



Legislation Details (With Text)

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Meeting Date: May 22, 2023

To: Members of the Economic Development Authority

From: Nate Carlson, Economic Development Coordinator

Economic Development Project Updates

Action Requested:

No action requested. The EDA will receive an update on existing projects related to economic development.

Summary Report:

5th & Water Redevelopment Project (i.e. Liquor Store & Riverfront Project)

City staff has been diligently working with development partners from the Lander Group and the City's public realm consultants, Bob Close and Bruce Jacobson.

Over the last few months, the Lander Group has assisted in shepherding development efforts, suggesting public space improvements, evaluating mobility/parking needs, and site acquisition negotiations. The expertise offered to City staff has positioned this redevelopment project on a very positive trajectory. However, with negotiations between private landowners and the development team ongoing, staff will refrain from detailing specific terms related to site acquisition.

Economic Development staff applied for the redevelopment grant offered by the Department of Employment and Economic Development (DEED) to offset site acquisition costs and pre-development costs (i.e. environmental remediation, surveys, and geotechnical studies). However, the City was not granted these funds. Staff will make a second attempt in August 2023 for additional redevelopment grant funds.

Main Street Program Update

Staff are working with SMIF on the DEED Main Street Revitalization grant. The application closed on May 1, 2023. City Staff will review applications and provide SMIF with awarded applicants by the end of the month.

Community Development Department Update

An eight-person subcommittee made up of staff and elected and appointed officials, including Planning Commission Vice-chair Tracy Davis-Heisler and Planning Commissioner Brian Nowak, interviewed four of the eight teams that submitted qualifications to prepare a 2045-horizon comprehensive plan for the City of Northfield. Subsequently, staff has asked the Stantec-led team that includes NEOO Partners, Inc. to prepare a draft scope and budget. The Stantec/NEOO response (attached) demonstrates extensive experience delivering a product that can meet the needs identified in the request for qualifications, especially around inclusive engagement and setting the stage for a comprehensive update to the City's Land Development Code (LDC). At its April 4, 2023 meeting, City Council authorized staff to work with Stantec/NEOO Partners to draft a scope, schedule, and budget for the comprehensive plan (CP) update. An initial scope of services has been drafted (attached). At the April 20, 2023 Planning Commission meeting, staff and the commissioners will discuss the draft scope. The City Council is anticipated to authorize the professional services agreement and not to exceed amount (\$150,000) in May, based on the Planning Commission's recommendation. The EDA and HRA will be asked to participate in comprehensive planning activities.

Housing Update

Northcountry Cooperative Foundation (NCF) had the opportunity to meet with 3 members of the HRA board who asked questions, shared concerns and provided feedback to the NCF team. Based on feedback from board members, engineering, planning, and staff, NCF has made some modifications to their original proposal and will be ready to present their updated proposal at HRA's regular May meeting. HRA and staff will be touring Schuldt Homes in Redwood Falls sometime in May.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timeline:

N/A