

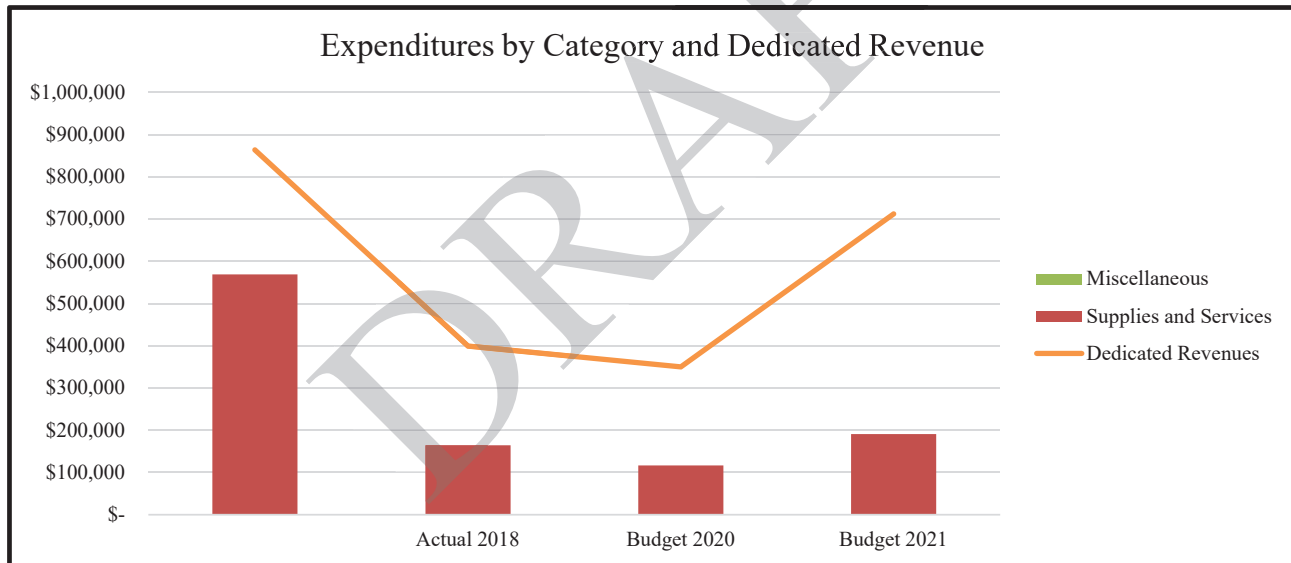


Description of Services:

The EDA does not currently constitute a separate department, but instead represents a number of services offered by the City related to economic development. These services are overseen by the Planning and Development Director with the assistance of the Economic Development Specialist and other staff as required. The EDA Board is comprised of the City Council Members. The City Administrator is also the Executive Director of the EDA.

Budget:

Expenditures by Category	Actual 2018	Actual 2019	Budget 2020	Budget 2021
Personnel	\$ 147,677	\$ 165,823	\$ 197,800	\$ 178,100
Supplies and Services	569,107	164,243	116,485	190,775
Miscellaneous	650,232	26,590	50,000	25,000
Capital Outlay	48,926	(13,220)	-	-
Totals	\$ 1,415,942	\$ 343,436	\$ 364,285	\$ 393,875
Dedicated Revenues	\$ 863,571	\$ 399,519	\$ 350,000	\$ 712,000



Key Measures:

	Actual 2018	Actual 2019	Projected 2020	Projected 2021
Number of Employees (FTEs)	1.3	1.5	1.5	1.5
Overall Improvement Value of Façade Loans	236,900	76,500	140,700	TBD
Façade Loans Granted	115,000	28,650	50,000	TBD
# of Façade Loans	3	1	1	TBD
Grants Received for Economic Development	400,000	0	29,000	TBD

Budget Impact:

Several major redevelopment projects are underway including Canterbury Park, a \$400 million mixed use development. The first phase of Triple Crown Apartments opened in June 2020 and the second phase is anticipated to begin construction in 2021. The Southwest Development was approved that includes a new headquarters for Greystone Construction. Pulte Homes has also submitted to develop a luxury townhome development at Canterbury that will begin construction in 2021.

Enclave Development is constructing more than 90 units of market rate housing with commercial space on Holmes Street. The project include underground and covered parking for all residents. The \$15 million development should be completed in March 2021.

The Riverfront Bluff development now includes an entire city block that was acquired by the EDA over the past three years. The site will now be 170 units of market rate housing with below grade parking, surface parking, a restaurant on the river and commercial space at First Avenue and Atwood. The project is scheduled to begin construction in the fall of 2020 and to be completed in early 2022.

