



ECONOMIC DEVELOPMENT AUTHORITY AGENDA

PUBLIC MEETING ROOM THURSDAY, AUGUST 20,
2026

7:00 AM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Routine Business: *Agenda items below are approved by one motion unless an EDA member requests separate action.*
 - A. Monthly Loan Status Report
 - B. Budget Status Report
4. Public Hearings
5. Items for Discussion
 - A. Resolution 2026-11 Approval of Cost Share for 38th Street NW Extension
 - B. Request for Incentives — Project Screaming Eagle
 - C. City Council Funding/Budget Requests for 2027
 - D. EDA 2027 Operating Plan Discussion/Review
 - E. Resolution 2026-12: Establish the EDA's Preliminary Tax Levy for Fiscal Year 2027
 - F. Updates and Future Items - Verbal report Only
6. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY MINUTES

3rd Floor Conference Room Thursday, July 16, 2026

7:00 AM

1. Call to Order

Chair Kevin Voracek called the Economic Development Authority (the "EDA") meeting to order at 7:01 am on July 16, 2026.

EDA Commissioners Present:

Chair Kevin Voracek
Vice Chair Tom Spooner
Commissioner Mandy Barnes
Commissioner Dave Campbell
Commissioner Christine Jeanes
Commissioner Teri Menard
Commissioner AJ Smith

Staff Present:

EDA Coordinator Jake Wiensch
Community and Economic Development Director David Wanberg
City Administrator Jessica Kinser

Approve Agenda

Motion by Menard, seconded by Barnes, to approve the agenda as presented.

Motion carried 7-0.

2. Approve the EDA's June 18, 2026 Meeting Minutes

Motion by Campbell, seconded by Jeanes, to approve the EDA's June 18, 2026 regular meeting minutes as presented.

Motion carried 7-0.

3. Routine Business

Economic Development Coordinator Wiensch reviewed the monthly loan status report (3.A.) and the budget status report (3.B.). He stated that he intends to update the EDA's website to reflect pertinent aspects of the

reports. Motion by Smith, seconded by Campbell, to receive and file the monthly loan status report and the budget status report.

Motion carried 7-0.

4. Public Hearings – None

5. Items for Discussion

A. Loan Programs and Applications – Updates

Wiensch presented the draft updated Commercial Façade Improvement Loan Fund, the Revolving Loan Fund, and the City Revolving Loan Application to the EDA for comments. Menard stated that the public is likely confused by the term “revolving” as it relates to loans. Commissioners requested that Wiensch consider alternative language for “revolving.” Wiensch stated the minimum loan amount as presented could change from \$5,000 to \$10,000 and that the maximum amount of the loan could change from \$30,000 to \$50,000.

Menard stated that the City Revolving Loan Application should include a “Disclosure of Principals” and ensure that the owners do not have any outstanding bills or tax payments. Campbell stated EDA loans must have specific conditions attached to them that allow the EDA to claw back the loan if the loan recipient does not perform the work or use the loan as promised, or if the project does not provide the benefits to the community promised by the loan recipient. Menard also provided similar comments, noting that the original loans to FDC were tied, in part, to a commitment from FDC to provide apartments in the upper levels. She noted that if the EDA provides money up front, there are no guarantees the work is going to be completed as promised, and that the EDA may be in a third or fourth position. Campbell reiterated that EDA loans should include specific clawback provisions.

Wiensch thanked the EDA for the comments provided. The EDA took no specific action.

B. EDA 2027 Budget and Operating Plan Discussion

Wiensch provided an overview of the draft 2027 budget and operating plan. He suggested that the EDA develop policies for the amount of money allocated to each fund. For example, the operating fund may need to have a minimum of \$500,000. The EDA could

spend any additional dollars beyond the \$500,000 minimum or place it in a reserve account for acquiring land, for example. Various commissioners expressed support for setting money aside for land acquisition or to help make sites shovel-ready.

The EDA agreed to continue budget discussions at future meetings.

C. Overview of a Proposed 10-Year Loan to Hill Block LLC for the Hill Block Redevelopment

Wiensch provided an overview of the proposed EDA loan to Hill Block LLC. He noted that the EDA will open a public hearing at the close of the regular EDA meeting to listen to public comments, if any, regarding the proposed loan. Commissioners asked questions about the terms of the loan and how to reduce the risks to the EDA if Hill Block LLC does not follow through with the development as planned. Wiensch reviewed the terms of the proposed loan and described ways the agreement helps minimize risks to the EDA.

The EDA took no action.

D. 2027 EDA Preliminary Tax Levy

Jake reviewed the EDA's preliminary tax levy request and noted that the EDA would be asked to act on the preliminary tax levy request in August. The maximum the City can levy for the EDA in 2027 is \$455,934.

