

C E D A

COMMUNITY AND ECONOMIC
DEVELOPMENT ASSOCIATES



2018 ANNUAL REPORT

- **COMMUNITY SUPPORT PROGRAM**
- **SPECIAL PROJECTS**
- **SMALL CITIES DEVELOPMENT PROGRAM**

A Note From Our CEO

The CEDA brand is strong and growing! Our business model has evolved into the CEDA brand, which has become recognizable, not only in our small Region of Rural America, but across multiple states in the Upper Midwest. In 2018, our contracts increased to over 40 different communities, counties and organizations that believe enough in CEDA to sign a contract with us. To service this number of contracts, our team members have grown to 24, with more needed as I write this letter. This group of professionals is empowered to assist in moving your area forward and they are doing so.

I have always held the belief that to be successful one must encircle themselves with successful people as part of a team. Good people make great things happen. I consider not only our board and team members as part of our team, but I also consider the contract holders that retain our services as part of the team. Other valuable team players are those who believe in our mission enough to invest in CEDA, as well as the partners that we work with on a daily basis. Yes, surrounding and involving people and organizations that are positive and forward thinking has brought CEDA to where we are today. Thank you for being part of this wonderful organization!

CEDA Senior Vice-President, Cris Gastner, during a speech at our partnership meeting last fall talked to the 185 people in attendance about a couple of things. First, he talked about loving where you live – love your community and it will show. Secondly, he talked about starting from a position of “Yes” rather than a position of “No”. We have adopted the “Yes” philosophy as an integral part of our team members' thought process. We will continue to be an organization that finds ways to say yes and act on an idea, rather than saying no and merely dismissing a thought.

2019 will be my 15th year with CEDA. The time has flown by. There are days where it seems just like yesterday that I received a call from a board member notifying me of the upcoming vacancy. A lot has changed in these 15 years but more importantly a lot of good things have happened not only with CEDA but for our partners and the Region as a whole. Thank you to all that have been involved with CEDA and partnered with us over the years – your belief in our mission, our values, our team and Rural America is greatly appreciated!

Now on to great things for 2019!



COMMUNITY SUPPORT PROGRAM

SPECIAL PROJECTS



EXPANDED MARKETING



SMALL BUSINESS COUNSELING



SMALL CITIES DEVELOPMENT PROGRAM



COMMUNITY AND ECONOMIC DEVELOPMENT ASSOCIATES

COMMUNITY SUPPORT PROGRAM

2018 Highlights

Blooming Prairie, MN

- Authored and was awarded \$6,763 from the Minnesota State Historical Society to conduct an Intensive Survey and Evaluation of the Blooming Prairie Water Tower. The intent of the project was to determine the Water Tower's eligibility for listing in the National Register of Historic Places.
- Provided services and resources to a new business owner as she works to take over an existing Main Street business. Assistance also included a \$23,000 EDA loan to cover the gap in financing.
- The EDA approved disbursement of \$73,356.40 to existing businesses for equipment updates.

Blue Earth, MN

- Provided assistance including Tax Increment Financing (TIF), asbestos abatement, and removal of inoperable mechanicals to encourage the sale of three vacant buildings on Main Street, known as the Three Sisters Buildings.
- Authored and was awarded a \$5,000 grant from Compeer Financial through the Rural Feasibility Study Grant Program. The award aided in funding an updated Housing Study that was necessary for the planning and development of the City's newest housing development, Prairie View Subdivision.
- Partnered with Southwest Minnesota Housing Partnership to establish a plan for single-family home development in the newly constructed Prairie View Subdivision.
- Contracted with Community Partners' Research to produce an updated Comprehensive Housing Study.
- Provided services and resources to Rainbow Food Co-op, which included a \$10,000 loan from the EDA.

Ellendale, MN

- Organized and created literature for the EDA's first appearance with a booth at the Steele County Home Show.
- Developed a relationship with a new business relocating to the community, and facilitated the transfer of loan funds. Also, offered programmatic support to the business in applying for DEED Support.
- Developed a relationship with Minnesota Department of Transportation (MNDOT) and Union Pacific Railroad for future upgrades to the rail line in the community.

