NORTH BRANCH
—Minnesota—

Sara Paul
Chair

Dennis Johnson
Vice Chair

Jessica Thelander
Commissioner

Nyle LaGrange
Commissioner

Marshall Saunders
Commissioner

Peter Schaps
Councilmember

Kevin Schieber
Mayor

ECONOMIC DEVELOPMENT AUTHORITY
REGULAR AGENDA
TUESDAY, NOVEMBER 19, 2024 @ 3:30 PM
CITY HALL, 6408 ELM STREET, NORTH BRANCH, MN 55056

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENDA APPROVAL
   a. Approve Agenda — ACTION

5. PUBLIC COMMENT

6. CONSENT AGENDA

7. REPORTS
   a. Chisago County HRA-EDA Update — VERBAL UPDATE
   b. North Branch Area Chamber of Commerce Update — VERBAL UPDATE
   c. North Branch Area Schools Update — VERBAL UPDATE
   d. EDA Executive Director Update — VERBAL UPDATE
   e. Interstate Business Park - Occupancy and Rental Lease Agreement — ACTION

f. Comprehensive Economic Development Strategy (CEDS) Survey ACTION

g. Rethos Downtown Central Business District Presentation INFO

8. CLOSED SESSION

a. Closed meeting pursuant to Minn. Stat. 13D.05, sub. 3 (c) to consider the sale of real property identified as Lot 3 and Lot 4, Block 2, Essby Business Park 4th Addition, North Branch, Minnesota ACTION

b. Closed meeting pursuant to Minn. Stat. 313D.05, subd. 3 (c) to develop or consider the purchase of real property at Lot 1 and 2 Block 7, Town of North Branch, North Branch, Minnesota ACTION

9. NEXT MEETING - December 17, 2024

10. ADJOURNMENT

EDA Mission Statement.

To be proactive in maintaining and enhancing the economic viability of North Branch through partnerships, innovation, and strategic action.

EDA Goals:

- Successfully become one of the first communities in the region mentioned as a choice for business location.
- Attract new industries that bring an enhanced tax base, quality jobs, and new capital into the community.
- Support existing businesses and encourage their continued prosperity and growth.
- Address critical systems that influence site location decisions.

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission:

Subject: Chisago County HRA-EDA Update

Chisago County HRA-EDA Update

Voting Requirements:

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter:

Date: 11/15/2024

Board & Commission:

Subject: North Branch Area Chamber of Commerce Update

North Branch Area Chamber of Commerce Update

Voting Requirements:

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission:

Subject: North Branch Area Schools Update

North Branch School Update

Voting Requirements:

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission:

Subject: EDA Executive Director Update

The EDA Executive Director will provide an update at the meeting

Voting Requirements:

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission: Economic Development Authority

Subject: Interstate Business Park - Occupancy and Rental Lease Agreement

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Background Info

The North Branch Economic Development Authority (EDA) entered into an Occupancy Agreement on July 31, 2003, with Arthur and Evelyn Engdahl that allowed for a life estate that would allow them to reside on the property (PID 11.01072.02) at 6247 410th Street, North Branch, as long conditions of the agreements were met.

City Staff were recently informed of the passing of Evelyn Engdahl and, upon her death, the agreement included rights to Barry Engdahl to continue to occupy the property in accordance with the terms of the agreement.

Based on the terms of the contract, the EDA has the ability to terminate such rights at any time by providing not less than sixty (60) days written notice to Barry Engdahl.

At the October 15, 2024, EDA meeting, the commission recommended terminating the occupancy agreement and to send Mr Barry Engdahl the 60-day notice of termination.

Mr Engdahl received notice of termination on November 15, 2024, and expressed his desire to lease the property and is agreeable to the terms below:

PID: 11.01072.02	**6247 410th St**		
Terms - Monthly Rate			Total
House	$2,000		**$2,000**
Outbuildings	Sq Ft	Sq Ft Rate	Total
Building 1	3500	0.5	1750
Building 2	3800	0.5	1900
(Including Grain Bins)			**3650**

Home, Outbuildings and Grain Bins (monthly)	**$5,650**

The lease would be the same as the existing lease for the property that the city owns on 400th St.

The tenant would be responsible for utilities and insurance on personal property.

The EDA would pay for the insurance on the buildings.

Minn. State 469.029 subd.2 requires that a lease or sale may be made without public bidding but only after a public hearing, after published notice, by the authority at least once not less than ten days nor more than 30 days prior to the date of the hearing upon the proposed lease or sale and the provisions thereof.

Requested Action

The requested action is for the EDA to recommend approval of the terms and to approve holding a public hearing for the lease of the property.

Voting Requirements:

Voting Options **Simple Majority**

OFFICE OF COUNTY RECORDER
Chisago County, Minnesota

I hereby certify that this document was filed in this office on 10/01/2003 at 4 05 00 PM and was duly recorded as document number A-414578
ELAINE OFTELIE – County Recorder, by ____Deputy
____P
Well Certificate ___ Received ___ Not Required

Fees

ELECTRONIC FILING FEE	$ 50
EQUIPMENT FUND	1.00
STATE SURCHARGE	4 50
GENERAL ABSTRACT	14.00
Total	$20 00

Received from/return to
MILLER LAW OFFICE, PA
OAK POINT OFFICE CTR, STE 6
26357 FOREST BLVD, BOX 807
WYOMING, MN 55092

414578

[reserved for recording information]

OCCUPANCY AGREEMENT

THIS OCCUPANCY AGREEMENT ("Agreement") is made and entered into this 31st day of July, 2003, by and between **ARTHUR C. ENGDAHL and EVELYN J. ENGDAHL,** husband and wife, (hereinafter referred to as the "Occupants") and the **NORTH BRANCH ECONOMIC DEVELOPMENT AUTHORITY**, a political subdivision, under the laws and constitution of the State of Minnesota (hereinafter referred to as the "Owner")

RECITALS

A. The Owner is the fee owner of a parcel of real property located in the City of North Branch, County of Chisago, State of Minnesota, located at 6247 – 410th Street North, North Branch, MN 55056, and legally described on Exhibit A hereto (the "Occupancy Parcel"); and

B. Occupants and Owner enter into this Agreement, pursuant to a Real Estate Purchase Agreement dated February 26, 2003 on the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration in hand paid to the Owner by the Occupants the receipt and sufficiency of which is hereby acknowledged by the Owner, it is hereby agreed as follows:

1. Occupancy Agreement. Owner agrees that Occupants (or the survivor thereof) will be allowed to occupy the Occupancy Parcel until the earlier of:

(a) Subject to Paragraph 3 hereof, the death of the last to survive of the Occupants;

(b) Both Occupants (or the survivor of the Occupants) voluntary absence from Occupancy Parcel for a continuous period of twelve (12) months or more;

(c) Both Occupants (or the survivor of the Occupants) involuntary absence from the Occupancy Parcel, such as due to illness or an accident that results in requiring a period of care or convalescence, for a continuous period of twelve (12) months or more. For involuntary absences of less than twelve (12) months, Occupants (or the survivor of the Occupants) rights hereunder shall continue so long as at least one Occupant resumes residency on the Occupancy Parcel within two (2) months following the termination of the condition leading to such involuntary absence or prior to the end of such twelve (12) month period, whichever occurs first;

(d) Occupants abandonment of the Occupancy Parcel; or

(e) Occupants written agreement to terminate their occupancy right hereunder.

Subject to Paragraph 3 hereof, the occupancy right granted hereunder is personal to the Occupants and may not be sold, transferred, conveyed or assigned, voluntarily or involuntarily, by the Occupants or either of them. Prior to the termination of Occupants occupancy rights granted hereunder, Occupants shall be responsible for the payment of all taxes, special assessments, utilities and other costs of occupying and maintaining the Occupancy Parcel including, if Occupants choose or are required to do so, any charges to connect to the City's sewer and/or water lines (SAC/WAC charges). Occupants shall obtain a renters policy of insurance, naming the Owner as an additional insured thereunder, at such levels and covering such claims as are reasonably deemed necessary by Owner Such insurance shall include the operations of Occupants and their son, Barry Engdahl in farming any of the real property owned by the Owner. Owner will insure the Occupancy Parcel under an Owners policy of insurance against property damage and liability claims deem appropriate by Owner, but as to property damage, not less than full replacement value. Occupants shall provide Owner with a Certificate of Insurance satisfying the foregoing requirements at the time of execution of this Agreement and annually thereafter. In case of casualty loss, Occupants shall have the option of requiring Owner to rebuild any building destroyed or substantially damaged by fire or other covered casualty but only to the extent of actual insurance proceeds received by the Owner as a result of such loss or vacating the Occupancy Agreement if the Occupants so vacate the Occupancy Parcel, Owner shall be entitled to retain any such insurance proceed. If Occupants elect to rebuild, they must commence construction within six (6)

months of settlement of their insurance claim and must substantially complete construction within four (4) months of commencing construction. All such construction must be done in a workmanlike manner and in compliance with all applicable statutes and ordinances.

2. Rights of Surviving Occupant. Upon the death of one of the Occupants, the surviving Occupant shall have all of the rights and obligations granted to the Occupants hereunder.

