

**City of Dayton**  
**Economic Development Authority (EDA)**  
**August 19, 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, July 15, 2025
- B. Approval of Minutes, July 31, 2025
- C. EDA Treasurer's Report
- D. Summary of Non-Residential inquiries
- E. Request for Proposals from licensed House Movers **(verbal report)**

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**

- 7:35 A. Demonstration – Placer.AI software

8:05 B. **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 of real or personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003.

- 8:20 C. Resolution 05-2025, Approving the purchase of personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003. **(verbal report)**

8:25 D. **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 sale of real or personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003.

- 8:55 E. Resolution 06-2025, Approving the sale of personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003. **(verbal report)**

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

- 9:00 A. Staff Updates

- 9:05 B. EDA Member Updates

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

The next EDA meeting will be on Tuesday, September 16, 2025, at 7:30 am

9:05 8. **Adjourn**

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**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
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**MINUTES OF THE JULY 15, 2025  
CITY OF DAYTON, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**Call to Order**

Huttner called the EDA meeting to order at 7:31 a.m. on July 15, 2025.

**Roll Call**

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

Absent:

Also in attendance: Jon Sevald, Executive Director; Hayden Stensgard, Planner II

**Approval of the Agenda**

Sevald requested to add item 6D to the agenda for a site plan review for Tom Spanier.

*Luther made a motion to approve the agenda as amended. Anderson seconded.  
Motion carried unanimously.*

**Consent Agenda**

**A. Approval of Minutes, June 17, 2025**

**B. EDA Treasurer's Report**

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

Sevald noted the Treasury Report was included in the packet.

*Luther made a motion to approve the Consent Agenda. Bernens seconded.  
Motion carried unanimously.*

**Open Forum**

There were no participants for the open forum.

**Old Business**

**A. Flower Pot Sponsorships**

Sevald reported one flower pot sponsorship remains available. Salonek volunteered to sponsor the remaining pot.

**B. Damaged/Abandoned Utility Boxes**

The board discussed ongoing issues with telecommunication utility companies not maintaining their utility boxes. Huttner noted that some improvements have been seen with covers being replaced. Sevald has not yet investigated whether the city has bonds that could be leveraged to enforce compliance. The board reminded staff that this issue was raised approximately six months ago.

**C. Sidewalk Repairs in Old Village**

The trip hazard near Jack's property has not yet been addressed.

**D. Railroad Spur**

Sevald reported that Cemstone is supportive of installing a railroad spur, but the question of funding remains unresolved. Huttner requested to be included in future discussions with Cemstone regarding the spur.

**E. Lent Property Concept Plan**

The board noted that they have not yet reached out regarding first right of refusal on the Lent property. Huttner requested to be included in that conversation as well.

**F. 2026 EDA Budget**

Sevald presented the EDA budget history and proposal for 2026. The 2023 budget was \$16,020, the 2024 budget was \$28,000, and the 2025 approved budget was \$0. The EDA had previously requested \$100,000 for the 2026 budget.

Members discussed that while the EDA had been operating with zero budget allocations for 2024 and 2025, drawing instead from reserves, the reserves will not sustain ongoing operations. Board members expressed concern that prudent fiscal management (saving reserves) had resulted in budget cuts.

Fashant explained that the City Council is targeting a 6-8% levy increase, considerably below the initially proposed 19%. Salonek indicated he would support a \$30,000 allocation for the EDA, while Bernens suggested \$40,000 would provide more flexibility.

**New Business****A. Concept Plan – Curbside Waste**

Sevald presented a concept plan from Curbside Waste to expand their permitted waste transfer operations. Currently operating as a yard waste-only transfer station since April 2025, Curbside Waste proposes adding construction/demolition waste, municipal solid waste, and single-stream recycling.

The process will require an Environmental Assessment Worksheet (12-14 months), MPCA approval, code amendments, and a conditional use permit. While the building exterior would remain unchanged, concerns included potential odors from municipal solid waste. The owner plans to add doors to the currently open doorways and implement odor mitigation measures.

The board discussed the waste, process, benefits, and that no complaints have been made against Curbside Waste.

*Luther made a motion to support the concept plan for Curbside Waste to add construction/demolition waste, municipal solid waste, and single-stream recycling. Anderson seconded. Motion carried unanimously.*

**B. Conveyance and Removal of House at 15520 Lawndale Lane N.**

Three Rivers Park District has offered to sell a house to the city for \$100,000 with the condition it be moved by October 1st. The house, built in 2022, has an appraised value of \$400,000. Estimated costs to move it to a tax-forfeited property in Old Village and prepare it for sale would be \$500,000-\$550,000.