Chatfield, MN

- Authored and was awarded a \$375,000 grant from the Minnesota Investment Fund (MIF) to assist manufacturer EZ Fabricating with a loan for a major expansion creating at least 17 new full time jobs at an average wage of \$19/hr. \$255,000 will be forgiven if wage and job goals are met.
- Approved a \$25,000 loan to assist with the EZ Fabricating expansion.
- Approved a \$45,000 loan to assist with the renovation of a long-vacant Main Street building which allowed a local business, Big Girl Stickers & Stems, to expand and relocate downtown.
- Created up to \$130,000 in grants for income-qualified homebuyers for new home construction.
- Continued development negotiations and discussions for commercial redevelopment and residential development.

Cold Spring, MN

- Updated the EDA's revolving loan fund guidelines and application documents.
- Approved a \$33,000 loan to a new locally owned coffee shop, Cold Press Cafe, Inc. and a \$41,060 loan to MNX Properties, LLC.
- Collaborated with the Rocori School District's Community Education Program and the Chamber of Commerce on a resume writing workshop and adult basic education programming.
- Applied for and was awarded a SaveYourTown visit through the Central Minnesota Initiative Foundation. Through this grant, the City hosted renowned community developer Deb Brown for a three-day visit to obtain suggestions about projects that might positively impact the future of the City.
- Collaborated with the Rocori School District and a local property owner to host a Pop-up Shop event with the high school entrepreneurship class in a vacant building.

Claremont, MN

- Collaborated with Habitat for Humanity to bring a new home to a family in Claremont in a City-owned housing development.
- Examined the Housing Incentive and TIF Program to maximize program efficacy.
- Created Department of Employment and Economic Development (DEED) marketing material based on the community's excess wastewater processing capacity.

Dodge County, MN

- Hosted one of CEDA's quarterly Marketing in the Morning events about the importance of storytelling when marketing a business.
- Secured \$23,660 through contributions from communities and stakeholders for a countywide housing study conducted by Maxfield Research & Consulting. Of the \$23,660, \$5,000 was provided through a CEDA-authored Compeer Financial Rural Feasibility Study Grant Program.
- Approved the development and utilization of a county blog. The blog will be utilized to educate existing and future business owners on relevant topics, promote the County's assets and encourage tourism.

Eyota, MN

- Assisted Little Eagles Child Care Center in acquiring business development skills through Small Business Development Center (SBDC) counseling. The EDA provided land, up-front TIF, and \$25,000 in loan funds.
- Assisted Premier Chiropractic with SBDC business startup services and site selection. Premier was awarded \$10,000 in EDA loan funds.
- Assisted with a survey on rental properties, and supplied the data to support a Small Cities Development Program (SCDP) Block Grant application. Eyota was awarded \$287,500.
- Submitted a Compeer Financial Grant for marketing dollars.

Faribault County, MN

- Hosted a collaborative event with local manufacturing business representatives and school superintendents to brainstorm ways to educate students on viable career paths.
- Approved a \$62,977 loan to assist in the renovation of the Cedar Inn Car Wash.
- Updated and promoted a positive and informative web presence.

Fillmore County, MN

- Partnered with Houston County EDA and Local School Districts to host the first Senior Career Day, linking hundreds of students with local employers.
- Hosted the First Business After Hours Event, bringing together businesses and developers from across the county for networking.
- Continued Development of a Recreational Amenities Map with St. Mary's University Geospatial Services.
- Collaborated with Tradewinds Energy and Fillmore County Planning and Zoning Department to more fully understand the impact of an industrial scale, solar energy generation operation.

Frazee, MN

- Created a business input survey that was sent to all Frazee businesses. Feedback was used to inspire business community events including a Coffee and Community event and an After Hours Event.
- Enhanced business recognition and participation through creation of a Facebook Page.
- Requested and was awarded a Minnesota Housing Partnership (MHP) Rural Capacity Building Grant, which will provide technical assistance for local housing initiatives.

Goodhue, MN

- Commenced negotiations on the purchase of the old train depot which will be used for future community events and activities. The train depot will also be the location to host a Farmer's Market in 2019.
- Established and promoted a City Farmer's Market to begin in the summer of 2019.
- Approved \$2,500 from the EDA's Facade Improvement Program for the remodeling of a local business.
- Engaged in a site selection process to do a formal proposal for a retailer.
- Engaged in preliminary steps for Safe Routes to School with Goodhue County Live Well.