Spooner thanked Wiensch for his work on the budget and preliminary tax levy. He suggested that the EDA should move Wiensch into a position of EDA Executive Director, which other commissioners also acknowledged.

The EDA took no action.

E. Update and Future Items – Verbal Update Only

Wiensch provided brief updates on items of interest to the EDA. Barnes asked that the EDA's Main Street contract with the Chamber be discussed at the August EDA meeting.

6. Adjournment

Motion by Menard, seconded by Barnes, to adjourn the meeting.

Motion carried 6-0, with Commissioner Jeanes having left before the vote.

Meeting adjourned at 8:15.

Respectfully submitted,

David Wanberg, CED Director



SPECIAL MEETING ECONOMIC DEVELOPMENT AUTHORITY MINUTES

3rd Floor Conference Room Thursday, July 16, 2026

7:30 AM

1. Call to Order

Chair Kevin Voracek called the Economic Development Authority (the "EDA") special meeting to order at 8:15 am on July 16, 2026.

EDA Commissioners Present:

Chair Kevin Voracek
Vice Chair Tom Spooner
Commissioner Mandy Barnes
Commissioner Dave Campbell
Commissioner Teri Menard
Commissioner AJ Smith

Staff Present:

EDA Coordinator Jake Wiensch
Community and Economic Development Director David Wanberg

2. Approve Agenda

Motion by Spooner, seconded by Smith, to approve the agenda as presented, while noting that the Housing and Redevelopment Authority (the "HRA") did not have a quorum of members to participate in the meeting.

Motion carried 6-0.

3. Public Hearing related to Hill Block, LLC Business Subsidies

Wiensch provided an overview of the requested business subsidies, including Hill Block, LLC's Redevelopment TIF request and its \$300,000 loan request. He requested that the EDA hold the public hearing related to the business subsidies request, but delay EDA action on the requests until the August 20, 2026 regular meeting of the EDA.

Motion by Spooner, seconded by Smith, to open the public hearing.
Motion carried 6-0.

No one from the public was present to provide comments, and City Staff received no written comments from the public prior to the public hearing.

Motion by Spooner, seconded by Smith, to close the public hearing.
Motion carried 6-0.

Motion by Spooner, seconded by Smith to table Resolution 2026-11 Approve a Special Rehabilitation Loan Agreement between the Economic Development Authority of Faribault and Hill Block, LLC and Resolution 2026-12 Approve the Contract for Private Development by and between the Economic Development Authority of Faribault and Hill Block, LLC to the regular meeting of the EDA on August 20, 2026.

Motion carried 6-0.

6. Adjournment

Motion by Menard, seconded by Smith, to adjourn the meeting.

Motion carried 6-0.

Meeting adjourned at 8:18 AM.

Respectfully submitted,

David Wanberg, CED Director

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
242 SCDP Revolving Loans	APPROP	BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	BUDGET	USE/COL	
SCDP SCDP Revolving Loans								
SCDP 36210 Interest on Invest	-12,000	-12,000	-4,051.97	.00	.00	-7,948.03	33.8%*	
SCDP 36211 Interest Market Value	0	0	601.37	.00	.00	-601.37	100.0%*	
SCDP 36215 Loan Interest	-1,402	-1,402	.00	.00	.00	-1,402.00	.0%*	
SCDP 45300 Improvements Oth than B	430,000	430,000	.00	.00	.00	430,000.00	.0%	
TOTAL SCDP Revolving Loans	416,598	416,598	-3,450.60	.00	.00	420,048.60	-.8%	
TOTAL SCDP Revolving Loans	416,598	416,598	-3,450.60	.00	.00	420,048.60	-.8%	
TOTAL REVENUES	-13,402	-13,402	-3,450.60	.00	.00	-9,951.40		
TOTAL EXPENSES	430,000	430,000	.00	.00	.00	430,000.00		

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
251 EDA Revolving Fund	APPROP	BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	BUDGET	USE/COL	
EDA Rvlv EDA Revolving Fund								
EDA Rvlv 36210 Interest on Invest	-9,000	-9,000	-7,412.02	.00	.00	-1,587.98	82.4%*	
EDA Rvlv 36211 Interest Market Val	0	0	702.36	.00	.00	-702.36	100.0%*	
EDA Rvlv 36215 Loan Interest	-6,269	-6,269	-5,035.36	-641.37	.00	-1,233.64	80.3%*	
EDA Rvlv 39200 Transfer In	-650,000	-650,000	-650,000.00	.00	.00	.00	100.0%	
EDA Rvlv 44600 Loans & Grants	650,000	650,000	.00	.00	.00	650,000.00	.0%	
TOTAL EDA Revolving Fund	-15,269	-15,269	-661,745.02	-641.37	.00	646,476.02	4333.9%	
TOTAL EDA Revolving Fund	-15,269	-15,269	-661,745.02	-641.37	.00	646,476.02	4333.9%	
TOTAL REVENUES	-665,269	-665,269	-661,745.02	-641.37	.00	-3,523.98		
TOTAL EXPENSES	650,000	650,000	.00	.00	.00	650,000.00		

