Zoning Ordinance. The failure to comply with the city correction notifications will be cause for the CUP to be reviewed by the City Council and be subject to potential revocation.
9. If the transfer station use is discontinued for a period of at least 6 months, any further use of the property shall conform to the requirements of Section 1001.63 Subd 6. The discontinued conditional use shall not begin operations again without first obtaining approval of a new conditional use permit as required in section 1001.23 Subd. 1 (4) b of the Zoning Ordinance.

### **3. Preliminary Plat**

The preliminary plat is hereby approved, subject to the following conditions.

1. All required drainage and utility easements and public right of way shall be identified on the final plat.
2. The plat shall be revised to include both central stormwater basins in Lot 1
3. A 30-foot wide public drainage and utility easement needs to be platted between lots 1 and two over the sewer line.
4. A 60-foot ROW, along the south property boundary, should be appropriate – essentially an extension of the ROW dedicated for the Troy Lane extension (to the west property line).

5. Prior to recording the final plat, the applicant shall supply park/trail dedication as cash-in-lieu of land in the amount required in the City's annual fee schedule current at the time of development.
6. Prior to the recording the final plat, the applicant shall enter into a development agreement and shall pay Park Dedication fees for the platted Lot and all applicable sanitary sewer, water, and stormwater development fees prior to grading the site.
7. Upon approval of the preliminary plat, the applicant may obtain an early grading permit with the submittal of signed grading and erosion control plans, required stormwater management permits and a surety.
8. A stormwater management agreement is required between the city and the owners of Lot 1 and 2. This agreement must be signed and recorded with Hennepin County prior to the release of final plat for recording.
9. For drainage and utility purposes on all lot lines, over ponds, wetlands and other utilities, as required by the City Engineer.
10. Proposed Troy Lane extension.
11. Access for temporary traffic features as necessary.
12. Any road right-of-way or trail easements requested by any governmental agency and/or those shown on the Final Plat; and
13. Any public trails shall be dedicated to the City.

**4. Site Plan Lots 1 and 2**

The site plan for Lot 1 and 2 is hereby approved, subject to the following conditions.

1. The applicant shall provide revised landscape plans:
  - a. Perimeter screening of the outdoor storage area shall be a minimum of eight feet and may be achieved through a combination of fencing, landscaping, berming and building placement.
  - b. Grade level view sections of the landscaping shall also be provided.

2. The plans need to reflect the construction of a 24-inch trunk sanitary sewer between Lots 1 and 2 for their entire depth.
3. The City of Dayton's detail sheets shall be utilized on all construction documents.
4. All required parking areas shall contain exterior and interior landscaping per Section 1001.24.
5. Extended truck idling is prohibited on Lots 1 and 2.
6. The identified passenger vehicular parking area striping shall be annually maintained
7. The total permitted semi trailer parking/storage permitted on Lot 1 is 360 spaces. This includes 111 of those spaces per the ordinance calculation formula shown as blue on the parking detail exhibit, 127 spaces per the CUP calculation formula shown as red on the parking detail exhibit and 122 operational stalls at the truck dock areas shown as pink on the parking detail exhibit.
8. Trailers located at the truck docking areas would be permitted to be connected to fleet semi tractors for extended periods of time.
9. Trailers located in the CUP Outdoor storage area are prohibited from being connected to fleet semi tractors for extended periods of time.
10. All required vehicular and truck parking spots shall be initially striped during site improvements and maintained annually thereafter.
11. All trash, recyclable materials, and trash and recyclable materials handling equipment shall be stored within the principal structure; 100% screened from public view by the principal building; or stored within an accessory structure constructed of building materials compatible with the principal structure enclosed by a roof, and overhead door on tracks. Compactors shall be 100% screened from eye level view from public streets and adjacent properties. The plans shall be updated to show compliance.
12. All Mechanical equipment shall be screened in accordance with section 1001.62 Subd. 1 (5) of the code.

