

CITY OF CHATFIELD ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
City Council Chambers - 21 SE Second Street, Chatfield, MN 55923
March 24, 2025, 4:30 P.M.

1. Call to Order
 1. [Call to Order](#)
2. Approval / Acceptance / Statutory
 1. [February 24, 2025 Meeting Minutes](#)
Motion to Approve as presented
 2. [Monthly Revolving Loan Fund](#)
Review of monthly report
 3. [Chatfield Alliance Report](#)
Review monthly report
 4. [Chatfield Center for the Arts Report](#)
Review monthly report
3. Business
 1. [CCA Liability Insurance Coverage- Al Dietz](#)
Review of proposal
 2. [Wright Home Proposal for Enterprise Drive Lots 4-9 - Doug Wright](#)
Review of Proposal
 3. [Property to Build Apartments or Duplexes](#)
Review or proposal
4. Other Business
 1. [Directors Report](#)
5. Adjourn



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: Call to Order

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion:

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

Background:

Attachments:



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: February 24, 2025 Meeting Minutes

Subject | Summary: February 24, 2025 Meeting Minutes

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Motion to Approve as presented

Community Engagement and Outreach:

FISCAL IMPACT:

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[EDA Meeting Minutes 2.24.25.pdf](#)

City of Chatfield Economic Development Authority February 24, 2025 - 4:30pm Meeting Minutes

Members Present: Mike Urban, Michael Tuohy, Sue Keefe, Luke Isensee, Paul Novotny, Mark Rynearson

Members Absent: Makayla Anderson

Others Present: Alison Bentley, Community Development Director

- I. With a quorum present, the meeting was called to order by Michael Tuohy at 4:30pm
- II. The Board viewed the minutes of the January 27 and February 18, 2025, meeting. Motion to approve minutes by Urban, second by Isensee. The motion carried unanimously.
- III. Review of the Monthly Revolving Loan Report at \$246,581.47
- IV. Bentley presented the Chatfield Alliance report- as written
- V. Chatfield Center for the Arts report- no submission
- VI. Election of Officers
 - A. President- Mike Tuohy.
Motion made for Michael Tuohy to be president by Novotny with a second by Urban. The motion carried unanimously.
 - B. Vice President- Luke Isensee
Motion made for Luke Isensee to be vice president by Novotny with a second by Tuohy. The motion carried unanimously.
 - C. Secretary- Mark Rynearson nominated himself. All in favor.
 - D. Treasurer- Sue Keefe nominated herself. All in favor.
- VII. Waiver Program for City Utilities- Residential hook-up fee waiver program, save property owners \$4,200
 - A. Motion to approve continuing the program through 2025 by Keefe with a second by Rynearson. The motion carried unanimously.
- VIII. Luke Isensee has filled the EDA seat on the CCA Board along with Bentley attending the board meetings (Third Thursday of each month)
 - A. CCA is looking for a new executive director. Isensee is on the hiring committee.
 - B. Bentley discussed with the EDA board about helping to create a roadmap or things the EDA would like to see from the CCA
- IX. Director Report given by Bentley
 - A. Workforce Housing Grant has been approved and permit issued
 - B. Will work to provide information for the Revolving Loan Fund to realtors who may have someone interested in purchasing a business in Chatfield
 - C. Review Enterprise Drive Construction Rebate Program

- i. Discussion on keeping the program going after August 2025
 - ii. Bentley will look into the lot prices and bring forth information at the March meeting
 - D. Attended Economic Summit (2/4) and SE Economic Development Professionals meeting (2/14) Take-aways:
 - i. Most cities are looking for lots to build or creating multi family housing
 - ii. Businesses aren't going to come to town if they don't have workers and workers wont come with no housing
- X. Motion to adjourn the meeting by Urban, with a second by Novotny. The motion carried unanimously. The meeting adjourned at 5:20 pm.

Respectfully submitted by: Alison Bentley, Community Development Director



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: Monthly Revolving Loan Fund

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review of monthly report

Community Engagement and Outreach:

FISCAL IMPACT:

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Ongoing Cost :

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[NEW CHATFIELD EDA RLF LEDGER - 3.2025.pdf](#)

CHATFIELD EDA
REVOLVING LOAN FUND

Account Balances - Active Loans

matting Key:

Input

Linked Cell

Calculation

12/9/2024

NAME	DATE	LOAN AMOUNT	REPAID PRINCIPAL	INTEREST	ADJUST	LOAN BALANCE	LAST PAYMENT	PAID THROUGH	MONTHLY PAYMENT	FUND	P&I PAID	Net Paid - Loan
Big Girl Stickers & Stems	8/20/2018	40,000.00	23,447.65	7,330.83	-	16,552.35	3/20/2025	3/20/2025	\$ 404.98	360	30,778.48	(9,221.52)
Broadwater Original	8/20/2019	55,500.00	26,766.08	9,883.10	-	31,433.92	3/20/2025	3/20/2025	\$ 561.91	360	36,649.18	(18,850.82)
Chatfield Dental Care, LLC & Rushing Enterprise	5/15/2024	100,000.00	3,333.36	-		96,666.64	3/20/2025	3/20/2025	\$ 416.67	360	3,333.36	(96,666.64)
Corner Cuts Salon	9/20/2017	25,353.50	17,344.24	4,987.79	-	8,009.26	3/20/2025	3/20/2025	\$ 256.69	360	22,332.03	(3,021.47)
Joy Ridge	3/20/2022	40,000.00	10,365.72	4,213.56	-	29,634.28	3/20/2025	3/20/2025	\$ 404.98	360	14,579.28	(25,420.72)
Topel Ice Cream Inc.	9/1/2024	7,600.00	375.80	162.85	-	7,224.20	3/20/2025	3/20/2025	\$ 76.95	360	538.65	(7,061.35)
TOTAL ACTIVE LOANS		268,453.50	81,632.85	26,578.13	-	189,520.65			2,122.18		108,210.98	(160,242.52)

(160,242.52)

TOTAL COMMERCIAL LOANS

Cash Flow			Balance Sheet		
Contributions Start Up & Grants	1,409,088.00		Cash	248,755.44	Linked cell from Cash Flow Balance
Fund Interest Allocation Income	42,059.70	360 & 361 *Est	Loans Made	1,624,397.46	Column C Total Less Modifications (Forgiveable)
Repayments	1,445,451.49	P&I AND MOD	Less Payments	1,288,636.95	Principal Column Total
Total Revenue	2,896,599.19	Sum	Less Write Offs	143,782.82	Settled and Default Loan Balance
Loans Made	2,199,669.46	Grand Total Loan Amount	Total Loans Receivable	191,977.69	Loans Made - Payments - Write Offs
Expenses	448,174.29	Other than Loans from Funds	Total Assets	440,733.13	Cash + Loans Receivable
Total Expenses	2,647,843.75		Payables	-	
Balance	248,755.44	Total Rev Sum-Total Exp	Total Liabilities	-	
Banyon Fund Acctg.			Equity	440,733.13	Total Assets - Total Liabilities
360	148,255.12	As of 12/09/2024			
361	91,804.44	As of 12/09/2024			
	240,059.56				
	8,695.88				

