



City of
Blue Earth

**CITY OF BLUE EARTH
AGENDA
CITY COUNCIL WORKSESSION
FOR MONDAY, FEBRUARY 4, 2019 @ 4:30 P.M.**

Call to order.

Roll call.

Old Business.

New Business.

1. 2018 EDA Annual Report

Adjourn.

By Order of the Blue Earth City Council

Timothy Ibisch

City Administrator

Post @ City Hall-Friday, February 1, 2019 through Monday, February 4, 2019

Distribute to Mayor & Council members-Media & file

ANNUAL REPORT 2018



BLUE EARTH, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY

2018 FINANCIAL SUMMARY

Ag Center

Tenant Rent	\$269,482.51
Atrium & Conference Room Rent	\$1,810.00
TOTAL REVENUE	\$271,292.51

Supplies	\$12,009.02
Miscellaneous	\$225.00
Maintenance/Repair	\$50,346.18
Hired Services	\$34,443.61
Utilities	\$77,781.51
Property Tax	\$41,115.09
Insurance	\$6,709.50
Communication Services	\$4,610.04
Parking Lot Project	\$112.50
TOTAL EXPENSES	\$227,352.45

EDA Cash Balances

2018 EDA Operating Cash	\$100,650.00
EDA Revolving Loan Cash	\$505,595.69
EDA Utility Revolving Loan Cash	\$96,489.79
EDA Ag Center Operating Cash	-\$115,556.99
EDA BEISCO Reserve	\$126,273.65
TOTAL EDA FUND CASH BALANCES	\$486,111.30

<i>Operating Revenue</i>	
2018 EDA Land Rent	\$3,479.70
2018 Taxes (1st half)	\$46,826.01
2018 Taxes (2nd half)	\$32,470.13
LMC Property Dividend Refund	\$277.00

<i>Operating Expenses</i>	
2018 Operating Expenses	\$137,439.57

EDA Operating Profit (Loss) as of 12/31/2018 **-\$54,386.73**

2018 BUSINESS SPOTLIGHT

June	Blue Earth Drug
July	Edward Jones
August	Blue Earth Hometown Restaurant
September	United Hospital District
October	Frundt, Lundquist, & Gustafson
November	Kerry Ingredients
December	Heartland Embroidery



Front L-R Jack Heinitz, Chase Brandt, Timothy Ibisch

2018 BUSINESS ASSISTANCE & PROJECTS

Business Visits

REV Businesses

*Anderson Electric
Ankeny Furniture
Double Play
Heartland Embroidery
Joleen's Daycare
Little Giant's
Mekota Veterinary Clinic
Optimal Performance Specialists
Pearson Plumbing*

- Ankeny Furniture
- Armon Decorating
- Becki Steier Studio
- Blue Earth Area Schools
- Blue Earth Area Mentors
- Blue Earth Custom Embroidery
- Blue Earth Drug
- Blue Earth Graphics
- Blue Earth Hometown Restaurant
- Breen's
- Cedar Inn
- Center for Specialty Care
- Dairy Queen
- Dikken's
- Edward Jones
- EDI
- Faribault County Fitness Center
- First Bank Blue Earth
- Frundt, Lundquist & Gustafson
- Gartzke's
- Heartland Embroidery
- Juba's Supervalu
- KBEW Radio
- Kerry Ingredients
- Kibble
- Midwest IT
- Minn-Iowa
- O/ne Realty
- Rainbow Food Co-op
- Ride on Motorsports
- Serenity Massage
- St. Luke's
- Tafco
- The Faribault County Register
- The Prairie Chick
- The Rustic Board
- Twisted Vine Floral
- Winnebago Manufacturing

Projects

3 Sisters

- **Financed asbestos abatement and**
- **obsolete mechanical demolition**
- **Approved sale of buildings to Rural Renaissance Project**
- **Established Redevelopment TIF**

Dog Park

Business Visits

Community Garden

Green Giant Museum

Prairie View Subdivision

- **Contracted with Community Partners Research for an updated Housing Study**
- **Received \$5,000 grant from Compeer Financial**
- **Developed partnership with Southwest Minnesota Housing Partnership and began discussing construction options**

Rainbow Food Co-op

- **Provided \$10,000 deferred loan**
- **Connected board and staff with Cooperative Development Services (CDS)**
- **Offered marketing assistance**

REV

- **Built core team**
- **Hosted Community workshop and Ripple Mapping session**
- **Cultivated relationship with BEAS**

Student Engagement in the Workforce

- **Distributed career interest survey to 9th and 10th grade students**
- **Presented survey information to school faculty, City Council, and EDA**
- **Invited students to Learn the Trades Event**