The board expressed concern about the tight timeline and high costs, noting that Three Rivers would need to spend \$40,000 to demolish the house if not moved. Members suggested negotiating a better price and terms.

*Salonek made a motion to move forward with exploring the acquisition of the house. Luther seconded. Motion carried unanimously.*

**C. Discussion – Tax Forfeit Property, PID: 31-121-22-31-0056**

The board discussed acquiring the tax-forfeited property in the east side of town to potentially relocate the house from Three Rivers Park District. Sevald noted the lot is 80' x 150' with a hill in the backyard, limiting usable space. The property has a land use restriction related to water storage/tower.

The EDA directed staff to provide an aerial view of the property showing potential house placement and to set up a meeting with Hennepin County to discuss acquisition of the property.

#### **D. Site Plan Review for Tom Spanier**

Stensgard presented a site plan review for Spanier/Northwest Landscapes for a 780 square foot office expansion at their property on 113th Avenue in the industrial park. The property operates with legal non-conforming status for outdoor storage.

The board questioned the city ordinance requiring site plan review for all non-residential expansions regardless of size.

*Bernens made a motion to recommend that City Council review and potentially revise the ordinance requiring site plan review for all non-residential expansions. Fashant seconded. Motion carried unanimously.*

The board expressed support for the site plan application itself.

#### **Staff & Board Updates**

Sevald provided several City event updates.

Sevald announced two EDA vacancies due to Juan Peralta's resignation and Jack Bernens' expired term. Three applicants have applied: Jack Bernens, Matt Herman, and John Weber. The City Council will make appointments at their July 22<sup>nd</sup> meeting.

#### **Adjourn**

*Luther made a motion to adjourn. Salonek seconded. Motion carried unanimously.*

The meeting adjourned at 8:38 a.m.

Respectfully submitted,  
Jon Sevald, Community Development Director

**MINUTES OF THE JULY 31, 2025  
CITY OF DAYTON, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING**

**Call to Order**

Chair Huttner called the Special EDA meeting to order at 7:30 AM on July 31, 2025.

In accordance with the requirements of MN Statute, Section 13D.02, Subdivision 1(b)(2) EDA Commissioner Jack Bernens participated in the meeting remotely via interactive technology from a healthcare facility.

**Roll Call**

Present: Tim Huttner, David Fashant, Shawn Luther, John Weber, David Anderson, Scott Salonek, Jack Bernens (remote).

Absent: (none).

Also in attendance, Zach Doud, City Administrator; Jon Sevald; Executive Director; Amanda Johnson, EDA Attorney.

**Swearing in EDA Commissioners**

Chair Huttner swore in Jack Bernens and John Weber as Commissioners of the EDA.

**Approval of the Agenda**

*Motion by Luther, Second by Anderson to Approve the Agenda.*

Ayes: Huttner, Fashant, Luther, Weber, Anderson, Salonek, Bernens.

Nays: None.

Motion carries.

**Closed Session**

Pursuant to MN Statue 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: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003.

*Motion by Luther, Second by Salonek to move into Closed Session.*

Ayes: Huttner, Fashant, Luther, Weber, Anderson, Salonek, Bernens.

Nays: None.

Motion carries. The Closed Session began at 7:35 AM.

The Closed Session ended, and the Special meeting reconvened at 8:25 AM.

**Adjourn**

*Motion by Salonek, Second by Fashant to Adjourn the Special Meeting.*

Ayes: Huttner, Fashant, Luther, Weber, Anderson, Salonek, Bernens.

Nays: None.

Motion carries.

The Special Meeting adjourned at 8:25 AM.