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR:	ORIGINAL	REVISED					AVAILABLE	PCT
252 EDA Industrial Development Ln	APPROP	BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	BUDGET	USE/COL	
EDAIndLn EDA Federal MIF Loans								
EDAIndLn 36210 Interest on Invest	-4,000	-4,000	-2,506.99	.00	.00	-1,493.01	62.7%*	
EDAIndLn 36211 Interest Market Val	0	0	482.04	.00	.00	-482.04	100.0%*	
EDAIndLn 36215 Loan Interest	-1,756	-1,756	-728.32	-94.41	.00	-1,027.65	41.5%*	
TOTAL EDA Federal MIF Loans	-5,756	-5,756	-2,753.27	-94.41	.00	-3,002.70	47.8%	
TOTAL EDA Industrial Development	-5,756	-5,756	-2,753.27	-94.41	.00	-3,002.70	47.8%	
TOTAL REVENUES	-5,756	-5,756	-2,753.27	-94.41	.00	-3,002.70		

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR:		ORIGINAL	REVISED				AVAILABLE	PCT
253	EDA Federal MIF Loans	APPROP	BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	BUDGET	USE/COL
EDAFdMIF EDA Industrial Development Ln								
EDAFdMIF 36210	Interest on Invest	-15,000	-15,000	-5,750.00	.00	.00	-9,250.00	38.3%*
EDAFdMIF 36211	Interest Market Val	0	0	806.47	.00	.00	-806.47	100.0%*
TOTAL EDA Industrial Development		-15,000	-15,000	-4,943.53	.00	.00	-10,056.47	33.0%
TOTAL EDA Federal MIF Loans		-15,000	-15,000	-4,943.53	.00	.00	-10,056.47	33.0%
TOTAL REVENUES		-15,000	-15,000	-4,943.53	.00	.00	-10,056.47	

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR:		ORIGINAL	REVISED						
254	EDA State MIF Loans	APPROP	BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL	
EDAStMIF EDA State MIF Loans									
EDAStMIF 36210	Interest on Invest	-300	-300	-169.13	.00	.00	-130.87	56.4%*	
EDAStMIF 36211	Interest Market Val	0	0	23.72	.00	.00	-23.72	100.0%*	
TOTAL EDA State MIF Loans		-300	-300	-145.41	.00	.00	-154.59	48.5%	
TOTAL EDA State MIF Loans		-300	-300	-145.41	.00	.00	-154.59	48.5%	
TOTAL REVENUES		-300	-300	-145.41	.00	.00	-154.59		

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	380,273	380,273	-673,037.83	-735.78	.00	1,053,310.86	-177.0%

** END OF REPORT - Generated by Joyce Prahm **

YEAR-TO-DATE BUDGET REPORT

REPORT OPTIONS

	Field #	Total	Page Break	
Sequence 1	1	Y	Y	Year/Period: 2026/ 7
Sequence 2	9	Y	N	Print revenue as credit: Y
Sequence 3	0	N	N	Print totals only: N
Sequence 4	0	N	N	Suppress zero bal accts: Y

Report title:
YEAR-TO-DATE BUDGET REPORT

Print Full or Short description: F
Print MTD Version: Y
Print Revenues-Version headings: N
Format type: 1
Print revenue budgets as zero: N
Include Fund Balance: N
Include requisition amount: N
Multiyear view: D

Carry forward code: 1
Print journal detail: N
From Yr/Per: 2025/11
To Yr/Per: 2025/11
Include budget entries: Y
Incl encumb/liq entries: Y
Sort by JE # or PO #: J
Detail format option: 1

Find Criteria

Field Name	Field value
Fund	
Department	
Function	
Character Code	
Org	SCDP EDA RV v EDAIndLn EDAFdMIF EDASTMIF
Object	
Project	
Account type	
Account status	
Rollup Code	