2018 GRANTS & LOANS

Grants

Commercial Building Exterior Improvement Program

Armon Decorating	(17) \$2,970.00
Armon Decorating	(17) \$8,215.00
Cedar Inn	(17) \$10,000.00
Odd Jobs Handyman	(17) \$1,116.80
R & D Rentals	\$1,442.50
Frundt, Lundquist & Gustafson	\$1,000.00

Loans

Forgivable Loan Completed

Jake's Body Shop \$20,000

Revolving Loan Fund

Giant Welcome Center \$450,000

Utility Revolving Loan Fund

Little Giants \$14,650.00

Construction Mitigation Loan

Rainbow Food Co-op \$10,000

2018 EVENTS & MEETING ATTENDED

- Blue Earth City Council
- Faribault County Board of Commissioners
- Faribault County Economic Development Authority
- Blue Earth Housing and Redevelopment Authority
- Chamber of Commerce Board
- Convention and Visitors Bureau Board
- Rural Entrepreneurial Venture Core Team
- Rural Legislative Forum
- Tour of Manufacturing
- Regional Manufacturers Meeting
- SWMCEE

- South Central Business Development Network
- Kiwanis Meet and Greet
- SMIF Childcare Seminar
- SWMHP - Worthington trip
- 1 Million Cups Mankato
- Faribault County Food Partnership Meeting
- Blue Earth Active Living Coalition
- St. Luke's Executive Board
- MnDOT Manufacturers Perspective Project
- Blue Earth Kiwanis
- Southeast Minnesota Housing Forum
- REV Community Network Gathering
- FEAST! Smart Start
- SMIF Annual Luncheon
- 504 Corporation/ SBDC Annual Meeting
- CEDA Annual Meeting
- CEDA Partnership Event
- South Central MN Small Business Awards
- Rural Renaissance Community Open House
- State of Manufacturing
- Rainbow Food Co-op Board
- Hutchinson Tigerpath Workshop

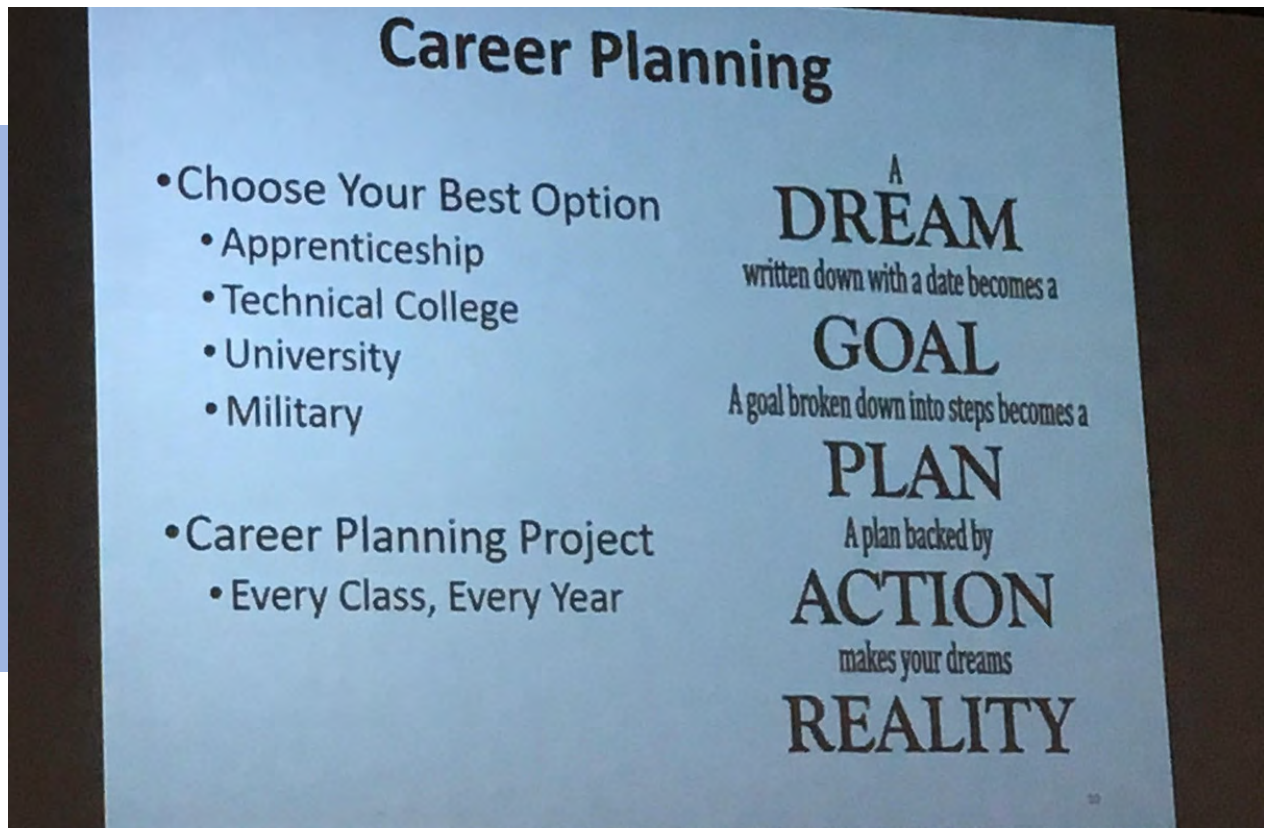


Photo taken during presentation at Hutchinson High School Tigerpath Academies community workshop.

