

City of Dayton
Economic Development Authority (EDA)
March 17, 2026
7:30 a.m.

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

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

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

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

7:30 3. **Consent Agenda**

- A. Approval of Minutes, February 17, 2026
Approval of Minutes, March 6, 2026, Special Meeting
- B. EDA Treasurer's Report
- C. Summary of Non-Residential inquiries

7:35 4. **Open Forum**

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

7:35 5. **Old Business**

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

6. **New Business**

- 7:45 A. Oppidan Concept Plan
- 7:55 B. EDA Economic Development Strategy Plan (& Goals)

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

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

The next EDA meeting will be on Tuesday, April 21, 2026, at 7:30 am

8:40 8. **Adjourn**

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



**CITY OF DAYTON
ECONOMIC DEVELOPMENT STRATEGY PLAN (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 FEBRUARY 17, 2026
CITY OF DAYTON, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

Call to Order

Huttner called the meeting to order at 7:30 AM on February 17, 2026.

Roll Call

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

Absent: Jon Sevald, Executive Director

Also, in attendance: Hayden Stensgard, Senior Planner

Approval of the Agenda

Motion by Bernens, seconded by Luther to approve the agenda. Motion carried unanimously.

Consent Agenda

A. Approval of Minutes, January 20, 2026

B. EDA Treasurer's Report

C. Summary of Non-Residential inquiries

A brief question was raised regarding the Non-Residential Inquiries chart, with staff clarifying that repeat color codes indicate follow-up calls for the same project.

Motion by Anderson, seconded by Luther to approve the consent agenda.

Motion carried unanimously.

Open Forum

No participants for open forum.

Old Business

A. Damaged/Abandoned Utility Boxes

It was noted that some damaged utility boxes in the area had been covered or replaced, representing progress resulting from the EDA's sustained advocacy.

B. Sidewalk Repairs in Old Village

No updates.

C. Railroad Spur

The EDA discussed the status and viability of a proposed railroad spur project. Cost estimates from a prior TKDA consultation indicated approximately \$3 million for a railroad spur and \$8 million for a transload facility, with roughly \$4 million potentially available through competitive grant funding. Two grant programs were identified: the Minnesota Rail Service Improvement grant (closed for the current cycle) and the federal CRISI grant. Staff noted that a feasibility study of approximately \$20,000 would need to be completed before a competitive grant application could be submitted.

The consensus from prior outreach was that both Cemstone and King Solutions expressed interest in using a spur but were unwilling to fund its development. Salonek confirmed that King Solutions had no interest in contributing financially.

Concerns were also raised about long-term costs of ownership, including insurance and maintenance, should the spur be built. Anderson raised the broader question of what the EDA's return would be, with members acknowledging potential benefits including increased property values, a stronger tax base, and regional economic impact. Huttner noted that Maple Grove representatives had expressed regional support but were not prepared to contribute financially.

The group agreed that the clearest indicator of project viability was whether the private businesses would contribute to funding the feasibility study. The EDA directed staff to reach out to Cemstone, King Solutions, and other relevant area businesses to gauge interest in co-funding the feasibility study, with the understanding that an inability to raise the \$20,000 would effectively end the project.

Motion by Bernens, seconded by Luther to move forward with approaching the companies to determine whether they are willing to fund the feasibility study, in all or in part. Motion carried unanimously.

D. Lent Property

Stensgard reported that the property remained listed for sale. Stensgard indicated there had been verbal interest from prospective buyers but no formal written offers. IAG had marketed the property at a realtor and development conference in Las Vegas, where questions arose regarding the floodplain.

E. Robinson Street Tax Forfeit Property

No updates.

F. Dayton Parkway Tax Forfeit Property

No updates.

G. Balsam Lane Signage

No updates.

H. Sign Ordinance

No updates. Stensgard noted the ordinance had been amended approximately one year prior to allow taller monument signs in commercial and industrial districts. Bernens observed that the ordinance's formatting was difficult to navigate and suggested a clearer structural presentation be considered for all ordinances. Bernens also recommended that event centers and agritourism operations be afforded signage standards more consistent with commercial and business districts rather than strict agricultural zoning, and suggested this be addressed through interim use permit conditions. Stensgard agreed this was the preferred approach.

New Business

- A. CLOSED SESSION: Pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at: 16241 Richardson Ave, Dayton, MN 55327, PID: 36-121-23-41-0014.**

The EDA started closed session at 8:13 am and reopened at 8:35am.

Staff & Board Updates

A. Staff Updates

Stensgard noted two upcoming webinars with the Economic Development Association of Minnesota and Elevate Hennepin. Sevald had prepared the breakdown of the city's COVID relief funding was shared. The Hennepin County HRA's Love Local Storefront Grant was highlighted as available for building improvements in Old Town, with staff encouraging referrals of interested parties. The next EDA meeting will be held on Tuesday, March 17, 2026, at 7:30 AM.

B. EDA Member Updates

The EDA noted two recent stories in the papers for the City of Dayton.

Adjourn

Motion by Bernens, seconded by Luther to adjourn. Motion carried unanimously.

The meeting adjourned at 8:41 AM.

**MINUTES OF THE MARCH 6, 2026
CITY OF DAYTON, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING**

Call to Order

Huttner called the meeting to order at 2:00 PM on March 6, 2026.

Roll Call

Present: Huttner, Anderson

Absent: Salonek, Luther, Bernens, Fashant, and Weber

Also, in attendance: Jon Sevald, Executive Director, Emily Rousseau, Arden Hills EDA member, Kyle Sorenson, Arden Hills EDA member, Jake Reiley, Arden Hill Community Development Director.

Since a quorum of Dayton EDA members was possible, the meeting was posted as a Special Meeting, open to the public. Arden Hills members attended via interactive video technology.

There being no quorum present, no official action took place.

Huttner and Rousseau have known each other for many years. The purpose of the meeting was for Arden Hills and Dayton Economic Development Authority (EDA) members to discuss various topics, including EDA organization and EDA projects in their respective cities.

Both cities have similar population and development opportunities.

Rousseau summarized Arden Hills EDA and Economic Development Commission (EDC). The EDA consists of five City Councilmembers and two EDC members. The EDA was expanded from five to seven members in January 2026. The EDA meets about once per year. Current EDA topics include gateway signage, a 1.8-acre commercial property, and comprehensive review of the city's Zoning Ordinance. Rousseau summarized opportunities with the 427-acre Rice Creek Commons (former Twin Cities Army Ammunition Plant). The Arden Hills EDA has a levy of \$180,000 with about a \$800,000 balance.

Huttner summarized the Dayton EDA history and membership, and the role the EDA plays within the city. Huttner and Anderson discussed the different perspective business representatives have vs. Councilmembers. Huttner and Anderson discussed development opportunities in Dayton, including the Triangle Property and property in Old Town, and the process of the EDA obtaining the tax forfeit Triangle Property. Anderson discussed the opportunities Dayton has when there is a river bridge and future development along its corridor. Sevald asked what impediments there are for businesses. Huttner described the difficulties he went through in starting his shop, and difficulties other businesses have

experienced in Dayton due to zoning regulations. The city needs to be more welcoming of businesses.

Sevald and Reiley discussed the role of DEED and Greater MSP in attracting manufacturing businesses.

Further discussion took place regarding EDA goals, strategic planning process, education of new members, and organizational advice.

Adjourn

The meeting adjourned at 3:06 PM.

PERIOD ENDING 03/31/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	BEG. BALANCE 01/01/2026	ACTIVITY FOR MONTH 03/31/2026	YEAR-TO-DATE THRU 03/31/26	END BALANCE 03/31/2026
Fund 225 - EDA						
Assets						
225-00000-10100	Cash		872,952.40	(850.00)	(775,536.28)	97,416.12
225-00000-10450	Interest Receivable		0.00	0.00	0.00	0.00
225-00000-10500	Taxes Receivable - Current		0.00	0.00	0.00	0.00
225-00000-11500	Accounts Receivable		125.00	0.00	0.00	125.00
225-00000-15000	Due from Other Funds		0.00	0.00	0.00	0.00
TOTAL ASSETS			873,077.40	(850.00)	(775,536.28)	97,541.12
Liabilities						
225-00000-20200	Accounts Payable		775,127.70	0.00	(775,127.70)	0.00
225-00000-22500	Due to Other Funds		300,000.00	0.00	0.00	300,000.00
TOTAL LIABILITIES			1,075,127.70	0.00	(775,127.70)	300,000.00
Fund Equity						
225-00000-25300	Unreserved Fund Balance		676,056.18	0.00	0.00	676,056.18
TOTAL FUND EQUITY			676,056.18	0.00	0.00	676,056.18
Revenues						
225-40100-31012	EDA Property Tax Levy	25,000.00		0.00	0.00	0.00
225-40400-33431	LOCAL AFFORDABLE HOUSING AID-STATE	0.00		0.00	0.00	0.00
225-40700-36210	Interest Earnings	0.00		0.00	441.42	441.42
225-40700-39000	Other Financing Sources	0.00		0.00	0.00	0.00
225-40700-39101	Sales of General Fixed Assets	0.00		0.00	0.00	0.00
225-40700-39200	Interfund Operating Transfers	0.00		0.00	0.00	0.00
TOTAL REVENUES			25,000.00	0.00	441.42	441.42
Expenditures						
225-41710-50210	Operating Supplies	0.00		0.00	0.00	0.00
225-41710-50300	Professional Svcs	0.00		850.00	850.00	850.00
225-41710-50308	Contract Services	0.00		0.00	0.00	0.00
225-41710-50370	Property Tax Payments	0.00		0.00	0.00	0.00
225-41710-50430	Miscellaneous	0.00		0.00	0.00	0.00
225-41710-50510	Land	0.00		0.00	0.00	0.00
TOTAL EXPENDITURES			0.00	850.00	850.00	850.00

ITEM:

Damaged/Abandoned Utility Boxes

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

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

An article was published in the winter 2025 Dayton Communicator.

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

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

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

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

CRITICAL ISSUES:

This is an unbudgeted expense.

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure.

ROLE OF EDA:

ECONOMIC DEVELOPMENT AUTHORITY MEETING

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

RECOMMENDATION:

Staff recommends this task be proposed in the 2027 budget.

ATTACHMENT(S):

Photos



13571 Balsam Ln, Oct 6, 2025



13571 Balsam Ln, Nov 12, 2025

ITEM:

Sidewalk Repairs in Old Village

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

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

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

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

There are no updates since the November 18, 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.

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

In September 2025, Staff discussed with MnDOT if there are any similar projects (public owned, private operated). The Des Moines MPO owns a 40-acre Transload Facility (truck to rail). Total project cost was \$25 million (\$11.2 million received in grants). According to its feasibility study, the facility estimated 7 daily train and 42 daily truck loads by the 3rd year, and an estimated annual revenue of \$250,000 - \$300,000.¹ MnDOT suggested that if to move forward, the EDA needs commitments of number of train loads from users to justify service by BNSF. A feasibility study is needed. MnDOT administers the Minnesota Rail Service Improvement Grant program. In 2024, 19 applicants applied. Eleven received funding from \$246,000 - \$1.9 million. A feasibility study is required to apply for the grant (\$10,000 - \$30,000).

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

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

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

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

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING

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

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

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

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

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

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

RELATIONSHIP TO COUNCIL GOALS:

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

ROLE OF THE EDA:

None at this time

STAFF RECOMMENDATION:

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

ATTACHMENT(S):

Aerial Photo



ITEM:

Lent Property Concept Plan

APPLICANT/PRESENTER:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

POLICY DECISION / ACTION TO BE CONSIDERED:

N/A

BACKGROUND:

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

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

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

IAG and Staff have received calls from several interested investors and developers, but no formal offers.

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

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

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

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

EDA REGULAR MEETING

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

BUDGET IMPACT:

N/A

RECOMMENDATION:

None.

ATTACHMENT(S):

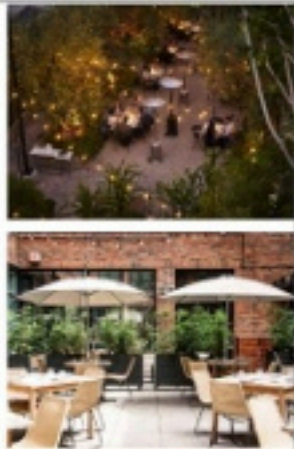
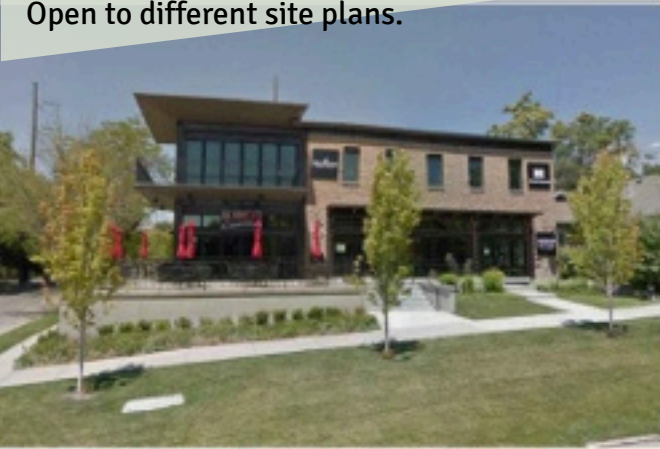
Listing brochure



GATEWAY TO CITY OF DAYTON HISTORIC VILLAGE

Commercial Development Opportunity

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



LAND FOR SALE

16281 Richardson Ave
Dayton, MN
55327



Zach Synstegaard, JD
Advisor
612.860.2547
zsynstegaard@iagcommercial.com



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

PROPERTY OVERVIEW

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

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

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

PROPERTY FEATURES

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

Address:	16281 Richardson Ave Dayton, MN 55327
Acreage:	1.19 acres
List Price:	\$259,000
Zoning:	GMU-3 Historic Village
County:	Hennepin



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ITEM:

Robinson Street Tax Forfeit property

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

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

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

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

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

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

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

ROLE OF THE EDA:

None.