13. A financial guarantee in the amount of 150 percent of the cost estimate for the landscaping is required to be submitted with the first building permit. The surety will be retained by the City for one year after notification on the installation of the landscaping to ensure the planting and survival of the required landscaping. The surety may be reduced by 50 percent after the required materials are planted, and the City is notified in writing.
14. All pole mounted lighting on the property shall be limited to 20 feet in height and the fixtures shall be hooded and downcast. A lighting metrics study is required to be included with the building permit application.
15. The applicant/developer shall meet all engineering conditions and make all plan changes as noted in the engineering memos prior to approval of the final plat. All construction and engineering plans (grading, erosion control, stormwater, street, utility, etc.) shall be reviewed and approved by the City Engineer, Planner, and Public Works director, prior to issuance of grading/building permits.
16. The final fence construction material shall be approved by the Zoning Administrator.
17. A sign permit shall be reviewed and permitted prior to installation and shall meet zoning code requirements and/or the deviations approved within this Resolution.
18. The routine hours of operation shall be limited to 7 am to 7 pm weekdays.
19. The corners of building 2 between the Dock parking areas should be landscaped and irrigated.

**5. CUP 1 – Shoreland Overlay Development**

A CUP for the construction of an industrial use in the French Lake Shoreland Overlay district is hereby approved, subject to the following conditions.

1. There shall be no expansion into the shoreland district without a CUP amendment.
2. Any identified negative impacts to the shoreland overlay shall be mitigated upon written notice from the City.

**6. CUP 2- Outdoor storage Lot 1**

A CUP for outdoor storage of 127 trailers on two acres is hereby approved, subject to the following conditions.

1. The outdoor storage use shall be permitted for the life of the building.
2. The outside storage is maintained in a neat and orderly manner in the designated storage spaces.
3. Outside storage of materials other than approved storage items is not permitted.
4. The approved storage items must be maintained in a good and workmanship like manner at all times.
5. From all property lines, there shall be no noticeable and continuous noxious odors associated with the use. All vats, dumpsters or other storage containers and trucks shall be routinely cleaned, sanitized and kept in good repair.
6. Provide elevation profile details of the exterior storage area from all adjacent public roads.

**7. CUP 3- Outdoor storage Lot 2**

A CUP for outdoor storage of dumpsters, vats, containers, roll offs and other storage bins on the identified two acres of impervious surface on Lot 2 is hereby approved, subject to the following conditions.

1. The outdoor storage use shall be permitted for the life of the building.
2. The outside storage is maintained in a neat and orderly manner.
3. Outside storage of materials other than dumpsters, vats, containers, roll offs and other storage bins is not permitted.
4. The trailers must be organized neatly and maintained properly.
5. Provide elevation profile details of the exterior storage area from all adjacent public roads.

**8. CUP 4 – Detached accessory Building Lot 1**

A CUP for the construction of a detached accessory structure on Lot 1 is hereby approved, subject to the following conditions.

1. The exterior design of the detached accessory structure shall match the principal structure in design and the same color palette.
2. Revised building elevations and colored renderings shall be submitted with the building permit to ensure compliance with the approval conditions.
3. The structure is prohibited from being occupied and utilized with a use not related to the principal use on the lot.
4. The routine hours of operation in the building shall be limited to 7 am to 7pm weekdays.
5. All site plan approval conditions must be met.

**9. CUP 5 – Detached accessory Building Lot 2**

A CUP for the construction of a detached accessory structure on Lot 2 is hereby approved, subject to the following conditions.

1. The exterior design of the detached accessory structure shall match the principal structure in design and the same color palette.
2. Revised building elevations and colored renderings reflecting condition 1 above shall be submitted with the building permit.
3. The structure is prohibited from being occupied and utilized with a use not related to the principal use on the lot.
4. The routine hours of operation in the building shall be limited to 7 am to 7pm weekdays.
5. All site plan approval conditions must be met.