3. Rights of Barry Engdahl. Upon the death of the last to die of the Occupants, Barry Engdahl shall have the right to continue to occupy the Occupancy Parcel subject to and in accordance with the terms of this Agreement provided however that the rights granted to Barry Engdahl hereunder are personal to him alone and further provided that the Owner may terminate such rights at any time by providing not less than sixty (60) days written notice of such termination to Barry Engdahl at his last known address.

4. Notices. Except as otherwise provided herein, all communications, demands, notices, or objections permitted or required to be given or served under this Agreement shall be in writing and shall be deemed to have been duly given or served if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, or if telegraphed, by prepaid telegram, and addressed to a party to this Agreement, to the address set forth below, or if a person not a party to this Agreement, to the address designated by a party to the Agreement in the foregoing manner. Any party may change its address by giving notice in writing, stating its new address, to any other party as provided in the foregoing

manner. Commencing on the tenth (10^{th}) day after the giving of the notice, the newly designated address shall be that party's address for the purposed of all communications, demands, notices, or objections permitted or required to be given or served under this Agreement.

OCCUPANTS ADDRESS:

Arthur Engdahl and Evelyn Engdahl
6247 – 410^{TH} St. No.
North Branch, MN 55056

OWNER'S ADDRESS:

North Branch EDA
P.O Box 910
North Branch, MN 55056
Attn: Executive Director

BARRY ENGDAHL ADDRESS:

Barry Engdahl
41228 Goodview Ave No.
North Branch, MN 55056

5. Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties hereto and the assigns, executors, heirs, and successors of the parties

6 Amendment, Modification, or Waiver. No amendment, modification, or waiver of any condition, provision, or term shall be valid or of any effect unless made in writing, signed by the party or parties to be bound or a duly authorized representative, and specifying with particularity the extent and nature of such amendment, modifications, or waiver Any waiver by any party of any default of another party shall not affect or impair any right arising from any subsequent default. Except as expressly and specifically stated otherwise, nothing herein shall limit the remedies and rights of the parties hereto under and pursuant to this Agreement.

7 Severable Provisions. Each provision, section, sentence, clause, phrase, and word of this Agreement is intended to be severable. If any provision, section,

sentence, clause, phrase, and word hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

8 Captions, Headings, or Titles. All captions, headings, or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement as a limitation of the scope of the particular paragraphs or sections to which they apply.

9. Reference to Gender Where appropriate, the feminine gender may be read as the masculine gender or the neuter gender; the masculine gender may be read as the feminine gender or the neuter gender; and the neuter gender may be read as the masculine gender or the feminine gender.

10. Minnesota Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Minnesota.

11. Termination In addition to the termination provisions set forth in Paragraph 1 hereof, this Agreement may be terminated by (i) a written instrument signed by the parties hereto or their respective heirs, successors or assigns, or (ii) the Owner upon sixty (60) days written notice to the Occupants (or the survivor of the Occupants) of the occurrence of any of the events described in Paragraph 1 hereof (other than the death of the survivor of the Occupants or the occupancy by Barry Engdahl pursuant to Paragraph 3 hereof) or other default hereunder provided that during such sixty (60) days the Occupants fail to cure any default thereunder or fails to commence arbitration to resolve the issue of the Owner's right to so terminate this Agreement pursuant to Paragraph 11 hereof or (3) immediately upon the death of the survivor of the Occupants.

Upon the termination of this Agreement, the Occupants shall execute a quit claim deed or other instrument necessary to record evidence of such termination.

12. Arbitration. In addition to all other remedies available to the Owner, if a dispute arises, the Occupants and the Owner may demand that such dispute be resolved by final and binding arbitration before a single arbitrator to be agreed upon by Occupants and the Owner or failing such agreement, pursuant to rules for commercial arbitrations adopted by the American Arbitration Association Owners and Occupants will each pay one-half (½) of the cost of such arbitrator unless the arbitrator determines that such proceeding was brought or defended in bad faith whereupon the arbitrator may award all of his or her costs against such party who is determined to have acted in bad faith.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective the day and year first set forth above

OCCUPANTS:

By: _____
Arthur Engdahl

By: _____
Evelyn Engdahl

OWNER:
NORTH BRANCH EDA

By: _____
Rodney Lofquist
Its: Chairperson

By: _____
Bridgitte Konrad
Its: Secretary

STATE OF MINNESOTA)
)SS.
COUNTY OF CHISAGO)

The foregoing instrument was acknowledged before me this 31st day of July, 2003, by Arthur Engdahl and Evelyn Engdahl, husband and wife

THOMAS F. MILLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

_____
Notary Public

STATE OF MINNESOTA)
)SS.
COUNTY OF CHISAGO)

The foregoing instrument was acknowledged before me this 31st day of July, 2003 by Rodney Lofquist and Bridgitte Konrad the Chairperson and Secretary, respectively, of the North Branch Economic Development Authority, a Minnesota political subdivision on behalf of the Authority.

_____
Notary Public

THOMAS F MILLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

THIS INSTRUMENT WAS DRAFTED BY:

Thomas F. Miller, Esq. (#155676)
Miller Law Office, P.A.
26357 Forest Boulevard, Suite 6
P.O. Box 807
Wyoming, MN 55092
Phone 651-462-0206

Legal Description

Lot 1, Block 2, North Branch Industrial Park, according to the plat thereof on file and of record in the office of the County Recorder in and for Chisago County, Minnesota.

OFFICE OF COUNTY RECORDER
Chisago County, Minnesota

I hereby certify that this document was filed in this office on 10/01/2003 at 4:05:00 PM and was duly recorded as document number A-414579
ELAINE OFTELIE – County Recorder, by ____Deputy

Well Certificate ___ Received ___ Not Required

Fees:

ELECTRONIC FILING FEE	$ 50
EQUIPMENT FUND	1 00
STATE SURCHARGE	4 50
GENERAL ABSTRACT	14 00
Total	$20.00

Received from/return to
MILLER LAW OFFICE, PA
OAK POINT OFFICE CTR, STE 6
26357 FOREST BLVD, BOX 807
WYOMING, MN 55092

414579

CERTIFICATE OF TRUST

STATE OF MINNESOTA)
) **ss.**
COUNTY OF CHISAGO)

Arthur C. Engdahl and Evelyn J. Engdahl, being first duly sown on oath, say that:

1. The name of the Trust is: Evelyn J. Engdahl Revocable Trust dated April 21, 1999.

2 The date of the trust is April 21, 1999.

3. The name of each Grantor of the Trust is: Evelyn J. Engdahl.

4. The name of each original Trustee of the Trust is: Arthur C. Engdahl and Evelyn J. Engdahl.

5. The name of each Trustee empowered to act under the Trust Instrument at the time of execution of this Certificate is. Arthur C. Engdahl and Evelyn J. Engdahl.

6. The Trustee is authorized by the Instrument to sell, convey, pledge, mortgage, lease or transfer title to any interest in real or personal property, Except as limited as follows: NONE.

7. Other Trust provisions included by the Grantor or Trustee: NONE.

8 The Trust Instrument has not been terminated or revoked.

9. The Grantor has executed this document with the intention that it may be relied upon as a true and correct statement of provisions of the Trust Instrument as quoted herein. There are no other provisions in the Trust Instrument or amendments to it that limit the

powers of the Trustee to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

4145:9

Dated this 31st day of July, 2003.

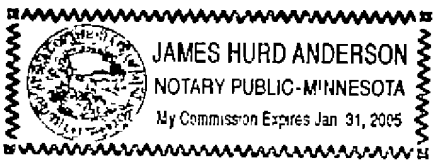
Grantor:

Arthur C. Engdahl

Evelyn J. Engdahl

Subscribed and sworn to before me this 31st Day of July, 2003.

Notary Public



This instrument drafted by:

James H. Anderson
Stern & Anderson
247 Third Avenue South
Minneapolis, MN 55415

Schedule A

Parcel No. 1.

The East Half of the Northeast Quarter (E ½ of NE ¼) of Section Eight (8) and the Northeast Quarter of the Southeast Quarter (NE ¼ of Se ¼) of Section Eight (8), Township Thirty-five (35), Range Twenty-one (21) excepting the following parcel:

Beginning at the SE corner of said NE ¼ of Se ¼ of said Section 8, thence running North on the East line thereof a distance of 16 rods and 2 feet; thence West at right angles to said line a distance of 37 rods; thence South 16 rods and 2 feet to the South line thereof; thence East 37 rods, to the place of beginning

Parcel No. 2.

The part of the West Half of the Northwest Quarter (W ½ of NW ¼) of Section Nine (9), lying West of the right of way of the Northern Pacific Railway all of said Property lying and being in Township Thirty-five (35), Range Twenty-one (21)

Parcel No. 3.

The Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼) Section Eight (8), Township Thirty-five (35), Range Twenty-one (21) except the following described parcel: That part of the NW ¼ of NE ¼ of Section 8, Township 35 North, Range 21 West, which lies westerly of a line parallel with and distant 100' easterly of the following described line: Beginning at a point on the north line of said Section 8, distant 169 46 feet easterly of the north quarter corner of said Section 8, thence run southerly at an angle of 90°34'55" with said north section line (when measured from east to south) for 1418 67 feet and there terminating

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT ("Lease") is made and entered into effective the ___ day of _____ 2023. It is a legally enforceable agreement between the Tenant and the Landlord to rent the Leased Premises described below. The word "Landlord" as used in this Lease means the **CITY OF NORTH BRANCH**, a Minnesota municipal corporation. The word "Tenant" as used in this Lease means _____ and _____, individually and collectively.