8/17/2026 YTD EDA Financials

ACCOUNT	ACCOUNT DESCRIPTION	ORIGINAL APPROP	TRANFRS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
250-46500-462-31010-	Current Ad Valorem Taxes	-431,071	0	-431,071	-226,704.37	0.00	-204,367	52.60
250-46500-462-31020-	Delinquent Ad Valorem Taxes	0	0	0	-2,898.54	0.00	2,899	100.00
250-46500-462-31035-	Delinquent Mobile Home Tax	0	0	0	-229.50	0.00	230	100.00
250-46500-462-34108-	Administrative Fees	0	0	0	-300.00	0.00	300	100.00
250-46500-462-36210-	Interest on Invest	-16,040	0	-16,040	-4,370.22	0.00	-11,670	27.20
250-46500-462-36211-	Interest Market Value	0	0	0	842.56	0.00	-843	100.00
250-46500-462-36215-	Loan Interest	0	0	0	-5,018.19	0.00	5,018	100.00
250-46500-462-42010-	Supplies	500	0	500	12.50	0.00	488	2.50
250-46500-462-43040-	Legal Fees – Civil Process	25,000	0	25,000	5,138.23	0.00	19,862	20.60
250-46500-462-43080-	Indirect Cost Allocation	50,000	-50,000	0	0.00	0.00	0	0.00
250-46500-462-43090-	Expert & Professional Services	82,500	50,000	132,500	57,448.75	0.00	75,051	43.40
250-46500-462-43095-	Software Maintenance & Support	5,500	0	5,500	316.35	0.00	5,184	5.80
250-46500-462-43140-	Training & Education	8,000	0	8,000	3,096.66	0.00	4,903	38.70
250-46500-462-43310-	Travel Expense	4,000	0	4,000	143.87	0.00	3,856	3.60
250-46500-462-43410-	Advertising	35,000	0	35,000	11,900.00	0.00	23,100	34.00
250-46500-462-43510-	Legal Notices Publishing	750	0	750	639.38	0.00	111	85.30
250-46500-462-43520-	Recording Fees	1,500	0	1,500	0.00	0.00	1,500	0.00
250-46500-462-43610-	Insurance & Bonds	2,500	0	2,500	1,929.00	0.00	571	77.20
250-46500-462-44330-	Dues and Subscriptions	20,000	0	20,000	1,655.00	0.00	18,345	8.30
250-46500-462-44390-	Taxes & Licenses	50	0	50	0.00	0.00	50	0.00
250-46500-462-44600-	Loans & Grants	25,000	0	25,000	0.00	0.00	25,000	0.00
250-46500-462-47200-	Transfer Out	650,000	0	650,000	650,000.00	0.00	0	100.00
	Revenue Total	-447,111	0	-447,111	-238,678.26	0.00	-208,433	53.40
	Expense Total	910,300	0	910,300	732,279.74	0.00	178,020	80.40
	Grand Total	463,189	0	463,189	493,601.48	0.00	-30,412	106.60



Request for Action

TO: Faribault Economic Development Authority
FROM: Jake Wiensch, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: August 20, 2026
SUBJECT: Resolution 2026-11 Approval of Cost Share for 38th Street NW Extension

BACKGROUND:

Scannell Properties (Developer) is proposing to construct an approximately 140,000-square-foot industrial facility at 17575 Bagley Avenue, on the north side of 38th Street NW. As part of the development review process, discussion has occurred regarding the extent to which the remaining portion of 38th Street NW should be completed.

Scannell originally proposed to construct approximately half, or roughly 350 feet, of the remaining 700 feet of roadway and utilities within the previously platted but unimproved 38th Street NW right-of-way. Through discussions with Scannell and the adjacent property owners, City staff is recommending that 38th Street NW be completed to its currently platted terminus. Completing the roadway and utilities would not only serve the proposed Scannell development, but would also provide improved access and infrastructure to support the future development of the two adjacent parcels.

Scannell has asked the City to participate in the additional cost associated with completing the public improvements beyond what would otherwise be necessary for its project. Through discussions with Scannell, staff is proposing that the remaining public cost be shared equally between the City and the EDA. The total City/EDA share is currently estimated at approximately \$50,000, with approximately \$25,000 coming from the City's Street Improvement Fund and \$25,000 from the EDA.

The City Council discussed the proposed participation at a recent work session and provided staff with direction to move forward with the

proposed cost-sharing approach.

This request also aligns with the EDA's discussion last month regarding opportunities to proactively invest in infrastructure that can help create additional "shovel ready" sites for future development. While completion of 38th Street NW is being prompted by the proposed 140,000-square-foot Scannell project, extending the roadway and utilities to the currently platted terminus would also make approximately 15–20 additional acres more readily available for future development.

Staff views the proposed EDA participation as an economic development investment that accomplishes two objectives: facilitating a significant industrial development that is prepared to move forward today while also positioning additional property for future development. Scannell is not requesting, nor is it anticipated to request, any other financial incentives or credits from the City for the proposed development.

Staff is requesting that the EDA consider contributing approximately \$25,000 toward completion of the 38th Street NW public improvements, with the final amount based upon actual project costs, but not to exceed \$35,000.

