

**City of Dayton**  
**Economic Development Authority (EDA)**  
**June 16, 2026**  
**7:30 a.m.**

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

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

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

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

7:30 3. **Consent Agenda**

- A. Approval of Minutes, May 19, 2026
- B. ~~EDA Treasurer's Report~~
- C. Summary of Non-Residential inquiries

7:35 4. **Open Forum**

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

7:35 5. **Old Business**

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

6. **New Business**

7:45 A. Discussion – 2027 Budget

7:55 B. **CLOSED SESSION:** Pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at: 180XX Territorial Road, Dayton, MN 55369, PID: 31-120-22-13-0010.

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

8:25 A. Staff Updates

8:35 B. EDA Member Updates

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

8:40 8. **Adjourn**

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



**CITY OF DAYTON**

**ECONOMIC DEVELOPMENT STRATEGY PLAN (Amended in 2026)**

**GOALS:**

1. Strengthen the Local Tax Base
  2. Encourage Public/Private Partnerships to construct public infrastructure to support quality development
  3. Foster Employment growth with strong wage opportunities through attraction of new businesses and expansion of existing businesses
  4. Ensure city processes are business friendly and do not create barriers to development
  5. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village
  6. Provide greater clarity around when and how to use City Assistance for projects
  7. Strengthen quality of life within Dayton through enhancement of recreational opportunities
  8. Use Economic Development resources to promote a full range of housing choices within Dayton
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**MINUTES OF THE MAY 19, 2026  
CITY OF DAYTON, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**Call to Order**

Huttner called the meeting to order at 7:30 AM on May 19, 2026.

**Roll Call**

Present: Salonek, Huttner, Bernens (joined at 7:34), Fashant, Anderson, and Weber

Absent: Luther

Also, in attendance: Jon Sevald, Executive Director

**Approval of the Agenda**

*Motion by Fashant, seconded by Weber to approve the agenda. Motion passed 5-0.*

**Consent Agenda**

**A. Approval of Minutes, April 21, 2026**

**B. EDA Treasurer's Report**

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

*Motion by Fashant, seconded by Anderson to approve the consent agenda.*

*Motion passed 5-0.*

**Open Forum**

No members of the public were present online or in person.

**Old Business**

**A. Damaged/Abandoned Utility Boxes**

No updates.

**B. Sidewalk Repairs in Old Village**

No updates.

**C. Railroad Spur**

No updates.

**D. Lent Property**

Sevald reported that active conversations are underway with a developer experienced in historic mixed-use projects, identified through IAG. Over 40 inquiries have been received on the property, primarily from investors rather than active developers. This developer represents one of the few substantive development-focused conversations to date. No EDA action was required.

**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.

## **New Business**

### **A. Love Local Storefront Program**

Sevald reported that the EDA had applied for a \$50,000 grant from Hennepin County HRA and was awarded \$30,000 under the Love Local Storefront Program. The program funds exterior storefront improvements at eligible commercial retail properties facing a street in Old Town — specifically the Dayton Liquor Store/McNeal Building and the Dayton Bar. Grants may range from \$5,000 to \$15,000 per project requiring a one-to-one match basis, with improvements required to be completed by April 2027. The EDA serves as the grant administrator, processing reimbursements from Hennepin County to property owners or leasers. The EDA attorney reviewed the grant agreement and had no comments.

Sevald noted that Bernens has a potential financial interest in the program through a lease arrangement and was advised by the EDA Attorney to abstain from all project-related votes following this motion.

*Motion by Anderson, seconded by Weber to approve the grant agreement. The motion carried 5-0-1, with abstention Bernens.*

### **B. Discussion – 2027 Budget**

Sevald presented a preliminary framework for the 2027 EDA budget. Key context included: the current EDA levy of \$25,000 (reduced from a historical \$100,000 level); a statutory levy maximum of approximately \$448,660; and an estimated \$55,000 in property taxes now owed on EDA-owned property. The EDA's existing fund balance is approximately \$95,000.