The city received a grant to complete a feasibility study for a regional Innovation Center. Plans and the study were submitted to the federal EDA for funding consideration. The project would be a partnership with the Scott County CDA and Minnesota State University.

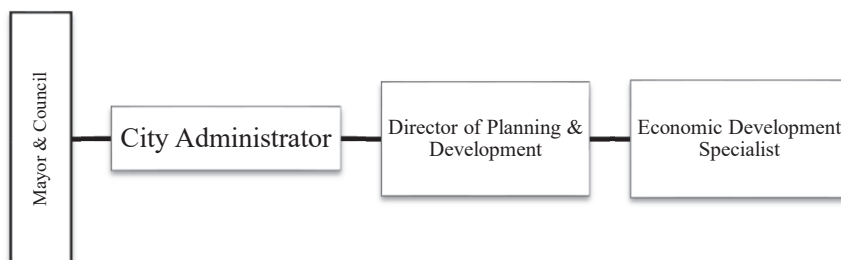
The 69 and Vierling development is nearing completion. The first phase of the residential treatment facility opened in 2019 and Doggie Doos opened in January 2020. The largest parcel was sold to Cabot/OPUS in the fall of 2020 and will be the new world headquarters and manufacturing facility for Cherne. The last site is now under contract to MWF for approximately 100 units of workforce housing.

The EDA also began a program of videos that highlight our local companies. In 2019 they included Shutterfly, Cameron's Coffee, Rahr, Koda Energy and Bayer. Other videos are being completed and the goal is to release a new video every two to three months in 2020. The community has provided positive feedback on these since many residents now have a better understanding about what occurs behind the four walls of our businesses.

The EDA and the Scott County CDA have partnered on a feasibility study for an Innovation Center. HR&A has been retained and will complete the feasibility study in early 2020. The city also signed a Memorandum of Understanding with Minnesota State University - Mankato to also explore including a post-secondary option as part of the Innovation Center.

The EDA also executed a Tax Abatement Agreement with KEB Industries for a major expansion. KEB's North American headquarters is in Shakopee and the \$7 million in new investment will allow the company to almost double its existing space and hire new employees. The company's average wage is over \$25/hour.

Organization Chart:



2021 Annual Budget
Company: 02190- ECONOMIC DEVELOPMENT AUTHORITY

Object Account	Actual 2018	Actual 2019	Budget 2020	Requested Budget 2021
02190 - ECONOMIC DEVELOPMENT AUTHORITY				
REVENUES:				
4011 - CURRENT PROPERTY TAX	(348,036.12)	(300,929.94)	(350,000.00)	(350,000.00)
4013 - MARKET VALUE CREDIT	(39.68)	(32.68)	0.00	0.00
4015 - FISCAL DISPARITIES	1,040.42	(43,495.50)	0.00	0.00
4020 - MOBIL HOME TAX	(5.40)	(4.46)	0.00	0.00
4025 - PAYMENT IN LIEU OF TAXES	(685.00)	(566.68)	0.00	0.00
4040 - AGGREGATE TAX	(0.14)	(0.12)	0.00	0.00
TAXES	(347,725.92)	(345,029.38)	(350,000.00)	(350,000.00)
LICENSES AND PERMITS	0.00	0.00	0.00	0.00
4450 - STATE GRANTS & AIDS	(400,000.00)	0.00	0.00	0.00
4490 - OTHER LOCAL GRANTS/AIDS	0.00	0.00	0.00	0.00
INTERGOVERNMENTAL	(400,000.00)	0.00	0.00	0.00
4512 - DEVELOPMENT REIMBURSEMENT	(7,632.88)	0.00	0.00	0.00
4588 - BUSINESS SUBSIDY APP FEE	(48,000.00)	(12,000.00)	0.00	(12,000.00)
CHARGES FOR SERVICES	(55,632.88)	(12,000.00)	0.00	(12,000.00)
4833 - INTEREST	(953.05)	4,456.33	0.00	0.00
4834 - CHANGE IN FAIR MARKET VALUE	(8,484.13)	2,790.99	0.00	0.00
4840 - RENTS	(36,749.35)	(49,736.52)	0.00	0.00
4850 - MISCELLANEOUS	(14,026.00)	0.00	0.00	0.00
4855 - SALE OF ASSETS	0.00	0.00	0.00	(350,000.00)
MISCELLANEOUS	(60,212.53)	(42,489.20)	0.00	(350,000.00)
REVENUES	(863,571.33)	(399,518.58)	(350,000.00)	(712,000.00)
EXPENDITURES:				
6002 - WAGES	117,029.91	127,795.15	157,700.00	141,800.00
WAGES	117,029.91	127,795.15	157,700.00	141,800.00
6122 - PERA	8,792.58	10,435.41	11,800.00	10,600.00
6124 - FICA	8,626.89	10,053.72	12,100.00	8,800.00
6135 - HEALTH	11,120.35	14,766.64	13,000.00	13,500.00
6139 - POST EMPLOYMENT HEALTH PLAN	486.02	602.26	400.00	400.00
6140 - LIFE/LTD	300.16	379.30	300.00	300.00
6145 - DENTAL	548.68	705.83	500.00	500.00
6170 - WORKERS COMPENSATION	772.68	741.33	500.00	600.00
6180 - COMPENSATED ABSENCES	0.00	343.05	1,500.00	1,600.00
BENEFITS	30,647.36	38,027.54	40,100.00	36,300.00
WAGES & BENEFITS	147,677.27	165,822.69	197,800.00	178,100.00
6202 - OPERATING SUPPLIES	0.00	0.00	500.00	0.00
6210 - OFFICE SUPPLIES	125.51	113.03	500.00	250.00
6213 - FOOD	0.00	109.32	0.00	300.00
6310 - ATTORNEY	59,292.92	9,730.98	12,000.00	20,000.00
6312 - ENGINEERING/DESIGN CONSULTANT	85,236.47	0.00	25,000.00	20,000.00
6315 - BUILDING MAINT.	(9,367.79)	230.00	0.00	0.00