671.4



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: Chatfield Alliance Report

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review monthly report

Community Engagement and Outreach:

FISCAL IMPACT:

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[3.2025 EDA Report.docx.pdf](#)

EDA Meeting Report 3.2025

- **Activities Report:**
 - KAAL marketing campaign
 - ability to partner with businesses to run a 10 second ad
 - Updating the Chatfield Community Guide
 - Growers Market meeting- March 27
 - Partnering with Chatfield Brass Band and CCA to market in the Fillmore County Journal
 - Music in the Park, pre-show music at CCA & food trucks

Full Events Listing: <https://www.chatfieldmn.org/events>



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: Chatfield Center for the Arts Report

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review monthly report

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

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Fund Name(s) (Operations | Capital):

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ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: CCA Liability Insurance Coverage- Al Dietz

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review of proposal

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

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Fund Name(s) (Operations | Capital):

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[CCA Lease - Revised 2022.pdf](#)

LEASE AND OPERATING AGREEMENT

This agreement, made this 1st day of September, 2022, by and between the **Economic Development Authority of the City of Chatfield, Minnesota**, a body corporate and politic, and a political subdivision of the State of Minnesota ("EDA") and **Chatfield Center for the Arts, Inc.**, (CCA) a corporation organized under Chapter 317 of the Statutes of the State of Minnesota, WITNESSETH that:

WHEREAS, EDA is the owner of certain lands situated within the City of Chatfield, Minnesota, legally described as Block 19, Original Plat of the Town (now City) of Chatfield ("the property"); and,

WHEREAS, the property is the location of two physically connected historic structures, commonly known as the "Old High School" and "Potter Auditorium", which structures are presently being used and maintained as a facility known as "The Chatfield Center for the Arts" ("the facility"); and,

WHEREAS, the facility is a valuable resource for the citizens of the City of Chatfield and its environs because it provides facilities in which numerous individual, community, educational, cultural and entertainment events can be and are conducted or accommodated; and,

WHEREAS, the EDA has determined that the public interest would be best served by having the facilities managed by a suitable organization within the community; and,

WHEREAS, Chatfield Center for the Arts Inc., (CCA) has the necessary personnel, resources and expertise to manage the daily operations of the facility to maximize the public benefit of the property, and

Now therefore, in consideration of the mutual premises set forth, IT IS AGREED between the parties as follows:

I. EDA (Lessor) hereby leases to CCA (Lessee), in the amount of \$1 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the property (Block 19 Original Town), and the associated facility for a term of six (6) years, subject to all of the other terms and conditions set forth herein.

Notwithstanding anything to the contrary contained herein, Lessor is not required to renew this Lease with Lessee, and may at that time, in its sole discretion (i) decide to self-operate the governmental program in the property described in Section IIA, (ii) contract with some other entity to operate the governmental program in the property described in Section IIA, or (iii) determine that the property is no longer needed or useful for the operation of the governmental program in the property describe in Section IIA and sell its interest in the property.

II. During the period of this lease:

A. Under the provisions contained in Minn. Stat. 469.091, 469.094, subd. 2, 469.101, subd. 5 and 18, and 469.126, Lessor is entering this lease to carry out the governmental program described below.

Lessee will have and hold these premises for the term of six (6) years from and after the first day of September, 2022, up to and including the 31st day of August, 2028 for the following governmental program, and those purposes only, to-wit:

1. To carry on cultural participation and exhibition and promote the knowledge, practice

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and enjoyment of performance and fine arts, including musical, terpsichorean, dramatic arts and theatre, painting, sculpture, architecture, poetry, photography, conceptual art, printmaking, filmmaking, and to conduct any other related activities which are proper or necessary to the promotion of the knowledge, enjoyment and appreciation of said arts and theatre by the people of the City of Chatfield and vicinity.

2. Civic and community events.
3. Private events which do not conflict with activities listed in a and b, above.

B. Lessee Responsibilities:

1. Lessee shall be responsible to manage and pay for the day-to-day operations of the facility, including necessary personnel staffing (including workers compensation insurance), routine facility maintenance and the scheduling of the use of the facility between the various potential users.
2. Provide Lessor with an annual program implementation plan.
3. Provide Lessor with an annual program evaluation report and budget, including revenues, expenditures, balances of all funds, and shall acknowledge that all actions taken pursuant to this lease shall be in furtherance of the aforementioned governmental program.
4. Lessee shall pay, without cost to the EDA or City, all public utilities, including electricity, water, sewer, garbage, internet, telephone, and heat.
5. Lessee shall keep and maintain the buildings in good condition and shall repair to the satisfaction of the Lessor, paying all costs of operation and maintenance of the real property and facility, reasonable use and wear thereof excepted. The lessee will take appropriate measures to preserve the historical significance and integrity of the property in accordance with the city's heritage preservation ordinance. Every reasonable effort will be made to protect and preserve historically significant architectural features which may be affected by any programs or activities carried on by the lessee. No building improvements, alterations, structural modifications or major repairs will be undertaken without the appropriate city permits and the written permission of the owner.
6. Lessee maintenance responsibilities include but are not limited to:
 - a. Operating all light, sound and HVAC controls to set desired temperatures, volumes and lighting.
 - b. Replacing light bulbs, ballasts and fixtures as needed.
 - c. Sweeping, mopping, vacuuming, dusting and washing interior of windows.
 - d. Maintaining safe and clean pedestrian access to all entrances at all times.
 - e. Maintain all doorways, locks and internal security systems.
 - f. Maintain and replace plumbing, electrical and low voltage systems at all times.
 - g. Lessee will remove snow, ice and other debris from the steps and ramps that service the buildings, and also remove snow from sidewalks as might be necessary for events that are held when it is not conducive for the City Crew to do so.
 - h. Lessee will maintain bushes, shrubs and flowers and any other beautification efforts other than the grassy areas that will be maintained by the EDA.
7. Lessee shall use its best efforts to pursue outside sources to help support operations, maintenance and improvements to the facility.
8. Lessee shall make have available and make allocation when possible to an Endowment Fund. The purpose of the Endowment Fund is to grow to a point where it can endow the CCA with funds to assist with special programming, capital repairs/improvements or to otherwise support the operations of the Chatfield Center for the Arts. The amount deposited each year will be determined by CCA and shall correlate with the level of

activity/success of the organization, without threatening the financial viability of the organization.

