

City of Northfield

EDA 101



An EDA is a political subdivision of the State of Minnesota authorized by state statute to promote local growth.

Statutory Requirements

- 1986 Legislation (MN Statute 469.094-108)
 - Established by Enabling Resolution
 - Board Size(5 or 7)
 - Officers
 - Budget Resources and Levy (0.01812%)
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What can an EDA do?

EDA's combine the powers of Port Authorities and Housing Redevelopment Authorities (HRA's) to create business assistance and development programs.

EDA Powers

- Acquire Property
- Issue Loans
- Enter into Contracts
- Limited Partnerships
- Joint Powers Agreements
- Finance Public Facilities
- Issue Bonds
- Marketing & Public Relations
- Studies and Research
- Tax Increment
- Tax Abatement

Limitation of Powers

- Enabling Resolution Restrictions from Governing Body
- Bonding Authority
- Financial Participation
- EDA Composition



Northfield EDA Resources

Local Resources

- Revolving Loan Fund Program
- Tax Increment Finance
- Tax Abatement
- Micro-Grant Program

Partner Resources

- DEED Programs
 - USDA Programs
 - SBA Programs
 - SBDC Assistance
 - County RLF Program
 - Southern MN Initiative Foundation (SMIF)
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Northfield EDA Partners

Northfield Enterprise Center (NEC)

- Initial discussion by EDA Board in 2000 to create organization that promoted and assisted local entrepreneurship
- February 2001, three members of the EDA incorporated the NEC and formed the first Board
- Part-time NEC Director position is established to assist with business plan review and entrepreneurial coaching
- Since incorporation, the EDA has been primary funder
- NEC Executive Director: Chris Whillock

Future relationship:

- Core mission focused on business plan review & entrepreneurial coaching
- EDA Coordinator participating as EDA staff liaison to NEC Board



Northfield EDA Partners

Northfield Downtown Development Corporation (NDDC)

- Founded as non-profit in May 2000 by four Northfield residents
- Established to work together with “other groups in the community to maintain the viability of the downtown business district”
- Funded by EDA from 2000 to 2011; Annual funding transitioned to City Council in 2012 and continues to the present
- NDDC Executive Director: Currently Vacant

Future relationship:

- Eliminate duplication of efforts between partner organizations
- Facilitate further collaboration between partner organizations



Northfield EDA Partners

Northfield Area Chamber of Commerce

- Mission Statement: “Lead in the creation, promotion & enhancement of a healthy business environment for the Northfield Area”
- Current Membership: 269 members
- The Chamber organizes the annual Chamber Golf Tournament, Home & Garden Show, Fall Gala, Winter Walk, Crazy Days, Small Business Saturdays as well as many monthly networking events
- Chamber Executive Director: Interim Director – Lisa Peterson

Future relationship:

- Champion further collaboration between partner organizations
- Increase participation in networking events through EDA Coordinator



Staff Roles and Responsibilities

Ben Martig, City Administrator

- Strategic Planning & Direction
- Annual Budgeting & Financial Matters

Mitzi Baker, Community Development Director

- Strategic Planning & Direction
- Delegation of work to staff and consultants

Nate Carlson, Economic Development Coordinator

- Primary implementation of work plan
- Staff liaison to EDA / Agenda preparation
- Assistant secretary for EDA meetings

Brenda Angelstad, Finance Director (Assistant Treasurer)

- Accounting & Financial Reporting

Mikayla Schmidt, Community Development Specialist (Secretary)

- Minutes, agenda preparation & distribution
 - Committee Coordination
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EDA Board of Directors Roles and Responsibilities

Rules of Conduct and Basic Expectations

- Regular meeting attendance
- Disclosure of conflicts of interest
- Subject to Open Meeting Law
- Maintain confidentiality
- A commitment to teamwork
- A commitment to speak with one voice
- A commitment to work with City Council to move projects forward
- Staff provides information – EDA Commissioners make decisions.