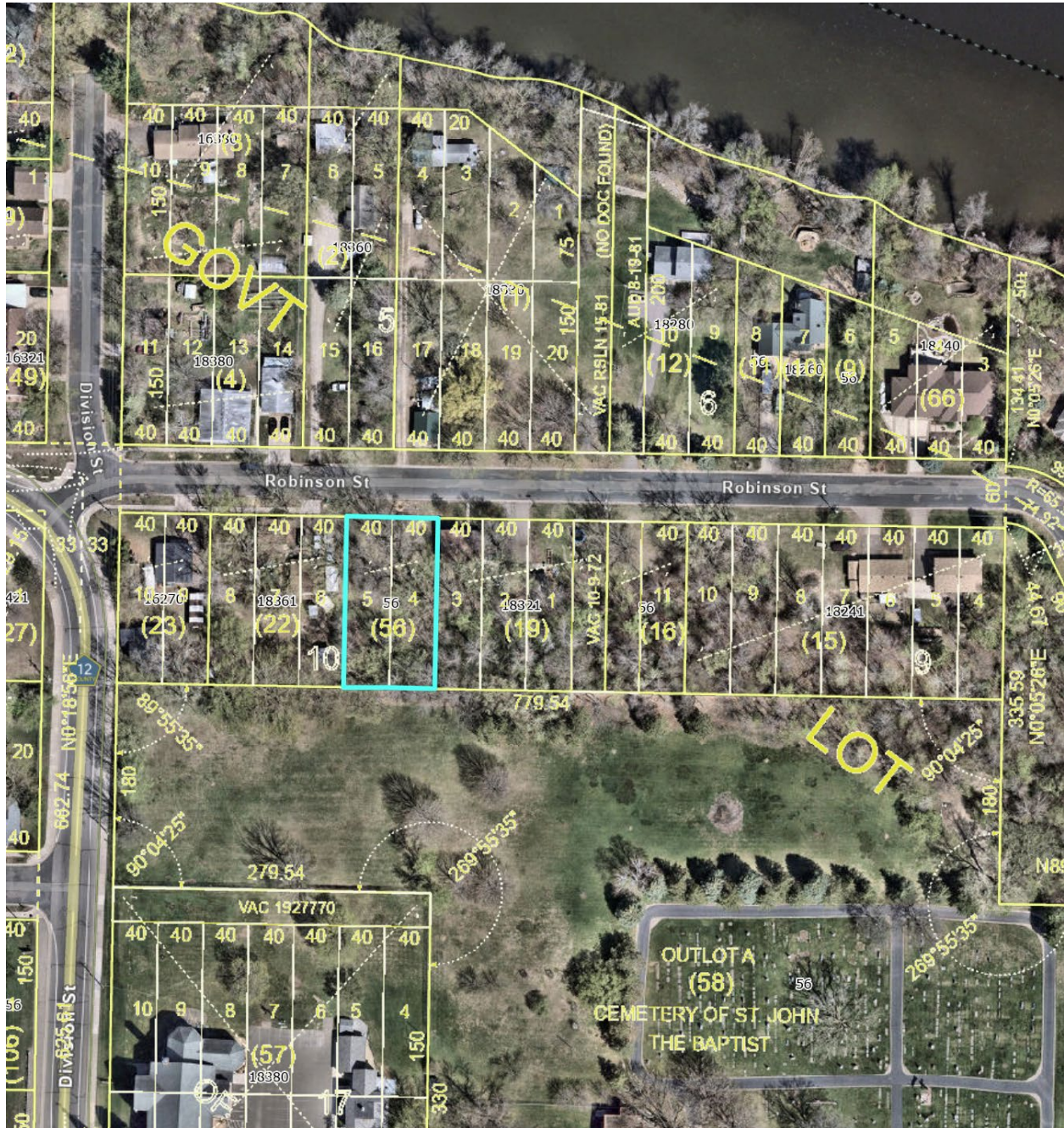
¹ Resolution 82-2025

RECOMMENDATION:

None.

ATTACHMENT(S):

Aerial map



ITEM:

Dayton Parkway Tax Forfeit property

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

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

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

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

On February 25, 2026, the deed was recorded by Hennepin County. The city has applied for Final Plat approval, which should be considered by the City Council in April. The Final Plat will include a 6.65-acre outlot to be re-platted by the buyer, and dedicates right-of-way and a stormwater infiltration basin to the city.

IAG is assembling marketing material.

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

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

¹ Resolution 82-2025

² City Code 1001.061, Subd 3 (*General Business District (B-3)*)

ECONOMIC DEVELOPMENT AUTHORITY

45' (3-stories)	Maximum structure height
50%	Maximum building coverage
80%	Maximum Impervious surface coverage

RELATIONSHIP TO COUNCIL GOALS:

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

ROLE OF THE EDA:

None.

RECOMMENDATION:

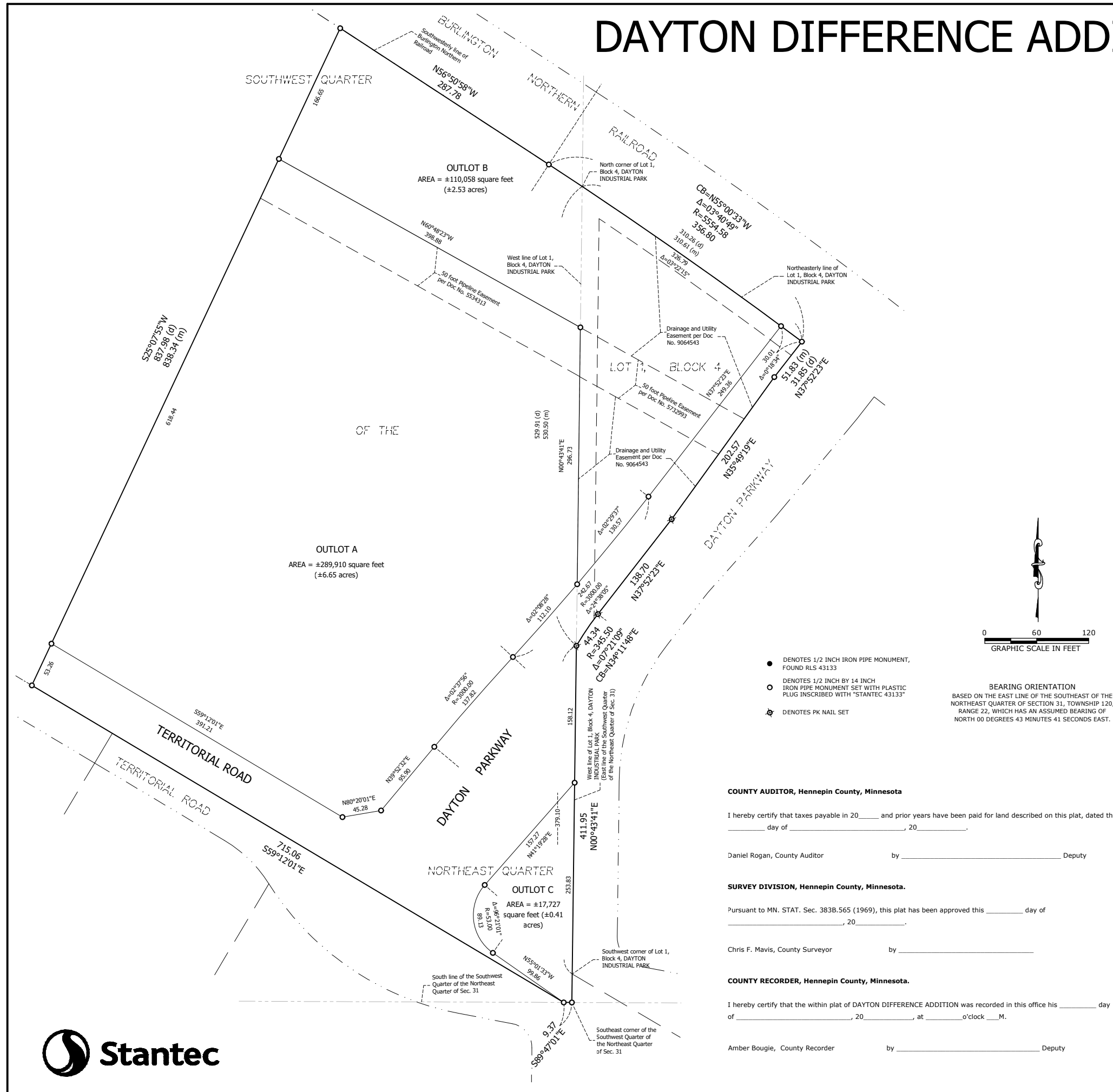
None.

ATTACHMENT(S):

DRAFT plat (Dayton Difference Addition)

DAYTON DIFFERENCE ADDITION

C.R. DOC. NO. _____



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

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 22 minutes 00 seconds West, assumed bearing, along the South line thereof 9.37 feet to the centerline of Territorial Road; thence North 61 degrees 05 minutes 00 seconds West along said centerline 715.06 feet; thence North 23 degrees 14 minutes 56 seconds East 837.98 feet to the Southwesterly right of way line of Burlington Northern Railroad; thence Southeasterly along said Southwesterly line to the east line of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 08 minutes 25 seconds East along said east line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

AND
Lot 1, Block 4, Dayton Industrial Park, a plat on file and of record in the office of the County Recorder of Hennepin County, Minnesota. Being that part of Lot 1 described as commencing at the Southwest corner of said Lot 1, a distance of 379.10 feet to the actual point of beginning; thence Northeasterly 44.34 feet along a non-tangential curve concave to the Southeast having a radius of 345.50 feet and a central angle of 07 degrees 21 minutes 09 seconds, the chord of said curve bears North 34 degrees 11 minutes 48 seconds East; thence North 37 degrees 52 minutes 23 seconds East, tangent to said curve, a distance of 138.70 feet; thence North 35 degrees 49 minutes 19 seconds East a distance of 202.57 feet; thence North 37 degrees 52 minutes 23 seconds East a distance of 51.84 feet to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line a distance of 310.26 feet to the North corner of said Lot 1; thence South 00 degrees 43 minutes 41 seconds West along the West line of said Lot 1 a distance of 529.91 feet to the point of beginning, Hennepin County, Minnesota.

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

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

City of Dayton, Minnesota

Mayor

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by XXXXXXXXX, mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20____.

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Daniel J. Roeber.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

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

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By _____ Mayor

By _____ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

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

Amber Bougie, County Recorder by _____ Deputy



ITEM:

Balsam Lane Signage

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

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

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

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

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

Stantec will draft a sign easement (\$5,000 – \$10,000) for Raintree to consider donating to the city.

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

CRITICAL ISSUES:

Budget This is an unbudgeted expense.

RELATIONSHIP TO COUNCIL GOALS:

N/A

ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:

None.

ECONOMIC DEVELOPMENT AUTHORITY MEETING

RECOMMENDATION:

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

ATTACHMENT(S):

Raintree Plaza sign

Signart, Option 1 (faux stone base)



Raintree Plaza sign, (Oct 14, 2025)



Raintree Plaza sign (Nov 10, 2025).

New Monument Sign

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

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

Fabricated Aluminum Frame

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

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

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

2 Dynamic Electronic Message Center:
Full Color Display

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

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

Quantity: (1 Sign)

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

Maximum Electronic Message Sign Area: 48 sq. ft.

Maximum Sign Height: 16'-0" H.

Proposed Sign Height: 16'-0" H.

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

Total Sign Area: 64 sq. ft.

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

Colors:

-  Dark Blue
-  Light Blue
-  Green
-  Beige

CUSTOMER INFORMATION

Customer: **City of Dayton, MN**

Address: **Dayton, MN**

Sales: **Jesse Yungner**

DRAWING INFORMATION

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

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

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

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

Page: **1 of 2**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



SignArt Company

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

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

www.signartusa.com



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

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

Total Sign Area: 64 sq. ft.



ITEM:

Sign Ordinance

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

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

The Sign Code was last amended in February 2025¹ related to:

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

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

If the City is to consider a comprehensive City Code re-write, this is typically a multi-year project and would cost \$100,000 - \$300,000.

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

None.

ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:

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

RECOMMENDATION:

None.

ATTACHMENT(S):

Sign Code

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

1001.20 SIGNS.

Subd. 1 Findings, Purpose and Effect

(1) *Findings.*

- a. Exterior signs have a substantial impact on the character and quality of the environment.
- b. Signs provide an important medium through which individuals may convey a variety of messages.
- c. Signs can create traffic hazards and aesthetic concerns, thereby threatening the public health, safety and welfare.
- d. The City's zoning regulations have, since their inception, included the regulation of signs in an effort to provide adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community. The regulation of the physical characteristics of signs within the City has had a positive impact on traffic safety and the appearance of the community.

(2) *Purpose and intent.* It is not the purpose or intent of this Section to regulate the message displayed on any sign; nor is it the purpose or intent of this Section to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building. The purpose and intent of this Section is to:

- a. Regulate the number, location, size, type, illumination and other physical characteristics of signs within the City in order to promote the public health, safety and welfare.
- b. Maintain, enhance and improve the aesthetic environment of the City by preventing visual clutter that is harmful to the appearance of the community.
- c. Improve the visual appearance of the City while providing for effective means of communication, consistent with constitutional guarantees and the City's goals of public safety and aesthetics.
- d. Provide for fair and consistent enforcement of the sign regulations set forth herein under the zoning authority of the City.

(3) *Effect.* A sign may be erected, mounted, displayed or maintained in the City if it is in conformance with the provisions of this section. The effect of this Section, as more specifically set forth herein, is to:

- a. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this Section.
- b. Allow certain small, unobtrusive signs incidental to the principal use of a site in all zones when in compliance with the requirements of this Section.
- c. Prohibit signs whose location, size, type, illumination or other physical characteristics negatively affect the environment and where the communication can be accomplished by means having a lesser impact on the environment and the public health, safety and welfare.
- d. Ensure that signage is distinct and minimal to reduce visual clutter.
- e. Provide for the administration and enforcement of the provisions of this Section.

Subd. 2 Substitution

The owner of any sign which is otherwise allowed by this Section may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provision to the contrary.