- C. Lessee agrees that there will be no discrimination in the admittance to or participation of the public in the various activities conducted by the Lessee on the leased premises.
- D. Lessee shall have no right or power to assign this lease without the written consent of the Lessor endorsed upon the lease. It is further mutually agreed and understood that the Lessee shall neither rent or sublet any portion of the leased premises; it being understood and agreed that such productions and related activities shall be substantially the effort and product of the Lessee. The Lessee will have the authority to allow facility rentals for external producers of programming (such as local amateur theatre groups or Chatfield Public Schools) as long as a written agreement indicating the duration of the event is clear and that no single external producer would constitute a de facto or dominant occupier of the facility. (This section is not meant to preclude the Lessee from entering into rental agreements for the purpose of presenting concerts, shows, and other similar arts-related presentations.)
- E. Lessee will maintain the leased premises in a neat, clean and respectable condition and shall preserve the value of the premises during the term of this Lease. Future alterations to the physical structure of the Leased Premises may be made only after obtaining the City's prior written approval, which approval shall not be unreasonably withheld. Upon termination of this Lease all tenant improvements/equipment shall become property of the EDA/City of Chatfield. Lessee covenants and agrees not to suffer or permit any lien of mechanics or materialmen to be placed against the Leased Premises and in case of any such lien attaching, to immediately pay off and remove the same. In the event of the filing of such a lien, Lessee shall have the right to contest its validity provided Lessee furnishes EDA reasonable security that EDA or the City shall not suffer loss or damage as a consequence of such lien. Lessee has no authority or power to cause or permit any lien or encumbrance of any kind to attach to or be placed upon the property or any part thereof, and any and all liens and encumbrances created by Lessee shall attach only to Lessee's interest in the Leased Premises. Lessee further agrees not to encumber, by mortgage, chattel or real estate security agreement, deed of trust or any other similar security documents or documents of transfer and conveyance, its leasehold interest and estate in the Leased Premises. Lessee shall also procure builder's risk insurance at its own expense for any time during which the Leased Premises are under construction or renovation. Lessee shall be solely responsible for carrying personal property insurance to cover loss of all personal property on the Leased Premises. The EDA and the City shall not be liable for any damage to or loss of Lessee's property except to the extent such damage or loss was caused by EDA or City's negligent or willful misconduct. In the event the leased premises are or become subject to general ad valorem taxes, Lessee agrees to pay such taxes before default.
- F. If any part of the leased premises shall be rented or sublet contrary to the terms of this lease, or if this lease shall be assigned without the consent of the Lessor, or if the government program is terminated or changed by Lessor, or if Lessee ceases to carry on music, theatre or dramatic art activities of the governmental program on the leased premises, or if any material term, condition or covenant of this lease to be kept or performed by the Lessee will be violated or neglected, then in any of said cases or events, the Lessor may cancel and annul this lease if said default is not cured within 30 days of written notice to Lessee by Lessor, and Lessor may reenter and take possession of the leased premises immediately thereafter, and remove all persons and property therefrom.

Lessee shall give priority to a request from the governing body of the City of Chatfield or the EDA to use the facility over any other conflicting request during a particular time period, and shall make such space available at no cost to the City or EDA. If necessary, the buildings can be used by the City to host elections.

Statutory Termination Notwithstanding any other provisions of the Lease to the contrary, if the governmental program described in Section IIA is terminated or changed in response to changes in state law in such a manner as to (a) cause this Lease and the operation of the property to be inconsistent with the changed governmental program or (b) to remove the statutory authority for the Lessor to operate the governmental program described in Section IIA, then this Lease shall be terminated by ninety (90) days written notice to Lessee ("Termination Date"), provided further that any termination pursuant to this Section will be deemed automatically rescinded and of no force or effect if within said ninety (90) day period Lessee conforms its operation to the changed governmental program. Lessee's failure to cease operation of the Leased Premises on the Termination Date shall be a default under this Lease.

- G. Lessor will provide the following services, none of which are intended to relieve Lessee of the expectations and obligations described elsewhere in this Agreement:
1. Routine snow removal from the parking lot and sidewalks consistent with its removal of snow from other public places within the community.
 2. Routine lawn mowing services, consistent with the mowing of the parks and other public spaces within the community.
 3. Routine exterior washing of windows.
 4. Routine inspection of boilers, replacement of air filters, conduct preventative maintenance, and make repairs on boilers and air handling system.
 5. Manage and pay Elevator Maintenance contract, annual inspection, and maintenance.
 6. Manage and pay Fire Monitoring services.
 7. Routine roof inspections, maintenance, and replacement.
 8. Routine maintenance and monitoring of fire extinguishers.
- H. EDA will provide a stipend of \$ \$24,000 a year, paid in equal monthly installments, to the Lessee to assist in meeting the basic costs of operations. The EDA will deposit \$10,000 in a Capital Improvement Fund (CIF) dedicated to the maintenance and improvement of the Chatfield Center for the Arts property. A capital repair/improvement is defined as one that would cost in excess of \$10,000 with a lifespan of at least ten (10) years. These financial obligations are limited to the EDA's ability to secure these funds from the City of Chatfield and the EDA will not be held liable for making payments in excess of whatever funding is made available by the City of Chatfield, for this purpose, in any given year.
- I. EDA will request that the City add the CCA as a "covered party" to its insurance coverage as provided by the League of Minnesota Cities Insurance Trust. If liability coverage for the CCA is not added to the City's LMCIT coverage, the CCA shall procure its own liability coverage in an amount equal to or greater than the City's maximum liability as set forth in Minnesota Statutes, Section 466.04, subd. 1, as amended. The City and the EDA must be endorsed as additional insureds on any liability coverage procured by the CCA. The CCA shall provide the city with a certificate of insurance showing proof of the required coverage.

- J. Liability and Indemnification. Each party agrees that it will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of the other party and the results thereof. Each party further agrees that it will defend, indemnify and hold harmless the other party, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of a party's negligence or a party's performance or failure to perform its obligations under this Lease.
- K. Data Practices. Lessee agrees to abide by the applicable provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, pertaining to privacy or confidentiality. Lessee understands that all of the data created, collected, received, stored, used, maintained or disseminated by Lessee in performing those functions that the City would perform as a government entity, is subject to the requirements of Chapter 13 and Lessee must comply with those requirements as if it were a government entity. This does not create a duty on the part of Lessee to provide the public with access to public data if the public data is available from the Lessor, except as required by the terms of this Lease.
- L. Job Postings: Lessee agrees to list any vacant or new positions it may have with state workforce centers as required by Minn. Stat. 116L.66, as it may be amended, modified or replaced from time to time, for the term of this contract.
- M. Dispute Resolution. The parties shall cooperate and use their best efforts to ensure that the provisions of the Lease are fulfilled. The parties agree to act in good faith to undertake resolution of disputes, in an equitable and timely manner and in accordance with the provisions of this Lease. If disputes cannot be resolved informally by the parties, the following procedures shall be used:
1. Mediation. Whenever there is a failure between the parties to resolve a dispute on their own, the parties shall first attempt to mediate the dispute. The parties shall agree upon a mediator, or if they cannot agree, shall obtain a list of court-approved mediators from the Olmsted County District Court Administrator and select a mediator by alternately striking names until one remains. Lessor shall strike the first name followed by Lessee and shall continue in that order until one name remains.
 2. Litigation. If the dispute is not resolved within thirty (30) days after the end of mediation proceedings, the parties may pursue any legal remedy.
- N. Savings Clause. If any court finds any portion of this Lease to be contrary to law, invalid, or unenforceable, the remainder of the Lease will remain in full force and effect.
- O. This agreement constitutes the entire agreement between parties and supersedes any prior written or verbal agreement of the parties. No waiver consent, modification or change of terms of this lease shall bind either party unless in writing and signed by both parties and has been approved by the Minnesota Department of Management and Budget and DEED. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this lease.
- P. Lessee agrees, upon direction from the State of Minnesota, Commissioner of Minnesota Management and Budget (Commissioner), to take such action and furnish such documents as the

Commissioner determines to be necessary to ensure that interest paid on the general obligation bonds, used to improve the property, is exempt from federal taxation.

