



**Gaylord Economic Development Authority
Regular Meeting Agenda
Monday, October 8, 2018 (5:30 P.M.)
Please call 237-2338 if you are unable to attend.**

I. CALL TO ORDER (5:30 P.M.)

II. AGENDA APPROVAL with any additions or corrections:

1. Approve 10/8/2018 agenda

III. CONSENT AGENDA:

1. Approve minutes for 08/13/18 GEDA Meeting

2. EDA Fund Balances –

I. EDA General Money Market Fund	\$ XXXXXX
II. Sign & Awning Account Balance	\$ XXXXXX
III. EDA Down Payment Assistance Program Funds	\$ XXXXXX
IV. Commercial Rehabilitation Loan Program Funds	\$ XXXXXX
Total:	\$ XXXXXX

IV. MONTHLY REPORTS/UPDATES:

1. Council liaisons
 - a. Homme
 - b. Klein
2. Staff Reports
3. Other Reports

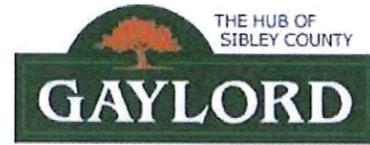
V. UNFINISHED BUSINESS:

1. Sibley Housing Committee Update: (Klimmek)
2. Eastside Terrace residential lots update
 - a. Sale of lots to Habitat for Humanity
 - b. Side yard land sale to existing home owner
 - c. Status of playground equipment relocation
4. Meadow Wood marketing plan (SEH)
5. EDA Coordinator position update(Young)

VI. NEW BUSINESS:

- 1.

VIII. ADJOURNMENT



**Gaylord Economic Development Authority
Regular Meeting Minutes
Monday, August 13, 2018 (5:30 P.M.)**

I. CALL TO ORDER (5:30 P.M.)

II. Pursuant to due call and notice thereof, Chuck Klimmek (President) called the Gaylord Economic Development Authority meeting to order in Gaylord City Hall at 5:30 P.M.

Members present: Chuck Klimmek (President), Doug Parrott (Vice President), Tom Homme (Secretary/Treasurer), Josh Klein and Steve Olmstead.

Members absent: None.

Staff present: Don Lannoye (City Attorney), Lory Young (City Administrator) and Colleen Snyder (Administrative Assistant).

Staff absent: None.

Guests present: Lisa Uecker (Gaylord Hub).

III. AGENDA APPROVAL with any additions or corrections:

1. Approve 8/13/2018 agenda - Approval was given through consensus.

IV. CONSENT AGENDA:

1. Approve minutes for 07/09/18 GEDA Meeting
Motion by Olmstead, seconded by Homme to approve the July 9th, 2018 Minutes. Motion carried.

EDA Fund Balances –

I.	EDA General Money Market Fund	\$ 15,250.14
II.	Sign & Awning Account Balance	\$ 4,107.66
III.	EDA Down Payment Assistance Program Funds	\$ 16,637.04
IV.	Commercial Rehabilitation Loan Program Funds	\$ 85,091.00
	Total:	\$ 121,085.84

V. MONTHLY REPORTS/UPDATES:

1. Council liaisons
 - a. Homme-None
 - b. Klein-None.
2. Staff Reports-None.
3. Other Reports-None.

VI. UNFINISHED BUSINESS:

1. Sibley Housing Committee Update: (Klimmek)

Klimmek stated the homework assignment of a Concept Paper changed. The paper will be worked on next month, so Klimmek has nothing to report. Klimmek reported the Sibley Housing Committee is meeting with South West MN Housing Partnership from Slayton. They have done some large workforce housing projects, they will be meeting with the head of the Partnership to see what he thinks of the projects Gaylord has projected.

East Ridge Terrace residential lots update (Young)

a. Side yard land sale to existing home owner

Young reported the paperwork is being worked on for the home owner who requested to purchase twenty-five feet.

b. Status of playground equipment relocation

Young reported the playground equipment has been relocated to East Ridge Terrace, some work remains but the moving portion has been completed. There were two pieces of equipment Midwest Play Scapes did not re-locate, they strongly recommended due to safety concerns these pieces not be re-installed. Klimmek asked why according to the EDA packet it now appears there will be three seventy-five foot lots instead of the two hundred foot lots recommended by the EDA Committee. Young explained that Habitat for Humanity is interested in East Ridge Terrace to possibly build three homes, if this materializes they would like to purchase three seventy-five foot lots so she included the three seventy five foot lots into the packet. Young went on to say once Habitat for Humanity indicates they are interested in Gaylord she will have them come back to do a public meeting. Olmstead asked what type of house would potentially be built. Young replied the plan is a three bedroom, one bath, single car garage house. Klimmek stated the first meeting with Habitat is tomorrow so the lot discussion can be held for now until more information becomes available.

2. Meadow Wood shovel ready plan (SEH)

Klimmek reported he spoke with Justin Black from SEH and they are not ready to give a presentation on the shovel ready packet so this item can go back on the agenda for next month's meeting.

3. EDA Coordinator position (Young)

Young reported she made a few changes to the job description given to her from Klimmek. Young went on to say with the Medical College coming to Gaylord this position will become beneficial and someone with experience would help with the volume of growth that is bound to take place. Klimmek asked if this would be a full-time position. Young replied yes. Klimmek stated in the past this position has been a part-time position, Region 9 from Mankato helped EDA locate individuals to hire and they may be able to help determine an hourly wage for this position. Young stated she will take this request to the next Council meeting for their approval.