**10. CUP 6- Transfer Station**

A CUP for the operation of a residential/commercial yard waste transfer station on Lot 2, is hereby approved, subject to the following conditions.

1. Yard waste is prohibited from remaining on the site overnight.
2. All vats, dumpsters or other storage containers and trucks shall be routinely cleaned, sanitized and kept in good repair.

3. All vats, dumpsters or other storage containers and trucks shall be stored or parked in an orderly fashion.
4. There shall be no noticeable and continuous noxious odors associated with the use.
5. Outside storage of vats, dumpsters or other storage containers and trucks shall only be permitted in the outdoor storage area as defined on the approved site plan.
6. Outside storage of yard waste within vats, dumpsters, or other storage containers not queued for transfer during normal business hours is prohibited.
7. Any notifications by the city for violations of the conditions approved with this CUP shall be immediately corrected. In accordance with section 1001.23 Subd.1(5) of the Zoning Ordinance. The failure to comply with the city correction notifications will be cause for the CUP to be reviewed by the City Council and be subject to potential revocation.
8. If the transfer station use is discontinued for a period of at least 12 months, any further use of the property shall conform to the requirements of Section 1001.63 Subd 6. The discontinued conditional use shall not begin operations again without first obtaining approval of a new conditional use permit as required in section 1001.23 Subd. 1 (4) b of the Zoning Ordinance.
9. The applicant shall provide a revised architectural plan:
  - a. Confirm the height of the building.
  - b. Material colors shall be provided.
  - c. Compliance with the required design elements.
  - d. The location of trash and recyclable material storage and related equipment.

**11. CUP 7 Motor freight terminal and maintenance garage**

CUP 7 for a Motor Freight Terminal and maintenance garage residential/commercial yard waste transfer station on Lot 2, is hereby approved, subject to the following conditions.

1. The only motor freight vehicles permitted to be operated, stored and repaired are those owned by or leased by the property owner and are utilized in conjunction with the permitted use.
2. All major vehicle repair shall be conducted within the building except for incidental small service tasks.
3. Engine racing or other loud continuous noise is prohibited. No exterior storage of mechanical vehicle parts or tires is permitted.
4. The site exterior must be maintained in a neat and orderly fashion.
5. Maintenance activities outside the building shall be limited to the hours of 7 am to 10 pm.
6. Maintenance activities inside the building with the doors open shall be prohibited between the hours of 7 pm to 7 am.

NOW, THEREFORE BE IT FURTHER RESOLVED, The Developer shall comply with, to the satisfaction of the City Engineer and City Planner, the following:

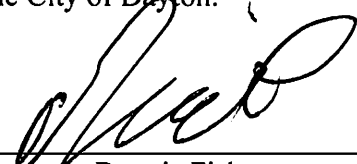
- a. Any and all permits required by any governmental subdivision or agency having jurisdiction over the development of the Property shall be obtained by Developer.
- b. A lighting plan shall be submitted, subject to review and approval by the City, prior to installation.
- c. All proposed building elevations shall be submitted, subject to review and approval by City Staff, prior to issuance of a building permit.
- d. As a condition of obtaining and maintaining a certificate of occupancy for a buildable lot, the buildable lot must be connected to sanitary sewer and municipal water.
- e. The Property shall, at all times shall be subject to the conditional use permit Approvals in this resolution. Failure on any part of this condition can be cause for the conditional use permits to be brought before the city Council for review and appropriate action, including termination.
- f. Developer shall comply, to the satisfaction of the City Engineer, with all requirements and recommendations in the Memorandums from Stantec, the City's Consulting Engineer and subsequent engineering memos. Revised plans shall be submitted and approved by the City Engineers prior to the pre-construction meeting.