1. Description of Leased Premises. The term "Leased Premises" as used in this Lease means the house and related improvements located at 6247 410th Street, North Branch, County of Chisago, State of Minnesota.

2. Acceptance of Leased Premises. Tenant has thoroughly inspected the Leased Premises and accepts the Leased Premises in its present "As-Is" condition without any further improvements thereto by the Landlord.

3. Term of Lease. This is an approx., one (1) year Lease commencing on the date hereof and continuing thereafter until December 31, 2025 (the "Lease Term"). At all times, this Lease shall be subject to all of the same covenants, agreements, terms, conditions, exceptions and reservations as contained in this Lease. The parties may agree to mutually extend the Lease under the same terms as set forth herein, except that the rent shall be increased by an amount agreed to by the parties. In the event, Tenant remains in possession of the Leased Premises for any period after the expiration of the Lease Term ("Holdover Period") a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at the then applicable monthly rental rate of the same in this Lease unless otherwise agreed by the Parties in writing. Such month-to-month tenancy shall be terminable on thirty (30) days' notice by either Party or on longer notice if required by law. Notwithstanding the foregoing, the Landlord reserves the right to terminate the Lease Term as to all or a portion of the Leased Premises, upon 90 days written notice to Tenant, if deemed necessary by the Landlord for the construction of public utilities and/ or road infrastructure.

4. Rent. Tenant agrees to pay as rent for the Leased Premises the sum of $5,650.00 per month and the rent payment for each month must be paid before the first day of each month during the Lease Term, at Landlord's address set forth in this Lease. Landlord does not have to give notice to Tenant to pay the rent required under this Lease. Upon execution of the Lease, Tenant shall pay the first month's rent.

5. Security Deposit. Tenant agrees to pay Landlord $5,650.00 as a security deposit, which amount shall be due and payable upon execution hereof. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Lease. The security deposit may not be used by Tenant as the last month's rent of the Lease Term. If Tenant fails to perform any term in this Lease, Landlord may use the security deposit for payment of money that Landlord may spend or damages that Landlord suffers because of Tenant's failure to maintain the Leased Premises and/or for any damage to the Lease Premises caused by Tenant or Tenant's guests or invitees. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Leased Premises in the same condition as accepted, ordinary wear and tear

excepted. Within thirty (30) days after termination of this Agreement, Landlord will return the security deposit to Tenant, minus any amounts applied by Landlord in accordance with this paragraph. Any reason for retaining a portion of the security deposit will be explained in writing. Interest shall accrue on the security deposit as required by Minnesota Statutes Sec. 504B.178.

6. Quiet Enjoyment. If Tenant pays the rent and complies with all other terms of this Lease, Tenant may use the Leased Premises for the Lease Term of this Lease.

7. Use of Leased Premises. The Leased Premises shall be used and occupied as a personal residence as shall be allowed by local ordinance. No pets or animals shall be allowed.

8. Right of Entry. Landlord and Landlord's agents may enter the Leased Premises at reasonable hours and upon reasonable prior notice to Tenant, to repair or inspect the Leased Premises and perform any work that Landlord decides is necessary. Landlord may show the Leased Premises to possible or new tenants at reasonable hours, and upon reasonable prior notice to Tenant, during the last ninety (90) days of the Lease Term or if the Lease Term is month to month to month tenancy, then such right of entry shall exist at all times.

9. Assignment and Subletting. Tenant may not assign this Lease, lease the Leased Premises to anyone else (sublet), sell this Lease or permit any other person to use the Leased Premises without the prior written consent of Landlord, which consent may be withheld for any or no reason. If Tenant violates the foregoing provision, Landlord may terminate this lease as described in Paragraph 20 of this Lease. Any assignment or sublease without Landlord's written consent will not be effective. Tenant must get Landlord's permission each time Tenant wants to assign or sublet, and Landlord's permission shall be good only for that specific assignment or sublease. Landlord may assign its interest in this Lease without Tenant's consent.

10. Utilities and Household Expenses. Tenant shall pay for all utilities and services provided to the Leased Premises during the Lease Term, including the payment for electricity, gas, water, sewer and refuse removal. Tenant shall also pay for all telephone services and cable hook-up and monthly expenses. In the event the Tenant fails to pay for such utilities or services, Landlord may make such payments and shall be entitled to reimbursement by Tenant as additional rent.

11. Maintenance and Repair.

11.1 By Landlord. Landlord promises to keep the structural elements (i.e. walls and roof) in reasonable repair during the Lease Term of the Lease, except when the damage is caused by the intentional or negligent action of Tenant or Tenant's agents, employees or guests. For purposes of this Lease, structural portions of the Leased Premises shall mean the foundation, floor, exterior and load bearing walls and roof of the Leased Premises.

11.2 By Tenant. Tenant promises, at Tenant's expense, to maintain the Leased Premises in a clean, safe and condition and Tenant shall make all repairs (other than to structural elements), lawn care and inside/outside maintenance necessary to keep the Leased Premises in good condition during the Lease Term of this Lease, including any extensions of this Lease, and shall eliminate any violation of health and safety laws that result from Tenant's agents or

guests. Tenant shall be responsible for the normal upkeep of the windows, heating, ventilation and air conditioning systems servicing the Leased Premises. Tenant shall be responsible for repairing any damage to structural elements or common areas of the building caused by the intentional or negligent act of Tenant, Tenant's agents or guests. Tenant shall be responsible for reporting to Landlord any needed repairs for which the landlord is responsible.

12. Alterations. Tenant must obtain Landlord's prior written consent to make any alterations to the Leased Premises if alterations exceed the cost of $500.00. Tenant must not change the heating, electrical, plumbing, ventilation or air conditioning or make any other changes without the prior written consent of Landlord. No wall coverings or painting without prior approval.

13. Liability. Landlord is not responsible for any loss or damage incurred by Tenant, or by Tenant's guests, invitees, or agents or injury that is done to Tenant or its property, whether by fire, water, explosion, theft, or any other cause, and Tenant shall indemnify Landlord, shall hold Landlord harmless against any such claims, provided, however, that Tenant shall not be responsible for loss or damage caused by Landlord, its employees and/or agents. Landlord shall indemnify Tenant and shall hold Tenant harmless against claims arising from activities of Landlord, its employees and/or agents on the Leased Premises.

14. Surrender of Leased Premises. Tenant shall move out of the Leased Premises when this Lease ends if the Lease is not renewed by mutual agreement of the parties. When Tenant moves out, Tenant shall, at Tenant's expense, leave the Leased Premises in as good condition as when the Lease started, with the exception of reasonable wear and tear.

15. Abandonment. If Tenant moves out of the Leased Premises before the end of this Lease, Landlord may bring a legal action to recover possession of the Leased Premises. Landlord may rent the Leased Premises to someone else. Any rent received by Landlord for the re-entering shall be used first to pay Landlord's expenses for re-renting the Leased Premises and second to pay any amounts Tenant owes under this Lease. Tenant shall be responsible for paying the difference between the amount of rent owed by Tenant under this Lease and the amount of rent received by Landlord from the new tenant, together with any court costs and attorney's fees. If Landlord recovers possession of the Leased Premises after Tenant moves out, Landlord may consider Tenant's personal property to also have been abandoned. Landlord shall be free from liability from the disposal of said personal property in any manner that the Landlord thinks is proper.

16. Damage to Leased Premises. If the Leased Premises is destroyed or damaged not due to the fault of Tenant or Tenant's guests, and the Leased Premises, or any substantial part thereof, is unfit for use as a personal residence, Tenant shall not be required to pay rent for the time the Leased Premises cannot be used. If part of the Leased Premises cannot be used, or can only be partially used, Tenant must only pay rent for the usable part. If the Leased Premises is substantially damaged or destroyed (meaning 50% or more of the structure is unusable). Either Landlord or Tenant may terminate this Lease by written notice to the other within thirty (30) days of the event causing the damage or destruction and Landlord shall have no obligation to Tenant to rebuild or repair the Leased Premises.

17. Insurance. Landlord shall maintain fire insurance with extended coverage endorsement and broad peril coverage for Landlord's benefit during the term of this Lease. Tenant shall be responsible for any and all insurance covering Tenant's personal property located on the Leased Premises and shall hold Landlord harmless from any claims for damage to or destruction of such personal property.

18. Condemnation. If any part of the Leased Premises is taken or condemned for a public or quasi-public use, or any transfer made in lieu of condemnation, and a part of the Leased Premises remains which is suitable for the use contemplated by this Lease, this Lease shall terminate only as to the part so taken and shall continue in full force as to the remaining part. The date of termination as to a part so taken shall be the date on which the condemnor takes title. The rent payable after that date shall be adjusted so that Tenant shall pay only such portion of the rent as the value of the part remaining bears to the total value of the Leased Premises on the date of the taking. If all of the Leased Premises is taken or condemned, or so much is taken that the use by Tenant shall be substantially impaired, Tenant may terminate this Lease. All compensation awarded upon any condemnation or taking shall go to Landlord.

19. Late Payment and Interest. All payments required to be paid by Tenant under the provisions of this Lease shall bear interest at the greater of the following rates:

a.) Eighteen percent (18%) per annum; or

b.) The highest rate allowed by applicable law.

