



Chatfield Economic Development Authority

2020 Annual Report

(For 12 months ending February 17, 2021)

The Chatfield EDA regularly meets the fourth Monday of each month at 4:30 PM at the Thurber Municipal Center.

During 2020, there were 11 regular meetings and 2 special meetings. Several meetings this year were held electronically due to the COVID-19 pandemic. This compares to 8 regular meetings and 2 special meetings in 2019 and 7 regular and 4 special meetings in 2018.

Typically, no regular meeting is held in November because of the annual EDA Gala held on the Tuesday before Thanksgiving. However, due to the pandemic the annual Gala was cancelled.

No meetings were cancelled due to lack of quorum in 2020 compared to 3 meetings in 2019 and 2 in 2018.

Meeting attendance record:

Member															Absences		
	2/24	3/23	4/27	5/26	6/22	7/27	8/24	9/28	10/26	11/23	12/28	1/25	2/16	2020	2019	2018	
M. Tuohy	x	x	x	x	x		x	x	x	x	x	x	x	1	1	3	
M. Urban	x	x	x	x	x	x	x	x	x	x	x	x		1	1	-	
S. Keefe	x	x	x	x	x	x	x	x	x	x		x	x	1	2	1	
M. Baum	x		x	x	x	x	x	x	x	x	x	x	x	1	5	1	
R. Paulson	x		x	x	x		x	x	x					6	2	4	
P. Novtony	x		x	x	x	x	x	x	x	x	x	x		2	1	3	
L. Isensee	n/a	x	x	x	x	x	x	x	x	x	x	x	x	-	n/a	n/a	

Project Highlights:

COVID-19 Pandemic Response

- Managed economic emergency response to the coronavirus pandemic.
- Contacted and talked with impacted businesses, researched and distributed information on emergency grants, loans, and other special programs created in response to the economic crisis induced by the pandemic and executive ordered shutdowns.
- Created and administered business relief grant program, **awarding \$40,000** to 25 impacted Chatfield businesses through CARES Act funding.
- Granted a three month loan payment holiday to 10 EDA loan borrowers, **forgiving accumulated interest of \$2,708.**
- **Administered \$58,000** in emergency small business loans from Minnesota Department of Employment and Economic Development (MN DEED) to 3 businesses directly impacted by the initial executive orders by the governor to shutdown in response to the pandemic. Loans provided emergency liquidity at 0% interest and half of the principal amount can be forgiven.

Chatfield Center for the Arts

- Continued lobbying efforts to secure state funding that would complete Phase II renovations, **receiving \$8,700,000 state capital improvement grant** to complete the project.

- Kicked off project planning steering committee to put in place project professional services, refresh project design, and begin construction plans.

Community Marketing

- Discussed proposals to create and distribute a community marketing video, which laid the ground work for future discussions to create a relationship with the newly formed Chatfield Alliance.

The Chatfield Alliance

- Worked with local business owners and volunteer community leaders as they established a new community marketing organization for the benefit of the Chatfield area. The new organization will partner with and leverage public and private resources to more comprehensively tell Chatfield's story, both internally and externally.
- Assisted in creation of an operating agreement, funding, securing local lodging tax, grants, and other general organizational and project assistance.

Speculative Industrial Building/Shared Public Works Building

- Explored options to build a speculative industrial building that would include a shared space for public works. Explored two different sites, negotiated the potential purchase of a privately owned property. The project did not move forward due to cost.

Enterprise Drive

- Discussed and resolved utility connection cost issues on a recent project.

Residential Subdivision Development Agreements

- Negotiated and drafted development agreements for
 - Hilltop 3rd Residential Subdivision
 - Amco 2nd Residential Subdivision

Amco Drive Residential Development Assistance

- Approved one new home residential rebate totaling **\$10,000** for income-qualified buyers.

Revolving Loan Fund

- **\$4,200 loan** made to Joshua Broadwater, LLC for improvements to commercial lot on Enterprise Drive.

County Road 10 Land

- Renewed discussions for future uses of the city-owned land along county road 10.
- Began the process to plan out various affordable housing options for the property.

Required Reporting

- Annual Hilltop tax abatement report to Fillmore County and Chatfield Public Schools.
- Completed annual Business Subsidy report to Minnesota DEED.
- Completed annual Minnesota Investment Fund (EZ Fab loan) annual report to Minnesota DEED.
- Completed post-close out annual report on Enterprise Drive BDPI Grant.
- Completed bi-annual reports on the economic development sales tax grant funds to the City of Rochester. Submitted final report in December.

General Business Assistance / Other Projects

- Met with 62 individual current and/or prospective businesses in regards to projects, issues, programs, business planning, financial packaging and other general assistance.

- Discussed the creation of a large/special project fund with the proceeds of the tax increments to be received from the Dollar General project.
- Provided input to the planning and zoning commission in regards to pole structures in B3 zones.

Revolving Loan Fund Summary:

Active Loan Portfolio

Total Number of Loans:	10
Total Original Principal Amount:	\$1,149,254
Balance Due:	\$600,733
Average Loan Amount:	\$127,695
Cash on Hand Available to Lend:	\$109,339

Loan Portfolio since Inception

Total Loans Made:	27
Total Principal Amount:	\$1,740,417
Total Repayments:	\$726,171
Total Write Off/Uncollectable:	\$147,338
Average Loan Amount:	\$66,939

Building Permit Summary:

Year	Permit Value (\$)		New Homes
	Commercial	Residential	
2020	\$ 965,170	\$ 1,437,000	8
2019	\$ 10,373,483	\$ 1,883,600	7
2018	\$ 1,453,000	\$ 3,857,500	20
2017	\$ 10,029,948	\$ 4,742,000	19
2016	\$ 1,426,600	\$ 3,260,400	14
2015	\$ 4,963,000	\$ 2,626,500	8
2014	\$ 840,099	\$ 1,954,835	8

Economic Development Authority's Financial Impact on Chatfield:

(Excluding loan repayments & fund interest earnings)

	2020	2019	2018
Total Grants Received:	\$8,700,000	\$0	\$375,000
Total Loans Made:	\$4,200	\$55,000	\$70,000
Total Short Term Funds Leveraged:	\$110,708	\$20,000	\$0
Total Long Term Funds Leveraged:	\$0	\$412,193	\$558,000
Total Dollars Leveraged for Chatfield:	\$8,814,908	\$487,193	\$1,003,000
Total City Levy:	\$2,161,688	\$2,032,036	\$1,641,969
Total EDA/CCA Budget:	\$136,200	\$140,876	\$139,285