2018 BOARD MEMBERS & STAFF



2018 Board

Chair	Bill Rosenau
Vice Chair	Daryle Pomranke
Secretary/Treasurer	Ann Hanna
Member	Kara Drake
Member	Peggy Olson
Member	John Huisman
Member	Rick Scholtes

Staff

City of Blue Earth

Timothy Ibisch, City Administrator

Bonnie Ankeny, Community Development Office Specialist

CEDA

Mary Kennedy, Economic Development Specialist



L-R: Chair Rosenau, Kennedy, off-going board members Drake and Pomranke, Administrator Ibisch, and Hanna.

2018 PARTNERS

Blue Earth Housing and Redevelopment Authority
Blue Earth Light and Water
Blue Earth Area Chamber of Commerce & Convention and Visitors Bureau
BEISCO
BEVCOMM Foundation
City of Blue Earth
Community and Economic Development Associates
Faribault County Economic Development Authority
Minnesota Department of Employment and Economic Development
Minnesota Career Force
Region 9 Development Commission
SBA 504 Corporation
Small Business Development Center
South Central Business Development Network
Southern Minnesota Initiative Foundation
Southwest Minnesota Housing Partnership
USDA Rural Development



L-R: Larry Anderson, Frost; Mary Kennedy, Blue Earth EDA Specialist; Chris Geisen, CEDA VP; Ron Ziegler CEDA CEO; Cathy Enerson, CEDA with SMIF's Partner of the Year Award



TO: Blue Earth EDA
 FROM: Mary Kennedy, CEDA
 SUBJECT: 2019 Priority Plan
 DATE: 10 January 2019

2019 Goals & Priorities for the Economic Development Authority of the City of Blue Earth

Board Members

Bill Rosenau	Ann Hanna	John Huisman	Lissia Laehn	Greg Ewing	Rick Scholtes	Peggy Olson
Assist at least one business grow or expand	Prairie View Subdivision Housing Development	3 Sisters	Community marketing		3 Sisters	3 Sisters
Face to face meeting with at least 1 company interested in building at GSBP	Golden Spike Business Park	Housing – multiple options	Support of REV		Prairie View Subdivision Housing Development	Golden Spike Business Park
Assist at least one start-up entrepreneur	Business development	Golden Spike Business Park	Golden Spike Business Park		Continuous blight removal	Support of REV
Business visit to every business in town		Support of REV	3 Sisters		Street improvements	
3 Sisters		Safe Routes to School & Sidewalks			Billboard Signage	

Staff

Mary Kennedy – Economic Development Specialist	Tim Ibisch – City Administrator
Housing	Housing Development
Golden Spike Business Park	3 Sisters
REV/School partnership	Updated Signage
3 Sisters	Increased Occupancy/Revenue at Ag Center
Community marketing	REV



Blue Earth Economic Development Authority 2019 Priority Plan

Commercial

- 3 Sisters
- Ag Center
 - Fill vacant suites
- Blight removal
- Business visits
- Employment opportunities
- Golden Spike Business Park
 - Lot sales
- Promote commercial growth
- Workforce

Industrial

- Business Assistance
- Manufacturing
 - Collaboration with Manufacturers Week
 - Education
 - Tours
- Signage

Marketing

- Community marketing
- Signage
 - Billboards
 - Housing development
 - West industrial park directional
- Social media presence

Miscellaneous

- Active Living Coalition
 - Trails
 - Pool slide

Public Engagement

- Business events
 - Succession planning
- Publication/promotion of programs
- "Thank you" cards

Relationship Building

- Chamber of Commerce & CVB
- DEED
- Legislators
- Local businesses
- Local school
- Partners
- Region 9
- Regional media outlets
- SMIF
- USDA

Residential

- Housing
 - Blighted home removal
 - Prairie View Subdivision
 - Lot sales
 - Signage
 - Southwest Minnesota Housing Partnership (SWMHP)
 - 2 homes
 - Potential multi-family housing project
 - Small Cities Grant
 - St. Luke's

REV

- Assisting existing entrepreneurs and start-ups
- Business column in Register
- Business visits & surveys
- Connecting businesses to resources
- Entrepreneur club
- Relationships
- SourceLink Pro
- Student engagement