The board's consensus was that the \$448,660 maximum levy is not politically viable and that the budget should be built from actual needs rather than available capacity. The minimum operational threshold was identified at approximately \$76,586, covering basic operating expenses and property taxes. Members agreed on a general budget target of \$100,000, leaving roughly \$25,000 beyond the baseline needs for operations.

Several proposed line items — including a \$40,000 Stantec utility box inventory and a \$100,000 Balsam Gateway Sign contribution — were not supported, given a lack of demonstrated need or interested stakeholders. Members expressed preference for directing any discretionary funds toward business subsidies and development incentives rather than marketing subscriptions.

The board also reached consensus to direct staff to engage IAG to list the Robinson Street Tax Forfeit property for sale, noting that a sale price had previously been established in closed session. Proceeds from any sale would flow back into the EDA fund and supplement available capital outside the levy-funded budget.

Sevald was directed to refine the budget to \$100,000 and present a line-by-line proposal at a future meeting for review prior to the September preliminary budget submission.

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

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

Sevald provided several updates. Next Meeting: June 16, 2026 at 7:30 a.m.

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

Huttner reported that outreach to senior leadership at Graco has resulted in potential interest in placing a Graco representative on the EDA. It was noted that current bylaws do not accommodate an additional member, so either a bylaw amendment or a vacancy would be required. The board viewed the prospect favorably as an opportunity to gain private-sector commercial insight. No formal action was taken; the update was provided for informational purposes.

### **Adjourn**

*Motion made by Fashant and seconded by Anderson to adjourn. The motion passed 6-0.*

The meeting was adjourned at 8:44 AM.

May 2026. Non-Residential inquires. Status is "Anonmous" until application is submitted, at which time Applicant becomes public information.

DATE	CATEGORY	DESCRIPTION	FACILITY	JOBS	INVESTMENT	STATUS
1-May	Land	Commercial	Auto Repair	?	?	LOI re: Dayton Difference
1-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Information provided.
1-May	Building	Commercial	Auto Repair	200	\$ 2,975,000	Carvana. Information provided.
2-May	Building	Commercil	Auto Repair	?	?	Dayton Automotive. Site Plan review.
3-May	Land	School	School	?	?	Anonomous. Information provided.
4-May	Land	Industrial	Spec Industrial	?	?	Oppidan. Information provided.
4-May	Building	Office	Office	250	\$ 21,000,000	Graco. Information provided.
4-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
4-May	Building	Commercial	Assisted Living	?	?	Suite Living. Information provided.
5-May	Other	Industrial	Manufacturing	30	\$ 5,000,000	J&A Glass. Information provided.
5-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
5-May	Land	Commercil	Auto Repair	?	?	LOI re: Dayton Difference
6-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
6-May	Building	Commercial	Assisted Living	?	?	Suite Living. Information provided.
6-May	Land	Mixed-Use	TBD	?	?	Anonomous. Information provided.
7-May	Building	Commercial	Auto Repair	200	\$ 2,975,000	Carvana. Information provided.
7-May	Other	Industrial	Manufacturing	30	\$ 5,000,000	J&A Glass. Information provided re: DEED grants.
7-May	Other	Industrial	Spec Industrial	?	?	Scannell. Information provided.
8-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Informtion provided.
8-May	Building	Commercial	Assisted Living	?	?	Suite Living. Information provided.
8-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
11-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Information provided.
11-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
12-May	Other	Commercial	Office	250	\$ 21,000,000	Graco. Ground Breaking.
13-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
13-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Information provided.
13-May	Land	Commercial	Solar	0	?	Anonomous. Information provided.
14-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
15-May	Building	Commercial	Assisted Living	?	?	Dayton Assisted Living. Site Plan Review.
18-May	Other	Industrial	Spec Industrial	?	?	Scannell. Information provided.
19-May	Building	Commercial	Gas Station	32	\$ 2,773,000	Kwik Trip. Building Permit.
19-May	Land	Commercial	Assisted Living	?	?	Dayton Assisted Living. Site Plan Review.
20-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Building Permit.
21-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Building Permit.
21-May	Other	Industrial	Spec Industrial	?	?	Scannel. Information provided.
22-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
26-May	Land	Industrial	Manufacturing	?	?	Anonomous. Information provided.
26-May	Building	Commercial	Assisted Living	?	?	Dayton Assisted Living. Site Plan Review.
26-May	Building	Commercil	Auto Repair	?	?	Dayton Automotive. Site Plan review.
27-May	Buildidng	Commercial	Office	250	\$ 21,000,000	Graco. Informtion provided.
27-May	Building	Commercial	Assisted Living	?	?	Dayton Assisted Living. Site Plan Review.
27-May	Building	Commercial	Auto Repair	200	\$ 2,975,000	Carvana. Information provided.
27-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
27-May	Land	Industrial	Spec Industrial	?	?	LOI re: Dayton Difference
28-May	Land	Industrial	Manufacturing	?	?	LOI re: Dayton Difference
28-May	Building	Commercial	Auto Repair	?	?	Dayton Automotive. Site Plan review.
28-May	Land	Industrial	Manufacturing	?	?	LOI re: Dayton Difference
28-May	Other	Industrial	Manufacturing	330	?	Forgent Power. Information provided.
28-May	Land	Industrial	Manufacturing	?	?	Greater MSP/DEED inquiry. Information provided.
28-May	Building	Commercial	Office	250	\$ 21,000,000	Graco. Information provided.
28-May	Land	Industrial	Data Center	?	?	Anonomous. Information provided.
29-May	Land	Industrial	Data Center	?	?	Anonomous. Information provided.