- g. Applicant/developer shall ensure sidewalks, and screening are added to plans per the preliminary plat approval conditions.
- h. Construction, use and maintenance of the Property shall comply with, at all times, this Resolution, further approvals of the City Council, the Plans, and federal, state and local rules and regulations.
- i. The Developer's cash obligation for park dedication shall be cash in lieu of land dedication development, based on the finding that employees of this development shall benefit from the parks and trails in the City of Dayton, and based on the property being partially located within the French River Shoreland Overlay District and the City has established plans to improve public access within this overlay district.
- j. The park dedication fee as set forth above shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.
- k. Developer shall make payment, prior to release of the Final Plat, at the rate applicable at the time of development and as identified in the development agreement.
- l. The Developer shall provide, before the Final Plat will be released, an updated and certified Abstract of Title and/or Registered Property Abstract as required by Minn. Stat. §505.03, or in the alternative, the Developer may provide a Commitment for a Title Insurance Policy for the Property naming the City as the proposed insured and with the amount of coverage for this policy being equal to \$100,000.00 per acre dedicated to the City (including but not limited to streets, rights-of-way, and drainage and utility easements). \$100,000.00 per dedicated acre represents the coverage amount formula approved by the City for the year 2022. If the Final Plat is not released for filing in the year 2022, the above-referenced policy coverage amount shall be adjusted based upon the formula approved by City for the year in which the Final Plat is actually released for filing with the Hennepin County Recorder. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine what entities must execute the Final Plat and other documents to be recorded against the Property. In the event the Developer provides the City with a Commitment for a Title Insurance Policy, the Developer shall cause a Title Insurance Policy to be issued consistent with the Commitment for a Title Insurance Policy provided by the Developer and the requirements of the City Attorney and with an effective date on which the Final Plat is recorded (the City will not issue any certificate of occupancies until it is provided with said Title Insurance Policy). Further, Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the

City Attorney are recorded and all conditions for release of the Final Plat has been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property with the exception of a grading permit, which may be issued upon submittal of adequate surety.

- m. The Developer shall pay at time of final plat an escrow deposit in an amount of 3% of the remaining estimated Construction Costs as determined by the City and City Fee Schedule. This escrow shall be used for all reasonable expenses, related to review, analysis, processing, monitoring, administration and approvals as determined by the City, that the City incurs in relation to this development and City Resolutions. Said expenses shall include, but are not limited to, staff time, including, but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development and its construction activities. Should the escrow deposit be exhausted, the Developer shall submit additional deposits of 3% of the remaining work for the phase as determined by the City Engineer(s).

Adopted this 22<sup>nd</sup> day of November 2022, by the City of Dayton.

  
\_\_\_\_\_  
Mayor - Dennis Fisher

  
\_\_\_\_\_  
City Clerk Amy Benting

*Motion by Councilmember Gustafson, Second by Councilmember Salonek.*

## **EXHIBIT 1**

### **for Resolution 79-2022**

#### **LEGAL DESCRIPTION OF THE PROPERTY**

The North Half of the Southeast Quarter of the Southwest Quarter and that part of the North Half of the Southwest Quarter of the Southeast Quarter lying Southwesterly of Town Road (now known as French Lake Road West) also, that part of Government Lot 3 lying East of the West 261.95 feet thereof and Southwesterly of Town Road (now known as French Lake Road West) all in Section 30, Township 120, Range 22, Hennepin County, Minnesota.

Subject to easement and restrictions of record, if any.

AND

That part of Government Lot 4 in Section 30, Township 120, Range 22, Hennepin County, Minnesota described as follows:

Commencing at the southwest corner of said Government Lot 4; thence North 01 degrees 46 minutes

32 seconds West, assumed bearing, along the West line of said Government Lot 4 a distance of 524.7

feet to the actual point of beginning; thence continuing North 01 degrees 46 minutes 32 seconds West along the said West line to the centerline of French Lake Road; thence Southeasterly along said

centerline to a point on a line bearing North 82 degrees 13 minutes 28 seconds East from the point of

beginning; thence South 82 degrees 13 minutes 28 seconds West to the point of beginning.