Agreed to between the parties hereto the date previously set forth above.

Economic Development Authority
of the City of Chatfield, Minnesota.

By [Signature]

Its Chair

By Joel Young

Its City Clerk

Chatfield Center for the Arts, Inc.

By [Signature]

Its President

By Rynk. Haistal

Its Secretary



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: Wright Home Proposal for Enterprise Drive Lots 4-9 - Doug Wright

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review of Proposal

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

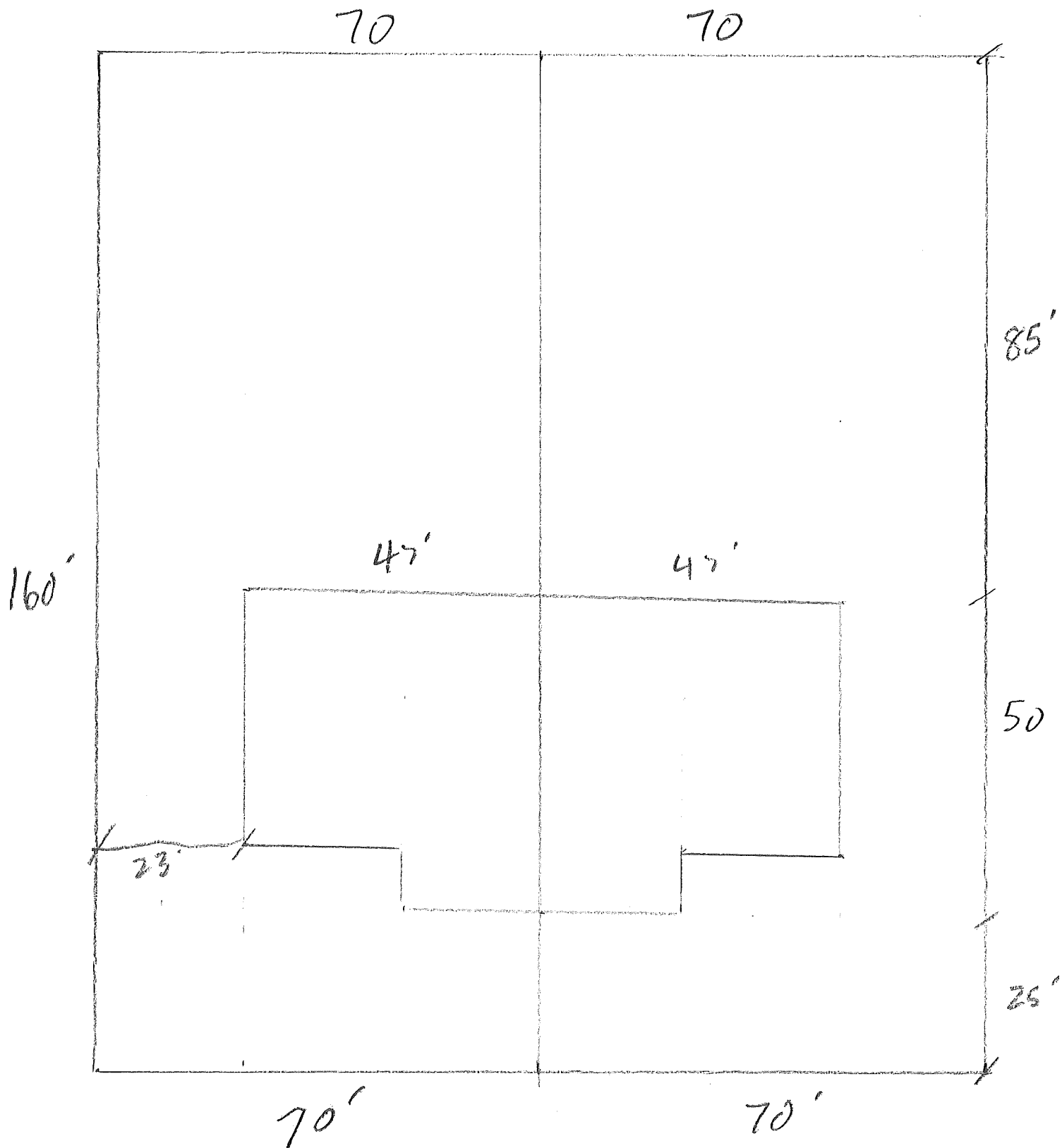
Account Code:

Background:

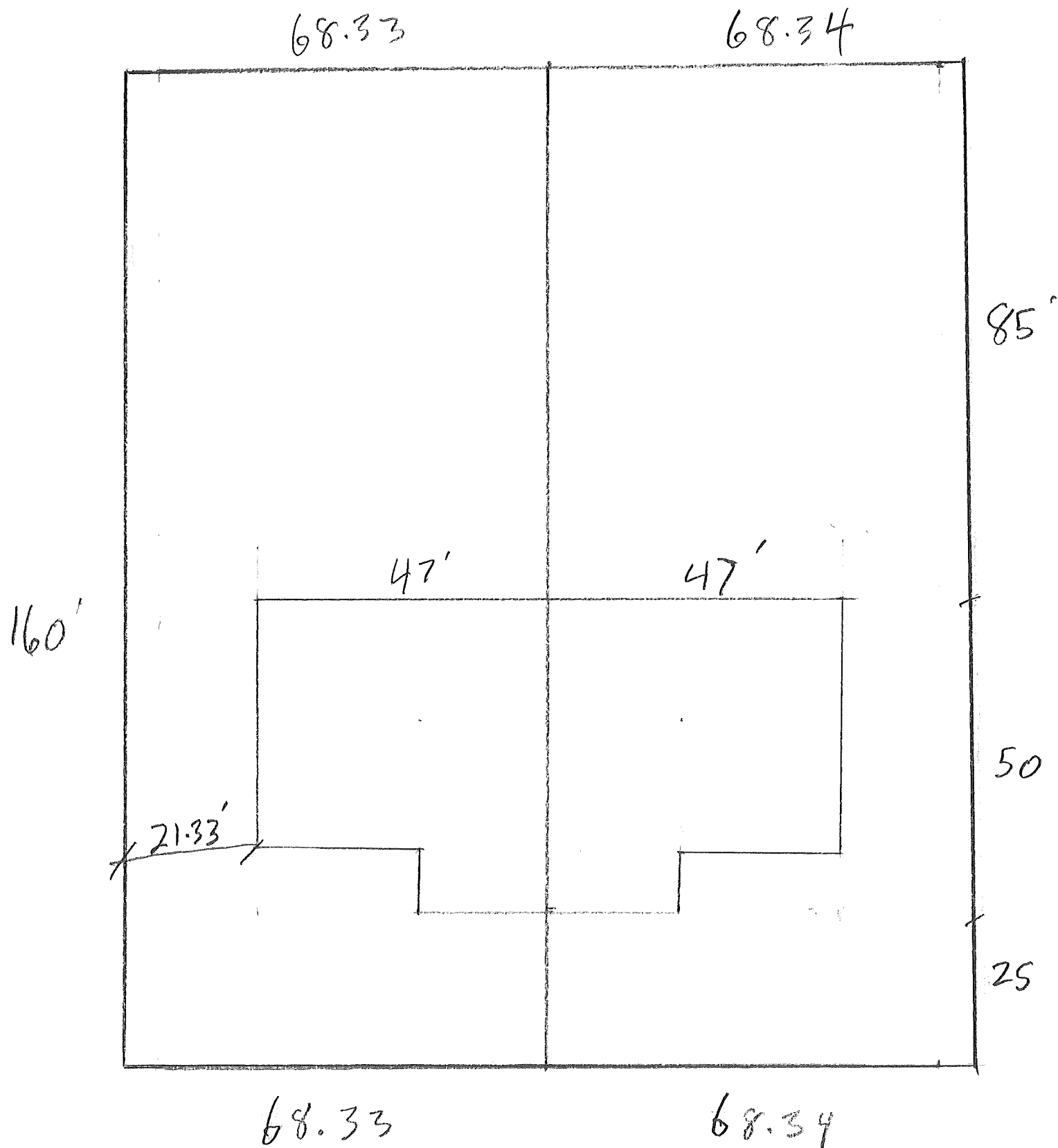
Attachments:

[Wright Homes Proposal.pdf](#)

Lot 4

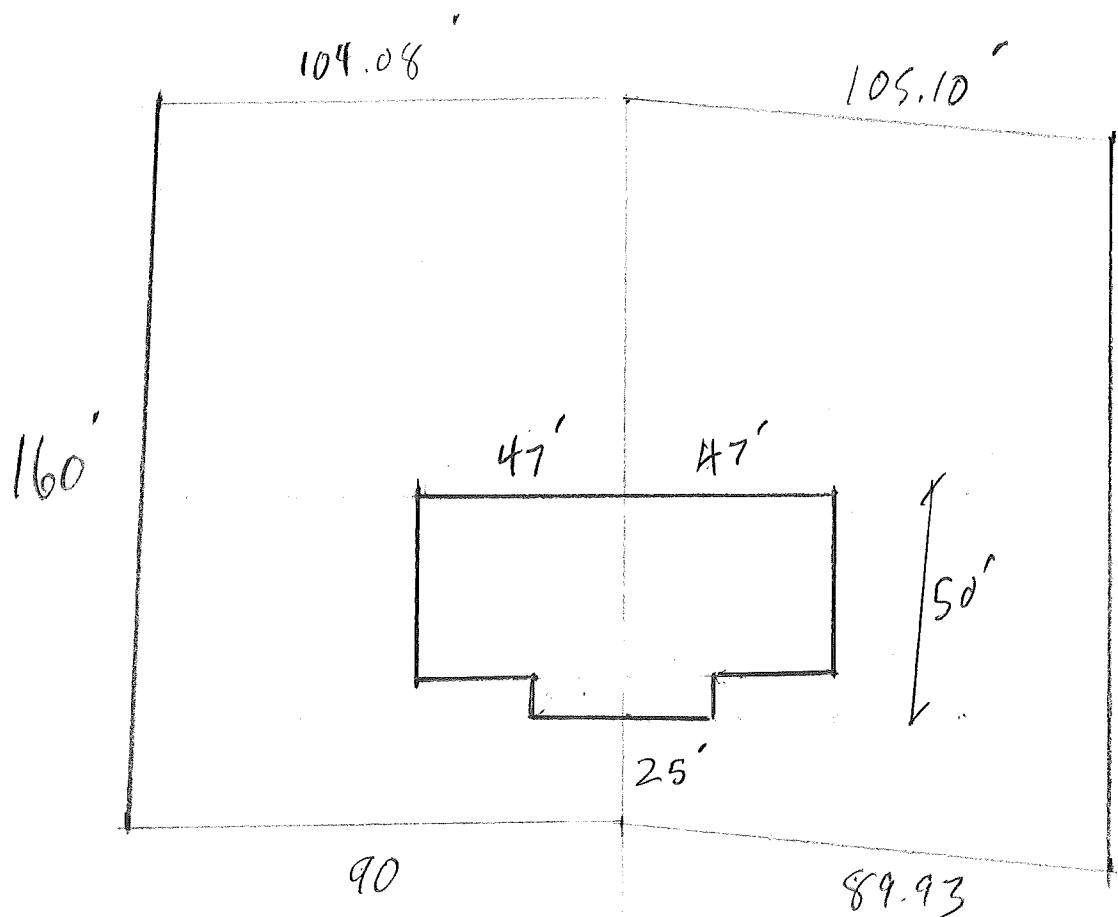
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Lot 5