REQUESTED ACTION:

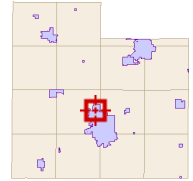
Approve Resolution 2026-11

ATTACHMENTS:

1. 38th Street Extension
2. Resolution 2026-11 Approval of Cost Share for 38th Street NW Extension



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers

The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Date created: 8/7/2026

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ECONOMIC DEVELOPMENT AUTHORITY OF FARIBAULT, MINNESOTA

RESOLUTION #2026-11

APPROVAL OF COST SHARE FOR 38TH STREET NW EXTENSION

WHEREAS, Scannell Properties is proposing to construct an approximately 140,000-square-foot industrial facility at 17575 Bagley Avenue; and

WHEREAS, the City of Faribault is requiring the completion of 38th Street NW to its currently platted terminus as part of the project, which will support the proposed development and provide improved access and utilities to approximately 15–20 additional acres for future development; and

WHEREAS, Scannell Properties finds that it will not benefit from the full completion of 38th Street NW; and

WHEREAS, the City has reviewed the proposed improvements and provided direction to move forward with City participation in a portion of the street improvements; and

WHEREAS, the completion of 38th Street NW supports the economic development goals of the City and EDA by facilitating the proposed industrial development and creating additional "shovel-ready" property for future development.

NOW, THEREFORE, BE IT RESOLVED, that the EDA approves participation with the City of Faribault in the cost of completing the 38th Street NW public improvements, with the EDA's share anticipated to be approximately between \$25,000 and \$35,000, with costs being shared with the City to cover a similar cost.

ADOPTED: August 20, 2026

Kevin F. Voracek, President

ATTEST:

David J. Wanberg, CED Director



Request for Action

TO: Faribault Economic Development Authority
FROM: Jake Wiensch, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: August 20, 2026
SUBJECT: Request for Incentives — Project Screaming Eagle

BACKGROUND:

Staff would like to provide the EDA with an update regarding Project Screaming Eagle, a potential expansion of an existing Faribault business at its current location. The company continues to evaluate Faribault along with locations in two other states and has requested confidentiality during the site selection process. This project is not a data center.

The proposed project includes three phases of growth. Phase 1 is anticipated to create approximately 55 jobs, Phase 2 an additional 160 jobs, and Phase 3 an additional 105 jobs. Total capital investment over the three phases is expected to exceed \$40 million.

The City Council has given staff authorization to work with Ehlers and legal counsel to evaluate and develop a potential incentive package to support the project. This analysis will consider tax abatement or tax increment financing (TIF) to determine the structure and level of assistance that would provide the most appropriate incentive for the project.

Staff is now seeking direction from the EDA on whether it is supportive of moving forward with an incentive similar to the assistance previously provided for the KGP project, subject to the financial analysis being completed by Ehlers and the project ultimately moving forward in Faribault. This direction would allow staff to include potential EDA participation as part of a comprehensive offer letter to the company, along with the proposed City and State incentives.

At this time, staff is not requesting formal approval of a specific EDA

incentive or expenditure. Rather, staff is seeking direction on whether an EDA incentive similar to that provided for the KGP project can be included in the offer letter as part of Faribault's overall incentive package. The specific structure and amount of any EDA participation would be based on the Ehlers financial analysis, the final project scope, and the overall incentive package.

If the company elects to move forward with the Faribault location, staff would return to the EDA at a future meeting with the results of the financial analysis and the specific incentive proposal for formal consideration and approval.

REQUESTED ACTION:

Provide Direction

ATTACHMENTS:



Request for Action

TO: Faribault Economic Development Authority
FROM: Jake Wiensch, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: August 20, 2026
SUBJECT: City Council Funding/Budget Requests for 2027

BACKGROUND:

Participation in the UDO Rewrite

The City's Unified Development Ordinance (UDO) was adopted in November 1999. While the UDO has been amended numerous times over the years, it has not undergone a comprehensive review and rewrite in approximately 26 years. The UDO regulates nearly all aspects of development and redevelopment within the City, including commercial and industrial development, housing, site design, zoning, and the development review process.

Over the past quarter-century, development practices, community needs, State requirements, and approaches to planning and zoning have changed significantly. A comprehensive rewrite provides an opportunity to modernize the City's development regulations, eliminate outdated or conflicting requirements, improve clarity and consistency, and create a more efficient and predictable development review process.

The proposed UDO rewrite will require the assistance of an outside consultant and is anticipated to take approximately two years to complete, at an estimated total cost of \$300,000. The City Council is requesting participation from both the HRA and EDA, with each organization contributing \$50,000 in 2027 and \$50,000 in 2028 toward the project.