Which lies Northwesterly of the following described line:

Commencing at the southwest corner of said Government Lot 4; thence North 01 degrees 46 minutes

32 seconds West, assumed bearing, along the West line of said Government Lot 4 a distance of 673.14 feet to the point of beginning of the line to be described; thence North 59 degrees 15 minutes

27 seconds East 306.59 feet to the centerline of said French Lake Road and said line there terminating. Subject to 40 foot right of way for French Lake Road per Warranty Deed Doc. No. 11118161.

**ITEM:**

Recommendation of Conveyance and Removal of House at 15520 Lawndale Lane N.

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

Three Rivers Park District (TRPD) purchased the property at 15520 Lawndale Lane, including a house and several accessory structures. TRPD intends to have all structures demolished or removed and has offered the house for sale to the city for \$100,000. The appraised value is \$400,000. If purchased, the house must be removed by October 1, 2025 unless TRPD agrees to an extension.

This item was presented to the City Council at its July 8, 2025 meeting. The Council Tabled action until it's July 22<sup>nd</sup> meeting and has directed the EDA to provide a recommendation if to purchase or not.

If the City were to purchase the house, it could be moved to a city owned lot in the Old Village or sold for someone else to move elsewhere.

**CRITICAL ISSUES:**

Cost	If purchased, the city can move the house to a temporary location and sell as-is (for buyer to move), or the city can move the house to a permanent location (\$45,000-\$75,000), plus site prep, foundation/basement, garage, etc. \$500,000-\$550,000 estimated cost.
------	---

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

*Create a variety of housing options*

*Encourage healthy lifespan of both residential and commercial operations*

**ROLE OF EDA:**

Ask questions. Make a recommendation if to purchase, and at what price. If significantly lower than \$100,000, TRPD will likely reject the offer and put the house up for auction, in which case the EDA can bid on it.

**RECOMMENDATION:**

Staff recommends purchasing the house and entering into an agreement with TRPD.

**ATTACHMENT(S):**

Aerial Map

Agreement for Conveyance and Removal of House.



**CITY OF DAYTON  
AND  
THREE RIVERS PARK DISTRICT  
AGREEMENT FOR CONVEYANCE  
AND REMOVAL OF HOUSE**

This Agreement (the "Agreement"), by and between Three Rivers Park District, a public corporation and a political subdivision of the State of Minnesota ("Park District"), and the City of Dayton, a Minnesota municipal corporation ("City"), is hereby made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the Park District and City.

**WHEREAS**, Park District acquired property located at 15520 Lawndale Lane N., Dayton ("Property") on or about April 1, 2025 for regional trail purposes; and

**WHEREAS**, a house was constructed on the eastern parcel of the Property in 2022 ("House") and is not needed by the Park District; and

**WHEREAS**, the City desires to purchase and move the house to a lot for residential purposes; and

**WHEREAS**, Park District and City wish to enter into an agreement for the conveyance and removal of the House from Park District to City.

**NOW THEREFORE**, in consideration of the mutual covenants herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Park District and City agree as follows:

**1. Conveyance.** Park District hereby agrees to convey to City and City agrees to accept from Park District the House located on the Property for the sum of One Hundred Thousand Dollars (\$100,000) ("Purchase Price"). The conveyance of the House to City shall not create any right or title to the Property upon which the House is currently located. Full payment of the Purchase Price shall be made to Park District prior to removal of the House. The City shall be responsible for all costs and work associated with the removal of the House from the Property, as depicted on the attached Exhibit A.

**2. As-Is Condition.** City acknowledges and agrees that the House is being sold in its present "AS-IS" condition with all faults, defects, and deficiencies, whether known or unknown, and that Park District makes no warranties or representations as to the condition, habitability, conformance to the building code, or fitness for a particular purpose of the House. Any damage to the House from fire, theft, vandalism, or any other cause shall be at the risk of the City. If the House is damaged or destroyed prior to the City moving it, the sole remedy of the City shall be a return of the Purchase Price.