Goodview, MN

- Interviewed selected businesses with a MNDOT engineer, to discuss their transportation needs to do business in southeastern Minnesota. The State's Management Analysis & Development Division, MNDOT, and the University of Minnesota (UMN) developed a better understanding of the specific transportation challenges and priorities facing businesses.
- Submitted Department of Natural Resources (DNR) Federal Recreational Trail Program and Local Trail Connections Program applications to connect the Goodview trail closer to the City of Winona amenities.
- Awarded Rocco's Pizza \$2,500 from the EDA's Facade program for a \$12,000 remodel and expansion.
- Created Micro Grant and Micro Loan Programs for businesses to access financing for smaller projects.
- Worked jointly to create a Community Leadership Committee discussing 12 topics for future economic development. Created a synopsis of the conversations and findings, which led to establishing a Priority Task Force listing. This committee is a result from Southeast Minnesota Together Economic Design Day.

Goodhue County, MN

- Hosted the 10th Annual EDA Summit entitled "Tourism is Coming - Are We Ready?"
- Processed three tax abatement applications with new value of over \$6 million and creating 45 jobs.
- Worked to develop a process for a countywide housing study.

Grand Meadow, MN

- Applied and was accepted as one of three cities in the Greater Minnesota Futures Pilot Project with the UMN School of Design. The program seeks to utilize design thinking to leverage community assets to solve community challenges. The program has so far involved extensive asset mapping, a community listening post, and civic engagement planning.
- Approved a loan to aid in the succession of a Main Street business.
- Coordinated visits with specialists from DEED, United States Department of Agriculture (USDA) and CEDA grant writing team to identify potential projects.

Houston County, MN

- Completed a comprehensive rebranding process to create a new logo, brand, and website for the Houston County EDA: houstoncountymn.com
- Welcomed over 75 attendees to the 2018 Houston County Economic Summit in February, with content centered on the issue of workforce development and school-business partnerships.
- Launched the Bluff Country Collaborative (BCC) Program, an innovative partnership initiative to prepare students for work, while developing meaningful workforce pipelines to local employers. The BCC is a partnership with the Fillmore County EDA, Workforce Development Inc., the Southeast Perkins Consortium, eight regional school districts, and over 50 business host sites.
- Approved a total of \$40,000 in start-up loans for two new Houston County businesses.
- Approved a 50% 10-year tax abatement for a new housing complex in Caledonia, MN.

Howard County Business and Tourism, IA

- Over 30 innovative entrepreneurs ranging from the individual employer to larger businesses sat down with Howard County Business and Tourism (HCBT)/CEDA staff to chart paths of starting a new adventure or growing their current businesses. HCBT approved \$577,500 in loan funds creating 26 new jobs and retaining another 39 jobs in 2018.
- Authored and was awarded over \$32,000 in grant funds for various projects and events in Howard County.
- Assisted with loan funds in Howard County for a Camp-Site RV expansion along Hwy 9, an Alum-line expansion along Hwy 9, the new 10th Hole Inn & Suites extended stay and restaurant in Riceville, the new Aveda Salon, and the new Fat T's restaurant in Cresco.
- Three significant studies were initiated; local Howard County housing study, CEDA housing analysis of Cresco and Blooming Prairie, Minnesota, and a regional housing and workforce study with Iowa State University called the Northeast Iowa Workforce Recruitment Road Map.
- Assisted in marketing for Howard County tourism in which the latest statistics show \$4,820,000 in travel expenditures and over \$600,000 in local tax receipts. This reflects a 3.43% increase from the previous year.

Hayfield, MN

- Authored and was awarded a SMIF Paint the Town Grant for the City Pool Building. Student volunteers assisted in the painting of the city pool building.
- Approved a loan for "Jumping Jax" daycare in order to help leverage SBA loan funds to purchase real estate for the new business.
- Approved a loan to Mike's Full Lawn Service to help renovate an existing building for their office.
- Submitted a DNR Local Trails Connections grant and Regional Trail grant for completion of Hayfield trail system loop.
- Began work on the SCDP, which could potentially help with the renovation of several houses in Hayfield.

Harmony, MN

- Secured \$1,735,000 in state bonding appropriation to build a state trail from Harmony to Iowa with a spur to Niagara Cave. This trail will connect the Root River trail system to northeast Iowa's. \$235,000 of the total appropriation was granted through the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for trail corridor land acquisition.
- Approved five new home rebates totaling \$48,750. These rebates created \$1,154,352 in new home value and received national media attention from outlets such as The Wall Street Journal, Bloomberg, CNBC, Trulia.com, and Realtor.com.
- Authored and was awarded \$37,260 in grants for various community projects including a \$10,000 "Small Town" grant from the Southern Minnesota Initiative Foundation (SMIF) to support the Harmony Freenotes Music Park project.
- Approved a \$7,700 loan to assist new Main Street business, Homespun Harmony.
- Completed the "Experience Harmony II" placemaking series to set community project goals.