EDA Board of Directors

Roles and Responsibilities

Open Meeting Law – MN Statute 13D

- *Applies to “a committee, subcommittee, board, department, or commission of a public body subject to the law”*
 - *The primary requirement of the open meeting law is that meetings be open to the public.*
 - *Gatherings of less than a quorum of a public body are not subject to the law; a “meeting” is held when the group is capable of exercising decision-making powers.*
 - *The law requires public bodies to give notice of their meetings.*
 - *It is a violation of the open meeting law to conduct business before the time publicly announced for a meeting. (i.e. email/in-person discussions between multiple Board members)*
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Recent Northfield Development Projects



Economic Development

EDA Micro-Grants Recipients for 2018

Northfield Yarn

- \$4,995 for business remodel

Northfield Physical Therapy

- \$5,000 for business expansion

Hot Spot Music

- \$5,000 for business remodel



HOT SPOT MUSIC

Your local music incubator



Economic Development

Aurora Pharmaceutical Expansion

- \$2 million business expansion
- Tax Increment Financing
- Purchase of City Parkland



Economic Development

The Family Residence

- \$1 million memory care & assisted living project
- Local Business Owners
- \$50,000 EDA Loan
- \$50,000 Rice County Loan
- Breaking ground this year



The Family Residence

Treating everyone like family



Economic Development



Family Fare Remodel

- Name change from Econofoods to Family Fare
- +\$3 million interior remodel
- Addition of Betty Kaye's BBQ Deli Option
- Starbucks Coffee Counter

The logo for Family Fare Supermarkets. It features the words "FAMILY" and "FARE" in a bold, red, sans-serif font. A red heart shape is positioned above the letter "I" in "FAMILY". Below "FARE", the word "SUPERMARKETS" is written in a smaller, red, italicized font. A thin horizontal line is positioned below "SUPERMARKETS".

Economic Development

Benedictine Senior Living

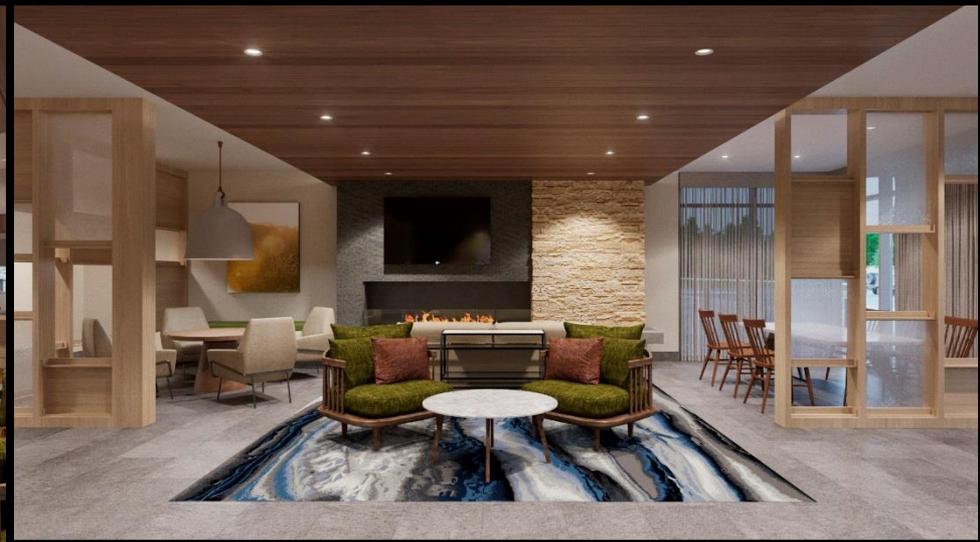
- 25 Memory Care units
- 23 Assisted living units
- 48 Independent units