Staff believes EDA participation in the UDO rewrite is an appropriate economic development investment. One of the City's most important roles in supporting development is providing a regulatory process that is clear, efficient, predictable, and responsive to current development practices. Updating the UDO can help remove unnecessary barriers to investment, provide greater certainty to businesses and developers, and improve the City's ability to respond to development opportunities.

This investment also complements the EDA's broader efforts to position Faribault for future growth. For these reasons, staff recommends that the EDA participate in the comprehensive UDO rewrite and authorize a contribution of \$50,000 in 2027 and \$50,000 in 2028, for a total EDA contribution not to exceed \$100,000.

The goal of today's discussion is to provide a response back to the City Council regarding the EDA's participation in the UDO rewrite. The EDA may provide this direction through a motion to approve or deny the request, or to approve the request with modifications.

REQUESTED ACTION:

Approve or Deny the Request of the City Council

ATTACHMENTS:



Request for Action

TO: Faribault Economic Development Authority
FROM: Jake Wiensch, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: August 20, 2026
SUBJECT: EDA 2027 Operating Plan Discussion/Review

BACKGROUND:

The EDA will continue discussions regarding the proposed 2027 Budget and how it aligns with the Authority's Operating Plan and strategic priorities. This is the second discussion with the Board as part of the 2027 budget and operating plan process and provides an opportunity to further review priorities, funding levels, and both short- and long-term economic development initiatives undertaken through the EDA.

Staff has continued to review and refine the preliminary budget framework and operating plan based on the Board's initial discussion and direction. Additional discussion and refinement will occur over the next several months as the annual budget process progresses. The EDA's recommended budget will ultimately be incorporated into the City's overall budget process, with final adoption by the City Council anticipated in December 2026.

Attached are materials to assist with the continued discussion of the proposed 2027 EDA budget and operating plan. Additional information and supporting documents may be added before the meeting or presented by staff at the meeting as the budget and operating plan continue to be developed.

As part of this discussion, staff anticipates reviewing the following topics with the Board:

- **EDA Operating Plan** – Continued review and refinement of priorities, goals, and initiatives for 2027.

- **Operating Fund Balance Policy** – Discussion regarding an appropriate fund balance policy and how available EDA resources should be managed and planned for over the longer term.
- **Chamber Contract** – Follow-up discussion as requested by the Board at the previous meeting regarding the current Chamber contract and considerations moving forward.
- **Staffing Considerations** – Discussion regarding current and future staffing needs and how those needs relate to the EDA's priorities and work plan.

At this time, staff is seeking continued discussion and direction from the EDA Board regarding these topics and priorities for the 2027 budget and operating plan. No formal action is requested at this meeting.

REQUESTED ACTION:

Discussion and Feedback — ongoing topic

ATTACHMENTS:

1. EDA - draft budget 2027

Record Number	Org	Object	Project	Description	2022 Actual	2023 Actual	2024 Actual	2025 Revised Budget	2025 Actual	2025 Percent	2026 Proposed	Detail Description	2027 Proposed	Detail Description
1	EDA	31010		Current Ad Valorem Taxes	(301,699)	(320,100)	(369,503)	(408,089)	(385,323)	94	(431,071)		455,934	
2	EDA	31020		Delinquent Ad Valorem Taxes	(1,734)	(1,968)	(1,462)	-	(2,003)	-				
3	EDA	31030		Mobile Home Tax	(485)	(561)	(650)	-	(565)	-				
4	EDA	31035		Delinquent Mobile Home Tax	(125)	(333)	(185)	-	(283)	-				
5	EDA	31040		Excess Tax Increment	(1,002)	-	-	-	-	-				
6	EDA	31500		Pilot In Lieu of Taxes	(363)	(335)	(411)	-	-	-				
7	EDA	31550		Green Acres	(36)	-	(20)	-	-	-				
8	EDA	33402		Market Value Homestead Credit	(30)	(57)	(31)	-	-	-				
9	EDA	33422		Oth State Grants and Aids	(750,000)	-	(125,000)	-	-	-				
10	EDA	34108		Administrative Fees	(109)	12	-	-	-	-				
11	EDA	34700		Program Revenue	(3,090)	(950)	(1,150)	(2,500)	(950)	38				
12	EDA	36200		Oth Miscellaneous Revenue	(1,080)	(15,233)	(5,000)	(500)	(5,000)	1,000				
13	EDA	36210		Interest on Invest	(19,664)	(32,770)	(32,122)	(29,360)	(803)	3				
14	EDA	36211		Interest Market Value	81,815	(26,645)	(23,157)	-	(3,536)	-				
15	EDA	36215		Loan Interest	(346)	(307)	(22,543)	-	(16,613)	-				
16	EDA	36240		Refunds & Reimbursements	(698)	(275)	-	-	-	-				
17	EDA	36400		Loan Principal	(78,285)	-	-	-	-	-				
18	EDA	39101		Sale of Capital Assets	-	-	-	-	-	-				
19	EDA	39200		Transfer In	(466,660)	-	-	-	-	-				
REVENUE TOTALS					(1,543,590)	(399,522)	(581,234)	(440,449)	(415,077)		(431,071)			
20	EDA	42010		Supplies	78	-	67	1,000	24	2	500	EDA meeting refreshments/Office Supplies	500	
21	EDA	42410		Minor Equipment & Small Tools	-	-	-	-	-	-	-		-	
22	EDA	43030		Engineering Fees	-	-	-	-	-	-	-		-	
23	EDA	43040		Legal Fees – Civil Process	11,792	9,456	20,818	25,000	5,470	22	25,000	Primarily used for drafting agreements/document/loan paperwork, attending meetings, and providing overall legal advice on projects.	25,000	
24	EDA	43080		Indirect Cost Allocation	-	-	-	-	-	-	50,000	Council request in 2027	-	
25	EDA	43090		Expert & Professional Services	278,938	41,438	648,873	740,700	12,565	2	82,500	Financial Consultant - to provide runs/estimates when determining tax incentives, provide input on EDA projects/financing/programs/ Chamber Contract. Council request in 2027	134,000	
26	EDA	43095		Software Maintenance & Support	-	247	-	-	299	-	5,500	Laserfiche Renewal/ ARCGIS Business Analyst Credits	5,000	
27	EDA	43140		Training & Education	-	-	1,444	10,000	3,794	38	8,000	Includes funding for training & education ED Coordinator and CED Director related to economic development. Ehlers/EDAM Summer & Winter Conf./EDAM monthly trainings	10,000	
28	EDA	43220		Postage	-	-	-	-	-	-	-		-	
29	EDA	43250		Other Communications	-	-	-	-	-	-	-		-	
30	EDA	43310		Travel Expense	-	-	726	10,000	1,894	19	4,000	Travel associated with training and marketing initiatives	4,000	
31	EDA	43410		Advertising	13,709	10,000	5,932	45,000	10,000	22	35,000	MARKETING - printed marketing materials, brochures, update loan handouts, BR+E efforts (Golden Shovel)	37,500	
32	EDA	43510		Legal Notices Publishing	511	124	-	1,000	-	-	750	Public hearings associated with business subsidy	750	
33	EDA	43520		Recording Fees	230	345	-	1,500	414	28	1,500	Recording of security docs, agreements, etc.	1,000	
34	EDA	43610		Insurance & Bonds	1,913	1,640	1,975	1,975	2,221	112	2,500		2,250	
35	EDA	43810		Electric Utilities	-	-	-	-	-	-	-		-	
36	EDA	43860		Storm Water Utilities	-	-	-	40	-	-	-		-	
37	EDA	44160		Rents	-	-	-	-	-	-	-		-	
38	EDA	44330		Dues and Subscriptions	22,195	21,705	14,875	9,000	7,179	80	20,000	SMIF, EDAM, Daily News, (Main Street/ SBDC)	20,000	
39	EDA	44370		Miscellaneous Charges	1	-	-	-	5,000	-	-		-	
40	EDA	44390		Taxes & Licenses	-	-	-	50	-	-	50		-	
41	EDA	44600		Loans & Grants	904,203	42,300	125,000	20,000	23,000	115	25,000	Micro grant program	25,000	
42	EDA	45100		Land	-	-	-	-	-	-	-		-	
43	EDA	47200		Transfer Out	-	45,638	-	-	-	-	650,000	Transfer to 2026 Program Budget (Fund 251)		
44	EDA	99999		Temporary acct (please change)	-	-	-	-	1,224	-				
EXPENDITURES TOTAL					1,233,570	172,892	819,709	865,265	73,085		910,300		265,000	
Increase / Decrease											5.2%			



Request for Action

TO: Faribault Economic Development Authority
FROM: Jake Wiensch, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: August 20, 2026
SUBJECT: Resolution 2026-12: Establish the EDA's Preliminary Tax Levy for Fiscal Year 2027

BACKGROUND:

Minnesota Statute 469.107, Subdivision 1 provides that a City may, at the request of its Economic Development Authority (EDA), levy a tax each year on all taxable property within the taxing district for the benefit of the EDA. The City Council approves the levy amount, but the statute limits the levy to a maximum of 0.01813 percent of the estimated taxable market value in the district.