Jackson, MN

- Authored and was awarded \$49,328 in grant funding from the Business Development Public Infrastructure (BDPI) grant to extend a water main located in an industrial park.
- Updated the EDA's revolving loan fund guidelines and application documents.
- Secured a \$290,000 state bonding appropriation to redevelop city owned riverside property into a Veterans Memorial Park.
- Facilitated the sale of two EDA owned twin home units, one EDA owned residential lot, and two Development Corporation owned lots.
- Processed two tax abatement applications bringing a new electrician and bus service company to the community with over \$1,000,000 in construction.

Kasson, MN

- Assisted in the growth of a local business by helping them transition from their garage to a City owned property through a lease agreement. The owners also obtained a \$5,000 loan from the City EDA.
- Worked with Hoisington Koegler Group, Inc. of Minneapolis on the "Kasson Upward 2040" Comprehensive Plan to identify economic development goals and the steps necessary for the EDA to accomplish them.
- Created and approved a new business facade improvement program. The new program provides a dollar-for-dollar match, up to \$2,000, for visible improvements such as painting, rehab/replacement of exterior windows and doors, siding, awnings and canopies, signage, etc. This program was created as a result of the goals set forth by the recently adopted comprehensive plan.

Lake City, MN

- Completed a market research study regarding community interest in Child Care and a Community Center, in partnership with Red Wing YMCA and ANA Research.
- Launched new identity graphics and brand to visually unify the City, EDA & Chamber of Commerce.
- Secured \$809,400 from DEED's Small Cities Development Grant program to support property owners' rehabilitation of residential housing and commercial buildings, in partnership with Southeastern Minnesota Multi-County Housing and Redevelopment Authority.
- Launched pilot year for business incubator program with lease to two new seasonal businesses near Lake City Marina.

Mabel, MN

- Constructed the Mabel Incubator Building and leveraged loan funding from both Mabel Telephone Cooperative and MiEnergy Electric Cooperative to fund the project. The incubator building helped bring a new daycare provider, Nisse Treehouse, to Mabel.
- Approved a loan to help a new restaurant, "Joe's", redevelop an old building along Highway 44.
- Approved a loan to help a new restaurant, "Mabel Smokehouse and Bar", redevelop a vacant, existing building on Main Street.
- Approved a loan to Mabel Lumber to purchase additional inventory.
- Worked with STS Plumbing and Heating to relocate their business from outside of city limits to EDA-owned lots on Main Street.

Rushford Village, MN

- Hosted a land forum in order to give landowners and the City an idea of who would be interested in selling or developing land.
- Discussed the possibility of a Planned Unit Development (PUD) in Rushford Village with a local resident.
- Conducted business outreach in order to gather interest from businesses that might be interested in relocating or building in Rushford Village.
- Collaborated with shareholders in Ferndale Golf Course to help keep the golf course financially solvent.

Preston, MN

- Preston's Veterans Home project received the State match of \$10.2 million dollars to move forward with a 54 unit veterans home. Local fundraising added another \$1.1 million for the \$34 million dollar project. 85 new full time jobs are expected to follow the completion of the home. Pending federal approval, the project will break ground in the Spring of 2020.
- The EDA created committees to develop local workforce and housing initiatives. The EDA secured two grants totaling \$12,500 to support the development of a "livability tab" related to Preston's housing development for the City and Chamber websites.
- The EDA serviced 13 revolving loans. Several of the loans support the SCDP program, several are pass through loans for Greater Minnesota Housing funds.
- The SCDP Block Grant Initiative sunset in 2018 resulting in \$933,000 invested in an 8 block area of Preston. The grant dollars were used to rehab 15 commercial units and 33 rental units.

Leroy, MN

- The EDA-owned LeRoy City Lines, providing Monday - Friday transportation to Rochester, updated their fleet with the purchase of two newer buses. They also expanded their charter services to include overnight trips.
- The EDA sold the final residential lot for new home construction.
- A BR&E survey was conducted with local businesses. The responses gave the EDA several ideas for community improvement going forward.