BENEDICTINE LIVING
COMMUNITY OF NORTHFIELD
Benedictine Health System



Economic Development



Economic Development



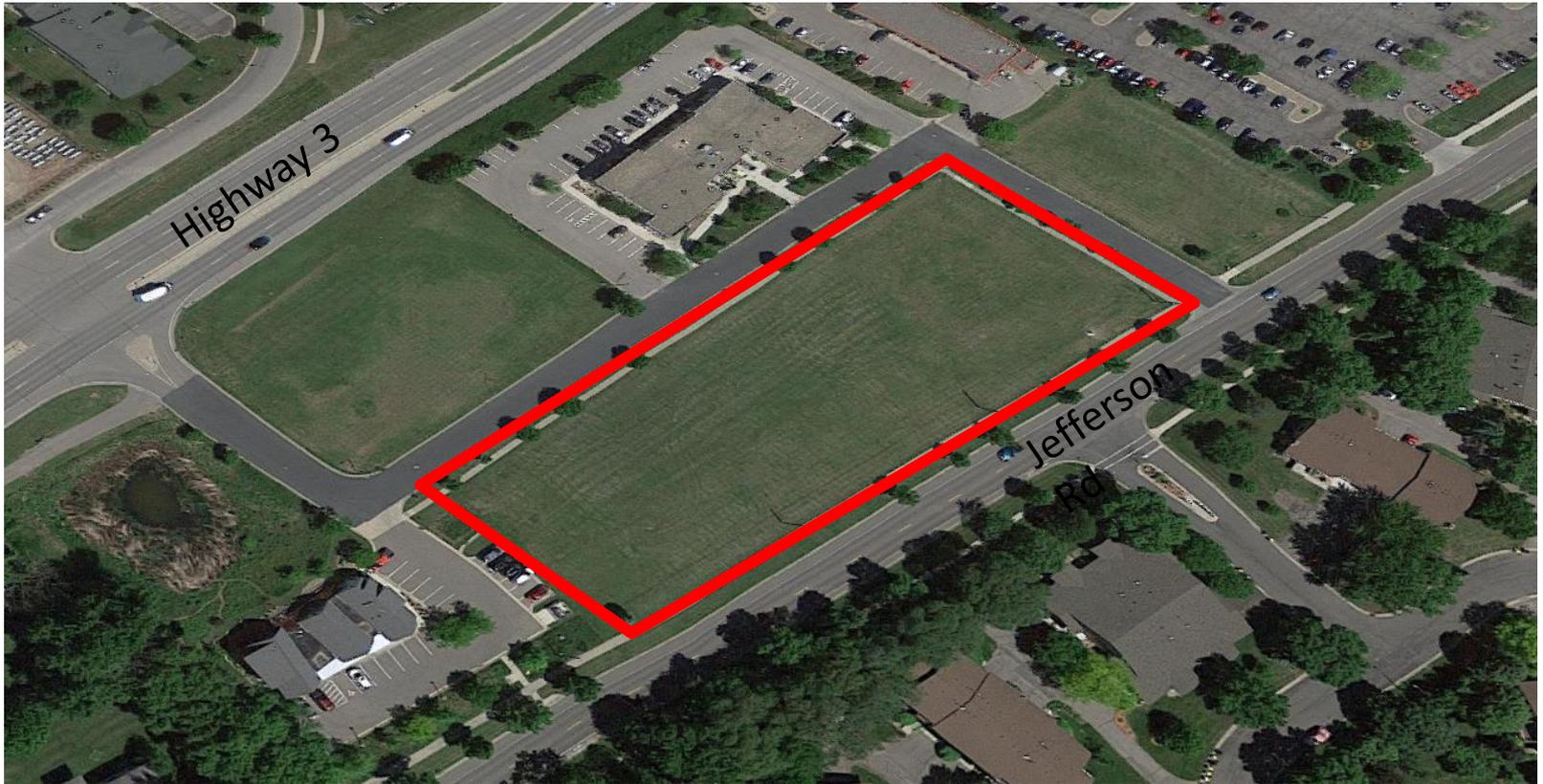
Reunion Project

Economic Development



Farmers State Bank

Economic Development

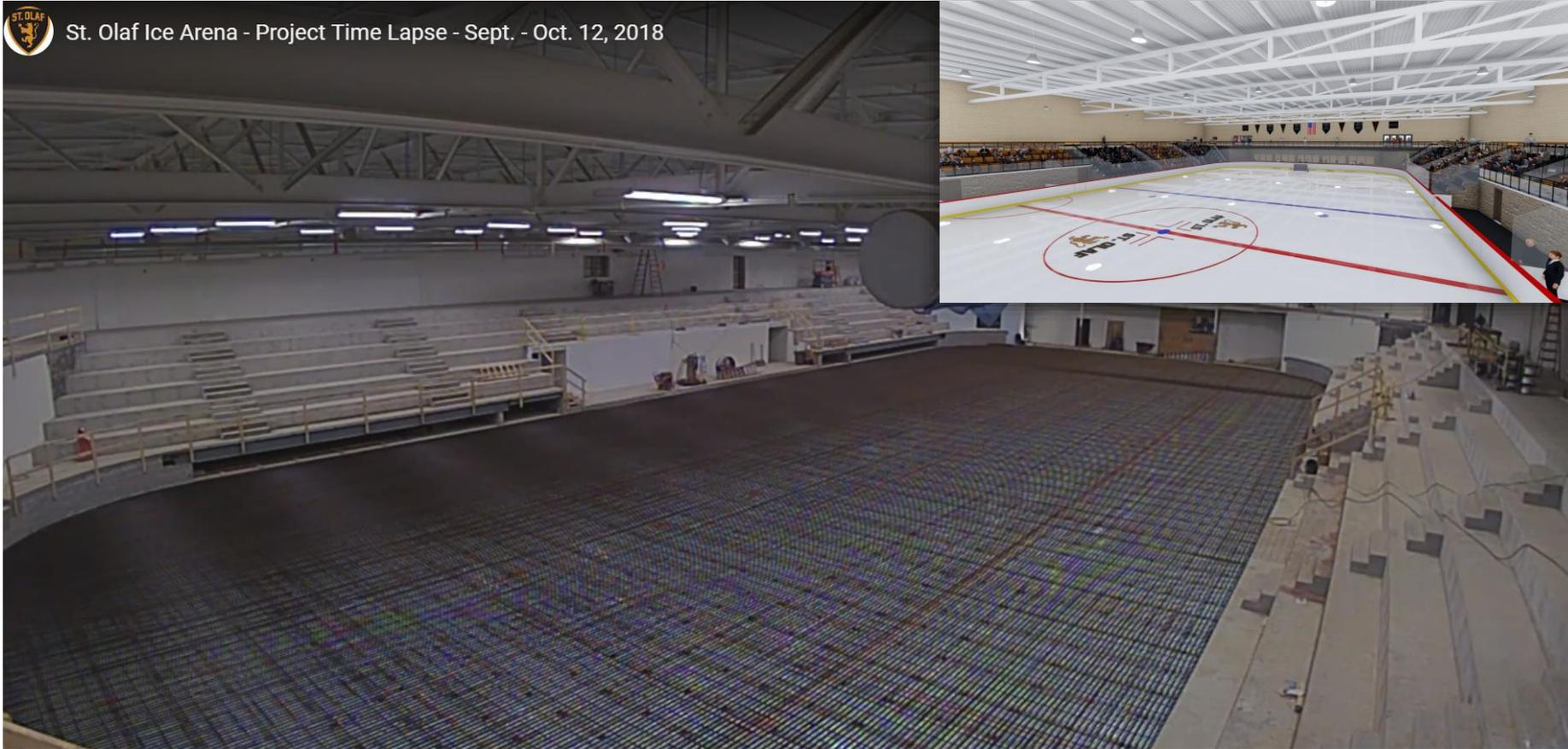


Family Dental

Economic Development



St. Olaf Ice Arena - Project Time Lapse - Sept. - Oct. 12, 2018



St. Olaf Ice Arena Project

Economic Development

“Q-Block” Redevelopment



Economic Development

2018 Building Permit Activity

28 New Single Family Homes

\$7,496,808

5 New Commercial Construction

\$14,109,290

2 Commercial Addition

16 Residential Additions