**ITEM:**

Damaged/Abandoned Utility Boxes

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

An article was published in the winter 2025 Dayton Communicator.

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

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

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

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

**CRITICAL ISSUES:**

This is an unbudgeted expense.

**RELATIONSHIP TO COUNCIL GOALS:**

Build and Maintain Quality Infrastructure.

**ROLE OF EDA:**

## ECONOMIC DEVELOPMENT AUTHORITY MEETING

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

### **RECOMMENDATION:**

Staff recommends this task be proposed in the 2027 budget.

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

Photos



13571 Balsam Ln, Oct 6, 2025



13571 Balsam Ln, Nov 12, 2025

**ITEM:**

Sidewalk Repairs in Old Village

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

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

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

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

**CRITICAL ISSUES:**

None

**RELATIONSHIP TO COUNCIL GOALS:**

*Build and Maintain Quality Infrastructure*

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

**ROLE OF EDA:**

No action required.

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

Photos

ECONOMIC DEVELOPMENT AUTHORITY MEETING

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18640 Robinson Street (April 10, 2025)



18380 Columbus Street (April 10, 2025)

**ITEM:**

Discussion – Railroad Spur

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

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

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

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

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

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

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING

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

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

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

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

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

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

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

**RELATIONSHIP TO COUNCIL GOALS:**

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

**ROLE OF THE EDA:**

None at this time

**STAFF RECOMMENDATION:**

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

**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.

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

IAG has received 40+ calls, but no offers. IAG and Staff have had positive conversations with one developer. There are no updates since the May 19, 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"> <li>Review housing type and lot size by %'s</li> </ul>	<ul style="list-style-type: none"> <li>Proportionate housing types available.</li> </ul>	<ul style="list-style-type: none"> <li>A-3 District</li> <li>Begin work on Comp Plan</li> <li>Develop Rental Housing Ordinance</li> </ul>
	Encourage healthy lifespan of both residential and commercial operations	<ul style="list-style-type: none"> <li>Total amount of Funding provided</li> <li>Number of rentals available and where they are located.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain grant program.</li> <li>Manage number of rentals.</li> </ul>	

## EDA REGULAR MEETING

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

N/A

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

Listing brochure

**ITEM:**

Robinson Street Tax Forfeit property

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

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

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

**CRITICAL ISSUES:**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

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

**ROLE OF THE EDA:**

None.