Interest shall accrue commencing on the due date of each such payment and continuing until the date such payment is actually received by Landlord. In addition to the foregoing interest, a late penalty charge on all payments paid after the fifth (5th) day of the calendar month in which such payment is due and in the amount of five percent (5%) of the monthly rental due shall become due and payable to Landlord.

20. Default and Remedies. The occurrence of any one or more of the following events shall constitute a default by Tenant under this Lease which default shall provide the Landlord with the remedies set forth below.

20.1 If Tenant fails to pay any rent within five (5) days of its due date, Landlord shall be entitled to recovery of unpaid rent, together with all costs and expenses (including attorney's fees) lawfully and reasonably incurred in enforcing payment of such rent, together with interest as herein provided. Tenant shall also indemnify Landlord against all reasonably costs and expenses (including attorney's fees) agreement of Tenant herein contained.

20.2 If Tenant shall fail to perform any act on its part to be performed under this Lease, and such failure shall continue for a period of ten (10) days after written notice thereof from Landlord, Landlord may, but shall not be obligated to, perform such act without waiving or releasing Tenant from any of its obligations relative thereto. All sums paid or costs incurred by Landlord in so performing such acts, together with interest at the rate provided in this Lease,

from the date each payment or costs were made or incurred by Landlord, shall be payable by Tenant to landlord as additional rent on demand.

20.3 Any of the following events shall occur:

i. Vacation or abandonment of the Leased Premises by Tenant;

ii. Appointment of a receiver or trustee for Tenant in any Court, which appointment is not vacated within thirty (30) days;

iii. Tenant is adjudicated bankrupt or insolvent or makes an assignment for the benefit of creditors;

iv. Tenant fails to make timely payment of any rent due under this Lease;

v. Tenant violates any of the other covenants, terms or conditions of this Lease and such violation remains uncured for a period of ten (10) days after notice thereof in writing, provided that is such violation would reasonable require more than ten (10) days to cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within the 10-day notice period and thereafter promptly and continuously prosecutes such cure to completion;

20.4 In the event of default as above defined, which default has not been timely cured after Tenant has been given notice of default as required herein, Landlord may, without notice or any form of legal process re-enter up and take possession of the Leased Premises or any part thereof and remove and sell the equipment, trade fixtures and personal property as are on the Leased Premises and owned by Tenant. If any of Tenant's property is disposed of as herein provided, ten (10) days prior notice to Tenant of disposition shall be deemed to be commercially reasonable and Landlord may apply the proceeds of any such disposition to any payments to which Landlord is then entitled under this Lease. If Landlord is entitled to or does re-enter, Landlord may terminate this Lease giving notice thereof, and in such event Tenant shall immediately vacate and surrender the Leased Premises.

20.5 Without limiting any other provision of this Lease, if Landlord re-enters or if this lease is terminated, Tenant shall pay to Landlord on demand as follows:

i. Rent up to the time of re-entry or termination;

ii. All reasonable expenses incurred by Landlord in performing any of Tenant's obligations under this Lease, re-entering or termination and re-letting, collecting sums due or payable by Tenant, including Landlord's reasonable attorney's fees and the expense of keeping the Leased Premises in good order and repair;

iii. All damages for the loss of income of Landlord expected to be derived from the Leased Premises, less the amount, if any, received by Landlord from other tenants leasing the Leased Premises. Such damages shall be payable on the first day of each month during the period which would have constituted the unexpired term of the

Lease had this Lease not been terminated.

21. Invalidity of Particular Provisions. In the event any provision of this lease is or becomes invalid, void, illegal or unenforceable, it shall be considered separate and severable from the Lease and the remaining provisions shall continue in force as though such provision had not been included.

22. Heirs and Assigns. The terms of this Lease apply to the Tenant and Landlord and to their heirs, legal representatives, successors and assigns.

23. Subordination. Tenant agrees that this Lease shall be subordinate to any mortgage that may hereafter be placed upon the property of which the Leased Premises is a part and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions thereof. Tenant further agrees that upon notification by Landlord to Tenant, this Lease shall be or become prior to any mortgage that Tenant may or may attempt to be placed on the Leased Premises. Tenant shall execute and deliver whatever instruments may be required for the above purposes, and failing to do so within ten (10) days after demand in writing, does hereby make, constitute and irrevocably appoint Landlord as its attorney-in-fact and in its name, place and stead so to do.

24. Notices. All notices, demands and requests which may or are required to be given by either party to the other shall be in writing and shall be deemed given when sent by United States Certified mail, postage prepaid: (a) if for Tenant, addressed to Tenant at the address of the Leased Premises; or (b) if for Landlord, addressed to Landlord at: City of North Branch, Attention City Administrator, P.O. Box 910, North Branch, MN 55056 or such other place as Landlord may from time to time designate by written notice to Tenant. Notices shall also be deemed given if and when given to the other party in person.

25. Restrictions On Use. Tenant shall not use or permit the Leased Premises, or any part of the Leased Premises, to be used for any purposes other than those set forth in this Lease. Tenant shall neither use nor permit on the Leased Premises any act, sale or storage that may be prohibited under stand forms of fire insurance policies, including the installation of a wood burning stove in the house or garage. In addition, no use shall be made or permitted to be made on the Leased Premises or any part thereof that shall result in: (a) waste on the Leased Premises; or (b) a public or private nuisance. Tenant shall comply with all governmental regulations and statutes affecting the Leased Premises either now or in the future.

26. Miscellaneous Provisions. The following miscellaneous provisions are hereby made an integral part of this Lease:

26.1 No Joint Venture. Nothing contained in this Lease shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or a partnership or a joint-venture between the parties hereto.

26.2 Gender. Whenever herein the masculine gender is used, the same shall include the feminine and neuter genders and the singular number shall include the plural.

26.3 Remedies. The various rights and remedies contained in this lease and reserved to each of the parties hereto shall not be considered as exclusive of any other right or remedy of such a party, but shall be construed as cumulative and shall be in addition to every other remedy now or hereafter existing at law, in equity or by statute. No delay or omission of the right to exercise any power by either party shall impair any such right or power, or shall be construed as a waiver of any default or as acquiescence therein. One or more waivers of any covenant, term or condition of this Lease by either party shall not be construed by the other party as a waiver of a subsequent breach of the same covenant, term or condition. The consent or approval by either party to or of any act by the other part of a nature requiring consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

26.4 Headings. The headings of the several articles and paragraphs contained herein are for convenience only and do not define, limit or construe the contents of such articles.

26.5 Entire Agreement. This Lease contains the entire agreement of the parties hereto with respect to the matters contained herein. All negotiations, considerations, representations and understandings, between the parties hereto are incorporated herein and may be modified or altered only by agreement in writing between the parties hereto.

26.6 No Recording. Tenant shall not record this lease without the prior written consent of the landlord.

26.7 Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, the parties hereto have executed this Lease effective on the day and year first above written.

LANDLORD:
NORTH BRANCH EDA

TENANT:

_____

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission: Economic Development Authority

Subject: Comprehensive Economic Development Strategy (CEDS) Survey

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Background/Info

The East Central Regional Development Commission is currently updating the regional Comprehensive Economic Development Strategy (CEDS). The Economic Development Administration (EDA) requires this update each year to continue its status as an approved Economic Development District (EDD).

The purpose is to identify economic development projects in the region that may be eligible for federal funding from the EDA. Projects demonstrating a broader regional impact tend to compete better for federal EDA funds. The EDA's participation is extremely important to the community's future and the future of this region.

The CEDS (Comprehensive Economic Development Strategy) report was used to help Noth Branch previously receive $400,000 for the Flink project.

Attached is a previous CEDS survey

Requested Action

Staff is looking for input/recommendations on the 2025 CEDS Survey

Voting Requirements:

Voting Options **Simple Majority**

East Central Regional Development Commission
100 Park Street South
Mora, MN 55051

North Branch 2021 Submittal

2021 Comprehensive Economic Development Strategy (CEDS) Survey

Name of agency or unit of government: City of North Branch

Address: 6408 Elm Street, PO Box 910, North Branch, MN 55056

Telephone: 651.674.8113

Fax: 651.674.8262

Contact person: Carla Vita

Email: carlav@ci.north-branch.mn.us

Website: www.ci.north-branch.mn.us

Person completing survey: Carla Vita as approved by the City of North Branch Economic Development Authority on November 1, 2021.

I. Project Description:

Please provide a description of each of your projects prioritized below, with Project 1 being the highest priority project, and Project 5 being lowest. Please be as specific as you can with your description, including how projects will benefit your community, the region, labor force, etc. Please also include who the major beneficiaries of the project are, the estimated cost, where you are at in the planning process, and any other information you would deem beneficial when advocating for the project.

~~**Project 1:** Make High Speed internet available to all properties within the City.~~
~~Major Beneficiaries: All property owners, citizens, businesses, non-profits, school children, etc.~~
~~Planning Process: The City formed a task force to develop strategies for making high speed internet available to all property owners in the city. The initiative is led by the City Administrator. Members of the task force include business owners, community members and the Mayor. There is a significant portion of the city that is unserved or underserved by reliable internet. The City Administrator is meeting with high speed internet providers to identify solutions but the remote nature of some locations make applicable solutions~~

~~cost prohibitive. The City Administrator has meet with State and Congressional representatives to discuss need and funding.~~

~~Other Info: The City does not believe that a fiber-only approach is the only option. The City has and continues to explore other high speed options.~~

Project 1: Expand and improve water and sewer infrastructure in the Interstate Business Park. Water improvements to ensure an adequate supply with appropriate volume and pressure to meeting production and fire suppression needs. Improvements may include additional looping, a pressure booster, elevated towers, etc. Sewer improvements to add more/new businesses to the system. Extend roads within Interstate Business Park.
Major Beneficiaries: Businesses in Interstate Business Park – now and future
Planning Process: This project has been discussed for years and could be executed with funding.
Other Info: The City and North Branch Water and Light completed phase 1 in 2019 by installing municipal utilities on Flink and 400th to loop the water system which is critical. In looping, they oversized the pipes. The city also has plans for street locations within the 250 acre industrial park when needed.