Subd. 3 Severability

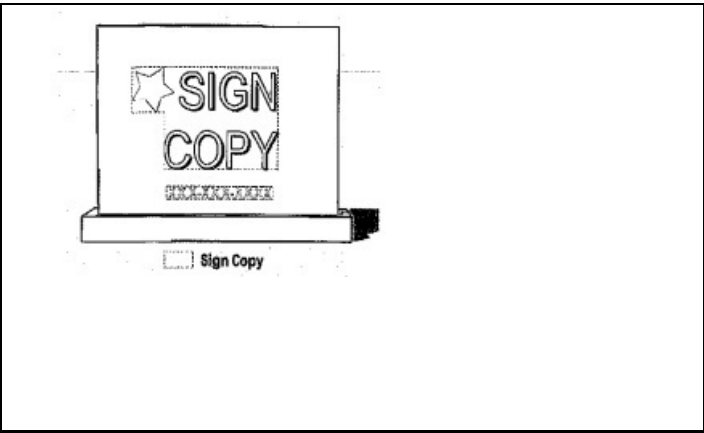
If any section, subsection, sentence, clause, or phrase of this Chapter is for any reason held to be invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of this Sign Ordinance. The City Council hereby declares that it would have adopted the Sign Ordinance in each section, subsection, sentence, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Subd. 4 Measurements

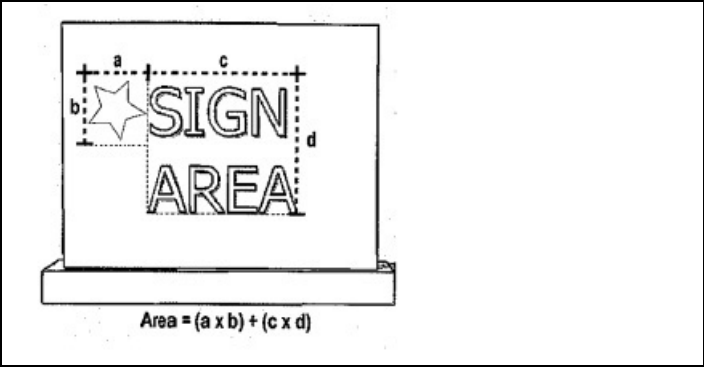
The following criteria shall be used in measuring a sign or building facade in order to determine compliance with this Subsection:

Table 1 - Sign Measurements
Table 1 - Sign Measurements

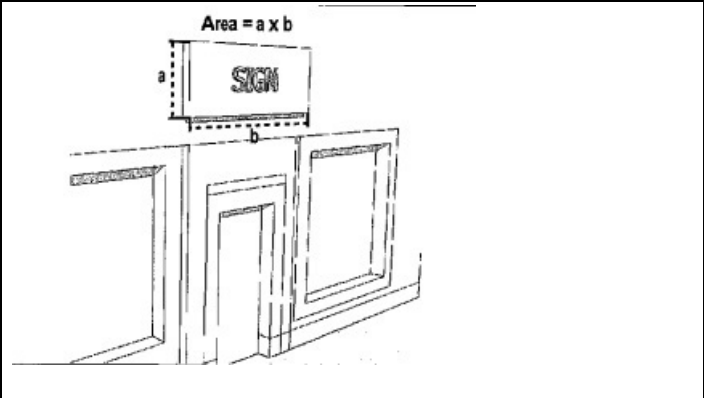
Sign copy is defined as the physical sign message including any words, letters, numbers, pictures and symbols.



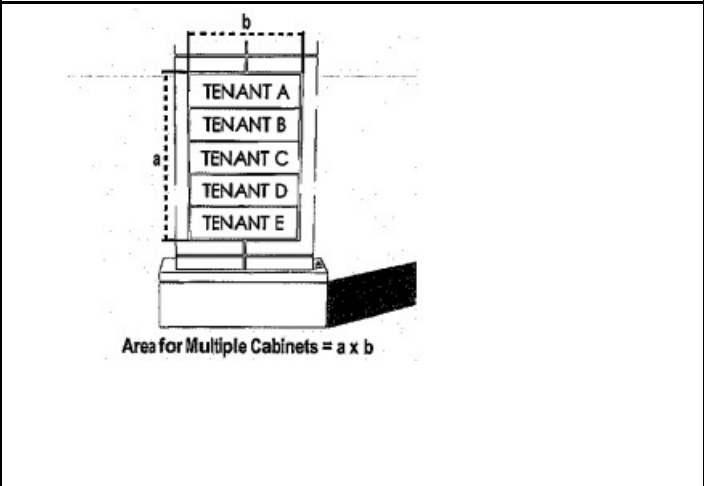
Sign area is the area of the board(s) or module(s) containing the sign message, but not including the supporting structure. The area to be calculated is the area within the smallest rectilinear perimeter that contains the entire signboard or module. The area of a sphere shall be computed as the area of a circle area of the largest face including its border area. If it is of an irregular shape, the area shall be computed by means of the smallest rectangle that will encompass the extreme limits.



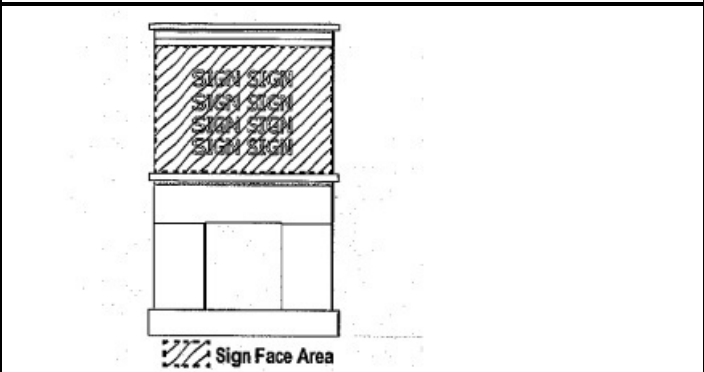
Sign area for cabinet signs is determined by calculating the measurements of the outer dimensions of the frame or cabinet surrounding the sign.

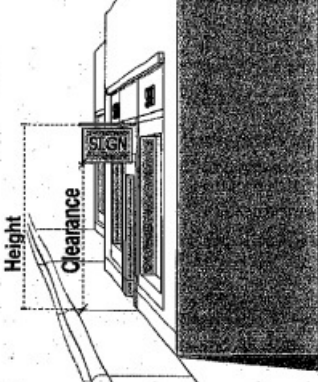
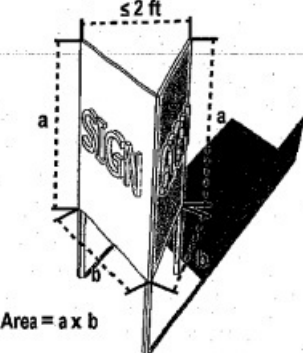
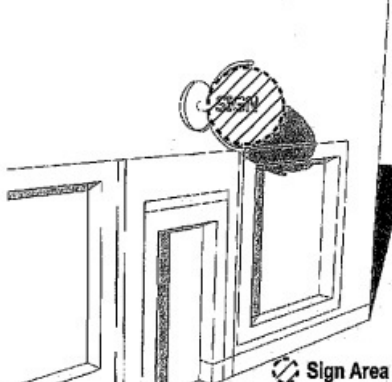


Sign area for signs with multiple cabinets. For freestanding and projecting signs that contain multiple cabinets on 1 structure, the modules together are counted as 1 sign face in order to compute the sign area.



Sign face. The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.



<p>Sign height. Sign height shall be calculated as the vertical distance from the natural grade measured at a point either at the back of the curb level or 10 feet away from the front center of the sign, whichever is closer, to the upper-most point used in measuring the area of a sign.</p> <p>Sign clearance is measured from the finished grade directly below the sign to the bottom of the sign structure.</p>	
<p>Backed (double-faced) signs. When 2 sign faces supported by the same sign structure are placed back-to-back, or the distance between each sign face does not exceed 2 feet at any point, the signs shall be regarded as a single sign. The sign area shall be the area of the larger sign face.</p>	
<p>Round or 3-dimensional signs. Where a sign consists of one or more 3-dimensional objects (i.e., balls, cubes, clusters or objects, sculpture, or statue-like trademarks), the sign area shall be measured as their maximum visible surface area from any vantage point.</p>	

(2) *Placement.*

- a. All freestanding signs shall be setback a minimum of 10 feet from property lines and shall not be located within drainage and utility easements.
- b. No sign shall extend over a sidewalk, walkway, or other space accessible to pedestrians, unless the bottom of the sign structure has a minimum 8 foot clearance as measured from the bottom of the sign structure to the ground directly below the sign. Exceptions are prohibited.
- c. No sign or sign structures taller than 3 feet shall be located within a clear view triangle area, as defined by Section 1001.03 of the Zoning Code.

(3) *Sign illumination and brightness.*

- a. The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding right-of-way and properties.
- b. The following standards shall apply to all illuminated signs:
 - 1. No sign or light source shall create an unduly distracting or hazardous condition to a motorist, pedestrian or the general public. Colored lights or colored sign faces shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
 - 2. External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
 - 3. Illuminated signs and signs with exposed light sources are prohibited in all residential zoned properties, unless as allowed by a Conditional Use Permit.
 - 4. Signs shall be illuminated only during business hours.
 - 5. Signs shall not have blinking, flashing, or fluttering lights, or other illuminating devices that have a changing light intensity, brightness or color.

6. No sign may be brighter than is necessary for clear and adequate visibility.

7. Signs using an LED (light emitting diode) light source shall not exceed a luminance of 500 candela per square meter (nits) between sunset and sunrise (night), and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset (day).

8. Signs using fluorescent, neon, or incandescent light sources shall not exceed 12 watts per square foot of sign surface area.

9. Illumination which mimics movement by means of lighting arrangement, lighting source, changes in either color or intensity of lighting or other devices shall not be permitted.

c. All signs which are illuminated shall be equipped with a mechanism that automatically adjusts the brightness to ambient lighting conditions (e.g. dusk, dawn, etc.) to ensure that the sign does not exceed an intensity of 0.3 foot-candle above ambient light levels as measured from 100 feet from the sign's face.

(4) *Dynamic displays.* Dynamic displays as permitted by Subd. 5 of this Section are subject to the following conditions:

a. Only 1 dynamic display sign shall be allowed per lot.

b. Dynamic displays are allowed only on freestanding signs. Dynamic displays may occupy no more than 75% of the actual sign area. The remainder of the sign must not have the capability to have dynamic displays even if not used. Only 1, contiguous electronic message sign area is allowed on a sign face.

c. A dynamic display sign may not change or move more often than once every 8 seconds except 1 for which changes are necessary to correct hour and minute, date, or temperature information.

d. The images and messages displayed and transitioned must be instantaneous or fading. Modes of display which cause the message to flash or blink are prohibited. The dynamic display shall not be allowed to project full-motion video.

e. Dynamic displays must be designed and equipped to freeze the device in 1 position if a malfunction occurs. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the City that it is not complying with the standards of this Section.

f. Signs must comply with the lighting and brightness standards contained in this Section.

Subd. 5 District Regulations

(1) The following signs shall be allowed within the specific Zoning Districts. Signs shall comply with the sign types and standards in Tables 2-5.

a. *Sign standards.* In addition to the signs allowed by this Section, the following signs shall be allowed within the specific Zoning Districts. Signs shall comply with the sign types and standards in Tables 2-5.

b. *Planned unit developments.* All developments must comply with standards for the underlying zoning district. PUD sign plans that deviate from these standards may be requested as part of the Preliminary PUD development plan.

c. *Additional standards for specific types of signs* The following signs are permitted in addition to other allowed signage on a site:

1. *Menu boards.* Drive-through restaurants may be permitted 1 menu board not to exceed 50 square feet and not to exceed 6 feet in height. Restaurants with 2 drive through lanes may be permitted 1 sign per drive-through lane not to exceed 36 square feet and not to exceed 6 feet in height per sign. Menu boards may be internally illuminated. Such signage is in addition to the other signage allowed in the district.

2. *Motor fuel stations.* In addition to the 1 dynamic display permitted by Subdivision 4(4) of this Section, motor fuel stations in any district are permitted to display 1 additional 16 square foot dynamic display on freestanding sign or on the canopy as additional wall signage. Such signs are subject to the standards of this Section, and M.S. §§ 239.751 and 325D.71, as may be amended.

(2) *Freestanding sign standards.*

Table 2 - Freestanding Signs					
District	Quantity	Sign Area	Height	Style	Illumination
Table 2 - Freestanding Signs					
District	Quantity	Sign Area	Height	Style	Illumination
Agricultural and Residential Districts	1	32 sq. ft.	6 ft.	Monument	None
R-0	1	32 sq. ft.	8 ft.	Monument	None

B-1, B-2	1	64 sq. ft.	8 ft.	Monument	External, internal
B-3, B-4	1	64 sq. ft.	8 ft., 25 ft.	Monument, pylon	External, internal, dynamic display
BP, I-1, I-2	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
P-R	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
GMU-1	1	64 sq. ft.	8 ft., 25 ft.	Monument, pylon	External, internal, dynamic display
GMU-2	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
GMU-3	0	0	0	N/A	None
GMU-4	1	64 sq. ft.	8 ft.	Monument	External, internal, dynamic display
GMU-5	1	64 sq. ft.	8 ft., 25 ft.	Monument, pylon	External, internal, dynamic display

- a. The freestanding sign must be located at the primary entrance to the development.
- b. Except in the P-R and GMU districts, a second freestanding sign is permitted for residential subdivisions, subject to following:
 1. The development has 3 or more lots or principal buildings.
 2. The development has an entrance from a major collector or arterial street and a second entrance.
 3. No more than 2 freestanding signs shall be permitted for the development.
 4. The size of the second sign shall not exceed the maximum size allowed by Table 2.
- c. Commercial and industrial multiple occupancy buildings and developments shall be subject to the following:
 1. Freestanding signs on individual tax lots located within the development are not allowed.
 2. One freestanding sign shall be permitted for the entire development.
 3. Additional freestanding sign.
 - (a) One additional freestanding sign may be permitted when there is a minimum of 2 access streets.
 - (b) The access streets shall be a minimum of 500 lineal feet in length each. The signs shall be separated by a minimum of 300 lineal feet.
 4. No permit shall be issued for a new or replacement sign for an individual tenant except upon a determination by the Zoning Administrator that it is consistent with the approved comprehensive sign plan.
- d. Sign(s) shall be located to accommodate said sign and related landscaping to meet all setback requirements. If the sign(s) are to be located on outlots, the outlets shall be designated on the preliminary plat and detailed plans for the development signs shall be submitted with the final plat.
- e. The area around the sign shall be landscaped in such a manner to accent and enhance the sign while remaining sensitive to the natural features of the site. Detailed site and landscape plans shall be included with each sign permit application and shall be subject to review and approval of the Zoning Administrator.

f. The design and construction of the sign shall be done with masonry materials (brick, stone, etc.) to keep maintenance and upkeep costs to a minimum and to minimize the potential for vandalism. The signs are to be aesthetically pleasing when designed and constructed. Monument sign bases shall be constructed of similar materials, style and color as the principal building. Detailed construction plans and a materials list shall be included with each sign permit application and shall be subject to the review and approval of the Zoning Administrator.