Medford, MN

- Created and promoted a Facade Program.
- Provided small business counseling services to four businesses.
- Participated in a site selection procedure to submit site proposals for a "big box" retailer and a potential new manufacturer.
- Organized an event to recognize Our Home South for their success offering homes for persons with disabilities who are in need of 24-hour support services, on National Entrepreneur Day. The organization has 164 employees, 57 clients and 24 locations.

Lewiston, MN

- Applied for and was awarded a \$2,500 grant from Compeer Financial through the Rural Feasibility Study Grant Program to assist in obtaining a housing study for the city. This study was completed in May of 2018.
- Facilitated a landowners forum to discuss the results of the 2018 housing study and what development the City should consider moving forward.
- Worked with a Lewiston-Altura High School Senior on her proposal to add a dog park to the community. The EDA approved funding in the amount of \$1,800 to be used toward a survey and the creation of a new dog park.
- Applied and was awarded \$11,500 for a Statewide Health Improvement Partnership (SHIP) Grant from the Winona County Partnership for the design, production and installation of pedestrian wayfinding signage throughout the community.
- Initiated and was awarded \$10,500 for Crossings Center from Winona County SHIP to establish a Farmer's Market in the summer of 2019, a bike station and bike racks, and drainage and irrigation for the community gardens.

People's Energy Cooperative

- Provided \$125,000 in startup financing to Sprouts Childcare and Early Education Center in Stewartville, MN. The \$1,645,000 project provided 99 childcare slots and created 15 jobs.
- Approved \$20,000 in startup financing to the forthcoming Eyota, MN, business Premier Chiropractic. The project will leverage an additional \$80,000 in investment and fill a key need in the community.
- Hosted an in-depth Business Retention and Expansion workshop with the UMN Extension, providing free training for 18 local economic developers.
- Granted \$102,325 to community organizations through Operation Roundup, and \$6,800 to service territory communities for regional economic development projects through the Cost Share Program in partnership with Dairyland Power.

Spring Grove, MN

- Completed a \$730,000 industrial park development project, utilizing \$326,000 in BDPI grant funding to provide sewer and water services to seven undeveloped lots.
- Facilitated the expansion of Viking Electric, an electrical business who built a 12,500 square foot building in the newly developed industrial park. The company now has 18 employees. The City and EDA worked together to provide over \$23,000 in waived utility fee incentives to kick-start the project.
- Launched the Spring Grove Heritage House project, in which Spring Grove High School Makerspace students worked with a local architectural designer to design a Norwegian-inspired home. The home will be built in 2019 in partnership with Habitat for Humanity.
- Participated in two regional pilot initiatives: 1) SMIF's Rural Entrepreneurial Ventures Program (REV), and 2) the UMN Design Center's Southeast Minnesota Futures Pilot. These two initiatives aim to spur entrepreneurial activity and develop a strategy for long-term community development.

Spring Valley, MN

- The EDA recognized eight new business start-ups and expansions in 2018, two of which received a total of \$65,600 in gap financing from the EDA for expansion and start-up capital. The EDA provided small business counseling services to both business that received EDA funds.
- Three members of the EDA board are participating in the REV Community Initiative. During 2018, an incubator program grew out of the REV initiative. The EDA wrote and was awarded a \$10,000 SMIF grant for the incubator program's education/acceleration online modules.
- Spring Valley community participation was high in 2018. More than 50 residents participated with the EDA's Making It Home Initiative. The EDA interacted with the UMN Extension Office and 6 circle leaders, who interacted with more than 50 community members. The EDA continues to support the four community driven projects that emerged from this initiative.

Upsala, MN

- Started a contract with CEDA in June 2018.
- Drafted and sent out a Community Survey, soliciting feedback on various issues regarding the direction of the City. Compiled responses and put together a snapshot flyer for use in the City's Summer Newsletter. This snapshot can also be used as an addition to the City's website, a printed handout, and as a promotional tool at other venues.
- Researched grants for new playground equipment, restrooms, and a basketball/pickleball court. Started the application process for a Minnesota DNR Parks and Recreation Grant.
- Participated in a site selection process, which included submitting a site proposal to a manufacturing firm.
- Met with a local business owner as they expanded operations to take over a vacant restaurant space. Discussed resources and services the City could provide as they went through the process.