Project 2: Develop affordable housing for workforce.
Major Beneficiaries: Businesses to have employees to work at their businesses. Employees to have a place to live that is affordable and close to their employment.
Planning Process: A County-wide housing plan was completed in 2018 that stated a huge need for housing within the County and within North Branch. The City has planned for housing with the City's Comprehensive Plan approved in 2018. Roads, parks, infrastructure, etc. are planned to support the needs of increased people due to housing.
Other Info: Phase 1 of the affordable housing was approved by MN Housing October 2017. The City expects 48 units to be under construction soon. This project is a dent in the needs of the community, but significantly more housing is needed.

Project 3: Interchange at I35 and 400th
Major Beneficiaries: All current and future businesses in the City of North Branch. People commuting for their jobs. Safety to bring emergency service on and off the interstate more quickly.
Planning Process: The City started the intersection planning over 15 years ago. Activities towards the project includes the purchase of 2 corners of I 35 and 400th. The City also has this item within the City's comprehensive plan – transportation section.
Other Info: The City Administrator is working with the City Engineer and MNDOT on next steps on this long-term project. Currently only one bridge exists in our city. Other routes are miles away. An Alternate would allow for safer truck traffic thru our city.

Project 4: Construction of a rail spur in Interstate Business Park
Major Beneficiaries: Businesses in the industrial park and beyond that can ship or receive their product by rail.
Planning Process: The City has had preliminary drawings for potential rail spurs for years. The City works close with St. Croix Rail and Burlington Northern Santa Fe rail on potential projects and opportunities.

Other Info: Our industrial park is one of few that has a short-line railroad that abuts the entire side of the park. With the shortage of truck drivers and the reduced cost to ship inventory, rail will be important for the bottom line of today's and future industrial businesses.

Project 5: Training for today's and future workforce.
Major Beneficiaries: Current and future employers and employees.
Planning Process: The City works with the school district, regional economic development groups, Pine Technical College, Anoka Ramsey Community College – Cambridge, and others on enhancing training for employees for the better success for them and their employers.
Other Info: The City also has staff a member that is a Certified Workforce Professional with years of experience in that area. The City also has a different staff member that was a higher education educator that that many contacts to higher education, employee development and resources to assist local employers.

~~**Project 6:** Construction of an overpass &/or full interchange at 400th and I 35 to support Interstate Business Park employers and their staff.~~
~~Major Beneficiaries: Interstate business park employers, Olson Industrial Park employers, local farms, commerce, citizens, etc.~~
~~Planning Process: The City acquired 3 corners of the location of the future interchange. All roads and infrastructure installed and planned is for this possible interchange.~~
~~Other Info: Lakes Region EMS has their headquarters in Interstate Business park. This interchange will decrease time for them to get onto I 35 for emergency situations. Currently only one bridge exists in our city. Other routes are miles away. An Alternate would allow for safer truck traffic thru our city.~~

II. Based on the projects you listed, please answer the following project benefits:
(place a check for primary project benefits)

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
Job Creation	X	X	X	X	X
Job Retention	X	X	X	X	X
Livable Wages	X	X	X	X	X
Public Facilities	X		X	X	
Housing		X	X		
Social / Recreational			X		
Downtown Revitalization / Renovation					
Other					

If other, please explain: _____

III. Population to Benefit:

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
City	X	X	X	X	X
County	X	X	X	X	X
Region	X	X	X	X	X

IV. Characteristics of Population to Benefit:

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
Unemployment	X	X	X	X	X
Low/Moderate Income	X	X	X	X	X
Elderly	X	X	X	X	X
Youth	X	X	X	X	X
Entire Community	X	X	X	X	X
Other					

If other, please explain: _____

V. Job Retention:

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
1-5 jobs					
6-10 jobs					
11-20 jobs					
More than 20 jobs	X	X	X	X	X

VI. Job Creation:

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
1-5 jobs					
6-10 jobs					
11-20 jobs					
21-49 jobs					
More than 50 jobs	X	X	X	X	X

VII. Project Readiness (planned start date):
…if we had willing partners, funding…

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
Within 1 year	X	X	X	X	X
Within 2 years					
Within 3 years					

VIII. Anticipated Financing Sources (check all that apply)

Project No.	No. 1	No. 2	No. 3	No. 4	No. 5
Economic Development Administration (EDA)	X		X		
Essential Function Bonds	X				
General Obligation Infrastructure Bonds	X		X		
Revenue Bonds					
MN Housing Finance Agency		X			
Housing		X			
Pollution Control Agency					
State Public Facilities Authority			X		
Tax Increment Financing		X		X	X
USDA/Rural Development	X	X		X	X
None Considered					
Other				X	

Project 5 – DEED, Initiative Foundation

IX. Community Tools

Who are your community's go-to persons for economic development / business rapid response?

1) Name: Carla Vita
Phone: Day:651.674.8113 Eve: 612-219-6391 Cell: 612-219-6391
Relationship to City: Community Development Director

2) Name: Renae Fry
Phone: Day: 651.674.8113 Eve: *763-312-0856*Cell: *763-312-0856*
Relationship to City: City Administrator

Industrial Parks

Name of industrial park and location:
Interstate Business Park. NE quadrant of I35 and 400th in the City of North Branch
Size of industrial park: 270 acres
Acres available in industrial park: 250 acres
Asking price for industrial park land (per acre): $65,340 to $43,560 –location dependent

Infrastructure in place at industrial park (please check all that apply):

Roads:	partial	Water:	partial	Sewer:	partial
Storm Sewer:	partial	Telecom.	partial	High speed internet:	partial

Are there any plans for expansion of the existing industrial park or create a new industrial park?
Yes: _____ No; X

Please explain: _____

_____

Total daily water capacity: 500,000 gallons

Available daily water capacity: 4.2 million gallons

Total daily sewer capacity: 375MGD

Available daily sewer capacity: 800MGD

Loan Funds
Does your city have a revolving loan fund? Yes
If so, what is its asset base? $20,000 Source of capitalization? East Central Energy
Funds available to lend? Yes Average loan size? $5,000

X. Other Information Requested:
What do you believe is the greatest obstacle to the Economic Development of the community or area served by your organization?

Rank from 1 to 5 with 1 being the greatest obstacle.

Adequate housing	7
Inadequate Infrastructure	2
Inadequately trained labor force	5
Inadequacy of broadband internet	
Lack of agency staff	_____
Lack of capital	3
Lack of equity funding resources	4
Lack of development plan	_____
Lack of labor force	1
Lack of sites for development	_____
Lack of transportation	6
Other	

If other, please explain:

XI. Do you currently undertake Business Retention and Expansion (BR&E) visits to local businesses?

X Yes

_____ No

If not, would you be interested in assistance from the East Central Regional Development Commission in starting a BR&E program in your community?

_____ Yes

_____ No

Thank you for taking the time to complete this survey.

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission: Planning Commission

Subject: Rethos Downtown Central Business District Presentation

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Background/Overview

The City Council approved working with Rethos, a non-profit organization that specializes in

all things downtown, to assist with hosting community conversations to conduct community visioning and planning related to Downtown North Branch this past summer.

The goal of the project was to work with Rethos to help facilitate the discussions, compile thoughts and pull together a synopsis as to the public discussion, and provide a final report, including their thoughts and any recommendations for opportunities identified through the process.

The outcomes of the project were presented on October 29, 2024.

Attached is a copy of the final presentation.