2021 Annual Budget
Company: 02190- ECONOMIC DEVELOPMENT AUTHORITY

Object Account	Actual 2018	Actual 2019	Budget 2020	Requested Budget 2021
6318 - FILING FEES	184.00	0.00	200.00	0.00
6327 - OTHER PROF SERVICES	426,398.94	144,995.93	60,000.00	125,000.00
6332 - POSTAGE	62.90	37.70	100.00	100.00
6334 - TELEPHONE	23.52	19.07	100.00	25.00
6336 - PRINTING/PUBLISHING	76.80	59.31	500.00	200.00
6351 - INSURANCE PREMIUM (IS FUND)	2,930.00	3,200.00	3,200.00	10,700.00
6362 - ELECTRIC	115.54	0.00	100.00	125.00
6364 - WATER	42.90	0.00	50.00	0.00
6365 - GAS	121.13	94.01	100.00	0.00
6366 - SEWER	30.25	0.00	30.00	0.00
6368 - STORM	28.27	0.00	30.00	0.00
6415 - SOFTWARE-ANNUAL FEES (IS FUND)	2,400.00	2,499.96	3,700.00	3,700.00
6420 - EQUIPMENT RENT	0.18	3.01	0.00	0.00
6430 - BUILDING RENT (IS FUND)	0.00	0.00	6,000.00	6,000.00
6472 - CONFERENCE/SCHOOL/TRAINING	355.00	368.48	1,500.00	1,500.00
6475 - TRAVEL/SUBSISTENCE	0.00	1,278.60	1,500.00	1,500.00
6480 - DUES	1,050.00	1,389.00	1,250.00	1,250.00
6490 - SUBSCRIPTIONS/PUBLICATIONS	0.00	115.00	125.00	125.00
SUPPLIES AND SERVICES	569,106.54	164,243.40	116,485.00	190,775.00
6610 - AWARDS & DAMAGES	400,000.00	0.00	0.00	0.00
6616 - PAYMENT OF SAC	186,480.00	0.00	0.00	0.00
6620 - PROPERTY TAX/SPECIAL ASSESS	13,751.85	14,090.32	0.00	0.00
6640 - DESIGNATED MISCELLANEOUS	50,000.00	12,500.00	50,000.00	25,000.00
MISCELLANEOUS EXPENSE	650,231.85	26,590.32	50,000.00	25,000.00
6710 - LAND	40,309.50	52.65	0.00	0.00
6760 - IMPROVEMENTS	8,616.23	(13,272.31)	0.00	0.00
CAPITAL OUTLAY	48,925.73	(13,219.66)	0.00	0.00
EXPENDITURES	1,415,941.39	343,436.75	364,285.00	393,875.00
OTHER FINANCING:				
TRANSFERS IN	(186,480.00)	(510,293.83)	0.00	0.00
TRANSERS OUT	812,169.95	0.00	0.00	0.00
GAIN/LOSS ON DISPOSAL OF ASSET	0.00	0.00	0.00	0.00
OTHER FINANCING	625,689.95	(510,293.83)	0.00	0.00
Total 02190 - ECONOMIC DEVELOPMENT AUTHO	1,178,060.01	(566,375.66)	14,285.00	(318,125.00)