Respectfully submitted,  
Jon Sevald, Executive Director



July 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	FACILTY	JOBS	INVESTMENT	STATUS
7/1/2025	Mixed Use	Subdivision	Mixed Use	-	-	Dayton Creek Addition
7/1/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/1/2025	Industrial	Subdivision	Spec Industrial	-	?	Anomous
7/3/2025	Mixed Use	Subdivision	Mixed Use	-	-	Dayton Creek Addition. Final Plat.
7/7/2025	Mixed Use	Subdivision	Mixed Use	-	-	Dayton Creek Addition. Final Plat.
7/8/2025	Industrial	Concept Plan	Transfer Facility	-	-	Curbside Waste. Concept Plan.
7/8/2025	Industrial	Subdivision	Spec Industrial	?	?	Moratorium area.
7/8/2025	Industrial	Subdivision	Spec Industrial	?	\$ 12,600,000	Dayton Interchange. Preliminary Plat, Site Plan, TIF.
7/8/2025	Industrial	Subdivision	Spec Industrial	?	?	Moratorium area.
7/9/2025	Industrial	Subdivision	Contractors Yard	?	?	Telcom. Preliminary/Final Plat, Site Plan, CUP.
7/9/2025	-	-	-	-	-	Elevate Hennepin
7/10/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/10/2025	Industrial	Subdivision	Spec Industrial	?	?	Moratorium area.
7/14/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/15/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/15/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/16/2025	Commercial	CUP	Garden Center	?	?	Information provided.
7/17/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/17/2025	Industrial	Subdivision	Contractors Yard	?	?	Telcom. Preliminary/Final Plat, Site Plan, CUP.
7/17/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/18/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/18/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/21/2025	Industrial	Concept Plan	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/21/2025	Industrial	Code Amendment	Cannabis	?	?	Information provided.
7/21/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/22/2025	Industrial	Concept Plan.	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/22/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/23/2025	Mixed Use	Concept Plan.	Transfer Facility	?	?	Curbside Waste. Concept Plan.
7/24/2025	Industrial	Subdivision	Contractors Yard	?	?	Telcom. Preliminary/Final Plat, Site Plan, CUP.
7/15/2025	Industrial	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/28/2025	Industrial	CUP	Self-Storage	?	?	Anomous. Information provided.
7/29/2025	Industrial	Subdivision	Contractors Yard	?	?	Telcom. Preliminary/Final Plat, Site Plan, CUP.
7/29/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/30/2025	Mixed Use	Subdivision	Mixed Use	?	?	Dayton Creek Addition. Final Plat.
7/30/2025	-	-	-	-	-	Moratorium area.

08/13/2025 01:58 PM  
User: DBRUNETTE  
DB: Dayton

ACCOUNT BALANCE REPORT FOR DAYTON MN

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PERIOD ENDING 07/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	BEG. BALANCE 01/01/2025	ACTIVITY FOR MONTH 07/31/2025	YEAR-TO-DATE THRU 07/31/25	END BALANCE 07/31/2025
Fund 225 - EDA						
Assets						
225-00000-10100	Cash		683,254.11	(6,648.35)	(157,383.19)	525,870.92
225-00000-10450	Interest Receivable		0.00	0.00	0.00	0.00
225-00000-10500	Taxes Receivable - Current		0.00	0.00	0.00	0.00
225-00000-11500	Accounts Receivable		200.00	(200.00)	50.00	250.00
225-00000-15000	Due from Other Funds		0.00	0.00	0.00	0.00
TOTAL ASSETS			683,454.11	(6,848.35)	(157,333.19)	526,120.92
Liabilities						
225-00000-20200	Accounts Payable		7,397.93	(6,773.35)	(5,481.93)	1,916.00
TOTAL LIABILITIES			7,397.93	(6,773.35)	(5,481.93)	1,916.00
Fund Equity						
225-00000-25300	Unreserved Fund Balance		676,056.18	0.00	0.00	676,056.18
TOTAL FUND EQUITY			676,056.18	0.00	0.00	676,056.18
Revenues						
225-40100-31012	EDA Property Tax Levy	0.00		0.00	0.00	0.00
225-40700-36210	Interest Earnings	0.00		0.00	15,648.17	15,648.17
225-40700-39000	Other Financing Sources	0.00		(75.00)	800.00	800.00
225-40700-39101	Sales of General Fixed Assets	0.00		0.00	0.00	0.00
TOTAL REVENUES		0.00		(75.00)	16,448.17	16,448.17
Expenditures						
225-41710-50210	Operating Supplies	0.00		0.00	200.00	200.00
225-41710-50300	Professional Svcs	0.00		0.00	24,204.05	24,204.05
225-41710-50308	Contract Services	0.00		0.00	0.00	0.00
225-41710-50370	Property Tax Payments	0.00		0.00	652.50	652.50
225-41710-50430	Miscellaneous	0.00		0.00	0.00	0.00
225-41710-50510	Land	0.00		0.00	143,242.88	143,242.88
TOTAL EXPENDITURES		0.00		0.00	168,299.43	168,299.43

**ITEM:**

Flower Pot Sponsorships

**APPLICANT/PRESENTERS:**

Hayden Stensgard, Planner II

**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. Commission Salonek sponsored the remaining flower pot. Plaques have been ordered and will be switched out with 2024 plaques.

	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	Connie & Scott Salonek

**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:**

Hayden Stensgard, Planner II

**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, Stantec would inspect for ownership, and the city would issue corrective orders. If non-compliant, the city can file a complaint with the PUC.

A Scope of Services will be presented to the City Council at its August 26<sup>th</sup> 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:**

Hayden Stensgard, Planner II

**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-conforming.

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 non-conforming sidewalk panels caused by tree roots. Several of these trees have Emerald Ash Borers and are marked for removal. After removal, sidewalk panels will be assessed for replacement.