 $\frac{3}{64}$ scale

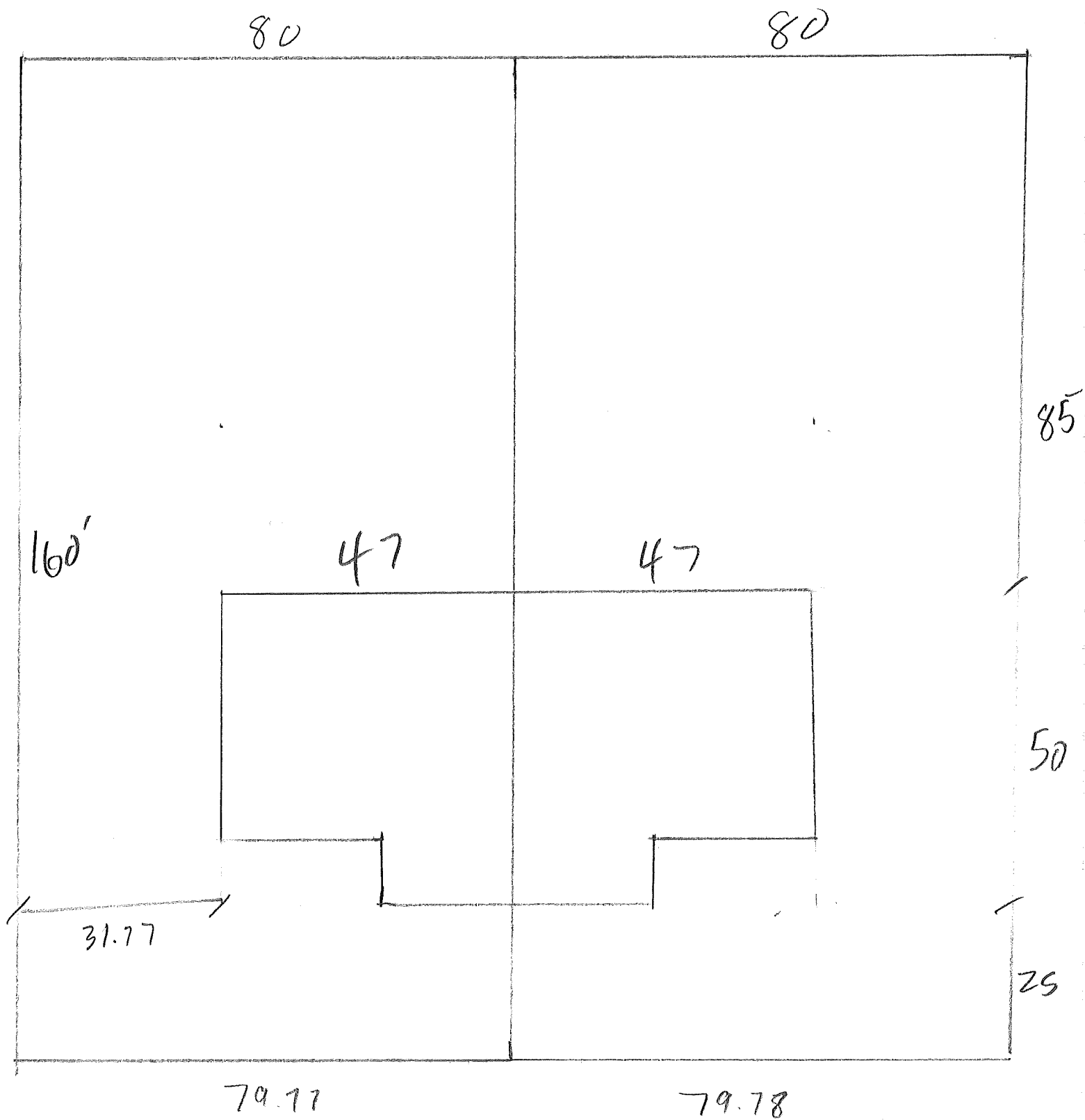
Lot 6

3/128



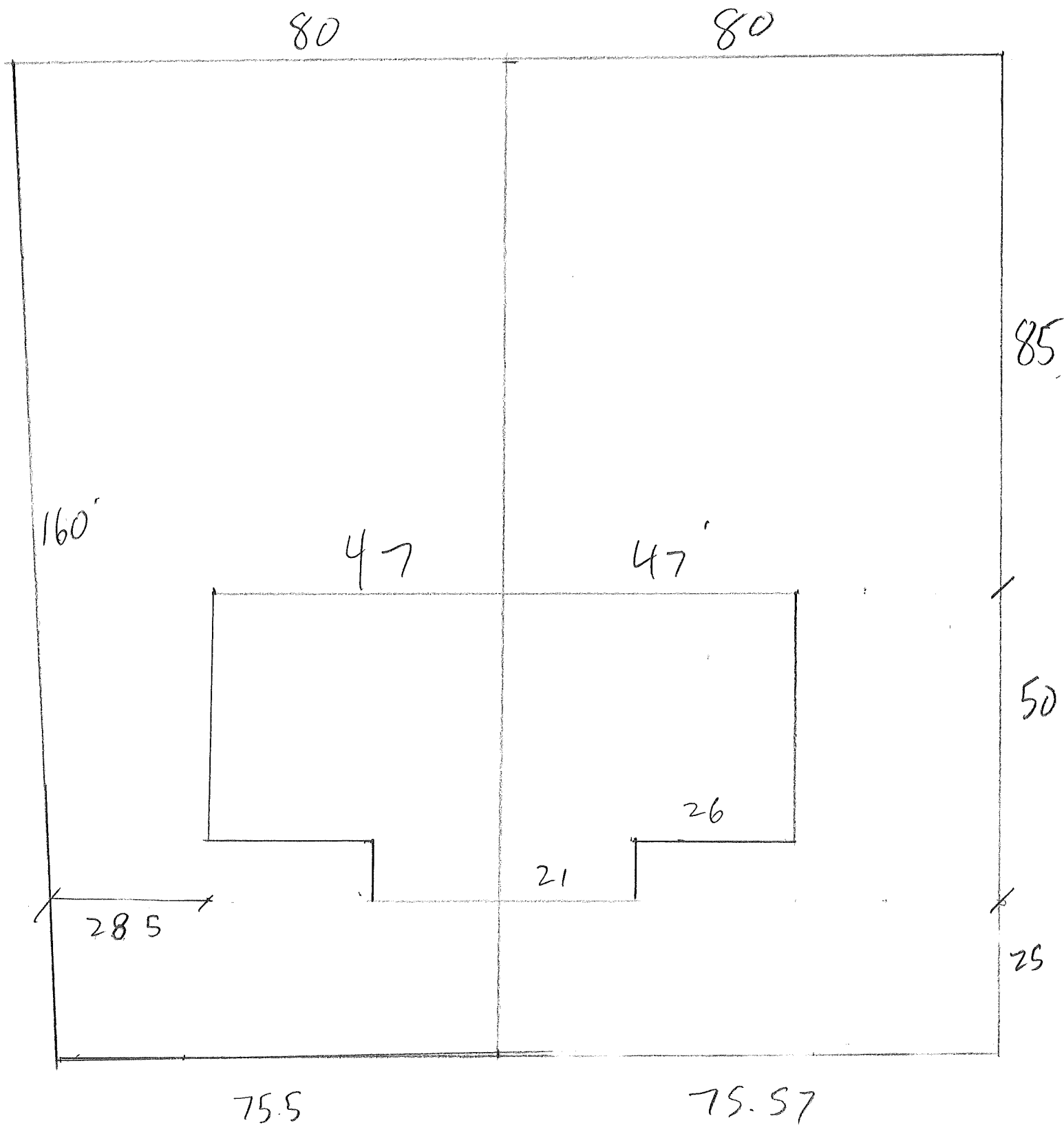
Lot 7

3/10/11