4. 2019 EDA Budget

Klimmek stated he would like to see the Professional Fees for 2019 budget increase from \$18,000.00 to \$25,000.00. Olmstead commented the \$25,000.00 may not all be used but since 2019 may be a year of growth due to the Medical College it is important to have the money budgeted ahead of time. Young asked what type of expense is run through Professional Fees. Klimmek replied the shovel ready packet from SEH. Parrott replied any specialized study or something the Council might assign to EDA to handle.

VII. NEW BUSINESS:

1. Discussion regarding development incentives & funding tools

Klimmek stated he included in the packet slides from the Shannon Sweeney presentation and he was hoping to start a discussion regarding incentives. Klimmek went on to say once the shovel ready packet is ready we want to send it to potential developers and have

incentives in mind before the packets are sent out. Klimmek suggested inviting Tammy Omdal from Northland Securities to speak regarding housing TIF. Young stated she would contact Omdal to see if she had any dates available. Young stated the City of Arlington's 2018 Housing Incentive Program is to waive sewer and water hook-ups on new builds. Some restrictions apply. Young spoke to Justin Black from SEH and the estimate to do the road and utilities in Meadow Wood is \$719,076.80. Klimmek is hoping to learn more about the programs that are available working with the MN Housing Partnership.

2. Potential Apartment Concepts & Examples

Young reported she and Mayor Boeder meet with Corey from Alliance Building Corporation. This would be a 55 unit building with room to add an additional 30 units. In the packet are examples of other builds Alliance has done. Young called some of the City Administrators where the builds occurred and all reported Alliance is a good company to work with.

VII. ADJOURNMENT

Motion by Homme, second by Olmstead, to adjourn the meeting. Motion passed Unanimously. The meeting was adjourned at 6:15 P.M.

Respectfully submitted,

Chuck Klimmek, EDA President

City History

The founding of the village of Gaylord is credited to William Washburn who extended the Minneapolis and St. Louis (M & St. L) railway from his flour mills in Minneapolis to South Dakota. Washburn established train stops along the way (typically every seven miles) and platted the towns along the railway. In October of 1881 M & St. L finally reached the village of Gaylord, which was named after E. W. Gaylord, a highly respected man working Mr. Washburn's railroad company (Gaylord never actually lived in the area or town of his namesake). Two years later, in 1883, the first city elections were held and a petition was approved that incorporated Gaylord as a Village. Gaylord remained a village until 1947 when the community approved changing it to a city of the fourth class.

Gaylord was the prototypical small town of the early 20th century, being the agricultural trade center where townspeople's livelihoods were dependent, directly or indirectly, on supporting farm trade territories and selling goods to farmers.



DEVELOPMENT OPPORTUNITIES
LIVING: PROSPERING IN GAYLORD.



Contact:

Lory Young
City Administrator
lyoung@exploregaylord.org



507.237.2338



exploregaylord.org



Gaylord City Hall
332 Main Ave P.O. Box 987
Gaylord, MN 55334



CITY OF GAYLORD
The hub of Sibley County



DEVELOPMENT OPPORTUNITIES

Meadow Wood offers the opportunity to develop a new community in the heart of Gaylord, Minnesota. Families of all sizes – whether it's one person with a beloved pet or a larger family looking to add more space for a growing family – will have the opportunity to live in a new community with convenient access to trails, parks, local amenities and recreational opportunities throughout the city.

Development opportunities include:

- Trail on south end of the project
- Landscape buffers to the south and the west
- 20' typical driveways to garages
- 34' wide street with parking on both sides
- Possible trees in boulevards
- Community-based design with large front porches and connected sidewalks to encourage social interactions with neighbors and provide opportunity for convenient walks around the pond

Possible Business Incentives

- Tax Increment Financing
- Tax Rebates or Tax Abatements
- Down Payment Assistance Program
- Reduced Fees (permits, water, sewer hookup)

Why Gaylord

People: The Gaylord area provides employees that have a wealth of experience, are dedicated to their employers, and have an outstanding work ethic. Everybody works together to make Gaylord a strong, welcoming community.

Population: 2305

- County Seat for Sibley County
- Leader of government, industrial and commercial business in Sibley County
- Low cost of living
- Major companies –Michael Foods, Wakefield Pork, Extron/Control Assembly, Oak Terrace Health Center, Unidoor Corporation
- Coming: Minnesota College of Osteopathic Medicine (2020)

Location: Gaylord is the hub of Sibley County and actually the hub for southern Minnesota. Building options include: downtown commercial properties, commercial properties, and a 9.77 acre shovel ready site.

- Located approximately 60 miles southwest of Minneapolis, MN
- Mankato Regional Airport 35 miles southeast
- Gaylord Area Aquatic Center
- Bowling Alley, Grocery Store and Pharmacy
- Gaylord Islanders Amateur Baseball Team
- Winthrop Golf Course – 10 miles away
- Located on Lake Titlow

Infrastructure: Gaylord has three major highways converging in downtown Gaylord. Wired for business with County-wide fiber optic network.

- Located at the intersection of State Highway 5, 19 and 22
- Access to major highways – U.S. Highways 14, 169 and 212
- Four major universities and colleges within 35 miles
- Ridgeview Medical Centers within 7 miles and 32 miles
- RS Fiber access
- Rail access

CONCEPT PLAN



Utility Companies

MCI VERIZON | 612.607.1271

MEDIACOM | 612.325.7634

CENTERPOINT ENERGY | 612.321.5426

XCEL ENERGY | 507.387.9683

RS FIBER COOPERATIVE | 800.628.1754

TC & W RAILROAD | 320.864.7200