**CRITICAL ISSUES:**

None

**RELATIONSHIP TO COUNCIL GOALS:**

*Build and Maintain Quality Infrastructure*

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

**ROLE OF EDA:**

No action required.

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

Photos



## ECONOMIC DEVELOPMENT AUTHORITY MEETING

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*18640 Robinson Street (April 10, 2025)*



*18380 Columbus Street (April 10, 2025)*



**ITEM:**

Discussion – Railroad Spur

**APPLICANT/PRESENTERS:**

Hayden Stensgard, Planner II

**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. EDA Chair Huttner and Staff will meet with Cemstone in late August to discuss further.

**CRITICAL ISSUES:**

Time: Construction is dependent upon Cemstone's timeline.

Cost: Cost and funding sources are unknown.

**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/PRESENTER:**

Hayden Stensgard, Planner II

**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 gauge their opinions on feasibility, prior to the EDA marketing the property for sale.

The EDA approved a five-year First Right of Refusal agreement with an adjacent property owner. The Agreement has been provided to the owner, and request to discuss further.

**CRITICAL ISSUES:**

Water Tower	The proposed buildings will require a fire sprinkler system. Existing water storage (1,000 gallons) is inadequate. A water tower is planned in 2026 (2027/2028 operational).
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**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



## ORIGINAL SHEET - ANSI D



**ITEM:**

2026 EDA Budget

**APPLICANT/PRESENTER:**

Hayden Stensgard, Planner II

**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. During the June 17<sup>th</sup> EDA meeting, the EDA recommended \$100,000.

The City Council has directed Department Heads to cut their budget requests by \$725,000. This will likely result in an EDA budget request of \$26,000 to cover operating expenses. The Preliminary Budget will be approved in September and Final Budget in December.

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

**CRITICAL ISSUES:**

Reserve Funds      Any 2026 land purchases will come from EDA reserve funds (\$500,000+).

**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:**

Demonstration – Placer.AI software

**APPLICANT/PRESENTERS:**

Adam Partrite, Placer.ai Account Executive

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

Placer is a subscription software which uses cell phone GPS and other data sources to track travel and spending patterns associated with certain locations. If subscribed, staff would use this to identify highest & best use of vacant commercial/retail properties, saving time by providing metrics to justify a site's potential to developers for a specific business brand (McDonalds) vs. a general business type (restaurants).

Placer will provide (via Zoom) a demonstration using the tax forfeit parcel (aka Triangle parcel) as an example.

Staff discussed Placer with a couple of developers/brokers, who tended to be reliant on personal relationships and personal knowledge of site characteristics, vs. software. One broker noted that retailers use their own data metrics to identify sites (e.g. if a site is vacant, it's not because no one is looking at it).

Staff also discussed with a couple of cities who use Placer to provide statistics on travel behaviors, e.g. persons who visit business A, then business B, etc. This identifies a geography of commentary businesses, and may identify an opportunity for another to fill a gap.

Staff's perspective is that Placer is a tool that can provide time saving insight for targeted marketing, vs. staff cold calling developers. Staff's role in marketing private property is to serve as a supplement to the owner's broker doing the same. Additionally, whereas an owners' interest may be to sell to the highest bidder, the city's interest is to attract the best user.

To be clear, the EDA is contracted with IAG to market, buy and sell EDA property. IAG does not market privately owned property. That is the responsibility of the owner's broker.

In 2024, Staff considered Placer as part of the 2025 budget, determining there would not be enough available properties to market in 2025 for it to be worth the cost. Currently there are two (Southeast corner of Balsam & Dayton River Road. West of Kwik Trip on Co Rd 81). Looking forward to 2026, there is not a significant change. There is potential for commercial/retail as part of Oppidan (Dayton Parkway & 117<sup>th</sup> Ave), DCM Farms (Fernbrook Ln & 114<sup>th</sup> Ave) and Dayton Creek Addition (Dayton Parkway & Brockton), but these projects aren't likely to be available until 2027 or after.

**CRITICAL ISSUES:**

Cost                      \$15,000 annual subscription. If not part of the 2025 budget, the subscription can be paid from EDA reserves.

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

N/A	60-Days	120-Days
(type of application)	(date)	(date)

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Healthy Commercial Sector with services and job growth*

**ROLE OF EDA:**

Listen to Placer's presentation and ask questions.

**RECOMMENDATION:**

Staff recommends considering purchasing Placer when there is more available land to market. Interest in Placer is timely because of where we're at in the budget calendar. But, due to budget cuts, a subscription would need to be paid from EDA reserves, meaning it does not need to be a budgeted item and could be subscribed to at any time (does not need to be January 2026).

**ATTACHMENT(S):**

None