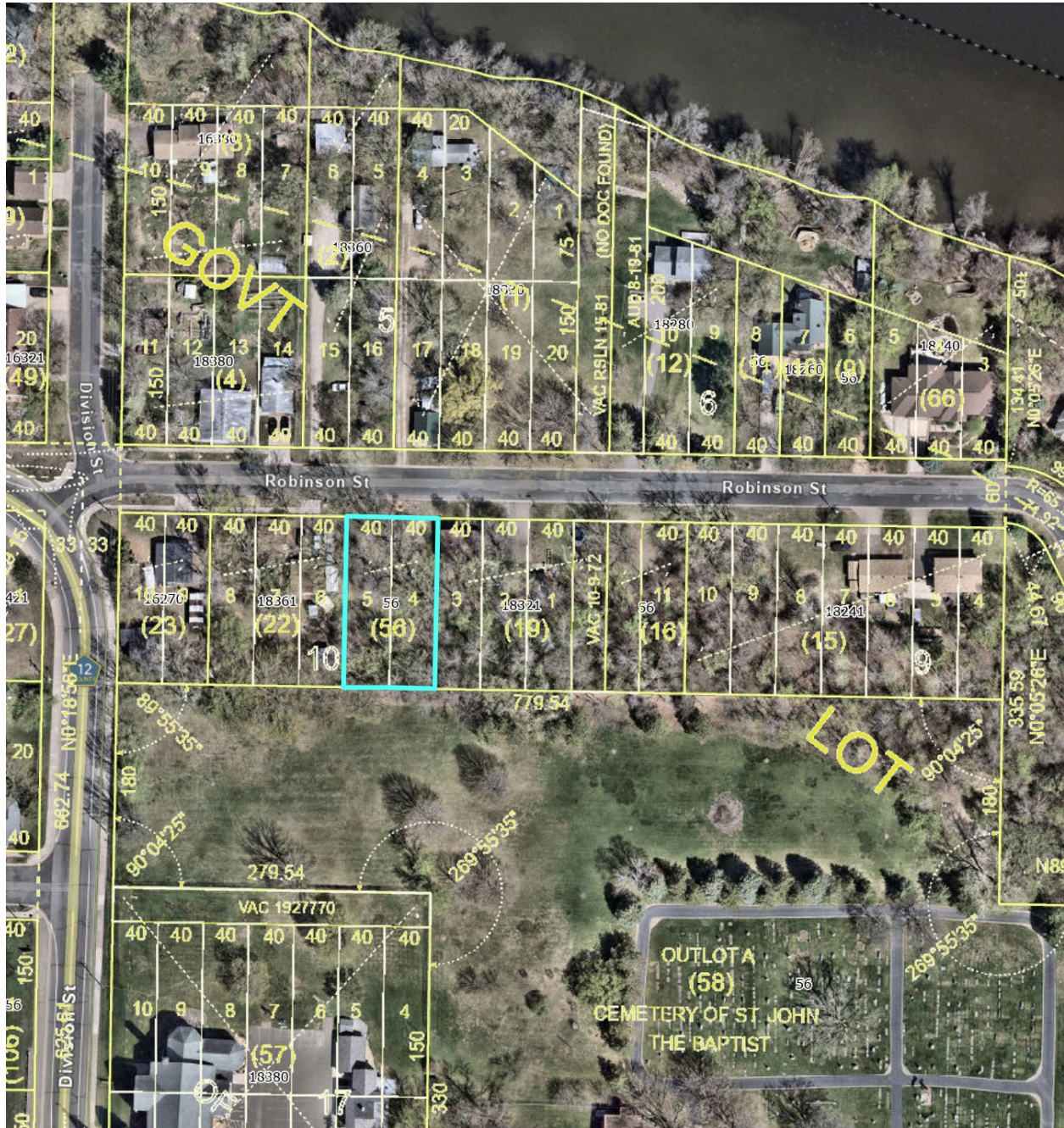
<sup>1</sup> Resolution 82-2025

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

Aerial map



**ITEM:**

Dayton Parkway Tax Forfeit property

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

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

On February 25, 2026, the deed was recorded by Hennepin County. On April 28, 2026, the City Council approved the plat “Dayton Difference” consisting of a 6.65 acre outlot, right-of-way and Utility & Drainage easements. The plat was recorded on June 10, 2026.

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

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

45’ (3-stories)                      Maximum structure height

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

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

ECONOMIC DEVELOPMENT AUTHORITY

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50% Maximum building coverage  
 80% Maximum Impervious surface coverage

IAG listed the property for sale in March. On April 21, 2026, the EDA discussed two Letters of Intent (LOI) in Closed Session, choosing to wait to take action until more LOI's are received. IAG expects at least two or more LOI's will be submitted. Discussion will continue on June 16<sup>th</sup> in Closed Session.

**RELATIONSHIP TO COUNCIL GOALS:**

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

IAG brochure

**ITEM:**

Balsam Lane Signage

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

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

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

Stantec has provided an easement exhibit. The EDA Attorney will draft an easement agreement for Raintree to sign. The EDA and City Council will need to consider an Advertising Policy for use of the city's sign.

During the EDA's May 19<sup>th</sup> budget discussion, the EDA indicated it would not include funding in the 2027 EDA levy. Funding would need to come from existing EDA funds. As of April 30<sup>th</sup>, that was about \$97,000.

**CRITICAL ISSUES:**

Budget            This is an unbudgeted expense.

**RELATIONSHIP TO COUNCIL GOALS:**

N/A

## ECONOMIC DEVELOPMENT AUTHORITY MEETING

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### **ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:**

None.

### **RECOMMENDATION:**

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

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

Site Photos

Signart, Option 1 (faux stone base)



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



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

**New Monument Sign**

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

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

Fabricated Aluminum Frame

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