Voting Requirements:

Voting Options **Simple Majority**

RETHOS™

PLACES REIMAGINED

North Branch, MN
November 2024

Presentation Overview

- Review of Rethos' Work
  - June 5
    - Business Owner Meetings & Community Input Session
  - June 17
    - Presentation of Inputs and Recommendations
- Other Work by City & County
- Ideas and Results
- Recommendations

From June 5
Visit: The Structure

- Business Owner Meetings: 11:30-5pm
  - Three people from 2 businesses
  - Followed up with online survey: 4 responses from unique businesses

- Community Meeting: 6-8 pm
  - Approximately 70 people

From June 17 Meeting

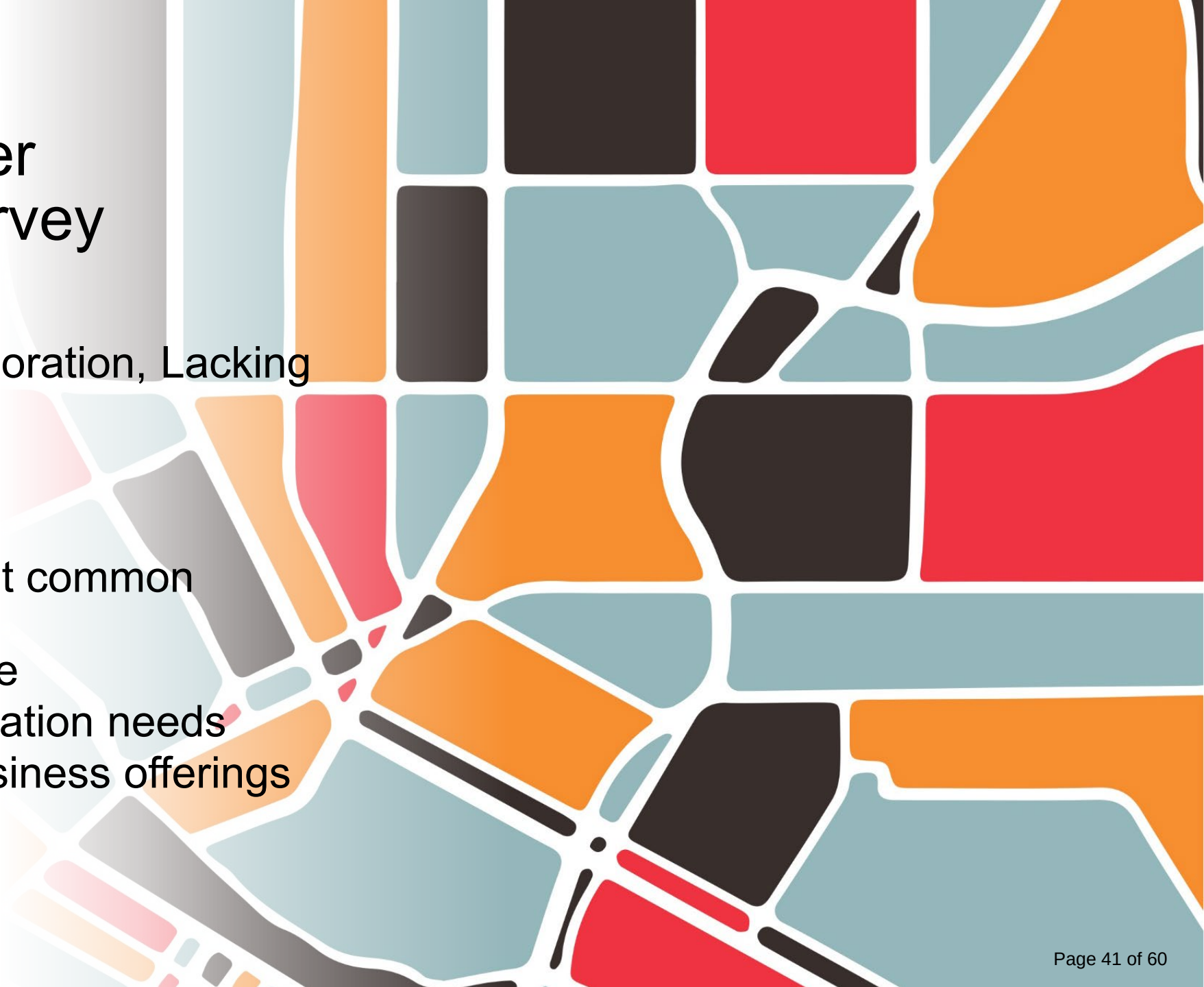
- Community Meeting
  - About 50 people attended
  - Presented results from June 5 business and community meetings

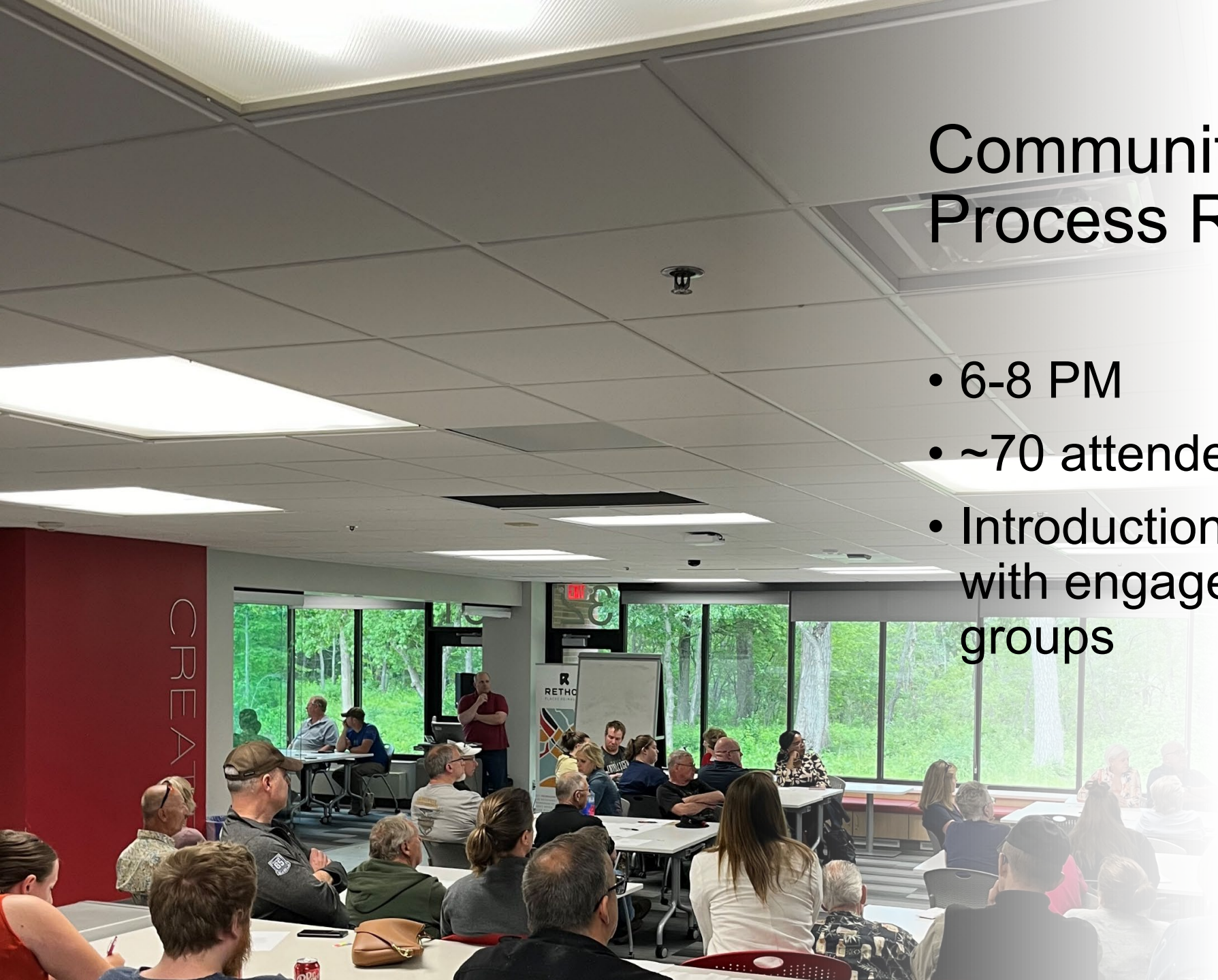
- Generally good discussion
  - Small group of residents sought to derail conversation
  - Led to difficulty in getting full input from community

Business Owner Meetings & Survey

- Common Theme:
  - Potential, Collaboration, Lacking Support

- Concerns:
  - Messaging: Most common concern
  - Feeling of fatigue
  - Building revitalization needs
  - Uniformity in business offerings





Community Meeting: Process Recap

- 6-8 PM
- ~70 attended
- Introduction to downtowns with engagement and small groups

Community Meeting: General Theme

People want to be involved:

Citizens care a lot about their downtown.

They have a vision for what their community could be.

Community Meeting: Stats

- General info:
  - Good distribution of new to lifelong residents
  - Most people don't go into downtown more than once or twice a month.
  - If they are downtown, it's to go only one place.

What is one word you would use to describe downtown North Branch?

Limited Parking	**Safe**	**Traffic**
Boring (lots of agreement)	**Inadequate**	**Incomplete**
Dangerous	**Dated**	**Streetscape not good**
Tired	**Expensive**	**Accessible**
Illegal	**Restrictive Parking**	**Preserved Buildings**
Good Schools	**Unhealthy (smoking on street)**	**Not Family-Friendly**
Overtaxed	**Disoriented**	