**3. Removal of House.** City shall move the House on or before October 1, 2025 ("Removal Date"). Any extension of time must be requested in writing to Park District by September 15, 2025. City assumes all risk that the House can be moved over any contemplated route. City shall be responsible for obtaining any and all necessary permits relating to the removal of the House. If the House has not been removed from the Property by the Removal Date, Park District may consider the House to have been abandoned by the City for Park District to dispose of by whatever means it may deem appropriate. The City shall be liable to Park District for any costs incurred by Park District as a result of the City's default, including the full Purchase Price.

4. **Hazardous Materials.** Park District has provided City with a copy of the Asbestos and Regulated Waste Inspection Report, dated June 9, 2025, for the House. City accepts any and all risks associated with known hazardous materials.

5. **Utilities.** City shall make arrangements with utility or public service companies for removal of meters and/or other equipment owned by such companies. City shall locate all utilities within the actual limits of work on removal of the House, as depicted on Exhibit A. Utilities must be marked with paint or flags or a combination thereof. The private utility locator shall schedule its work such that it immediately follows the Gopher State One Call locates, whenever practical.

6. **Foundation.** City shall remove and demo all foundation walls and basement concrete or slab. All foundation block and pieces of concrete shall be removed from the Property as debris. City shall add clean fill to match existing adjacent grades and revegetate the open soil in accordance with MnDOT Spec. 3876 and 3881.2B.2 utilizing MnDOT Seed Mix 25-131, Erosion Control Blanket Category 3 (Type Bionet S150BN as manufactured by North American Green, Type Excel SS-2 All Natural as manufactured by Western Excelsior Corporation, or Type EG-2S NN as manufactured by Ero-Guard) and Fertilizer Type 2 (22-0-10).

7. **Preservation of Existing Features.** City shall minimize disruption and damages to existing Property features, including but not limited to lawns, trees, existing topography, pavements, and curbing. All construction access and traffic shall be approved by Park District in advance. Any damages to Property features outside the specified routes shall be repaired and restored by the City to same condition in which such features existed prior to the City's removal of the House or foundation components, at no cost to Park District. City shall take reasonable precautions to limit damage to existing turf.

8. **Contractors.** The City shall be responsible to the Park District for the acts and omissions of all his employees and all Contractors, their agents and employees, and all other persons performing any of the work under a contract with the City. Nothing contained in this Agreement shall create any contractual relationship between any Contractor and the Park District. It is further understood that the Park District will have no direct relations with any Contractor or Subcontractor. Any necessary relations between the Park District and a Contractor shall be handled by the City.

9. **Insurance.** City shall ensure that any contractor retained for the removal of the House shall maintain the following insurance coverage:

A. The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's operations under the Contract and for which the Contractor may be legally liable.

B. Contractor's insurance shall be written for not less than the following limits of liability or as required by law, whichever coverage is greater:

1. **Commercial General Liability**

Bodily Injury	\$500,000	each person
	\$1,500,000	each occurrence
Property Damage	\$1,500,000	each occurrence
	\$1,500,000	aggregate

2. **Commercial Automobile Liability**

Bodily Injury	\$500,000	each person
	\$1,500,000	each occurrence
Property Damage	\$1,500,000	each occurrence

3. Worker's Compensation Insurance  
Per State Statute

- C. Contractor's insurance policy shall be endorsed to include Three Rivers Park District and its officials, employees, contractors, agents, and volunteers as an additional named insured.
- D. Contractor's insurance coverage shall be maintained without interruption from date of commencement of work on the removal of the House until date of final payment. The Contractor shall provide written notification to the City of the cancellation or expiration of any insurance required by the contract within five (5) business days of the date the Contractor is first aware of the cancellation or expiration or is first aware that the cancellation or expiration is threatened or otherwise may occur, whichever comes first.