(3) *Directional signs.*

a. On-premises signs shall not be larger than 4 square feet. The maximum height of the sign shall not exceed 5 feet from the ground.

b. The directional signs shall be so located such that the sign does not adversely affect adjacent properties (including site lines or confusion of adjoining ingress or egress) or the general appearance of the site from public rights-of-way.

c. No more than 4 signs shall be allowed per lot and shall be in addition to other allowed signage. The City Council may allow additional signs as part of a site plan or development plan as part of a master sign plan in situations where access is confusing or traffic safety could be jeopardized.

d. Permanent off-premises signs shall be allowed only in situations where access is confusing and traffic safety could be jeopardized or traffic could be inappropriately routed through residential streets. The size of the sign shall be no larger than what is needed to effectively view the sign from the roadway and shall be approved by the City Council. Temporary off-premises signs are prohibited, unless otherwise specified in this Chapter.

e. On-premises signs for industrially zoned land in excess of 40 acres shall not exceed 12 square feet. The maximum height of the sign shall not exceed 5 feet from the ground. The placement of directional signs on the property shall be so located such that the sign does not adversely affect adjacent properties or the general appearance of the site from public right-of-way. No more than 4 signs shall be allowed per site. The City Council may allow additional signs in situations where access is confusing or traffic safety could be jeopardized.

(4) *Wall sign standards.*

a. The following signs are allowed in the Agricultural, Residential and PR districts:

Table 3 - Wall Signs				
District	Sign Area	Illumination	Style	Additional Standards
Agricultural and residential districts	Not permitted	N/A	N/A	
P-R	10% of the primary building wall area up to 100 sq. ft.	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per

b. The following signs are allowed in the R-0 districts:

Table 4 - Wall Signs				
District	Sign Area	Illumination	Style	Additional Standards
R-0	10% of the wall area up to 64 sq. ft.	External, internal	Individual letters or script logos	One wall, canopy or marquee sign per tenant

c. The following signs are allowed in the commercial, industrial and mixed use districts:

Table 5 - Wall Signs				
Wall Area (sq. ft.)	Sign Area - Maximum Percentage of Wall Area	Illumination	Style	Additional Standards
0-5,000	10%			One wall, canopy

5,000-15,000	7%			or marquee sign per tenant, except tenants that front on 2 public streets may be allowed 1 sign per frontage, subject to the same sign limits
15,000+	3%	External, internal	Individual letters or script logos	

1. Wall signs are limited to the primary entrance of the building or tenant space. The primary building facade shall be calculated as follows:

- (a) The primary building facade shall be calculated using the width of the first story exterior wall as defined in Section 1001.03, Subdivision 2.
- (b) Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves.
- (c) Exterior wall dimensions shall be measured at the base of the ground floor, excluding screening walls, fences, and the like.
- (d) Alcoves, entryways and extruding portions shall be measured through as though along a flat wall of a building.
- (e) Only the primary building facade shall be used for sign area calculations.

2. Wall signs must be located on the same wall as the primary building entrance.

- (a) All signs, including exempt and temporary signs, installed on the building shall be placed on the sign band. A sign band is the continuous portion of the building facade that is unbroken by doors or architectural building features.
- (b) Signs installed on the exterior building facade may be placed below the designated sign band when the Building Official can be assured that the public is satisfactorily protected from the sign and the sign is entirely over private property.

3. Where a principal building is devoted to 2 or more tenants, each tenant may install a wall sign upon the proportionate share of the building wall to which the sign is to be affixed. The total sign area for the tenants may not exceed the total sign area allowed for the building based on the primary building facade. Individual tenants of a multiple occupancy building within a commercial or industrial zoning district shall not display separate wall, canopy, or marquee signs unless the tenant's business has an exclusive exterior entrance and subject to the following requirements:

- (a) The number of individual wall canopy, or marquee signs shall be limited to 1 per tenant space, except that not more than 2 signs may be displayed for the tenant of a corner suite or a suite that extends through the building thus having 2 exterior entrances.
- (b) Total sign area shall be limited to the maximum wall sign size permitted in the applicable zoning district provisions in Tables 3-5 of this Section.
- (c) The sign shall be located only on the exterior wall of the tenant space to which the sign permit is issued, but are not required to face a public street.

4. Lettering on canopy and awning signs is restricted to the side panels or front drop. Canopies shall be considered to be an integral part of the structure to which they are accessory. Signs may be attached to a canopy, but such structures shall not be considered as part of the wall area, and thus shall not warrant additional sign area.

5. Internally lit wall signs are limited to logo signs and individually-mounted channel lit lettering.

6. Multiple occupancy commercial and industrial buildings. When a single principal building is devoted to 2 or more commercial or industrial principal uses, a comprehensive sign plan shall be submitted for review and approval of the Zoning Administrator and shall include:

- (a) A site plan to scale showing the location of lot lines, buildings, structures, parking areas, existing and proposed signs, and any other physical features of the area included within the proposed comprehensive sign plan.
- (b) Elevations to scale of buildings included within the comprehensive sign plan including the location of existing or proposed wall, canopy, or marquee signs.
- (c) To scale plans for all existing and proposed signs of any type included within the comprehensive sign plan indicating area, dimensions, height, materials, colors, and means of illumination (if any).

(5) *Temporary signs.*

a. Freestanding signs shall be set back no less than 10 feet from the property line and shall not exceed 32 square feet in area.

- b. If building-mounted, these signs shall be flat wall signs and shall not project above the roofline.
- c. If ground-mounted, the top shall be no more than 6 feet above ground level.
- d. Such signs shall be allowed no more than 21 days prior to the event or function and must be removed within 7 days after the event or function.
- e. Such signs may be illuminated in accordance with restrictions set forth in this Section.
- f. Temporary development sales signs shall be allowed upon approval of a final plat for a subdivision having 5 or more lots provided that:
 1. One sign shall be allowed per project or subdivision or 1 sign for each frontage to a major collector or arterial street, whichever is greater.
 2. Each construction site will be allowed up to 2 signs, each limited to a maximum of 32 square feet in area.
 3. Freestanding signs shall be limited to a maximum height of 8 feet.
 4. The sign shall not be displayed for a period to exceed 36 months from the date a permit is issued for the sign or until building permits have been issued for 85% of the lots or dwelling units within the subdivision, whichever is less restrictive.

(6) *Projecting signs.* Projecting signs are permitted only in the General Mixed Use Districts, subject to the standards in Section 1001.065:

- a. *Location.*
 1. A projecting sign shall be placed only on the sign band of the first story building facade, as regulated by Subdivision 5(4).
 2. The sign may not extend above the windowsill of a second story building or above the roof eave and/or roofline.
 3. The sign extends 5 feet into a required yard setback.
- b. *Clearance.*
 1. A minimum clearance of 8 feet between the bottom of the sign and the finished grade or sidewalk below the sign is required.
 2. At alleys when no curb exists a minimum height of 14 feet between the bottom of the sign and the finished grade below the sign is required.
- c. *Projection from wall.* Where a building is built to the property line for its entire frontage, the projecting sign may extend from the building over a public sidewalk a maximum of 42 inches and the sign structure shall be no wider than 36 inches.
- d. Only 1 sign shall be allowed per building. The sign area shall be in addition to allowed wall signage; however, the area of the projecting sign shall be deducted from the wall sign area allowed on a building.
- e. The maximum area of a projecting sign is 8 square feet.
- f. *Supporting structure.* Sign supports and brackets shall be compatible with the design and scale of the sign.

(7) *Off-premises signs.* Existing off-premises signs erected prior to January 8, 2008 are an allowed use subject to the following requirements:

- a. The sign is defined as a principal use of the property upon which a billboard is located. No approval shall be granted for a second principal use upon a property when one of the principal uses is an off-premises sign allowed by this Section.
- b. Off-premises signs shall be allowed only in non-residential districts, on property abutting a federal interstate highway right-of-way.
- c. Off-premises signs shall be visible and oriented toward a federal interstate highway.
- d. Off-premises signs shall be freestanding and shall not be installed on any building.
- e. All off-premises advertising signs shall be spaced a minimum of 1,500 lineal feet apart.
- f. The sign face shall not exceed 400 square feet or 14 feet in vertical height and 30 feet in horizontal length, whichever is less. Extensions beyond the sign face shall not be permitted.
- g. The off-premises sign shall not exceed 24 feet in height, as measured from finished grade, however, if a variance is granted the maximum height shall not exceed 35 feet.
- h. External illumination shall comply with this Subdivision 7. Electrical wiring to the sign shall be located underground.
- i. All off-premises signs erected or moved shall be installed behind the legal setback line of each parcel of property as determined by the Zoning Code of the City.

j. All structural supports for off-premises signs shall be constructed of steel.

k. Only flat, single-faced or double-faced off-premises signs shall be permitted.

l. Internally illuminated and/or animated off-premises signs are prohibited, except that an off-premises sign may be converted to a digital off-premises sign using LED or similar technology, subject to the following requirements:

1. The conversion of an off-premises sign to a digital off-premises sign shall be subject to the permitting requirements set forth in Subdivision 4, Permit Required.

2. Electrical wiring to the sign shall be located underground and concealed by the vertical support structure of the digital off-premises sign.

3. All digital off-premises signs shall be equipped with ambient light sensors. The brightness of a digital off-premises sign shall not be brighter than is necessary for clear and adequate visibility as determined by the Zoning Administrator and may not exceed the provisions of Subdivision 4(4).

4. The graphic display may not change or move more often than once every 8 seconds. The images and messages displayed must be static, and the transition from one static display to another must be instantaneous without any motion, special effects, or active video.

5. At least 80% of all sides of the vertical support structure shall be concealed with architectural embellishments consisting of stone, brick, masonry panels, stucco, or synthetic material that has the appearance of stone, brick, or stucco.

6. A digital off-premises sign must be at least 1,500 feet from any residential districts and 4,000 feet from any other digital off-premises sign on the same right-of-way within the City. Such signage must comply with the performance standards in Subdivision 7(5).

7. A digital off-premises sign shall provide at least 14 feet of clearance, as measured from the finished grade to the lowest portion of the sign structure and shall not exceed 35 feet as measured from the finished grade to the highest portion of the sign structure.

8. The digital off-premises sign face may be upgraded to the existing square footage of the off-premises sign face square footage in existence prior to February 13, 2018, and is not to exceed industry standard of a height of 14 feet by 48 feet wide.

9. A digital off-premises sign shall allow for real-time public safety messages, including Amber Alerts, severe weather alerts, and emergency or public safety messages. Such messages shall be displayed upon the request of the City or other governmental entity when such entity determines that the rapid and effective dissemination of instructions and other essential information can significantly help reduce loss of life and property. The owner of the digital off-premises sign shall enter into a written agreement with the City to post public service messages in an amount not to exceed 5 hours of cumulative time in any 1-month period.

Subd. 6 Prohibited Signs

(1) Any sign, signal, marking or device which purports to be or is an imitation of or resembles any official traffic control device or railroad sign or signal, or emergency vehicle signs, or which attempts to direct the movement of traffic or which hides from view or interferes with the effectiveness of any official traffic-control device or any railroad sign or signal.

(2) Billboards.

(3) Changeable copy signs, electronic, except as specifically allowed by this Chapter.

(4) Content classified as **Obscene** as defined by M.S. § 617.241.

(5) Electronic graphic display signs except as allowed by this Chapter.

(6) Flashing signs.

(7) Multi-vision signs.

(8) Portable signs.

(9) Roof signs.

(10) Rotating signs.

(11) Shimmering signs.

(12) Signs painted, attached or in any other manner affixed to trees or similar natural surfaces, or attached to utility poles, bridges, towers, or similar public structures.

(13) Obsolete and off premises signs: Residential Districts (except those established prior to January 2008). No signs shall be permitted which advertises a business which is not being presently conducted on the premises on which the sign is located.

(14) Any sign within the public right of way.

Subd. 7 General Requirements

(1) Except as provided for by this Section, all signs shall be defined as an accessory use.

(2) *Design, construction, inspection and maintenance.*

a. All signs and sign structures shall be properly maintained and shall be kept in a safe and orderly condition. All signs on a single building shall be repainted, repaired or replaced. The City may order special repair to be made in order that the appearance and safety of the sign may be maintained.

b. When electrical signs are installed, the installation shall be subject to the Minnesota State Electrical Code and overhead electrical wiring shall not be allowed.

c. Signs and sign structures not used for 12 consecutive months shall be removed.

d. All signs shall incorporate materials and colors which are compatible with the building upon which the sign is located. Compatible shall include, but is not limited to, materials that are consistent with the principal architectural features and colors of the buildings being identified. All signs shall be of good quality, and shall be designed to include a minimal amount of attractive and tasteful colors and design elements. The layout of the sign shall give the sign a neat and orderly appearance.

e. Except those signs listed in Subdivision 5, Permit Not Required, all signs shall be constructed of permanent materials and permanently affixed to a structural support in the ground or on the building.

f. No sign permitted by this Subsection shall, by reason of its location, color or intensity, create a hazard to the safe, efficient movement of vehicular or pedestrian traffic.

Subd. 8 Permit Required

(1) Except as allowed in Subdivision 5, no sign shall be erected, altered, improved, reconstructed, maintained or moved in the City without first securing a permit from the City:

a. The content of the message or speech displayed on the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit.

b. Application for an administrative permit shall be filed by the property owner or designated agent with the Zoning Administrator on forms to be provided by the City.

c. Application for a permit shall contain the following information unless waived by the City:

1. Names and addresses of the applicant, owners of the sign and lot.

2. The address at which any signs are to be erected.

3. The lot, block and addition at which the signs are to be erected and the street on which they are to front.

4. Type and size of sign (e.g., wall sign, pylon sign).

5. A site plan to scale showing the location of lot lines, building structures, parking areas, existing and proposed signs and any other physical features.

6. Plans, location and specifications and method of construction and attachment to the buildings or placement method of the ground.

7. Copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and ordinances of the City.

8. Written consent of the owner or lessee of any site on which the sign is to be erected.

9. Any electrical permit required and issued for the sign.

10. A detailed description of any electronic or electrical components that are proposed to be added to the sign.

11. Other information to demonstrate compliance with this and all other ordinances of the City.

d. The application shall be accompanied by a fee as established by ordinance. Applications for amending administrative permits shall be accompanied by a fee as established by ordinance.

e. The Zoning Administrator shall notify the applicant, in writing, of an incomplete application within 15 days of the date of submission.

f. The Zoning Administrator shall review the application and related materials and shall determine whether the proposal is in compliance with all applicable evaluation criteria, codes, ordinances, and applicable performance standards set forth in this Section within 60 days of submission of a complete application.

Subd. 9 Permit Not Required

The following signs shall not require a permit and are allowed in addition to those signs allowed by Subdivision 9 of this Section. These exemptions, however, shall not be construed as relieving the owner of the sign from the responsibility of its

erection and maintenance, and its compliance with the provisions of this Section or any other law or ordinance regulating the same.

- (1) The changing of the display surface on a painted or printed sign only. This exemption, however, shall apply only to poster replacement and/or on-site changes involving sign painting not directly on a building.
- (2) Signs 2 square feet or less in size.
- (3) Window signs provided they do not exceed 25% of the total window area on any building facade.
- (4) One sign per property in residential districts not to exceed 9 square feet.
- (5) All noncommercial signs of any size posted in any number from August 1 in a state general election year until 10 days following general election, and 13 weeks prior to any special election until 10 days following the special election.
- (6) Official signs.
- (7) Two signs shall be allowed per street frontage when a building is offered for sale or lease, provided that:
 - a. Within the residential districts, no sign shall exceed 10 square feet in area and 6 feet in height for single-family, 2-family, and townhouse units; or 32 square feet in area or 8 feet in height for multi-family or institutional uses.
 - b. Within all other zoning districts and in those cases where a parcel of land exceeds 10 acres, regardless of its zoning, no sign shall exceed 32 square feet in area or 12 feet in height.

Subd. 10 Non-Conforming Signs

- (1) Any sign legally existing at the time of the passage of this Subdivision that does not conform in use, location, height, or size with the regulations of the zone in which such sign is located shall be considered a legal non-conforming use or structure and may continue in such status until such time as it is either abandoned or removed by its owner, subject to M.S. § 462.357, as may be amended.
- (2) Except as otherwise provided herein, permanent signs in existence on the effective date of this Subdivision, which are not in conformance with the provisions of this Subdivision shall be regarded as non-conforming signs and regulated as provided for by Section 1001.22, Subdivision 2.

Subd. 11 Enforcement and Penalties

- (1) This Chapter shall be administered and enforced by the Zoning Administrator. The Zoning Administrator may institute in the name of the City appropriate actions or proceedings against a violator.
- (2) *Inspection.* All signs for which a permit is required shall be subject to inspection by the Zoning Administrator.
- (3) The City reserves the right to require the removal at the owner's expense of any sign when the requirements of this Section are not completely followed and adhered to, or if a sign is not properly maintained or falls into a state of disrepair. The City shall not have any obligation or liability to replace any sign when removed by the City.
- (4) Any person who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of any of the provisions of this Chapter shall, upon conviction thereof, be fined or penalized not more than the maximum levels established by the state for misdemeanor offenses.

(Prior Code, § 1001.12, Subd. 2) (Am. Ord. 2004-01, passed 3-9-2004; Am. Ord. 2008-01, passed 1-8-2008; Am. Ord. 2011-13, passed 9-13-2011; Am. Ord. 2012-06, passed 4-24-2012; Am. Ord. 2014-04, passed 3-25-2014; Am. Ord. 2018-06, passed 2-13-2018; Am. Ord. 2021-21, passed 12-14-2021; Am. Ord. 2023-10, passed 12-12-2023)

ITEM:

Oppidan Concept Plan

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

Oppidan has submitted an application for a Preliminary Concept Plan for a 172,000 sq ft spec warehouse/distribution building to be located on an unaddressed property, 187XX 121st Avenue, PID: 31-120-22-13-0010. The property is east of Dayton Park (mobile home park), north of MTL, and across 121st Avenue from nVent.

A Concept Plan is a high-level review and does not include the detail typical of a Preliminary Plat or Site Plan Review. A Concept Plan is intended to solicit comments and opinions from individual Councilmembers and Commission members. There is no action taken and no vote. The applicant will take all comments under consideration when developing formal plans.

The property is zoned *R-MH Mobile Home*, and guided *Existing Mobile Home Park* in the 2040 Comprehensive Plan.

In 2021, the City Council amended¹ the Comprehensive Plan from *Industrial* to *Existing Mobile Home Park* for a planned 65 lot expansion, which never took place.

CRITICAL ISSUES:

Comprehensive Plan Requires 2040 Comprehensive Plan's Future Land Use Map to be amended from *Existing Mobile Home Park* to *Industrial*.

Zoning Requires a Zoning Map Amendment from *R-MH Mobil Home* to *I-1 Industrial*

Wetland Avoidance The property is pocketed with wetlands and two ditches. The south ditch is under authority of US Army Core of Engineers, and likely cannot be altered. The proposed building is positioned to maximize the site, requiring wetland mitigation and permits from Elm Creek Watershed District. The watershed has informally suggested that the building and parking areas be reduced in size to avoid wetlands.

Screening Sufficient screening along the western property line with the mobile home park.

¹ Resolution 57-2021, *Resolution granting Approval of a Land Use Amendment*.

ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Preliminary Concept Plan	May 5, 2026	July 3, 2026

RELATIONSHIP TO COUNCIL GOALS:

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

ROLE OF ECONOMIC DEVELOPMENT COMMISSION:

Each Commissioner should provide individual comments and recommendations.

1. What is the highest and best use of this property, Mobile Home Park or Industrial? Keep in mind that mobile homes are typically unsubsidized affordable housing, which there is a shortage of.
2. If Industrial, are there any changes to the Concept Plan that would make this a better project?

STAFF RECOMMENDATION:

Shift the building southwest to avoid wetland impacts (northeast wetland), and a substantial retaining wall. This would likely result in reduced semi-trailer parking (SW corner). Preserve as many existing trees as practical, especially along the western property line and south ditch.

ATTACHMENT(S):

Concept Plan



DESIGN BUILDER:
ARCO MURRAY
 | DESIGN BUILD

CLIENT:
 PROJECT:

ADDRESS:
**W FRENCH LAKE RD & 121ST AVE N,
 DAYTON, MN 55327**

DATE:
2/24/2026

SCALE:
1" = 120'



SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
SP-3

APPROX. WETLAND BUFFER

EXISTING WETLANDS
 (PER ENVIRONMENTAL REPORT)

45' RADIUS TRUCK TURNAROUND

PRELIMINARY
 NOT FOR CONSTRUCTION

2505094

2. Encourage Public/Private Partnerships to construct public infrastructure to support quality development

In 2025, Dayton Storage extended water along Territorial Road to serve their property, 18800 Territorial Road. This private development was done as a cost savings measure (vs. installing well and water tanks for fire suppression). This extension benefits three vacant properties and encourages further development.

In 2025, work began on a traffic signal at Dayton Parkway and Territorial Road. The \$640,000 public/private project received donations from Kwik Trip (\$442,500) and Cemstone (\$10,000).

In 2025, plans were substantially completed to extend municipal sewer from the Stenslie property (vacant) to service the DDL property (vacant). This \$286,000 public project is being done to encourage development and redevelopment in the area of Dayton Parkway and 113th / 117th Avenue. Construction is planned in winter/spring 2026.

3. Foster Employment growth with strong wage opportunities through attraction of new businesses and expansion of existing businesses

Known new businesses in 2025 include:

- Forgent Power ??? employees
- NFI Industries 41 employees
- Kwik Trip #1157 60-70 employees
- TurbinePros 40-50 employees

There were no known business expansions in 2025.

Known business closures in 2025 include:

- Bluebird Nest Resale Boutique

4. Ensure city processes are business friendly and do not create barriers to development

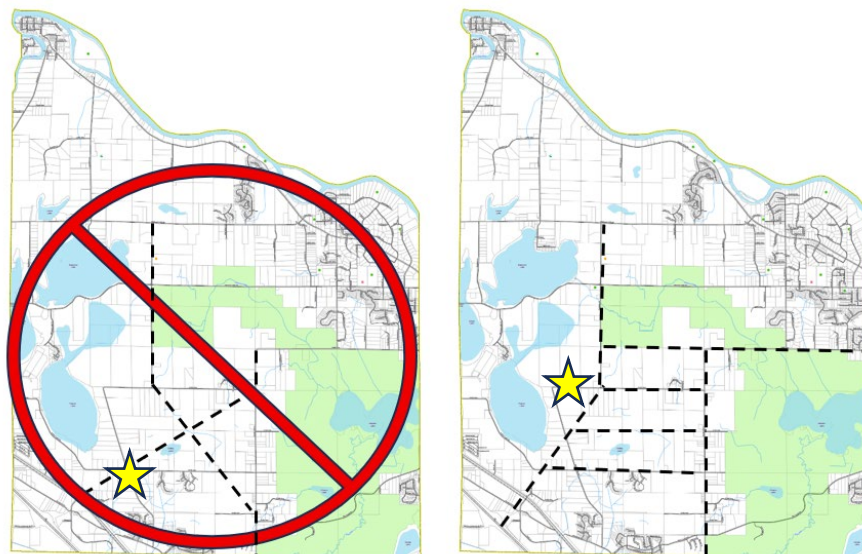
In 2025, after multiple developers complained that city Trunk and Connection Fees are too high, Staff conducted a study comparing development fees, if several Dayton projects were to occur in neighboring cities, what would their fees be. Trunk Fees are substantially higher in developing cities like Dayton because of the lack of existing infrastructure. The City Council directed no changes to the Fee Schedule (2025).

In 2025, there are three known non-residential projects that did not occur because of construction costs:

- Scannell – 126,000sf spec warehouse/distribution
- Oppidan – 200,000sf spec warehouse/distribution
- Telcom – 26,000sf contractors' yard
- Fisher Farms - conversion of Agricultural building to Commercial building

5. Promote the growth of a “City Center” located [at] Territorial Road and Holly Lane Area

In 2024, the City Council abandoned the planned “X” road corridor, in which a City Center was planned for the Territorial Road & Holly Lane area (2022). Direction was given to plan for a grid pattern.



Oversimplified version of X vs. H road corridor plan, with City Center (star) shifting north.

In 2024, the City Council considered a master plan for an area northwest of the previously planned City Center, rejecting the plan. In 2025, no progress was made for a new plan. This will be picked up again during the Comprehensive Plan update (2027-2028).

6. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village

In 2025, the EDA purchased the 1.2 acre Lent property, considered four redevelopment concepts, choosing a preferred mixed-use concept (restaurant, commercial/retail with apartments above). IAG began marketing the property in November 2025, listing for \$259,000. Although the project has received interest, no redevelopment proposals have been received.

7. Provide greater clarity around when and how to use City Assistance for projects

In 2025, Scannell requested Tax Increment Financing (TIF) of \$887,000 to construct a \$17 million 126,000sf spec warehouse/distribution facility. The City Council denied the request because the project did not provide a public benefit to justify the TIF amount.

The EDA administers a Low Interest Loan program intended for businesses in the Historic Village, Balsam Lane corridor, and the I-94 & Co Rd 81 corridor. Loan amounts are for \$5,000 - \$50,000 with a 2% interest rate. The Loan is intended to cover a maximum of 50%

of project costs. The program is posted on the city's website and was posted in the January 2025 Dayton Communicator. In 2025, the EDA received no loan applications.

In 2025, the EDA applied for a \$50,000 Love Local Storefronts grant from Hennepin County. A partial award will be provided to the EDA in 2026 for commercial/retail businesses in the Historic Village.

8. Strengthen quality of life within Dayton through enhancement of recreational opportunities

In 2025, the city programmed regular and special activities in the Activity Center aimed toward children and seniors, in addition to seasonal activities at Central Park (Easter egg hunt), Elsie Stephens (three concerts, Family Fun Night, Jack O'lantern Trail), and City Hall (HoliDayton), in addition to the Winter Medallion Hunt.

In 2025, the city added irrigation at Sundance Woods, Hayden Hills, Ion Gardens, River Hills, and Elsie Stephens parks. Dugouts were added at McNeil Park with assistance from CDAA, and the MN Twins. Public trails were constructed (or began) in Brayburn Trails East, and Territorial Grove neighborhoods.

In 2025, the city updated a Master Plan for Elsie Stephens / Cloquet Overlook Community Park. The project is proposed to be completed in five phases. Estimated project costs are \$16.8 million (2025). In 2026, the city is working toward reducing the Phase 1 project scope to \$1.5 million.

In 2025, the city began construction of Dayton Farms Park (AKA Area 21) in the Brayburn Trails / Sundance Greens / DCM Farms neighborhoods. The Neighborhood Park will be completed in two phases (phase 1 = 2026).

9. Use Economic Development resources to promote a full range of housing choices within Dayton

In 2025, Dayton issued permits for 138 single-family homes, a 46% reduction from 244 single-family and attached townhomes in 2024 (no townhomes were built in 2025). In conversations with developers, 6% interest rates have deterred buyers who have 2%-4% rates (2011-2022) on their current homes and are reluctant to move.



30-year fixed mortgage rate (Federal Reserve Bank of St. Louis)

In 2024-2025, the City Council has been supportive of reducing development fees for highly desirable housing projects, such as the proposed *The Parkway Neighborhood*, consisting of 650 apartment units in southwest Dayton. The development fee reduction is intended to offset infrastructure costs.

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

(multiple)

ROLE OF ECONOMIC DEVELOPMENT COMMISSION:

None.

RECOMMENDATION:

Looking forward to 2026 and beyond, there is a need for additional industrial land for large developments, and a need for industrial development catering to small contractors' yards such as lawncare and excavators. There are many small businesses operating from homes that are (or will be) pushed out as Dayton develops.

More attention is needed to the Historic Village, to implement the 2023 Framework Plan, such as planning for improvements for street parking, sidewalk replacement, lighting and street furniture. A plan should be implemented and costs assigned to the Long Term capital plan.

More effort is needed to understand Dayton's new population; why did they move here? What are their expectations? What is their tolerance for property taxes, traffic delays, and inconveniences associated with moving to a rural community with limited services. The city intends to conduct opinion surveys every 2-3 years. A survey is planned for 2026.