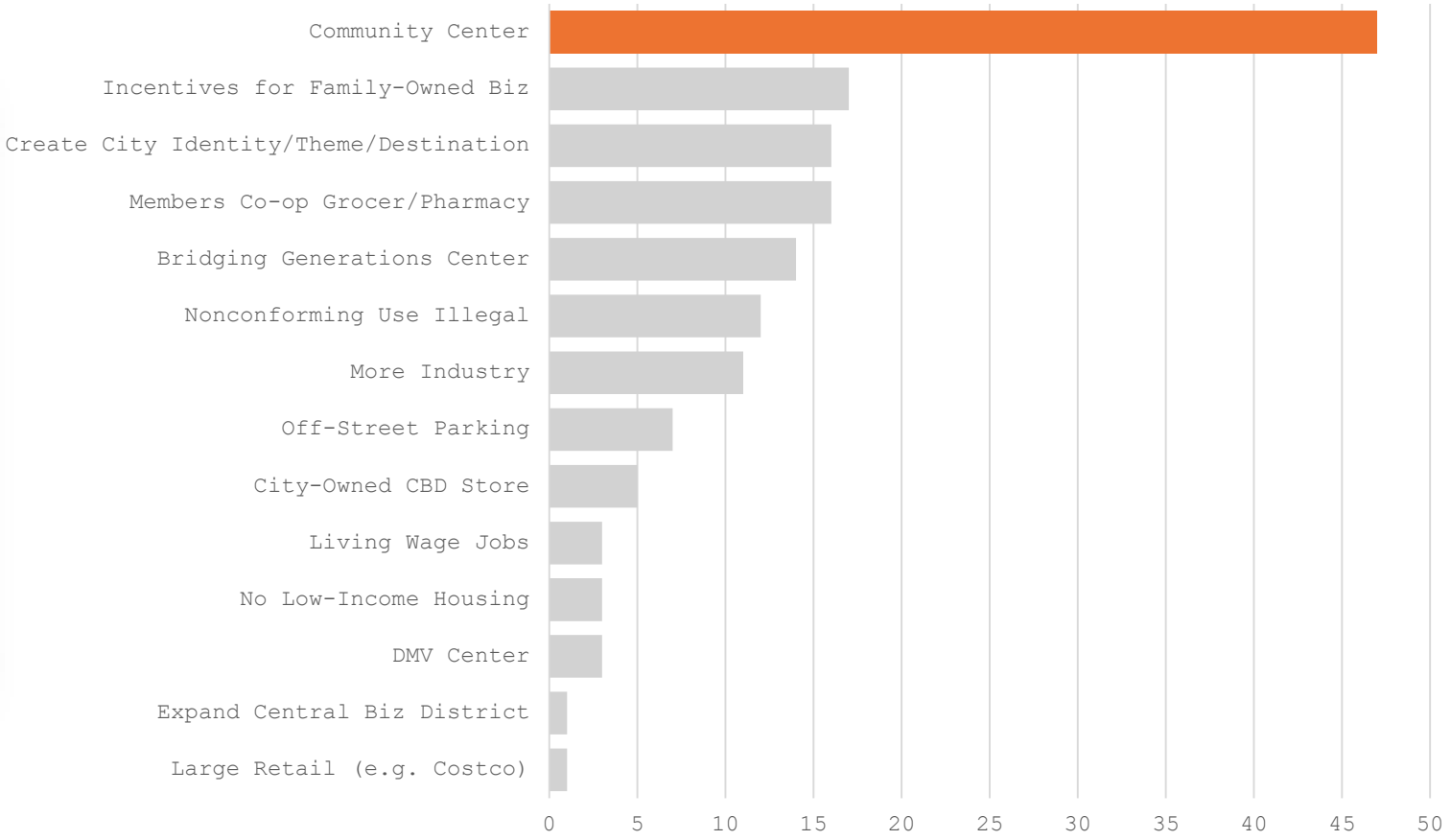
What has been the biggest loss downtown?

Young People	**Worker Housing**	**Grocery Store**
Pharmacy	**Coffee Shop**	**Bakery**
Popcorn Guy on Street	**Shopko**	**Leader Store**
Movie Theater	**Fabric Store**	**General Building Loss without rebuilding**
Library (reason to go downtown)	**Teen Center**	

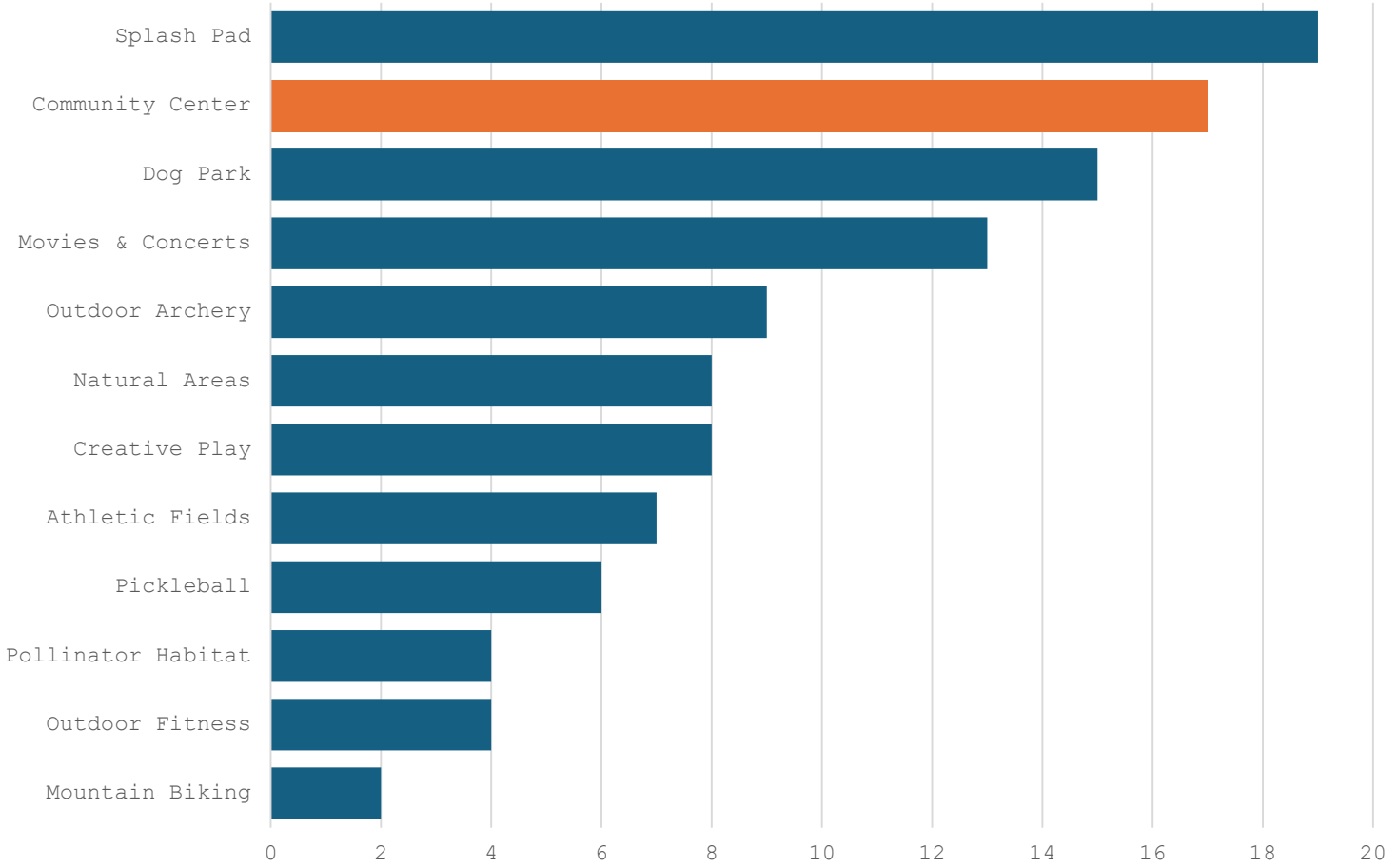
If I could add one thing to downtown it would be...

Identity	**Destination (make it one!)**	**Grocery & Pharmacy**
Street Vendors	**Ice Cream Shop**	**Splash Pad**
Community Center w/pool	**Youth Service Center**	**Butcher**
Restaurant with street-side dining	**DMV**	**Pet Store**
Dog Park	**Off-Street parking**	**Quarterly Community Mtgs**
Incentive for Family-Owned Businesses	**Quiet, family restaurant**	

What do you want in your downtown?



September 2022: Parks Survey



September 2022: Downtown Survey

Majority of residents willing to walk 2 blocks or more from parking space

Deterrents to going Downtown

Parking	Things to do	Uniformity in offerings	Dining options

Potential Draws

Restaurant options	Diverse shopping	Activities & Events

July 2024: Residential Study

A current county study reveals that North Branch has a rental housing vacancy rate of just 1%.

Limited Housing Supply: Support growth for youth, young adults, and seniors.

Obstacles to Suitable Housing: High costs, limited options, low vacancy.

Attainable Housing Needs: More budget-friendly housing for seniors, young adults.

Significance of Location: Proximity to essential services and employment hubs is a priority for residents.

Ongoing Issues: High utility expenses, property taxes, and poor rental conditions, including maintenance concerns and limited amenities.

Our takeaways: the wants

- Desire for community in downtown:
  - Gathering place for activities & community building
- People want basic service businesses:
  - pharmacy, bakery, grocery
- Business owners need support
  - Collaboration within community
  - Additional support is needed to increase awareness of stores/services

Our takeaways: collaboration

North Branch has untapped energy—**70 people** attended the first community meeting and **50 people** attended the second. They want to share their visions for North Branch.

“ A vocal minority seeks to **derail conversations and undermine North Branch’s potential**.

Positive changes are already underway with support from Merchants Café, the city, the beautification committee, and the mall boosting local businesses.

Service-based businesses occupy much of downtown; how can they drive more investment without being relocated?

The city's invitation to facilitate discussions shows a commitment to improvement. How can community efforts further elevate city initiatives and strengthen **collaboration with city staff**?