St. Charles, MN

- Worked with a developer and St. Charles Staff to negotiate land sale for a new automobile dealership in Chattanooga Innovation Park.
- Worked with Love's Travels Stops and Country Stores Inc. and St. Charles City Staff to negotiate land sale for \$14 million development set to employ 40-50 full time equivalent positions in the community.
- Worked with potential developers on a large scale hospitality project in Chattanooga Innovation Park. With the developments of the other projects, adjustments have had to be made to this project, but renewed discussions continue to progress.
- EDA and City officials negotiated with a local landowner for a land purchase to expand Chattanooga Innovation Park. A purchase agreement has now been signed between the parties.
- Facilitated discussions between a business looking to locate in the area and a local building owner. An agreement has been reached and the sale will close in early 2019.

Stewartville, MN

- Authored and was awarded \$175,000 from the State of Minnesota's MIF program and \$175,000 from the State's Job Creation Fund program for the expansion of a local manufacturer. This expansion included the creation of 63 jobs and an investment of \$5.8 million by the company.
- Conducted extensive research on community perceptions comprised of input sessions with various age demographics and a survey tool. The analyzed summary report will be utilized to better market the community and invest in projects consistent with resident priorities.
- Created and approved a new, more robust program to aid in downtown beautification. The new, short-term program provides a dollar-for-dollar match, up to \$5,000, for visible improvements such as permanent landscaping, siding, painting, and power washing. This Program was created as a result of the community engagement research.
- Evaluated and approved \$30,240.90 in matching grants for seven businesses to produce new signage and/or improve the aesthetics of the building exteriors.
- Assisted two local businesses with the purchase of existing structures through an Existing Building Purchase Incentive program. Each company was awarded \$10,000 for their purchase of a vacant building in the community; awards were based on job creation numbers.

West Concord, MN

- Organized and facilitated a succession planning session, sponsored by the city EDA. This session started a community-wide discussion on the need for succession planning.
- Facilitated discussions for sale of multiple housing lots and city owned commercial property on Main Street.
- Initiated plan for long-term strategic development and action planning within the EDA and for the City at Large.

Special Projects

Emerging Entrepreneur Loan Program (EELP)

DEED provides grant funds to a network of nonprofit leaders which use these funds for loans to start-up and expanding businesses throughout the state. CEDA was awarded a \$60,000 pass through loan, which was used to support a new child care facility in Byron, MN.

Housing Action Plans

Blooming Prairie, MN and Cresco, IA participated in a new initiative to develop actionable housing projects to solve challenges recognized in research with stakeholders that CEDA partnered with the Center for Innovative Communities (CIC) to complete. In addition, staff worked with the CIC to provide recommendations on new programs and improvements to existing programs in Pine County, MN.

Oronoco, MN

CEDA assisted Oronoco in locating grant sources for three projects. One project the City is looking at is moving pieces of their historic dam into a park for an interpretive art piece. The City is also looking at paving a trail in one of their parks. CEDA also researched funding assistance to install a back-up generator for one of the municipal wells.

Manufacturing Week

In addition to sending personalized thank you cards and recognizing manufacturers in our communities, CEDA partnered with 8 organizations in a pilot project that helped facilitate tours for over 300 students at 24 manufacturers in Blooming Prairie, Chatfield, Dodge County, Fillmore County, Goodhue County, Harmony, Houston County, Lake City, and Stewartville.

Red Wing, MN HRA

CEDA administers the Red Wing HRA loan program. This program is open year round to applicants, who can apply for a \$50,000 loan. Past projects include making improvements to a multi family building, building a handicap accessible ramp into a commercial business, and a project with the YMCA.

Expanded Marketing Program

CEDA's Expanded Marketing Program began in 2016, and has been an effective means of actively promoting our communities to outside areas and organizations as well as drawing in regional partners to experience the numerous opportunities present in those communities.

Trade Shows:

Represented CEDA communities at the following international International Production and Processing Expo (Agriculture/Food); PACK Expo (Manufacturing/Packaging); Medical Design and Manufacturing (Medical/Bio)

Conducted **Best Practice Visits** in Chippewa Falls, WI and Galena, IL.

Organized the third annual **Regional Development Tour** to familiarize 50 professionals with 4 cities: Elgin, Eyota, Kasson and Hayfield.

Hosted 4 **Marketing in the Morning** quarterly business breakfasts to educate small business professionals and community leaders in Goodview, Mantorville, Preston and Oronoco.