ATTACHMENT(S):

Economic Development Strategy Plan (2022)

City of Dayton, MN

ECONOMIC DEVELOPMENT STRATEGIC PLAN

APPROVED: July 19, 2022



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

ACKNOWLEDGMENTS

The Economic Development Authority of the City of Dayton (EDA) developed this document to ensure a pragmatic approach to growth and economic development throughout the City of Dayton. The EDA is comprised of seven commissioners – two commissioners are City Council members, and five commissioners represent local businesses.

Economic Development Authority Board of Commissioners:

- Scott Salonek, City Council Member
- Julie Gustafson, City Council Member
- Jack Bernes, Business Representative
- Tim Huttner, Business Representative
- Jim Berge, Business Representative
- Vacant, Business Representative
- Vacant, Business Representative

Staff Liaisons:

- Zach Doud, Interim City Administrator/Finance Director
- Tina Goodroad, Former City Administrator

Consultant:

- Jason Aarsvold, Ehlers and Associates
- Keith Dahl, Ehlers and Associates

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Introduction

OVERVIEW

The City of Dayton, Minnesota is a growing community located in the northwest corner of the Minneapolis-St. Paul Statistical Area. It is located at the confluence of the Mississippi River and Crow River and remains largely rural compared to adjoining communities. The United States Census Bureau estimates the City had a population of 8,226 in 2021. This is an increase of about 76% from the 2010 census or a 13% increase from the 2020 census.

The City is seeing strong demand for both residential and business growth given its available land and location within the Twin Cities Metropolitan Area. The EDA is intently aware of its assets, competitive position, and growth potential after the completion of the Dayton Parkway Interchange on Interstate 94. Dayton intends to capitalize on its opportunities and help shape growth over the next several years in a manner consistent with community values. To accomplish this, the EDA undertook an in-depth and intentional strategic planning process for economic development.

This Economic Development Strategic Plan sets forth an achievable, strategic economic development plan for the EDA and City of Dayton. The Strategic Plan identifies specific goals, strategies and actions which build upon unique strengths and distinct characteristics of the City. Each of the goals focus on one or more priorities of the EDA which factor into the economic health and enhanced vitality of the City. The Strategic Plan's purpose is to articulate a set of measurable strategic actions that facilitate development within the City and provide guidance to staff on where to spend their time and City resources.

The Strategic Plan is not meant to be an exhaustive outline, but rather is intended to be a roadmap for guidance and direction. In addition, the plan is meant to be fluid in that it should be reviewed regularly to determine if there is a change in priorities or if resources need to be shifted. A key aspect of this Strategic Plan is to assure the mechanisms are in place to recognize success, big or small, in development and to continuously realign the resources and policies of the City to meet the goals of the EDA.

PROCESS

The EDA initiated the strategic planning process at its meeting on April 19, 2022 with a review of the City's current status. Data was gathered, analyzed, and distilled to conduct a "level setting" planning session with the EDA. Discussions focused on understanding City perspectives, perceptions, and realities, identifying EDA priorities, reviewing roles and responsibilities, and assessing the course of direction for the future. The major themes discussed are presented below as Strengths, Weaknesses, Opportunities, and Threats (SWOT).

Strengths:

- Availability of land
- Proximity to commercial, healthcare, and other services in adjacent communities
- Convenient freeway access with addition of the Dayton Parkway Interchange at I-94
- Geographic location along the Mississippi River and Crow River
- Lots of parks and trails
- Diversity of new and younger families
- Strong local housing market

Weaknesses:

- Cost to construct new public infrastructure
- Maintenance costs of existing public infrastructure
- Lack of convenient access/connections to parks and trails
- High residential tax burden
- Distance to a national or regional airport
- Service and consumer based commercial
- No apparent City Center

Opportunities:

- Preserve and reinvest into the Historic Village
- Expand access to and increase use of outdoor recreational areas
- Collaborate with regional partners to promote Dayton
- Increase marketing efforts to build awareness of development opportunities
- Attract capital intensive industries (i.e. Research and Development)
- Develop a City Center Master Plan

Threats:

- Loss of agricultural land - rural decline
- Staffing levels to adequately provide public services
- Making development decisions to pay debt service
- Financial strain of high tax burdens
- Onerous public approval processes

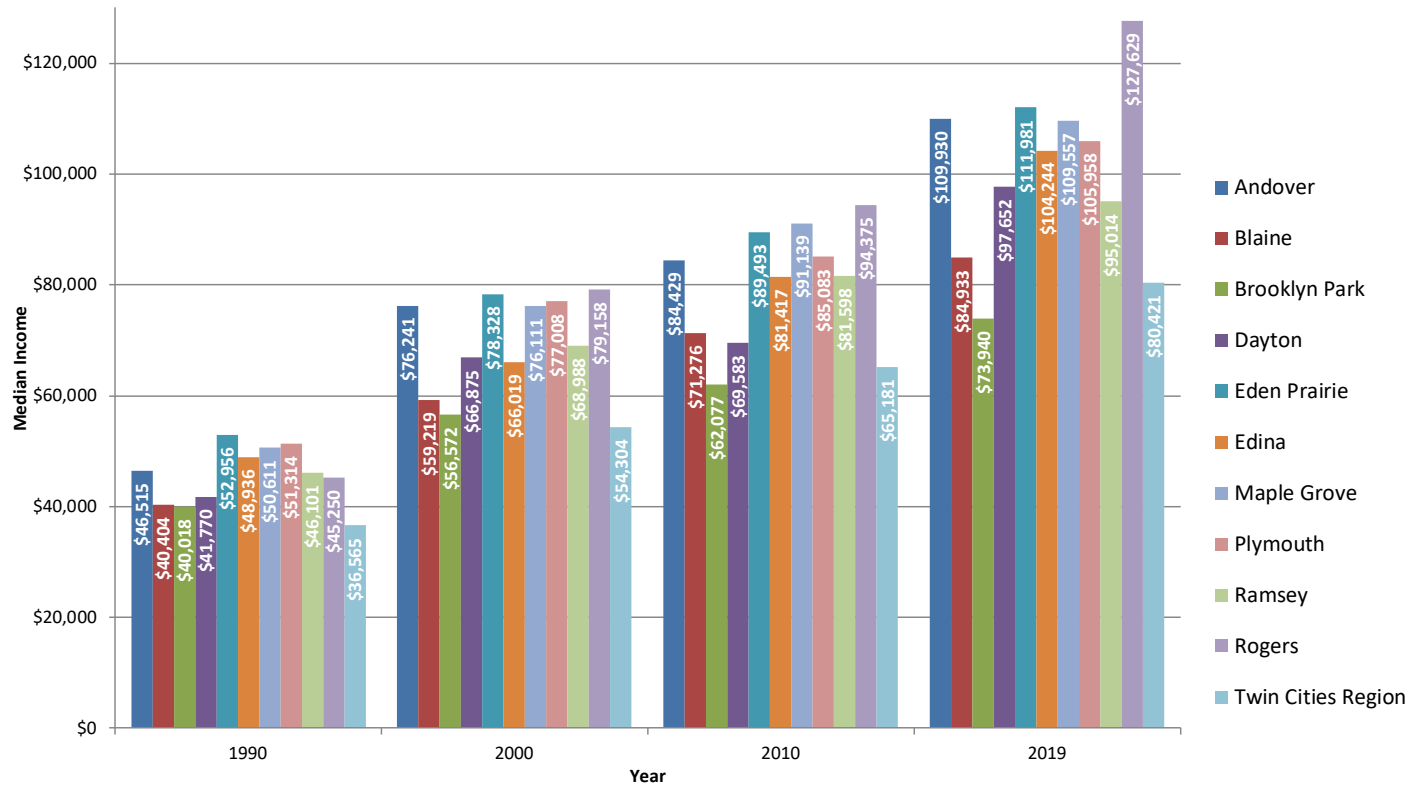
Following the April 14, 2022 meeting, staff took the EDA commissioner's feedback and began to formulate draft goals for consideration. At its meeting on May 17, the EDA reviewed and revised proposed strategies and came to consensus on the final goals for inclusion in the Plan.

On June 21, 2022 EDA commissioners considered strategies, and action steps for inclusion in the Plan to direct the City's economic development efforts over the next several years.

Context

EDA Commissioners spent time reviewing data about the City of Dayton to help inform the strategic planning process. The following is information and key “take-aways” provided through the planning process to review these in the context of the metro area, peer cities, and the State.

INCOME



Dayton’s median household income increased from \$41,770 in 1990 to \$97,652 in 2019 (134%)

Median household income in the Twin Cities increased from \$36,565 in 1990 to \$80,421 in 2019 (120%)

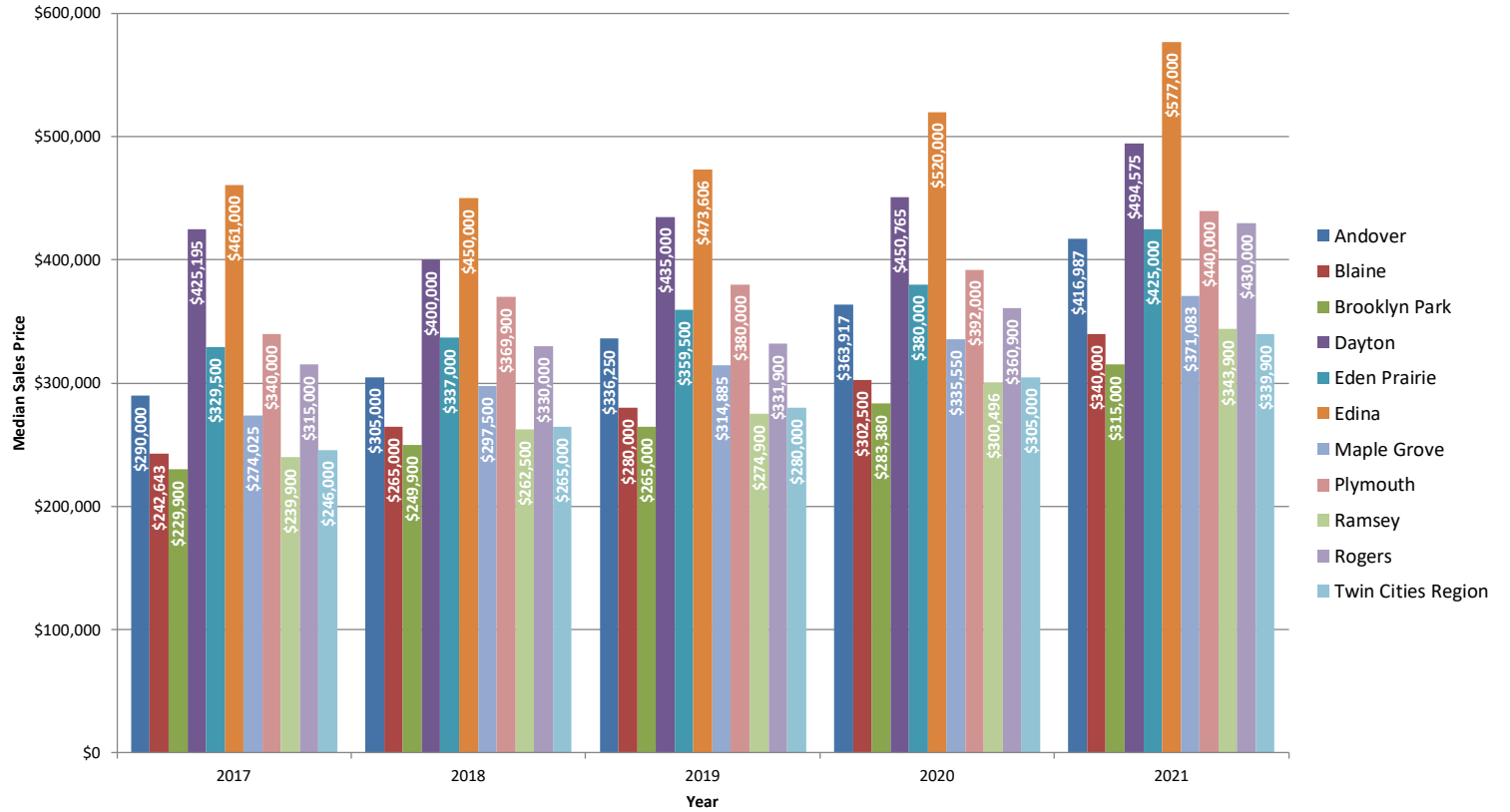
Dayton’s median income is growing faster than the Twin Cities region

HOUSING SALES

Dayton’s median home sale price was \$425,195 in 2017 and increased to \$494,575 in 2021, which is a 16% increase

The median home sale price in the Twin Cities region was \$246,000 in 2017 and increased to \$339,900 in 2021, which is a 38% increase

Dayton’s median home sales price is among the highest of the peer cities reviewed



TAX BASE

Growing the tax base is one of the central goals of any economic development effort. Tracking the growth in Dayton’s tax base will be one important way to measure success. Comparing that growth to the state as a whole, as well as other peer communities will help the City understand if the tax base growth is simply inflationary, or if the City’s growth is increasing relative to its peers. A strong economic development strategy is one factor that can contribute to tax base growing faster than peer communities. The table below compares Dayton’s market value and tax capacity, which are measures of the City’s tax base, to the state of Minnesota between 2015 and 2021. While City level data is available for 2023, aggregated State level data is not. Thus, the tables below use 2021 data since it is the latest aggregated data available at the State level.

	Year		Change 2015 - 2021	
	2015	2021	Amount	Pct.
Estimated Market Value				
Dayton	\$509,036,227	\$1,100,677,500	\$591,641,273	116.23%
Minnesota	\$626,900,095,947	\$804,978,906,709	\$178,078,810,762	28.41%
Tax Capacity				
Dayton	\$5,252,308	\$11,629,398	\$6,377,090	121.42%
Minnesota	\$6,502,590,274	\$8,716,666,897	\$2,214,076,623	34.05%

Source: Minnesota Department of Revenue

As the table shows, Dayton’s tax base has grown well over 116% since 2015, as compared to the state which has grown over 28%. In addition to comparing Dayton’s growth to the state as a whole, it is also beneficial to see how the City is doing relative to its peer cities. The table below compares the growth in market value between 2015 and 2021 amongst Dayton and select peer communities. This comparison is a helpful way to understand whether the City’s market value growth reflects the general inflation within the region, or if there may be other factors contributing, such as an intentional economic development effort.