**10. Safety.** City shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the removal of the House. City shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to:

- A. Employees and other persons who may be affected thereby;
- B. The House and materials and equipment to be incorporated in the removal of the House, whether under the care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- C. Other features at the Property or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

The City shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

The City shall implement, erect, and maintain, as required by existing conditions and performance of the work, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

Any and all damage or loss to any property caused in whole or in part by the City or any person or entity for whose performance the City is responsible, shall be promptly remedied at the expense of the City.

**11. Termination.** The Parties may terminate this Agreement upon mutual agreement. Either party may, by written notice to the other party, terminate this Agreement at any time, because of a material breach by the other party. The provisions of Section 12 survive termination with respect to claims that arise from actions or occurrences that occurred prior to termination.

**12. Indemnification.** To the fullest extent permitted by law, the City shall indemnify and hold harmless Park District and its officials, agents, and employees from all claims, damages,

losses and expenses, including but not limited to reasonable attorney's fees, which are attributable to or are the result of a negligent or otherwise wrongful act or omission, including breach of a specific contractual duty, of the City or the City's Contractors, Subcontractors, agents, employees, suppliers, or anyone acting on behalf of the City. This Agreement shall not be construed to negate, abridge, or waive the City's immunities or limits on liability pursuant to Minnesota Statutes, Chapter 466, or any other applicable provision at law or equity.

**13. Waivers and Amendments.** No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provision whether or not similar, nor shall any waiver be a continuing waiver. No waive shall be binding unless executed in writing. Either party may waive any provision of this Agreement intended for its benefit; provided, however, such waiver shall in no way excuse the other party from the performance of any of its other obligations under this Agreement. No amendment of this Agreement shall be effective unless set forth in writing expressing the intent to so amend and signed by both parties.

**14. Governing Law.** This Agreement is made and executed under an in all respects is to be governed and construed under the laws of the State of Minnesota.

**15. Entire Agreement.** This written Agreement constitutes the complete agreement between the parties and supersedes any and all other oral or written agreements, negotiations, understandings, and representations between the parties regarding the removal of the House.

**16. Incorporation of Recitals and Exhibit.** The Recitals at the beginning of this Agreement and the Exhibit attached to this Agreement are each true and correct, and are incorporated into and made part of this Agreement.

**IN WITNESS WHEREOF**, the parties have set their hands the day and year first written above.

**City of Dayton,**  
a Minnesota municipal corporation

\_\_\_\_\_  
Its Mayor

Date \_\_\_\_\_

\_\_\_\_\_  
Its City Administrator

Date \_\_\_\_\_

**THREE RIVERS PARK DISTRICT,**  
a public corporation and political subdivision  
of the State of Minnesota

\_\_\_\_\_  
John Gibbs, Board Chair

Date \_\_\_\_\_

\_\_\_\_\_  
Boe R. Carlson, Superintendent  
and Secretary to the Board

Date \_\_\_\_\_

**EXHIBIT A**



**ITEM:**

Discussion – Tax Forfeit property, PID: 31-121-22-31-0056

**APPLICANT/PRESENTER:**

Tim Huttner, EDA Chair

**PREPARED BY:**

Jon Sevald, Executive Director

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

N/A

**BACKGROUND:**

PID: 31-121-22-31-0056 consists of an 80' X 150' lot acquired by the City as Tax Forfeiture for a public purpose. If the EDA is to sell the property, the City Council would need to purchase from Hennepin County and reconvey the property to the EDA. Same process as with the Triangle property (tax forfeit property at Dayton Parkway & Territorial Road).

**CRITICAL ISSUES:**

N/A

**COMMISSION REVIEW / ACTION (IF APPLICABLE):**

N/A

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Create a variety of housing options*

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

Aerial Map