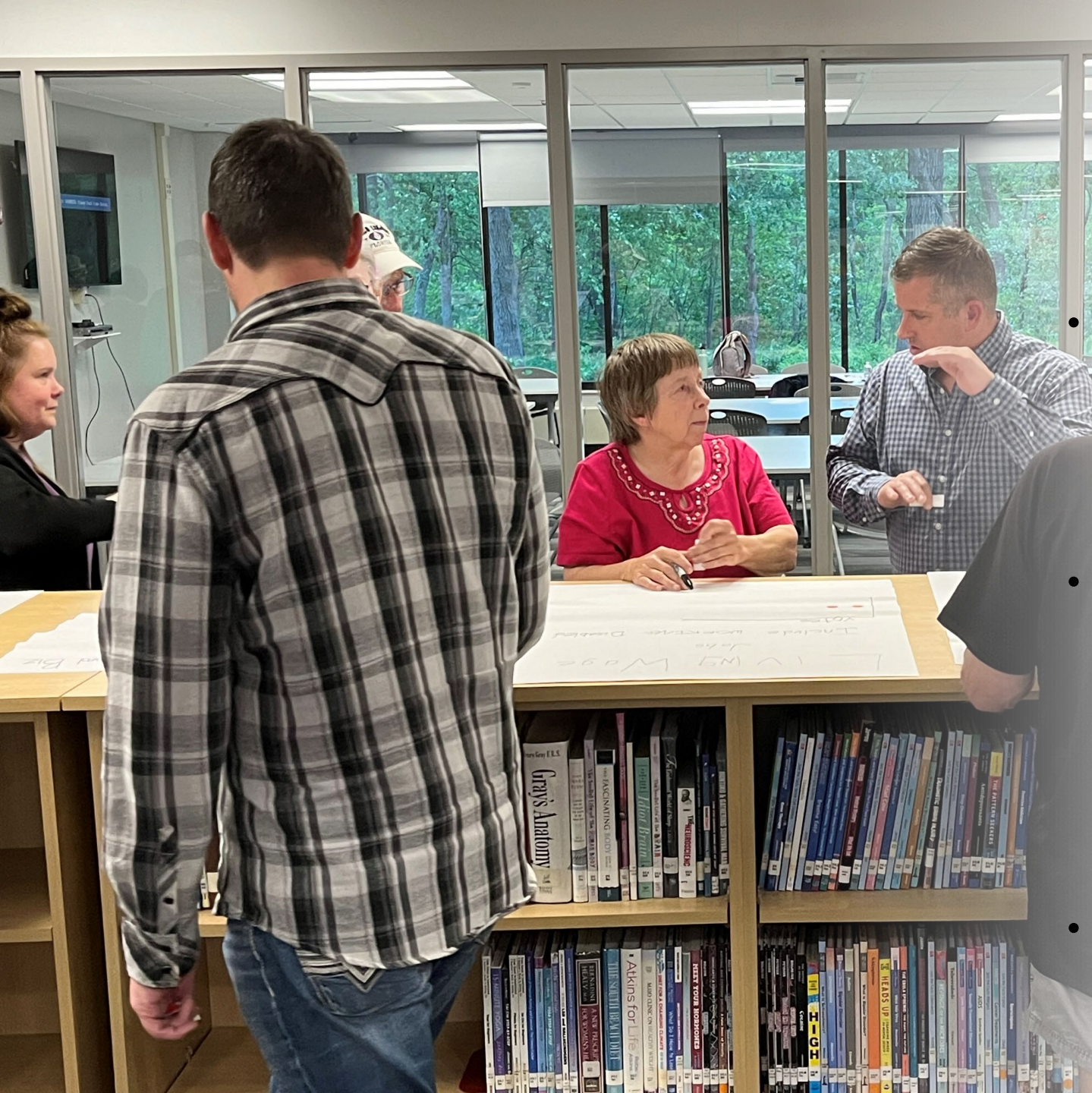
Our takeaways: who is this for?

- Tourism or community building?
  - Many people shared ideas on attracting visitors, but there was little unprompted focus on the needs and wants of current residents.

There is more to community revitalization than tourism!

- While becoming a destination is a great goal, downtown planning should prioritize the needs of current

If you build a downtown locals love, tourists will seek it out.

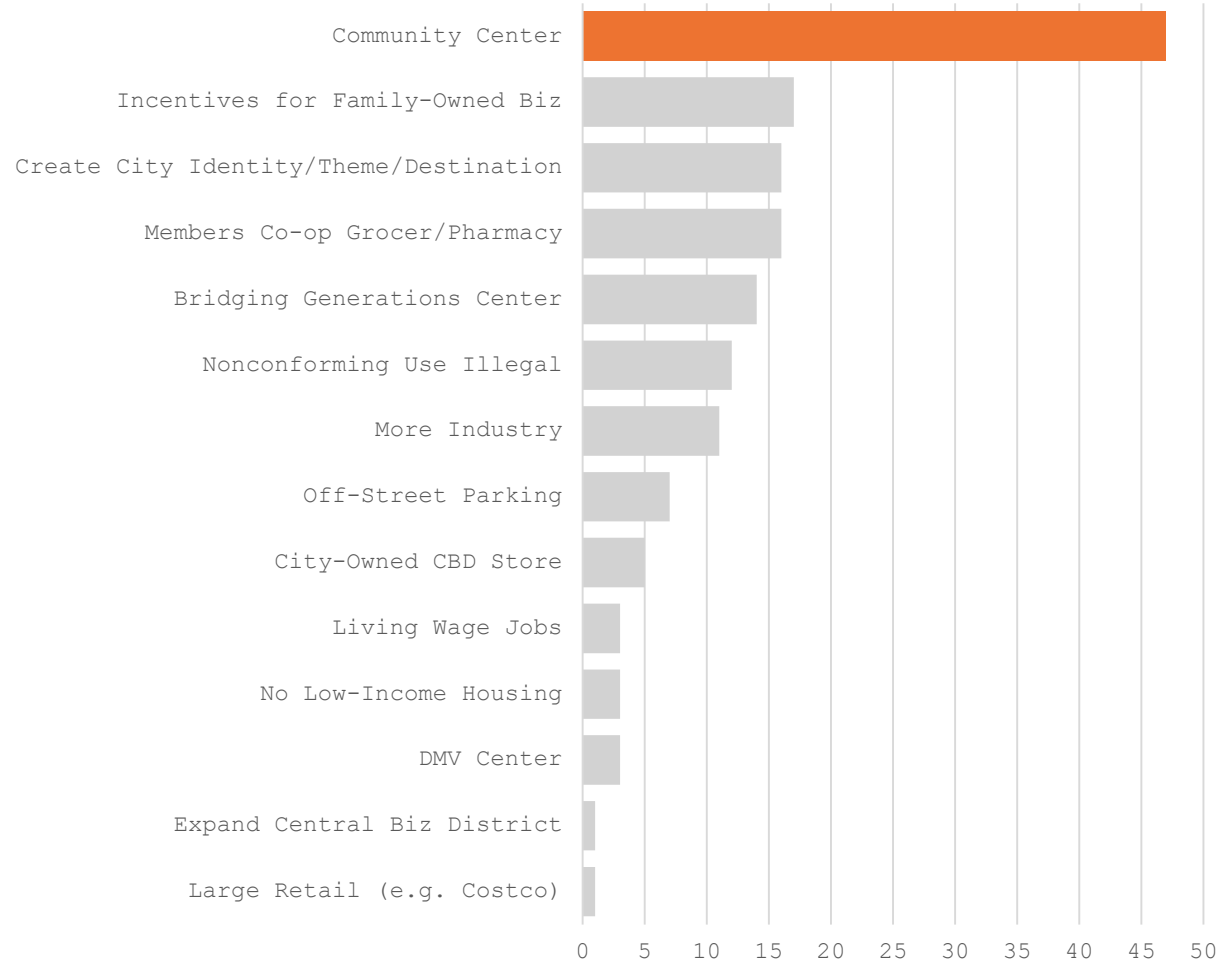


Rethos Recommendations

- **Explore incentives for creating and converting to housing**
  - CUB Tax Credit, local incentives
  - Create housing working group
- **Historic resource survey of downtown**
  - Reconsider boundaries, especially around R-1 housing
  - The process should be clear, simple, and timely as possible
- **Continue transparency work**
  - Amazing Attendance!
  - Host quarterly community meetings to build trust and

Rethos Recommendations

- **Work toward community wants**
  - Leverage your existing engagement
  - Good use of ongoing community mtgs
    - City staff or External consultant
  - Select 1-2 items from surveys/studies that appear feasible
  - Involve the community to create plan to make them happen
  - Be transparent throughout process



QUESTIONS

RETHOS™
PLACES REIMAGINED

MINNESOTA MAIN STREETS
BY RETHOS

North Branch, MN
October 2024

City of North Branch
Staff Report

Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/15/2024

Board & Commission: Economic Development Authority

Subject: Closed meeting pursuant to Minn. Stat. 13D.05, sub. 3 (c) to consider the sale of real property identified as Lot 3 and Lot 4, Block 2, Essby Business Park 4th Addition, North Branch, Minnesota

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Voting Requirements:

Voting Options **Simple Majority**

City of North Branch
Staff Report

Prepared By:

Presenter:

Date: 11/15/2024

Board & Commission: Economic Development Authority

Subject: Closed meeting pursuant to Minn. Stat. 313D.05, subd. 3 (c) to develop or consider the purchase of real property at Lot 1 and 2 Block 7, Town of North Branch, North Branch, Minnesota

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Voting Requirements:

Voting Options **Simple Majority**