City	2020 Population	Estimated Market Value		Change 2015 - 2021		Market Value Per Capita
		2015	2021	Amount	Pct.	
Andover	32,601	\$2,610,013,669	\$3,685,468,000	\$1,075,454,331	41.20%	\$113,047.70
Blaine	70,222	\$5,339,903,262	\$8,195,586,700	\$2,855,683,438	53.48%	\$116,709.67
Brooklyn Park	86,478	\$5,485,607,651	\$8,458,083,900	\$2,972,476,249	54.19%	\$97,806.19
Dayton	7,212	\$509,036,227	\$1,100,677,500	\$591,641,273	116.23%	\$152,617.51
Eden Prairie	64,198	\$9,096,573,076	\$11,447,364,200	\$2,350,791,124	25.84%	\$178,313.41
Edina	53,494	\$9,893,204,412	\$13,465,932,900	\$3,572,728,488	36.11%	\$251,727.91
Maple Grove	70,253	\$7,741,298,726	\$10,770,851,200	\$3,029,552,474	39.13%	\$153,315.18
Plymouth	81,026	\$9,669,972,231	\$13,897,052,002	\$4,227,079,771	43.71%	\$171,513.49
Ramsey	27,646	\$2,026,693,935	\$3,043,174,200	\$1,016,480,265	50.15%	\$110,076.47
Rogers	13,295	\$1,582,611,852	\$2,348,313,600	\$765,701,748	48.38%	\$176,631.34
Minnesota	5,576,606	\$626,900,095,947	\$804,978,906,709	\$178,078,810,762	28.41%	\$144,349.25

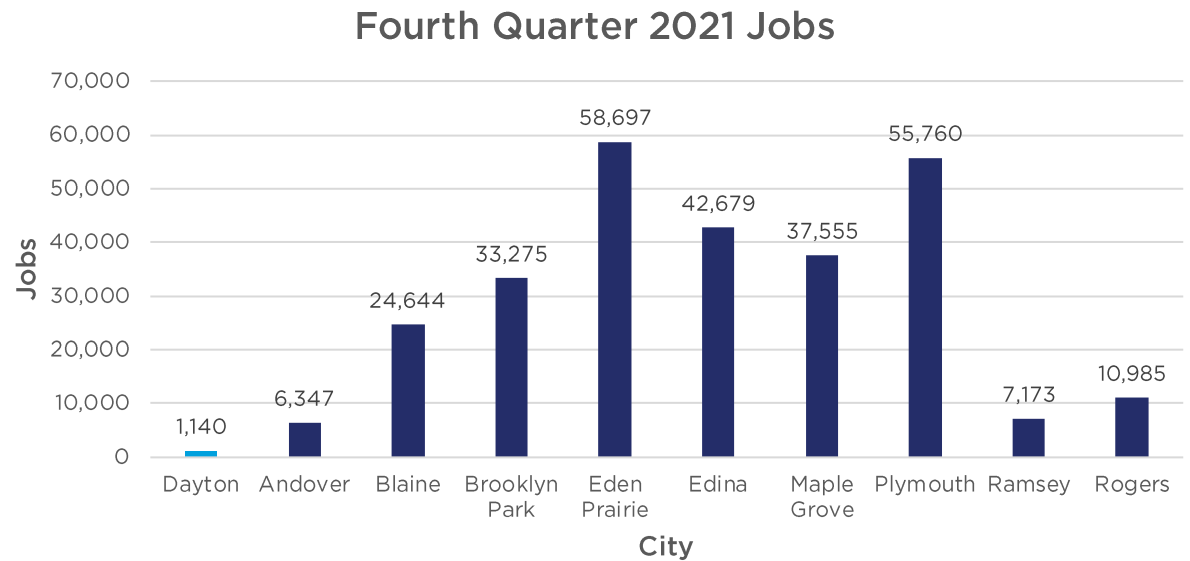
Source: US Census; Minnesota Department of Revenue

Dayton’s market value is growing faster than the peer cities reviewed. The fact that Dayton is a growth community with available land, is contributing to this. Total market value is lower than the peer cities, but this presents an economic development opportunity for the City’s future. On a per capita basis, Dayton ranks in about the middle for market value among the peer cities reviewed.

EMPLOYMENT

Existence of job opportunities within a community is one indicator of economic strength. Jobs provide opportunities for residents, but they also bring significant economic activity that helps support additional growth in the commercial sector. The table below compares the number of jobs in Dayton to peer cities.

According to the Minnesota Department of Employment and Economic Development’s Quarterly census of employment and wages, Dayton had 1,140 jobs in the community as of 4th quarter 2021. This is very low relative to the number of jobs in the peer cities reviewed. Recent development activity as well as a renewed focus on job growth through economic development efforts are expected to narrow this gap in jobs between peer cities.



Resources

Successful implementation of Dayton’s Economic Development Strategic Plan will require attention to the balance between priorities and available resources. The amount of work in this plan the City can take on and the timeframe within which it can be accomplished will be a function of available resources. These resources include both money and staff time. There will always be more activities on the economic development wish list than available resources to give them all the appropriate attention.

The City’s staff and other financial resources are finite, and it is difficult to create a large enough “war chest” in the short-term to address all the City’s needs. The City has relied in the past on the use of some public resources and tools that exist to accomplish its goals and will need to in the future as well.

The primary limiting resource for the City is internal staff capacity necessary to fully execute long-term plans. Done correctly, adding staffing capacity is an investment with a return to the City, not solely an expense. The intent of creating a thoughtful plan is to make sure these limited resources are deployed in a way that meets the City’s objectives.



For this reason, prioritizing the City's economic development activities is critical. This exercise in prioritization must be done in the context of the resources available to get the job done. Finding the proper balance will help ensure the City's investment in economic development is achieving the goals most important to the community. If priorities and resources are out of balance, the City will either have trouble accomplishing its goals, or will be investing more than may be necessary. The City will need to continually evaluate its economic development program and funding levels to stay in balance.

This plan contemplates time horizons for accomplishing each goal based on a schedule that uses short term, mid-term, and long-term increments. These time horizons are based on each goal's complexity and necessary level of involvement and resources. The exact date by which each goal will be accomplished is a function of the priority they are given and the City's available staff capacity and resources.

We recommend establishing an annual work plan to address these goals that can prioritize which items are most important and then match the resources necessary to carry out that plan. This plan should be revisited annually, and priorities and resources should be adjusted accordingly.

Economic Development Strategy

GOAL 1: STRENGTHEN THE LOCAL TAX BASE

STRATEGY	ACTIONS	TIMELINE
1.A. Encourage tax base growth and diversification	Meet with economic development partners, such as the local Chamber of Commerce, Hennepin County, Greater MSP, and DEED to inform them of sites, buildings, and EDA economic development initiatives	On going
	Meet with site selectors to understand their needs and ensure Dayton is producing relevant information to provide during site selection processes	On going
	Assemble a list of “available sites” for residential, commercial, and industrial development. Include site specific information about zoning classification, square footage, access to amenities, transportation access, access to utilities, and other pertinent information	Short-Term
	Continually update the list of available sites as sites are developed and new sites become available	On going
	Send a delegation to a Site Selector conference	Long-Term
1.B. Attract capital and job intensive industries	Conduct a sector industry analysis to determine target industries	Short-Term
	Develop target industry profiles that summarize Dayton’s competitive positioning and highlights the benefits of doing business in the city	Mid-Term
	Distribute marketing materials to local and regional partners, including making them available on the City’s website	Mid-Term

1.C. Encourage commercial and industrial property reinvestment and revitalization	Implement a consistent Business Retention and Expansion program to assess existing businesses needs and growth	Long-Term
	Create business assistance grant and/or loan programs that incentivize reinvestment of existing commercial and industrial buildings	Long-Term
1.D. Evaluate financial and staffing resources necessary to accomplish goal		Short-Term

DATA COLLECTION POINTS

1. Measure increased market value and tax base growth
2. Track number of businesses relocating and expanding
3. Track number of site visits to assess businesses needs
4. Identify three or more target industries and produce target industry profiles for each
5. Track google analytics

GOAL 2: ENCOURAGE PUBLIC/PRIVATE PARTNERSHIPS TO CONSTRUCT PUBLIC INFRASTRUCTURE TO SUPPORT QUALITY DEVELOPMENT

STRATEGY	ACTIONS	TIMELINE
2.A. Evaluate new development impacts on underserved or unserved areas	Review property land use guidance for undeveloped industrial and commercial areas within the City to assess future public infrastructure needs	On going
2.B. Coordinate construction of public infrastructure in concurrence with new development	Adopt a development-fee program and other appropriate financing measures, so that new development pays its share of the costs when new public infrastructure is required	Short-Term
	Seek grant funding for public infrastructure needs (i.e., TED and TEDI grant programs through DEED) that position areas for development and have the potential to reduce development costs	On going
2.C. Limit areas of new development to be concentrated around existing public infrastructure to not prematurely expand service delivery areas		On going

DATA COLLECTION POINTS

1. Track the development ratio of public to private funds invested
2. Track total amount of grant funds secured and received
3. Measure length of public infrastructure paid for by the private sector

GOAL 3: FOSTER EMPLOYMENT GROWTH WITH STRONG WAGE OPPORTUNITIES THROUGH ATTRACTION OF NEW BUSINESSES AND EXPANSION OF EXISTING BUSINESSES

STRATEGY	ACTIONS	TIMELINE
3.A. Direct any potential City assistance for higher job density and pay	Update the City’s Business Subsidy Policy to ensure applicants are aware of required goals to receive public assistance	Short-Term
3.B. Expand marketing efforts to build awareness of opportunity in Dayton	Create an economic development portion of the City’s current website to have economic development information accessible and in a centralized location	Short-Term
	Create a community profile that summarizes Dayton’s competitive positioning and highlights the benefits of doing business in the City	Mid-Term
	Publish a list of available incentives the EDA would be willing to consider and/or support if the incentive is through the County, State or Federal government	Mid-Term
3.C. Promote development of existing vacant and underutilized properties	Create business assistance grant and/or loan programs that incentivize reinvestment of existing commercial and industrial buildings	Long-Term

3.D. Evaluate potential commercial and industrial development sites	Assemble a list of “available sites” for residential, commercial, and industrial development. Include site specific information about zoning classification, square footage, access to amenities, transportation access, access to utilities, and other pertinent information	Short-Term
	Continually, update the list of available sites as sites are developed and new sites become available	On going
	Pursue data collection processes that would be useful in determining if an existing business is out growing its space	On going
3.E. Collaborate with local and regional partners to promote Dayton	Meet with economic development partners, such as the local Chamber of Commerce, Hennepin County, Greater MSP, and DEED to inform them of sites, buildings, and city economic development initiatives	On going
	Create a process to push out information to real estate brokers when a site and/or building is ready for development and the owner is willing to sell	Mid-Term
	Communicate local businesses needs identified from BRE to local and regional partners to determine if there is a solution that can be implemented	On going
3.F. Evaluate financial and staffing resources necessary to accomplish goal		Short-Term

DATA COLLECTION POINTS

1. Measure number of jobs created and retained
2. Track average wage levels overtime
3. Track number of businesses relocating and expanding
4. Measure net increase in commercial and industrial square footage
5. Produce a community profile brochure
6. Track number of available sites
7. Track number of website visits and clicks on Dayton's Economic Development subpage

GOAL 4: ENSURE CITY PROCESSES ARE BUSINESS FRIENDLY AND DO NOT CREATE BARRIERS TO DEVELOPMENT

STRATEGY	ACTIONS	TIMELINE
4.A. Conduct an internal audit of existing processes and timelines	Review existing entitlement processes	Short-Term
	Determine if there are any opportunities to streamline approval processes and reduce approval timeframes	On going
4.B. Collaborate with internal and external stakeholders	Hold focus group discussions to obtain feedback	Mid-Term
	Discuss approval processes with recently established businesses	On going

DATA COLLECTION POINTS

1. Review and track approval timelines for developments
2. Conduct two focus groups discussions – one for internal stakeholders and one for external stakeholders

GOAL 5: PROMOTE THE GROWTH OF A “CITY CENTER” LOCATED IN TERRITORIAL ROAD AND HOLLY LANE AREA

STRATEGY	ACTIONS	TIMELINE
5.A. Facilitate development of the “City Center”	Engage property owners to discuss and identify development opportunities	On going
	Review property located in the City Center to determine if there may be any barriers to development (i.e., financial, market based, etc.)	Mid-Term
	Identify opportunities to remove barriers to development	On going
	Create a list of incentives	Mid-Term
5.B. Consider establishing a small area master plan		Long-Term
5.C. Engage developers to determine opportunities for implementation		Long-Term

DATA COLLECTION POINTS

1. Track and report on efforts made to increase marketing efforts around the City Center
2. Complete a small area master plan
3. Track and monitor properties as they become available

GOAL 6: EXPLORE PRESERVATION, REINVESTMENT, AND REDEVELOPMENT POSSIBILITIES WITHIN THE HISTORIC VILLAGE

STRATEGY	ACTIONS	TIMELINE
6.A. Conduct high level redevelopment feasibility analysis	Engage property owners to discuss and identify opportunities for preservation, reinvestment, and/or redevelopment	On going
	Identify financial or market gaps that are barriers to opportunities	Mid-Term
	Identify significant historic buildings and sites that qualify to be certified as historic on the National Register of Historic Places	Long-Term
6.B. Collaborate with the local Chamber of Commerce to attract businesses	Share redevelopment feasibility analysis with Chamber members and engage in open dialogue about the future of the Historic Village	On going
6.C. Consider establishing a small area master plan		Long-Term

DATA COLLECTION POINTS

1. Track and report on efforts made to communicate with property owners and increase marketing efforts related to the Historic Village
2. Complete a redevelopment feasibility analysis

GOAL 7: PROVIDE GREATER CLARITY AROUND WHEN AND HOW TO USE CITY ASSISTANCE FOR PROJECTS

STRATEGY	ACTIONS	TIMELINE
	7.A. Update and expand upon existing business subsidy policy	Short-Term
	7.B. Prepare an application for public assistance	Short-Term
	7.C. Formalize a process for consideration of requests for public assistance	Short-Term

DATA COLLECTION POINTS

1. Update business subsidy policy
2. Create an application requesting public financial assistance
3. Develop a list of available incentives and publish on the economic development subpage of the City's website

GOAL 8: STRENGTHEN QUALITY OF LIFE WITHIN DAYTON THROUGH ENHANCEMENT OF RECREATIONAL OPPORTUNITIES

STRATEGY	ACTIONS	TIMELINE
8.A. Increase access to parks, trails, and outdoor opportunities	Identify opportunities and projects that highlight family-friendly activities, activities for young professional, and ethnic group-related activities to promote a healthy and active lifestyle within Dayton	On going
	Seek local partners (Chamber of Commerce, businesses, adjacent communicates, Hennepin County, non-profit organizations) to help secure private funding	On going
	Promote areas to access local lakes and adjacent rivers	Mid-Term
	Encourage City Council to increase access and connectivity to lakes and adjacent rivers, as well as constructing the West Mississippi Regional Trail and city-wide trail development	On going
8.B. Prepare a “Quality of Life” brochure to promote lifestyle opportunities and benefits for businesses and workers to relocate to Dayton		Mid-Term

DATA COLLECTION POINTS

1. Monitor and track use of public recreational facilities and trails
2. Track park dedication funds and other private funds received from businesses attraction and retention efforts
3. Design and publish a quality-of-life brochure on the economic development subpage of the City’s website

GOAL 9: USE ECONOMIC DEVELOPMENT RESOURCES TO PROMOTE A FULL RANGE OF HOUSING CHOICES WITHIN DAYTON.