Since 2011, the EDA has recommended, and the City Council has approved, the maximum levy amount allowed by the statute. The EDA may request the maximum allowed levy for 2027 to support its preliminary work program and budget. The levy is the EDA's primary source of flexible revenue that the EDA can use to fund its programs and fulfill its mission. The 2026 actual taxable market value is \$2,514,801,600. Therefore, the maximum the City Council can levy for the EDA in 2027 is \$455,934 ($\$2,514,801,600 \times 0.0001813 = \$455,934$), which is an estimated increase of \$24,862 over the 2026 estimate.

The City must certify its proposed 2027 property tax levy to the Rice County Auditor by September 30, 2026. Presuming the EDA wishes to request the maximum levy amount allowed by statute for 2027, the EDA should adopt Resolution 2026-12, requesting that the City Council approve the maximum tax levy allowed by statute for EDA purposes in 2027, not to exceed \$455,934 (refer to the attached resolution). Once the City Council certifies the tax levy, the Council can reduce the levy, but it cannot increase it.

REQUESTED ACTION:

Approve Resolution 2026-12

ATTACHMENTS:

1. Resolution 2026-12 Establish the EDA's Preliminary Tax Levy for Fiscal Year 2027

ECONOMIC DEVELOPMENT AUTHORITY OF FARIBAULT, MINNESOTA

RESOLUTION #2026-12

ESTABLISH THE EDA'S PRELIMINARY TAX LEVY FOR FISCAL YEAR 2027

WHEREAS, Minnesota Statute 469.107, Subdivision 1 provides that a City may, at the request of its Economic Development Authority (the "EDA"), levy a tax each year on all taxable property within the taxing district for the benefit of the EDA; and

WHEREAS, Minnesota Statute 469.107, Subdivision 1 limits the levy to a maximum of 0.01813 percent of the estimated taxable market value in the district; and

WHEREAS, the 2026 actual taxable market value in the district is \$2,514,801,600; and

WHEREAS, the maximum the City Council can levy for EDA purposes in 2026 is \$455,934 ($\$2,514,801,600 \times 0.0001813 = \$455,934$) and

WHEREAS, the EDA's work program and budget depend on whether the EDA receives the maximum levy amount allowed by Minnesota Statutes; and

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Authority of Faribault, Minnesota (the "EDA"), that it establishes and recommends that the City Council approve a 2027 tax levy of \$455,934 for the EDA's purposes.

ADOPTED: August 20, 2026

Kevin F. Voracek, President

ATTEST:

David J. Wanberg, CED Director



Request for Action

TO: Faribault Economic Development Authority
FROM: Jake Wiensch, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: August 20, 2026
SUBJECT: Updates and Future Items - Verbal report Only

BACKGROUND:

2027 Budget Process – Update

Staff has begun preparations for the 2027 budget process and will continue to refine and update budget assumptions, priorities, and funding levels through ongoing EDA meetings.

Faribault's Futures Program – Update

Jake Wiensch has been selected to participate in the Faribault's Futures program. This will provide an opportunity to connect with other community leaders, learn more about Faribault, and build relationships that support economic development efforts.

U of M Extension / Faribault Economy Study – Update

Work with U of M Extension on the Faribault Economy Study is picking back up. U of M Extension is looking for individuals to participate in an upcoming SOAR analysis. Staff would appreciate suggestions from EDA members on individuals who may provide valuable perspectives as part of this process.

Potential Encumbrances – Discussion

Staff has included an attachment outlining potential future EDA fund encumbrances. This is being included as a staff update rather than as part of the formal budget discussion to make the EDA aware of potential future commitments and provide an opportunity for discussion. No formal action is being requested at this time.

REQUESTED ACTION:

Updates

ATTACHMENTS:

1. EDA_Potential_Commitments_Encumbrances

EDA Potential Commitments / Encumbrances

Working discussion tool

Item	Status	2026	2027	2028	2029	2030	2031	5-Year Total	Funding / Timing	Notes
KGP Incentive	Committed	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000	\$250,000 over 5 years	Assumes \$50,000 per year.
City Staff Indirect Allocation	Ongoing	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000	Annual allocation	Shown at \$50,000 per year for planning purposes.
Chamber Contract	Current	\$50,000						\$50,000	Current contract through 2026	Future years TBD.
UDO Update	Proposed		\$50,000	\$50,000				\$100,000	\$100,000 over 2 years	Proposed EDA participation in 2027 and 2028.
Other Potential Commitments	Potential							- TBD		Placeholder for additional projects or incentives.
Scannell Properties	Proposed	\$25,000								
Hill Block Redevelopment	Ongoing	\$300,000						\$300,000		
Project Screaming Eagle	Potential		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		
Known / Potential Annual Total		\$475,000	\$200,000	\$200,000	\$150,000	\$150,000	\$50,000	\$1,000,000		Excludes amounts not yet determined.