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

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

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

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

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

**Quantity:** (1 Sign)

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

Maximum Electronic Message Sign Area: 48 sq. ft.

Maximum Sign Height: 16'-0" H.

Proposed Sign Height: 16'-0" H.

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

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

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

**Colors:**

-  Dark Blue
-  Light Blue
-  Green
-  Beige

**CUSTOMER INFORMATION**

Customer: **City of Dayton, MN**

Address: **Dayton, MN**

Sales: **Jesse Yungner**

**DRAWING INFORMATION**

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

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

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

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

Page: **1 of 2**

Designer: **Jeff Weispfenning**

Customer/  
LL Approval:



**SignArt Company**

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

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

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



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

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

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



**ITEM:**

Sign Ordinance

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

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

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

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

**CRITICAL ISSUES:**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

None.

**ROLE OF ECONOMIC DEVELOPMENT AUTHORITY:**

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

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None.

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

**ITEM:**

Discussion – 2027 Budget

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

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

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

During the EDA's May 19<sup>th</sup> meeting, Staff provided:

\$ 76,586	Needs
\$ 500,000	Additional recommendations
\$ 454,160	Previously discussed by EDA
<b>\$1,030,746</b>	<b>TOTAL</b>

The EDA provided direction to propose a \$100,000 EDA levy to the City Council, and to further discuss potential 2027 projects. The proposed budget includes \$22,000 for operations, \$55,000 for property taxes, and \$23,000 toward the Balsam Gateway sign (\$100,000 cost).

**CRITICAL ISSUES:**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

N/A

**ROLE OF THE EDA:**

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

**STAFF RECOMMENDATION:**

None.