Met with over 30 **federal and state legislators** to discuss projects and successes in CEDA communities.

Small Business Counseling



27 261

PARTNERSHIP

CEDA team members provide free, confidential, one-on-one counseling for current and aspiring business owners

SERVICES

- Business planning
- Financial Packaging
- Market Research
- Budgeting
- Succession Planning
- And more

BUSINESSES



HOURS



Small Cities Development Program

CEDA continues to work with Minnesota's Department of Employment and Economic Development to administer the Small Cities Development Program. This program distributes federal block grant dollars to communities with fewer than 50,000 residents. Qualifying cities and counties can utilize funding for housing, public infrastructure and commercial rehabilitation projects. Altogether, the program includes nearly \$7 million in federal, state, and local matching dollars.

Dodge Center

Dodge Center is in the second year of their SCDP grant. Six single family houses have been rehabbed with Program Income Funds. The grant funds will rehab 17 owner occupied properties using \$297,653 grant dollars.

Leroy

LeRoy is in the third and final year of their SCDP grant. Five commercial rehab projects have been completed, with two more applicants in process, using \$168,000 in SCDP grant funds. This grant was partnered with Semcac to rehab 15 owner occupied homes using \$300,000 of SCDP grant dollars.

Preston

Preston closed out their SCDP grant in December 2018, which was used to rehab 15 commercial projects and 40 rental units. The total investment of all funds was \$933,835.75.

Caledonia

Caledonia has been awarded \$824,698. The grant funding will be used to rehab 10 commercial properties, 10 mixed-use rental properties, one multifamily rental property, and 15 owner occupied properties. CEDA partnered with Semcac on this large application. CEDA will administer the commercial, mixed-use rental, and multifamily rental portion of the grant. Semcac will administer the owner occupied portion of the grant.

Red Wing had three commercial rehab projects administered using \$199,616 from the Red Wing HRA Program Income fund and leverage funds from the Port Authority.

Red Wing will move forward with a full SCDP application. The City is requesting funding for owner occupied housing units and Publicly Owned Housing Program (POHP) leverage funds. Grant awards will be announced in the summer of 2019.

Eyota has been awarded \$287,500 in grant funds to rehab 20 rental units in the City of Eyota.

Elgin has been awarded \$303,600 in grant funds to rehab 12 owner occupied houses.

Houston is in the process of constructing a new Radium Treatment Plant using \$580,000 of SCDP grant funds and leverage funds of \$1,932,260 from the Public Facilities Authority, to be completed Summer of 2019. This grant was partnered with Semcac to rehab 15 owner occupied homes using \$300,000 of SCDP grant dollars.

Hayfield will move forward with a full SCDP application. They are requesting grant funding for rehabbing 23 owner occupied properties. Notice of grant awards will be announced summer of 2019.

Red Wing

Eyota

Elgin

Houston

Hayfield

BOARD OF DIRECTORS

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*Sometimes, you just
have to let amazing
people be amazing*

OUR TEAM

Ron Zeigler
Cris Gastner
Chris Giesen
Jason Passmore
Michelle Vrieze
Joya Stetson
Sherry Hines
Cathy Enerson
Spiff Slifka
Donna Mack
Courtney Bergey Swanson
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Marty Walsh
Tom Nelson
Mary Kennedy
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Annie Leibel
Allison Wagner
Abby Wright
Hillary Zidlicky
Ryan Soukup
Tara Kohl
Nicholas Ouellette
Trisha Porter
Sarah Carling
Kathy Lane

FINANCIAL STATEMENTS

	2018	2017	2016	2015	2014
Revenue	\$1,486,699	\$1,250,271	\$1,142,502	\$1,231,518	\$1,044,260
Expense	\$1,576,298	\$1,288,300	\$1,203,614	\$1,079,465	\$1,003,439
Operating Income/Loss before depreciation	(\$89,599)	(\$38,029)	(\$61,112)	\$152,053	\$40,821

our FUNDING PARTNERS

Thank you for your commitment to CEDA and the economic vitality of rural communities!

DIAMOND LEVEL PARTNERS



PLATINUM LEVEL PARTNERS



A Touchstone Energy® Cooperative



People's Energy Cooperative
Your Touchstone Energy® Cooperative

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Want to be a champion for rural communities? We'd love to get you on the list! Reach out to our team at info@cedausa.com for more details.