STRATEGY	ACTIONS	TIMELINE
9.A. Promote Housing choice	Identify financial or market gaps that are barriers to opportunities	Mid-Term
	Create a list of incentives available through the city	Mid-Term
9.B. Update and expand upon existing business subsidy policy to include conditions for use of public financing to promote housing choice		Short-Term

DATA COLLECTION POINTS

1. Complete inventory of existing housing choices
2. Update business subsidy policy

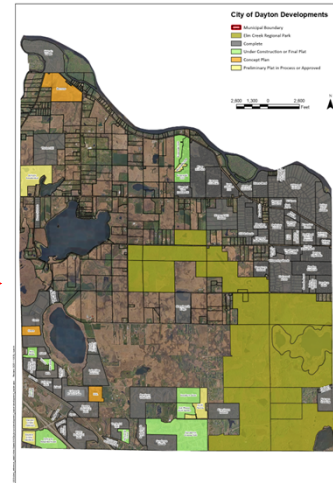
New Business

6B. EDA Strategic Plan

Economic Development Strategy

GOAL 1: STRENGTHEN THE LOCAL TAX BASE

STRATEGY	ACTIONS	TIMELINE
1.A. Encourage tax base growth and diversification	Meet with economic development partners, such as the local Chamber of Commerce, Hennepin County, Greater MSP, and DEED to inform them of sites, buildings, and EDA economic development initiatives	On going ✓
	Meet with site selectors to understand their needs and ensure Dayton is producing relevant information to provide during site selection processes	On going
	Assemble a list of "available sites" for residential, commercial, and industrial development. Include site specific information about zoning classification, square footage, access to amenities, transportation access, access to utilities, and other pertinent information	Short-Term
	Continually update the list of available sites as sites are developed and new sites become available	On going →
	Send a delegation to a Site Selector conference	Long-Term
1.B. Attract capital and job intensive industries	Conduct a sector industry analysis to determine target industries	Short-Term
	Develop target industry profiles that summarize Dayton's competitive positioning and highlights the benefits of doing business in the city	Mid-Term
	Distribute marketing materials to local and regional partners, including making them available on the City's website	Mid-Term



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Dayton, Minnesota

July 2022
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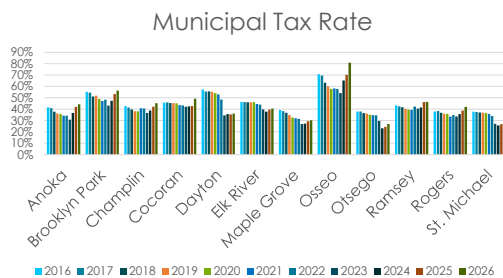
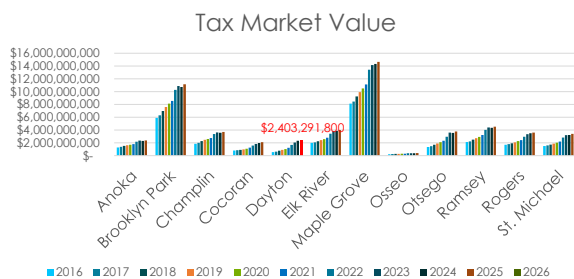
City of Dayton
Development Map
Planning & Community Development
Division
City of Dayton

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New Business

6B. EDA Strategic Plan

1.A. Encourage tax base growth and diversification



Known new businesses, 2025:

- Forgent Power 197 employees
- NFI Industries 41
- Kwik Trip #1157 60-70
- TurbinePros 40-50

Known closed businesses, 2025:

- Bluebird Nest Resale Boutique

16

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New Business

6B. EDA Strategic Plan

1.C. Encourage commercial and industrial property reinvestment and revitalization	Implement a consistent Business Retention and Expansion program to assess existing businesses needs and growth	Long-Term
	Create business assistance grant and/or loan programs that incentivize reinvestment of existing commercial and industrial buildings	Long-Term ✓
1.D. Evaluate financial and staffing resources necessary to accomplish goal		Short-Term ✓

DATA COLLECTION POINTS

1. Measure increased market value and tax base growth
2. Track number of businesses relocating and expanding
3. Track number of site visits to assess businesses needs
4. Identify three or more target industries and produce target industry profiles for each
5. Track google analytics

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New Business

6B. EDA Strategic Plan

GOAL 2: ENCOURAGE PUBLIC/PRIVATE PARTNERSHIPS TO CONSTRUCT PUBLIC INFRASTRUCTURE TO SUPPORT QUALITY DEVELOPMENT

STRATEGY	ACTIONS	TIMELINE
2.A. Evaluate new development impacts on underserved or unserved areas	Review property land use guidance for undeveloped industrial and commercial areas within the City to assess future public infrastructure needs	On going ✓
	Adopt a development-fee program and other appropriate financing measures, so that new development pays its share of the costs when new public infrastructure is required	Short-Term ✓
2.B. Coordinate construction of public infrastructure in concurrence with new development	Seek grant funding for public infrastructure needs (i.e., TED and TEDI grant programs through DEED) that position areas for development and have the potential to reduce development costs	On going
	2.C. Limit areas of new development to be concentrated around existing public infrastructure to not prematurely expand service delivery areas	On going

DATA COLLECTION POINTS

1. Track the development ratio of public to private funds invested
2. Track total amount of grant funds secured and received
3. Measure length of public infrastructure paid for by the private sector

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New Business

6B. EDA Strategic Plan

GOAL 3: FOSTER EMPLOYMENT GROWTH WITH STRONG WAGE OPPORTUNITIES THROUGH ATTRACTION OF NEW BUSINESSES AND EXPANSION OF EXISTING BUSINESSES

STRATEGY	ACTIONS	TIMELINE
3.A. Direct any potential City assistance for higher job density and pay	Update the City's Business Subsidy Policy to ensure applicants are aware of required goals to receive public assistance	Short-Term ✓
	Create an economic development portion of the City's current website to have economic development information accessible and in a centralized location	Short-Term
3.B. Expand marketing efforts to build awareness of opportunity in Dayton	Create a community profile that summarizes Dayton's competitive positioning and highlights the benefits of doing business in the City	Mid-Term
	Publish a list of available incentives the EDA would be willing to consider and/or support if the incentive is through the County, State or Federal government	Mid-Term
3.C. Promote development of existing vacant and underutilized properties	Create business assistance grant and/or loan programs that incentivize reinvestment of existing commercial and industrial buildings	Long-Term ✓

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New Business

6B. EDA Strategic Plan

3.D. Evaluate potential commercial and industrial development sites	Assemble a list of "available sites" for residential, commercial, and industrial development. Include site specific information about zoning classification, square footage, access to amenities, transportation access, access to utilities, and other pertinent information	Short-Term
	Continually, update the list of available sites as sites are developed and new sites become available	On going ✓
	Pursue data collection processes that would be useful in determining if an existing business is out growing its space	On going
3.E. Collaborate with local and regional partners to promote Dayton	Meet with economic development partners, such as the local Chamber of Commerce, Hennepin County, Greater MSP, and DEED to inform them of sites, buildings, and city economic development initiatives	On going ✓
	Create a process to push out information to real estate brokers when a site and/or building is ready for development and the owner is willing to sell	Mid-Term
	Communicate local businesses needs identified from BRE to local and regional partners to determine if there is a solution that can be implemented	On going
3.F. Evaluate financial and staffing resources necessary to accomplish goal		Short-Term

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New Business

6B. EDA Strategic Plan

GOAL 4: ENSURE CITY PROCESSES ARE BUSINESS FRIENDLY AND DO NOT CREATE BARRIERS TO DEVELOPMENT

STRATEGY	ACTIONS	TIMELINE
4.A. Conduct an internal audit of existing processes and timelines	Review existing entitlement processes	Short-Term ✓
	Determine if there are any opportunities to streamline approval processes and reduce approval timeframes	On going
4.B. Collaborate with internal and external stakeholders	Hold focus group discussions to obtain feedback	Mid-Term
	Discuss approval processes with recently established businesses	On going

DATA COLLECTION POINTS

1. Review and track approval timelines for developments
2. Conduct two focus groups discussions – one for internal stakeholders and one for external stakeholders

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New Business

6B. EDA Strategic Plan

GOAL 5: PROMOTE THE GROWTH OF A “CITY CENTER” LOCATED IN TERRITORIAL ROAD AND HOLLY LANE AREA

STRATEGY	ACTIONS	TIMELINE
5.A. Facilitate development of the “City Center”	Engage property owners to discuss and identify development opportunities	On going ✓
	Review property located in the City Center to determine if there may be any barriers to development (i.e., financial, market based, etc.)	Mid-Term
	Identify opportunities to remove barriers to development	On going ✓
	Create a list of incentives	Mid-Term
5.B. Consider establishing a small area master plan		Long-Term
5.C. Engage developers to determine opportunities for implementation		Long-Term

DATA COLLECTION POINTS

1. Track and report on efforts made to increase marketing efforts around the City Center
2. Complete a small area master plan
3. Track and monitor properties as they become available

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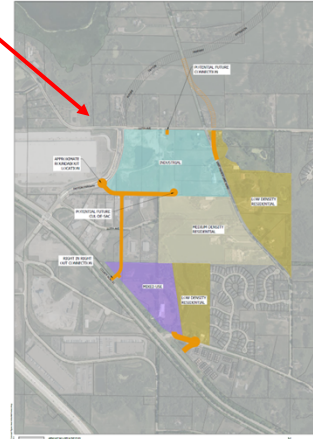
6B. EDA Strategic Plan

GOAL 6: EXPLORE PRESERVATION, REINVESTMENT, AND REDEVELOPMENT POSSIBILITIES WITHIN THE HISTORIC VILLAGE

STRATEGY	ACTIONS	TIMELINE
6.A. Conduct high level redevelopment feasibility analysis	Engage property owners to discuss and identify opportunities for preservation, reinvestment, and/or redevelopment	On going ✓
	Identify financial or market gaps that are barriers to opportunities	Mid-Term
	Identify significant historic buildings and sites that qualify to be certified as historic on the National Register of Historic Places	Long-Term
6.B. Collaborate with the local Chamber of Commerce to attract businesses	Share redevelopment feasibility analysis with Chamber members and engage in open dialogue about the future of the Historic Village	On going
6.C. Consider establishing a small area master plan		Long-Term

DATA COLLECTION POINTS

1. Track and report on efforts made to communicate with property owners and increase marketing efforts related to the Historic Village
2. Complete a redevelopment feasibility analysis



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6B. EDA Strategic Plan

GOAL 7: PROVIDE GREATER CLARITY AROUND WHEN AND HOW TO USE CITY ASSISTANCE FOR PROJECTS

STRATEGY	ACTIONS	TIMELINE
7.A. Update and expand upon existing business subsidy policy		Short-Term ✓
7.B. Prepare an application for public assistance		Short-Term ✓
7.C. Formalize a process for consideration of requests for public assistance		Short-Term ✓

DATA COLLECTION POINTS

1. Update business subsidy policy
2. Create an application requesting public financial assistance
3. Develop a list of available incentives and publish on the economic development subpage of the City's website

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6B. EDA Strategic Plan

GOAL 8: STRENGTHEN QUALITY OF LIFE WITHIN DAYTON THROUGH ENHANCEMENT OF RECREATIONAL OPPORTUNITIES

STRATEGY	ACTIONS	TIMELINE
8.A. Increase access to parks, trails, and outdoor opportunities	Identify opportunities and projects that highlight family-friendly activities, activities for young professional, and ethnic group-related activities to promote a healthy and active lifestyle within Dayton	On going 
	Seek local partners (Chamber of Commerce, businesses, adjacent communicators, Hennepin County, non-profit organizations) to help secure private funding	On going
	Promote areas to access local lakes and adjacent rivers	Mid-Term
	Encourage City Council to increase access and connectivity to lakes and adjacent rivers, as well as constructing the West Mississippi Regional Trail and city-wide trail development	On going
8.B. Prepare a "Quality of Life" brochure to promote lifestyle opportunities and benefits for businesses and workers to relocate to Dayton		Mid-Term

DATA COLLECTION POINTS

1. Monitor and track use of public recreational facilities and trails
2. Track park dedication funds and other private funds received from businesses attraction and retention efforts
3. Design and publish a quality-of-life brochure on the economic development subpage of the City's website

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6B. EDA Strategic Plan

GOAL 9: USE ECONOMIC DEVELOPMENT RESOURCES TO PROMOTE A FULL RANGE OF HOUSING CHOICES WITHIN DAYTON.

STRATEGY	ACTIONS	TIMELINE
9.A. Promote Housing choice	Identify financial or market gaps that are barriers to opportunities	Mid-Term
	Create a list of incentives available through the city	Mid-Term
9.B. Update and expand upon existing business subsidy policy to include conditions for use of public financing to promote housing choice		Short-Term

DATA COLLECTION POINTS

1. Complete inventory of existing housing choices
2. Update business subsidy policy

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