**ATTACHMENT(S):**

Draft 2027 Budget

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

Tax Levy chart

# MAY 19, 2026

## 2027 EDA Expenditures

Black text = Needs

Blue text = Additionally recommended

Purple text = Previously discussed by EDA

Fund	Dept #	GL #	Description	Qty	Price	Subtotal	TOTAL
225-41710-50210	225		<b>Operating Supplies</b>				\$ 3,500
			Misc	1	\$ 500	\$ 500	
			Flower Pots	8	\$ 125	\$ 1,000	
			Marketing	1	\$ 2,000	\$ 2,000	
_____	225		<b>Subscription Memberships</b>				\$ 78,160
			Marketing	1	\$ 13,000	\$ 13,000	
			CoStar	12	\$ 430	\$ 5,160	
			Golden Shovel - Mkt Strategy		\$ 15,000	\$ 15,000	
			Golden Shovel - Website		\$ 25,000	\$ 25,000	
			Golden Shovel - Digital Mkt		\$ 15,000	\$ 15,000	
			Golden Shovel - Reverse Forensics		\$ 5,000	\$ 5,000	
225-41710-50300	225		<b>Professional Services</b>				\$ 90,600
			Professional	1	\$ 2,500	\$ 2,500	
			Legal	12	\$ 1,000	\$ 12,000	
			Real Estate	6	\$ 600	\$ 3,600	
			Financial			\$ 2,500	
			Professional	1	\$ 40,000	\$ 40,000	
			Professional	1	\$ 30,000	\$ 30,000	
225-41710-50510	225		<b>Land Acquisition</b>				\$ 400,000
						\$ 400,000	
_____	225		<b>Revolving Loan Program</b>	2	\$ 50,000	\$ 100,000	\$ 300,000
_____			<b>Refunds &amp; Reimbursements</b>			\$ 200,000	
_____	225		<b>Signage</b>				\$ 104,000
			Signage	1	\$ 100,000	\$ 100,000	
			Signage	1	\$ 4,000	\$ 4,000	
_____	225		<b>Non-exempt Property Tax</b>				\$ 54,486
			18741 Robinson St	3612123410010	\$ 896	\$ 896	
				3612123410011	\$ 477	\$ 477	
				3612123410012	\$ 493	\$ 493	
				3612123410021	\$ 1,724	\$ 1,724	
			183XX Robinson St	3112122310056	\$ 896	\$ 896	
			Dayton Difference	3112022130010	\$ 1,520,789	\$ 50,000	
							<b>\$ 1,030,746</b>

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

2027 EDA Expenditures

**JUNE 16, 2026**

Black text = Needs

Blue text = Additionally recommended

Purple text = Previously discussed by EDA

Fund	Dept #	GL #	Description	Qty	Price	Subtotal	TOTAL
225-41710-	225		<b>Operating Supplies</b>				\$ 1,500
			Misc	1	\$ 500	\$ 500	
			Flower Pots	8	\$ 125	\$ 1,000	
____-____-	225		<b>Subscription Memberships</b>				\$ -
225-41710-	225		<b>Professional Services</b>				\$ 20,600
			Professional	Elevate Hennepin	1	\$ 2,500	\$ 2,500
			Legal	Eckberg Lammers	12	\$ 1,000	\$ 12,000
			Real Estate	IAG	6	\$ 600	\$ 3,600
			Financial	Ehlers		\$ 2,500	
225-41710-	225		<b>Land Acquisition</b>				\$ -
				Unidentified		\$ -	
____-____-	225		<b>Revolving Loan Program</b>		0	\$ 50,000	\$ -
____-____-	225		<b>Signage</b>				\$ 23,414
			Signage	Balsam Gateway Sign	0	\$ 100,000	\$ 23,414
____-____-	225		<b>Non-exempt I</b>	18741 Robinson St	3612123410010	\$ 896	\$ 896
					3612123410011	\$ 477	\$ 477
					3612123410012	\$ 493	\$ 493
					3612123410021	\$ 1,724	\$ 1,724
				183XX Robinson St	3112122310056	\$ 896	\$ 896
				Dayton Difference	3112022130010	\$ 1,520,789	\$ 50,000
							<b>\$ 100,000</b>

<b>MAXIMUM EDA LEVY</b>	<b>\$ 448,660</b>
Needs	\$ 76,586
Additionally recommended	\$ 23,414
Previously discussed by EDA	#REF!