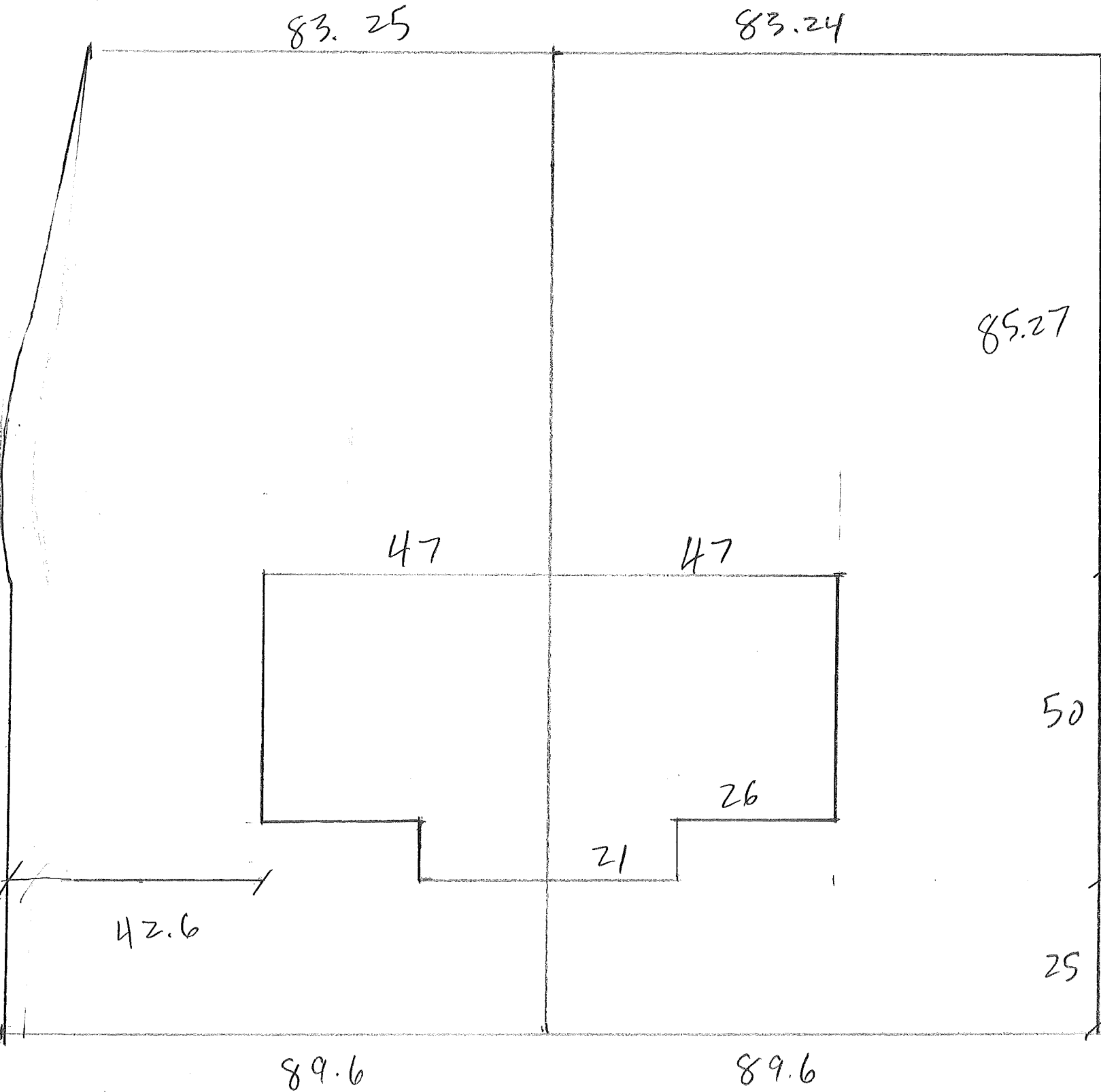
lot 8

3/64



Lot 9

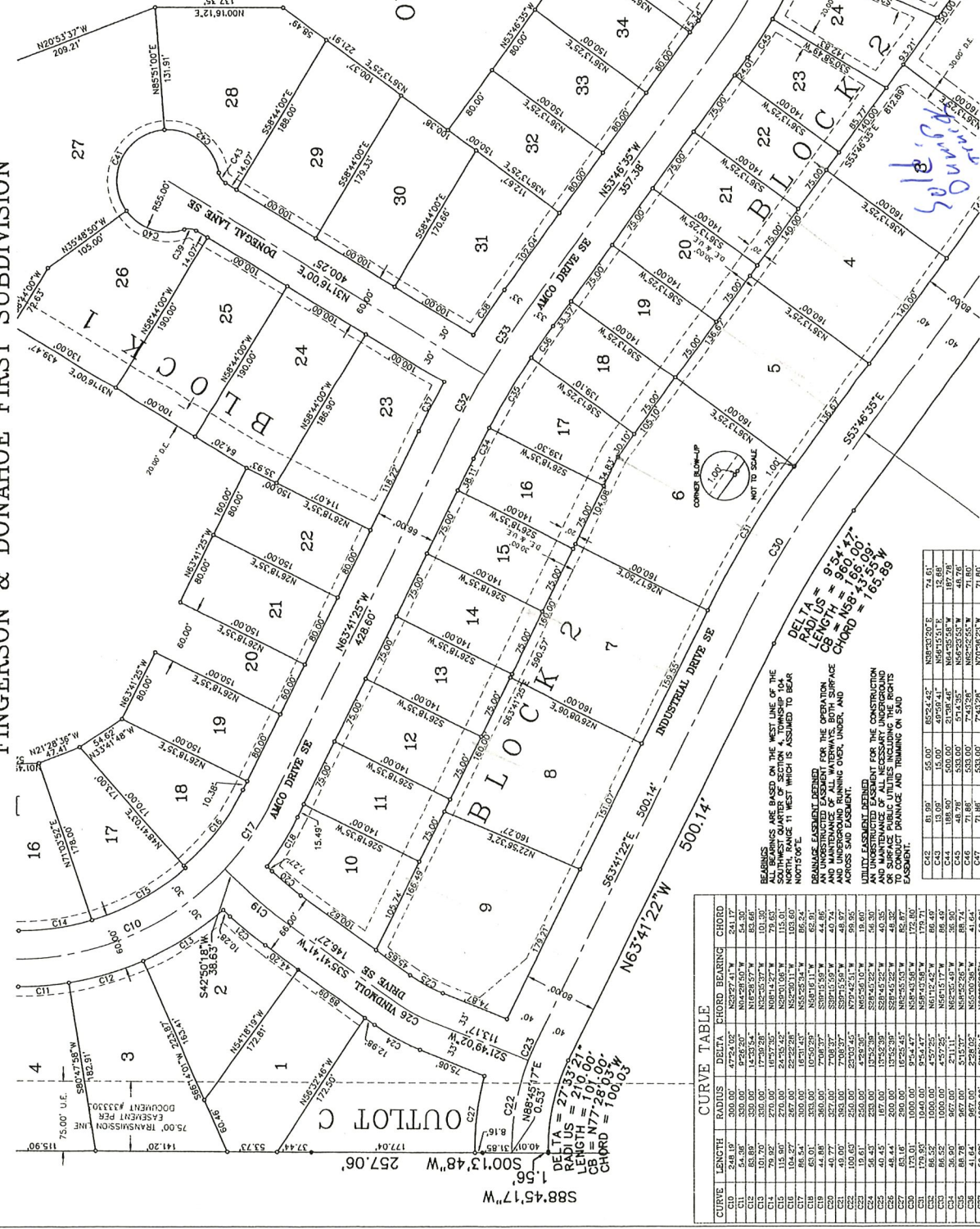
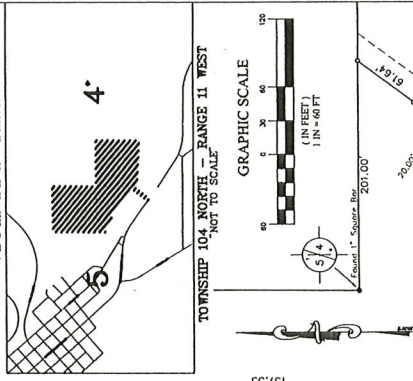
3/64



"OFFICIAL PLAT"