CITY NAME	2020 Pop	Pay 2024	Pay 2025	Pay 2026
		Final Levy	Certified Levy	Preliminary Levy
VICTORIA EDA	10,546	\$ -	\$ -	\$ -
VICTORIA		\$ 4,381,674	\$ 4,900,625	\$ 5,458,608
SOUTH ST PAUL EDA	20,759	\$ 412,221	\$ 433,778	\$ 442,568
SOUTH ST PAUL		\$ 15,843,509	\$ 17,099,948	\$ 18,530,136
COLUMBUS EDA	4,159	\$ 120,000	\$ 120,000	\$ 5,000
COLUMBUS		\$ 4,232,386	\$ 4,231,505	\$ 4,373,747
EAST BETHEL EDA	11,786	\$ 136,200	\$ 136,200	\$ 136,200
EAST BETHEL		\$ 6,213,600	\$ 6,392,500	\$ 6,638,600
WATERTOWN EDA	4,659	\$ 30,000	\$ 30,000	\$ 30,000
WATERTOWN		\$ 3,133,203	\$ 3,404,313	\$ 3,700,632
DAYTON EDA	7,262	\$ -	\$ -	\$ 25,000
DAYTON		\$ 7,960,085	\$ 8,704,700	\$ 9,538,060
NORTH BRANCH EDA	10,787	\$ 573,341	\$ 561,045	\$ 625,337
NORTH BRANCH		\$ 5,900,000	\$ 6,608,000	\$ 7,000,000
BECKER EDA	4,877	\$ 248,000	\$ 233,848	\$ -
BECKER		\$ 9,900,066	\$ 10,013,551	\$ 10,498,579
ELK RIVER EDA	25,835	\$ 934,046	\$ 947,336	\$ 948,716
ELK RIVER		\$ 16,137,332	\$ 16,884,183	\$ 18,097,074
CHAMPLIN EDA	23,919	\$ 524,000	\$ 575,600	\$ 678,000
CHAMPLIN		\$ 15,067,508	\$ 16,356,258	\$ 17,658,332
NEW HOPE EDA	21,986	\$ 459,743	\$ 441,163	\$ 391,163
NEW HOPE		\$ 19,615,502	\$ 20,988,746	\$ 22,094,954
ST MICHAEL EDA	18,235	\$ 150,000	\$ 150,000	\$ 150,000
ST MICHAEL		\$ 8,707,242	\$ 9,135,486	\$ 9,761,903
HANOVER EDA	3,548	\$ 63,452	\$ 65,716	\$ 70,504
HANOVER		\$ 2,464,914	\$ 2,506,668	\$ 2,687,451
JORDAN EDA	6,656	\$ 141,850	\$ 141,850	\$ 154,174
JORDAN		\$ 5,457,964	\$ 5,783,359	\$ 6,170,950
HUTCHINSON EDA	14,599	\$ 272,842	\$ 281,771	\$ 286,437
HUTCHINSON		\$ 8,835,923	\$ 9,276,413	\$ 10,133,941
BIG LAKE EDA	11,686	\$ 130,000	\$ 130,000	\$ 160,000
BIG LAKE		\$ 5,477,316	\$ 5,756,357	\$ 6,151,469
WAITE PARK EDA	8,341	\$ -	\$ 85,274	\$ 85,310
WAITE PARK		\$ 10,866,317	\$ 11,927,808	\$ 12,843,200
ZIMMERMAN EDA	6,189	\$ 50,000	\$ 50,000	\$ 50,000
ZIMMERMAN		\$ 2,687,416	\$ 3,018,710	\$ 3,130,982

### Tax Levy