FINGERSON & DONAHOE FIRST SUBDIVISION

VICINITY MAP



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	115.90	115.90	90.00	115.90	N88°45'17"W
C2	115.90	115.90	90.00	115.90	N88°45'17"W
C3	115.90	115.90	90.00	115.90	N88°45'17"W
C4	115.90	115.90	90.00	115.90	N88°45'17"W
C5	115.90	115.90	90.00	115.90	N88°45'17"W
C6	115.90	115.90	90.00	115.90	N88°45'17"W
C7	115.90	115.90	90.00	115.90	N88°45'17"W
C8	115.90	115.90	90.00	115.90	N88°45'17"W
C9	115.90	115.90	90.00	115.90	N88°45'17"W
C10	115.90	115.90	90.00	115.90	N88°45'17"W
C11	115.90	115.90	90.00	115.90	N88°45'17"W
C12	115.90	115.90	90.00	115.90	N88°45'17"W
C13	115.90	115.90	90.00	115.90	N88°45'17"W
C14	115.90	115.90	90.00	115.90	N88°45'17"W
C15	115.90	115.90	90.00	115.90	N88°45'17"W
C16	115.90	115.90	90.00	115.90	N88°45'17"W
C17	115.90	115.90	90.00	115.90	N88°45'17"W
C18	115.90	115.90	90.00	115.90	N88°45'17"W
C19	115.90	115.90	90.00	115.90	N88°45'17"W
C20	115.90	115.90	90.00	115.90	N88°45'17"W
C21	115.90	115.90	90.00	115.90	N88°45'17"W
C22	115.90	115.90	90.00	115.90	N88°45'17"W
C23	115.90	115.90	90.00	115.90	N88°45'17"W
C24	115.90	115.90	90.00	115.90	N88°45'17"W
C25	115.90	115.90	90.00	115.90	N88°45'17"W
C26	115.90	115.90	90.00	115.90	N88°45'17"W
C27	115.90	115.90	90.00	115.90	N88°45'17"W
C28	115.90	115.90	90.00	115.90	N88°45'17"W
C29	115.90	115.90	90.00	115.90	N88°45'17"W
C30	115.90	115.90	90.00	115.90	N88°45'17"W
C31	115.90	115.90	90.00	115.90	N88°45'17"W
C32	115.90	115.90	90.00	115.90	N88°45'17"W
C33	115.90	115.90	90.00	115.90	N88°45'17"W
C34	115.90	115.90	90.00	115.90	N88°45'17"W
C35	115.90	115.90	90.00	115.90	N88°45'17"W
C36	115.90	115.90	90.00	115.90	N88°45'17"W
C37	115.90	115.90	90.00	115.90	N88°45'17"W
C38	115.90	115.90	90.00	115.90	N88°45'17"W
C39	115.90	115.90	90.00	115.90	N88°45'17"W
C40	115.90	115.90	90.00	115.90	N88°45'17"W
C41	115.90	115.90	90.00	115.90	N88°45'17"W
C42	115.90	115.90	90.00	115.90	N88°45'17"W
C43	115.90	115.90	90.00	115.90	N88°45'17"W
C44	115.90	115.90	90.00	115.90	N88°45'17"W
C45	115.90	115.90	90.00	115.90	N88°45'17"W
C46	115.90	115.90	90.00	115.90	N88°45'17"W
C47	115.90	115.90	90.00	115.90	N88°45'17"W
C48	115.90	115.90	90.00	115.90	N88°45'17"W
C49	115.90	115.90	90.00	115.90	N88°45'17"W
C50	115.90	115.90	90.00	115.90	N88°45'17"W
C51	115.90	115.90	90.00	115.90	N88°45'17"W
C52	115.90	115.90	90.00	115.90	N88°45'17"W
C53	115.90	115.90	90.00	115.90	N88°45'17"W
C54	115.90	115.90	90.00	115.90	N88°45'17"W
C55	115.90	115.90	90.00	115.90	N88°45'17"W
C56	115.90	115.90	90.00	115.90	N88°45'17"W
C57	115.90	115.90	90.00	115.90	N88°45'17"W
C58	115.90	115.90	90.00	115.90	N88°45'17"W
C59	115.90	115.90	90.00	115.90	N88°45'17"W
C60	115.90	115.90	90.00	115.90	N88°45'17"W
C61	115.90	115.90	90.00	115.90	N88°45'17"W
C62	115.90	115.90	90.00	115.90	N88°45'17"W
C63	115.90	115.90	90.00	115.90	N88°45'17"W
C64	115.90	115.90	90.00	115.90	N88°45'17"W
C65	115.90	115.90	90.00	115.90	N88°45'17"W
C66	115.90	115.90	90.00	115.90	N88°45'17"W
C67	115.90	115.90	90.00	115.90	N88°45'17"W
C68	115.90	115.90	90.00	115.90	N88°45'17"W
C69	115.90	115.90	90.00	115.90	N88°45'17"W
C70	115.90	115.90	90.00	115.90	N88°45'17"W
C71	115.90	115.90	90.00	115.90	N88°45'17"W
C72	115.90	115.90	90.00	115.90	N88°45'17"W
C73	115.90	115.90	90.00	115.90	N88°45'17"W
C74	115.90	115.90	90.00	115.90	N88°45'17"W
C75	115.90	115.90	90.00	115.90	N88°45'17"W
C76	115.90	115.90	90.00	115.90	N88°45'17"W
C77	115.90	115.90	90.00	115.90	N88°45'17"W
C78	115.90	115.90	90.00	115.90	N88°45'17"W
C79	115.90	115.90	90.00	115.90	N88°45'17"W
C80	115.90	115.90	90.00	115.90	N88°45'17"W
C81	115.90	115.90	90.00	115.90	N88°45'17"W
C82	115.90	115.90	90.00	115.90	N88°45'17"W
C83	115.90	115.90	90.00	115.90	N88°45'17"W
C84	115.90	115.90	90.00	115.90	N88°45'17"W
C85	115.90	115.90	90.00	115.90	N88°45'17"W
C86	115.90	115.90	90.00	115.90	N88°45'17"W
C87	115.90	115.90	90.00	115.90	N88°45'17"W
C88	115.90	115.90	90.00	115.90	N88°45'17"W
C89	115.90	115.90	90.00	115.90	N88°45'17"W
C90	115.90	115.90	90.00	115.90	N88°45'17"W
C91	115.90	115.90	90.00	115.90	N88°45'17"W
C92	115.90	115.90	90.00	115.90	N88°45'17"W
C93	115.90	115.90	90.00	115.90	N88°45'17"W
C94	115.90	115.90	90.00	115.90	N88°45'17"W
C95	115.90	115.90	90.00	115.90	N88°45'17"W
C96	115.90	115.90	90.00	115.90	N88°45'17"W
C97	115.90	115.90	90.00	115.90	N88°45'17"W
C98	115.90	115.90	90.00	115.90	N88°45'17"W
C99	115.90	115.90	90.00	115.90	N88°45'17"W
C100	115.90	115.90	90.00	115.90	N88°45'17"W

NOTE:
All existing utility easements granted to the City
per Document No. 332566.

Engineering
Surveying
Planning
Geoffrey C Griffin
P.L.L.C.
August 15, 2000

SHEET 3 OF 6



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: March 24, 2025

Agenda Item: Property to Build Apartments or Duplexes

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review or proposal

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

Background:

Attachments:

Meeting Date: March 24, 2025

Agenda Item: Directors Report

Subject | Summary:

- Combined Meeting with P&Z May 5 at 7:00pm
 - DEED for Business (Demo Lois)
 - Recap meeting with Craig Britton on People's Property
 - RAEDI Annual Meeting
-

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion:

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

Background:

Attachments:
