



EDA MEETING AGENDA
Thursday, December 7, 2023
3:00 p.m.

The EDA will meet in the City Hall Board Room

- 1. CALL TO ORDER**
- 2. ROLL CALL: Cooreman, Dahl, Dombeck, Gesme, Montgomery**
- 3. EDA BUSINESS**
 - A. Approval of Agenda
 - B. Approval of Minutes – November 2, 2023
 - C. Financials
 - D. EDA Projects
 - i. Hardwood Estates
 - E. Board Member Term Expiring
 - i. Dombeck – ending mid-term replacement commitment; eligible for first 6-year term beginning 2024 ending 2029
 - F. Goal Setting for 2024
 - G. Other Business
 - i. Next meeting: January 4, 2024 at 3:30 p.m.
- 4. ADJOURN.**

Posted: December 4, 2023



EDA MEETING MEMO
Thursday, December 7, 2023
3:00 p.m.

Item C. Financials –ArtOrg is behind for October’s payment. Spoke with Dave Machacek and he said that they will be able to catch up on their payments for October and December in January when their grant funds are replenished. Bryan Skillestad is the property manager and makes the payment every other month and made the November payment.

Hardwood Estates payment to Mulvihill will be made before end of December 2023 for \$169,496.51.

Item D. Hardwood Estates – **We have received a down payment for our 1st lot sale! Block 1, Lot 12 has been marked as a Sale Pending. \$5000 deposit check has been received by the party; paperwork will be drafted with a 6 month timeline to close on the property.** Website has been updated with the lot marked off.

Dirt began moving in mid November. Lots are graded, underground infrastructure is on site and as long as weather cooperates, they plan to keep moving ahead. Storm pond is also quite the site right now too!

Subcommittee met to discuss some potential builders’ interest in the development and either purchasing multiple lots or putting up a model home. We will discuss some of the possibilities during our meeting.

Based on last month's meetings discussion, changes to the draft of Covenants are included in the packet and will be ready for a motion and vote for final adoption.

Item E. EDA Member Term Expiring – Amy Dombeck has come to the end of fulfilling her first (mid-term replacement) term as of the end of December 2023. Discussion as to whether or not she is willing to serve for her first full term of six years. This is an appointment, so no action will be taken, but merely a commitment from Dombeck to the board if she wishes to continue.

Item F. Goal Setting for 2024 – 2023 Goal was to ‘continue to focus on current projects’ which is what staff has been doing for the duration of 2023. Now that Hardwood Estates has broken ground, it’s time to focus on ‘What’s next?’ to keep things moving forward in the community. Included in your packet are some forms to help you jot down your thoughts or ideas. Use what you want, don’t use any of them and scribble it on a post it note, just please come with ideas that are measurable and attainable. I have also included the most recent information from MN DEED for Goodhue County so you can see the economic information for our area to help you see some trends to help with your goal setting.

Other Business – Merry Christmas to all of you and THANK YOU FOR ALL YOU DO for our community to keep it moving forward.

The Cannon Falls Economic Development Authority (EDA) met on Thursday, November 2, 2023 at 3:30 p.m. in the City Hall Conference Room for its regular meeting. EDA Board Members present were: Mayor Matt Montgomery, Luke Cooreman, Amy Dombeck, and Steve Gesme. Staff present were Neil Jensen, Zach Logelin and Laura Qualey. Guests were Diane Johnson, Supt. Sampson, and Rosie Schluter via ZOOM. Absent: Jon Dahl

- Call to Order Mayor Montgomery facilitated the meeting as VP of the EDA Board and called the meeting to order at 3:32 p.m. in the absence of Chairperson Dahl.
 - Approve Agenda Gesme motioned to approve the agenda; Cooreman seconded the motion; passed.
 - Approve Minutes Minutes from October 5, 2023 motioned to approve by Dombeck; seconded by Gesme; approved.
 - Financials ArtOrg’s payment was not made in October, otherwise all loan payments are current. \$170,455.70 available in the Revolving Loan Fund. Raw Bistro was contacted to notify them of their loan payment recalculation as of January 2024. New payment will start Feb 2024.

Hokanson’s have made 2nd payment of \$3000 for leasing the Hardwood Estates property to farm this past year; interested in farming it again in 2024.
 - Hardwood Estates Updates: Albrightson Excavating hopes to begin construction in a week or two and work as long as weather will allow.

Maple Court and Maple Lane were the recommended street names for Hardwood Estates 2nd Subdivision (Phase 1) by the Housing Subcommittee; motion by Gesme to accept these two street names; seconded by Dombeck; motion passed.

Covenants, Rules, & Restrictions were reviewed that the subcommittee had come up with; barring some minor suggestions and changes, Cooreman made a motion to adopt the Covenants, Rules & Restrictions with suggested changes; Gesme seconded; motion passed.

Qualey sought quotes for signage to advertise the lots; \$625/aluminum sign or \$140 for plastic corrugated. Board decided to wait until Spring to decide.
 - Other Business: 2024 CEDA Contract was on the table to renew for 3 days a week/24 hours/week; Cooreman motioned to approve contract for services; Dombeck seconded; motion passed.

Strategic Planning and Goal Setting for 2024 will begin during the December 2023 meeting; Board decided to meet at 3 p.m. instead of 3:30 p.m. to allow for additional discussion time.

Mayor attended President Biden’s visit in Northfield along with CF FFA Kids.
- NEXT MEETING: Thursday, December 6, 2023 at 3:00 p.m.
- Adjourn Motion to adjourn by Montgomery; seconded by Dombeck unanimously approved. Adjourned at 4:26 p.m.

Respectfully submitted by Laura Qualey.

CANNON FALLS EDA REVOLVING LOAN FUND Account 260

Applicant	Original Loan		Interest Rate	Monthly Payment	Loan Status	Maturity Date	Date Paid Off	Total Int.		Deferred Loan	Total Prin.		Principal Balance Due
	Loan Date	Amount						Paid	Paid		Paid	Paid	
Keith Meyers	8/18/19	\$ 75,000	3.0%	\$483.46		7/18/24		\$8,046.86	\$5,000	\$17,093.06	\$52,906.94		
Tillon Brewing Company	7/13/16	\$ 150,000	3.0%	\$1,494.69		9/24/26*		\$22,821.18	\$5,000	\$100,756.89	\$47,969.86		
Art Org	11/29/12	\$ 150,000	5.0%	\$1,089.96		12/1/27		\$31,282.12	\$5,000	\$100,975.91	\$48,145.64		
Magnolia Animal Hospital	11/15/21	\$ 37,600	3.0%	\$675.62		12/15/27		\$1,929.73	\$0	\$14,367.72	\$23,232.28		
Raw Bistro	1/15/19	\$ 125,000	3.0%	\$828.79		1/15/34		\$15,351.25	\$5,000	\$32,378.49	\$87,044.81		
Total		\$412,600		\$4,572.52				\$64,079.89	\$15,000	\$233,193.58	\$259,299.53		

*90 Days COVID deferrment

**30 days overdue

\$ 259,299.53	Outstanding Loans
\$ 178,215.36	Funds Available in RLF
\$ 437,514.89	Total Assets

Raw Bistro Interest Rate will change January 2024 per Promissory Note

Updated December 7, 2023

Fund/Account Transaction	Document Date	Received	Transfers In	Disbursed	Transfers Out
260 ECONOMIC DEVELOPMENT AUTHORITY (EDA)					
101000 CASH					
CR 264683 1 EDA INT PMT-RAW BISTRO	11/27/23	223.32			
CR 264683 2 EDA PRINC PMT-RAW BISTRO	11/27/23	605.47			
CR 264684 1 EDA PRINC PMT-MAGNOLIA ANIMA	11/27/23	616.00			
CR 264684 2 EDA INT PMT-MAGNOLIA ANIMAL	11/27/23	59.62			
CR 264685 1 EDA INT PMT-KEITH MEYERS	11/27/23	135.69			
CR 264685 2 EDA PRINC PMT-KEITH MEYERS	11/27/23	347.77			
CR 264686 1 EDA PRINC PMT-ARTORG	11/27/23	885.67			
CR 264686 2 EDA INT PMT-ARTORG	11/27/23	204.29			
CR 264693 1 EDA INT PMT-TILLION	11/30/23	164.34			
CR 264693 2 EDA PRINC PMT-TILLION	11/30/23	1,330.35			
Total Received		4,572.52			
Total Account		4,572.52	0.00	0.00	0.00
Total Fund		4,572.52	0.00	0.00	0.00
Grand Totals		4,572.52	0.00	0.00	0.00



\$3,000 income from renting farm land is not included in this amount

\$7,572.52

Funds 260- 260, Accounts 101000-101000

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
260 ECONOMIC DEVELOPMENT AUTHORITY (EDA) 101000 CASH	170,642.84	4,572.52	0.00	0.00	0.00	175,215.36
Totals	170,642.84	4,572.52	0.00	0.00	0.00	175,215.36

*** Transfers In and Transfers Out columns should match, with the following exceptions:
 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

\$178,215.36

\$3,000 income from renting farm land is not included in this amount

For the Accounting Periods: 1/23 - 11/23

Funds 235- 235

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
235 PLANNING & ECONOMIC DEVELOPMENT DEPT						
101000 CASH						
SC 74142	1st Qtr 2023 Support Svces	CEDA	1/23		16,458.75	
SC 74157	Proj: 1910-RAP Addendum Prep-Cannon ATC GROUP SERVICES LLC		1/23		600.00	
SC 74178	Proj: 2185-December Svces-General-M HOFF BARRY, P.A.		1/23		618.75	
SC 74178	Proj: 2030-December Svces-General-J HOFF BARRY, P.A.		1/23		660.00	
SC 74189	2023 Qtrly Maint	SIEVERS CREATIVE LLC	1/23		125.00	
SC 74348	January Development	HOFF BARRY, P.A.	2/23		453.75	
SC 74348	Proj: 2185-January Dev-Hardwood Est HOFF BARRY, P.A.		2/23		247.50	
SC 74348	Proj: 2195-January Dev-Stinar HOFF BARRY, P.A.		2/23		1,478.75	
SC 74348	Proj: 2110-January Dev-Molenaar HOFF BARRY, P.A.		2/23		41.25	
SC 74348	Proj: 2200-January Dev-Endres HOFF BARRY, P.A.		2/23		618.75	
SC 74392	Proj: 2195-February Development-Sti HOFF BARRY, P.A.		2/23		41.25	
SC 74392	Proj: 2200-February Development-End HOFF BARRY, P.A.		2/23		41.25	
SC 74392	Proj: 2110-February Development-Mol HOFF BARRY, P.A.		2/23		866.25	
SC 74392	Proj: 2205-February Development-Joh HOFF BARRY, P.A.		2/23		8.10	
SC 74413	Feast Tradeshow	RENEWING THE COUNTRYSIDE	3/23		500.00	
SC 74438	Subscription.	SHRPA LLC	3/23		500.00	
SC 74513	2023 Taxes-R-52-110-0090	GOODHUE COUNTY	3/23		1,220.00	
SC 74513	2023 Taxes-R-52-111-0010	GOODHUE COUNTY	3/23		1,084.00	
SC 74513	2023 Taxes-R-52-111-0030	GOODHUE COUNTY	3/23		822.00	
SC 74513	2023 Taxes-R-52-350-0070	GOODHUE COUNTY	3/23		5,666.00	
SC 74535	2nd Qtr 2023 Support Services	CEDA	3/23		16,458.75	
SC 74547	Reimb-Cookies-Tulip	QUALEY LAURA	4/23		15.47	
SC 74598	Advertising-Discover Cannon Fa	BY ALL MEANS GRAPHICS	4/23		301.00	
SC 74605	2023 Qtrly Website Maint	SIEVERS CREATIVE LLC	4/23		125.00	
SC 74715	Proj: 2215-April Svces-Malloy Purch	HOFF BARRY, P.A.	5/23		1,206.25	
SC 74896	Proj: 2215-MAY Svces-Malloy Purchas	HOFF BARRY, P.A.	6/23		148.75	
JV 6644	7/23-SEMMCHRA DEED Grant		7/23	4,600.00		
JV 6700	7/23-Tax Settlement		7/23	38,517.50		
SC 75015	3rd Qtr 2023 Support Services	CEDA	7/23		16,458.75	
SC 75070	Proj: 2215-June Svces-Malloy	HOFF BARRY, P.A.	7/23		123.75	
SC 75070	June Development	HOFF BARRY, P.A.	7/23		453.75	
SC 75070	Proj: 2110-June Development-Molenaar	HOFF BARRY, P.A.	7/23		4,415.00	
SC 75070	Proj: 2190-June Development-Towerin	HOFF BARRY, P.A.	7/23		1,543.75	
SC 75070	Proj: 2195-June Development-Stinar	HOFF BARRY, P.A.	7/23		82.50	
SC 75082	Qtrly Website Maintenance	SIEVERS CREATIVE LLC	7/23		125.00	
SC 75109	Housing Expenses-DEED	SEMMCHRA	7/23		4,600.00	
SC 75194	July Development	HOFF BARRY, P.A.	8/23		2,872.50	
SC 75194	Proj: 2110-July Development-Molenaar	HOFF BARRY, P.A.	8/23		1,147.50	
SC 75194	Proj: 2190-July Development-Towerin	HOFF BARRY, P.A.	8/23		1,700.00	
SC 75194	Proj: 2250-July General-Rymer CUP	HOFF BARRY, P.A.	8/23		412.50	
SC 75194	Proj: 2200-July Development-Endres	HOFF BARRY, P.A.	8/23		3,391.25	
CR 262451	Proj: 1710-Batch #: 12634	SOGAN VALLEY-FARMERS	9/23	100.00		
RV 1915	1 Carstensen-Reimb Taxes/Search		9/23	2,356.00		
SC 75309	Proj: 2205-August Svces-Johnson	HOFF BARRY, P.A.	9/23		1,129.25	
SC 75309	Proj: 2245-August Svces-Timber Ridg	HOFF BARRY, P.A.	9/23		928.12	
SC 75309	Proj: 2190-August Svces-Towering Bl	HOFF BARRY, P.A.	9/23		50.00	
SC 75309	August Gen Dev-Doc Reproductio	HOFF BARRY, P.A.	9/23		18.00	

For the Accounting Periods: 1/23 - 11/23

Funds 235- 235

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
235 PLANNING & ECONOMIC DEVELOPMENT DEPT						
101000 CASH						
SC 75355	Proj: 1925-Search & Exam Fee	KNIGHT BARRY TITLE	9/23		450.00	
RV 1917	Proj: 1925-Knight Barry-Title Reimb		10/23	450.00		
SC 75377	4th Qtr '23-Support Services	CEDA	10/23		16,458.75	
SC 75422	Proj: 2245-September Svces-Timber R	HOFF BARRY, P.A.	10/23		2,041.25	
SC 75438	Local Feast Advertisement	RENEWING THE COUNTRYSIDE	10/23		250.00	
SC 75441	Qtrly Website Maintenance	SIEVERS CREATIVE LLC	10/23		125.00	
SC 75466	Reimb 1/2 of 52-111-0010 Taxes	CARSTENSEN LEASING LLC	10/23		542.00	
SC 75466	Reimb 1/2 of 52-111-0030 Taxes	CARSTENSEN LEASING LLC	10/23		411.00	
SC 75466	Reimb Knight/Barry Closing Cos	CARSTENSEN LEASING LLC	10/23		450.00	
SC 75510	Proj: 2245-October Dev-Timber Ridge	HOFF BARRY, P.A.	11/23		2,923.75	
Account Total:				46,023.50	113,409.94	119,320.20 DB
202000 ACCOUNTS PAYABLE						
CL 46686	1 1st Qtr 2023 Support Svces	CEDA	1/23		16,458.75	
CL 46702	Proj: 1910-2470101 RAP Addendum	ATC GROUP SERVICES LLC	1/23		600.00	
CL 46726	Proj: 2185-17502 December Svce	HOFF BARRY, P.A.	1/23		618.75	
CL 46726	Proj: 2030-2030 December Svce	HOFF BARRY, P.A.	1/23		660.00	
CL 46735	1 1544 2023 Qtrly Maint	SIEVERS CREATIVE LLC	1/23		125.00	
SC 74142	1st Qtr 2023 Support Svces	CEDA	1/23	16,458.75		
SC 74157	Proj: 1910-RAP Addendum Prep-Cannon	ATC GROUP SERVICES LLC	1/23	600.00		
SC 74178	Proj: 2185-December Svces-General-M	HOFF BARRY, P.A.	1/23	618.75		
SC 74178	Proj: 2030-December Svces-General-J	HOFF BARRY, P.A.	1/23	660.00		
SC 74189	2023 Qtrly Maint	SIEVERS CREATIVE LLC	1/23	125.00		
CL 46864	7 17544 January Development	HOFF BARRY, P.A.	2/23		453.75	
CL 46864	Proj: 2185-17544 January Dev-H	HOFF BARRY, P.A.	2/23		247.50	
CL 46864	Proj: 2195-17544 January Dev-S	HOFF BARRY, P.A.	2/23		1,478.75	
CL 46864	10 Proj: 2110-17544 January Dev-M	HOFF BARRY, P.A.	2/23		41.25	
CL 46864	11 Proj: 2200-17544 January Dev-E	HOFF BARRY, P.A.	2/23		618.75	
CL 46954	5 Proj: 2195-17576 February Deve	HOFF BARRY, P.A.	2/23		41.25	
CL 46954	6 Proj: 2200-17576 February Deve	HOFF BARRY, P.A.	2/23		41.25	
CL 46954	7 Proj: 2110-17576 February Deve	HOFF BARRY, P.A.	2/23		866.25	
CL 46954	8 Proj: 2205-17576 February Deve	HOFF BARRY, P.A.	2/23		8.10	
SC 74348	January Development	HOFF BARRY, P.A.	2/23	453.75		
SC 74348	Proj: 2185-January Dev-Hardwood Est	HOFF BARRY, P.A.	2/23	247.50		
SC 74348	Proj: 2195-January Dev-Stinar	HOFF BARRY, P.A.	2/23	1,478.75		
SC 74348	Proj: 2110-January Dev-Molenaar	HOFF BARRY, P.A.	2/23	41.25		
SC 74348	Proj: 2200-January Dev-Endres	HOFF BARRY, P.A.	2/23	618.75		
SC 74392	Proj: 2195-February Development-Sti	HOFF BARRY, P.A.	2/23	41.25		
SC 74392	Proj: 2200-February Development-End	HOFF BARRY, P.A.	2/23	41.25		
SC 74392	Proj: 2110-February Development-Mol	HOFF BARRY, P.A.	2/23	866.25		
SC 74392	Proj: 2205-February Development-Joh	HOFF BARRY, P.A.	2/23	8.10		
CL 46967	1 3777 Feast Tradeshow	RENEWING THE COUNTRYSIDE	3/23		500.00	
CL 47006	1 Subscription	SHRPA LLC	3/23		500.00	
CL 47062	1 2023 Taxes-R 52-110-0090	GOODHUE COUNTY	3/23		1,220.00	
CL 47062	2 2023 Taxes-R-52-111-0010	GOODHUE COUNTY	3/23		1,084.00	
CL 47062	3 2023 Taxes-R-52-111-0030	GOODHUE COUNTY	3/23		822.00	
CL 47062	4 2023 Taxes-R-52-350-0070	GOODHUE COUNTY	3/23		5,666.00	

For the Accounting Periods: 1/23 - 11/23

Funds 235- 235

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
235 PLANNING & ECONOMIC DEVELOPMENT DEPT						
202000 ACCOUNTS PAYABLE						
CL 47094 1	2nd Qtr 2023 Support Services	CEDA	3/23		16,458.75	
SC 74413	Feast Tradeshow	RENEWING THE COUNTRYSIDE	3/23	500.00		
SC 74438	Subscription	SHRPA LLC	3/23	500.00		
SC 74513	2023 Taxes-R 52-110-0090	GOODHUE COUNTY	3/23	1,220.00		
SC 74513	2023 Taxes-R-52-111-0010	GOODHUE COUNTY	3/23	1,084.00		
SC 74513	2023 Taxes-R-52-111-0030	GOODHUE COUNTY	3/23	822.00		
SC 74513	2023 Taxes-R-52-350-0070	GOODHUE COUNTY	3/23	5,666.00		
SC 74535	2nd Qtr 2023 Support Services	CEDA	3/23	16,458.75		
CL 47101 1	Reimb-Cookies-Tulip	QUALEY LAURA	4/23		15.47	
CL 47165 1	16369 Advertising-Discover Can	BY ALL MEANS GRAPHICS	4/23		301.00	
CL 47169 1	1990 2023 Qtrly Website Maint	SIEVERS CREATIVE LLC	4/23		125.00	
SC 74547	Reimb-Cookies-Tulip	QUALEY LAURA	4/23	15.47		
SC 74598	Advertising-Discover Cannon Fa	BY ALL MEANS GRAPHICS	4/23	301.00		
SC 74605	2023 Qtrly Website Maint	SIEVERS CREATIVE LLC	4/23	125.00		
CL 47291 9	Proj: 2215-17651 April Svces-M	HOFF BARRY, P.A.	5/23		1,206.25	
SC 74715	Proj: 2215-April Svces-Malloy Purch	HOFF BARRY, P.A.	5/23		148.75	
CL 47474 4	Proj: 2215-17686 May Svces-Mal	HOFF BARRY, P.A.	6/23		148.75	
SC 74896	Proj: 2215-May Svces-Malloy Purchas	HOFF BARRY, P.A.	6/23		148.75	
CL 47612 1	3rd Qtr 2023 Support Services	CEDA	7/23		16,458.75	
CL 47652 3	Proj: 2215-17717 June Svces-Ma	HOFF BARRY, P.A.	7/23	123.75		
CL 47652 6	17719 June Development	HOFF BARRY, P.A.	7/23	453.75		
CL 47652 7	Proj: 2110-17719 June Developm	HOFF BARRY, P.A.	7/23	4,415.00		
CL 47652 8	Proj: 2190-17719 June Developm	HOFF BARRY, P.A.	7/23	1,543.75		
CL 47652 9	Proj: 2195-17719 June Developm	HOFF BARRY, P.A.	7/23	82.50		
CL 47653 1	2435 Qtrly Website Maintenanc	SIEVERS CREATIVE LLC	7/23	125.00		
CL 47701 1	Housing Expenses-DEED	SEMMCHRA	7/23	4,600.00		
SC 75015	3rd Qtr 2023 Support Services	CEDA	7/23	16,458.75		
SC 75070	Proj: 2215-June Svces-Malloy	HOFF BARRY, P.A.	7/23	123.75		
SC 75070	June Development	HOFF BARRY, P.A.	7/23	453.75		
SC 75070	Proj: 2110-June Development-Molenaar	HOFF BARRY, P.A.	7/23	4,415.00		
SC 75070	Proj: 2190-June Development-Towerin	HOFF BARRY, P.A.	7/23	1,543.75		
SC 75070	Proj: 2195-June Development-Stinar	HOFF BARRY, P.A.	7/23	82.50		
SC 75082	Qtrly Website Maintenance	SIEVERS CREATIVE LLC	7/23	125.00		
SC 75109	Housing Expenses-DEED	SEMMCHRA	7/23	4,600.00		
CL 47802 3	17777 July Development	HOFF BARRY, P.A.	8/23		2,872.50	
CL 47802 4	Proj: 2110-17777 July Developm	HOFF BARRY, P.A.	8/23	1,147.50		
CL 47802 5	Proj: 2190-17777 July Developm	HOFF BARRY, P.A.	8/23	1,700.00		
CL 47802 6	Proj: 2250-17777 July General-	HOFF BARRY, P.A.	8/23	412.50		
CL 47802 8	Proj: 2200-17777 July Developm	HOFF BARRY, P.A.	8/23	3,391.25		
SC 75194	July Development	HOFF BARRY, P.A.	8/23	2,872.50		
SC 75194	Proj: 2110-July Development-Molenaar	HOFF BARRY, P.A.	8/23	1,147.50		
SC 75194	Proj: 2190-July Development-Towerin	HOFF BARRY, P.A.	8/23	1,700.00		
SC 75194	Proj: 2250-July General-Rymer CUP	HOFF BARRY, P.A.	8/23	412.50		
SC 75194	Proj: 2200-July Development-Endres	HOFF BARRY, P.A.	8/23	3,391.25		
CL 47942 4	Proj: 2205-17811 August Svces-	HOFF BARRY, P.A.	9/23		1,129.25	
CL 47942 5	Proj: 2245-17811 August Svces-	HOFF BARRY, P.A.	9/23	928.12		
CL 47942 7	Proj: 2190-17811 August Svces-	HOFF BARRY, P.A.	9/23	50.00		
CL 47942 8	17811 August Gen Dev-Doc Repro	HOFF BARRY, P.A.	9/23	18.00		

For the Accounting Periods: 1/23 - 11/23

Funds 235- 235

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
235 PLANNING & ECONOMIC DEVELOPMENT DEPT						
202000 ACCOUNTS PAYABLE						
CL 47992 1	Proj: 1925-2226308 Search & Exam	KNIGHT BARRY TITLE	9/23		450.00	
SC 75309	Proj: 2205-August Svces-Johnson	HOFF BARRY, P.A.	9/23	1,129.25		
SC 75309	Proj: 2245-August Svces-Timber Ridg	HOFF BARRY, P.A.	9/23	928.12		
SC 75309	Proj: 2190-August Svces-Towering Bl	HOFF BARRY, P.A.	9/23	50.00		
SC 75309	August Gen Dev-Doc Reproductio	HOFF BARRY, P.A.	9/23	18.00		
SC 75355	Proj: 1925-Search & Exam Fee	KNIGHT BARRY TITLE	9/23	450.00		
CL 48007 1	4th Qtr '23-Support Services	CEDA	10/23		16,458.75	
CL 48037 5	Proj: 2245-17889 September Svc	HOFF BARRY, P.A.	10/23		2,041.25	
CL 48049 1	24850008 Local Feast Advertisemen	RENEWING THE COUNTRYSIDE	10/23		250.00	
CL 48051 1	2884 Qtrly Website Maintenan	SIEVERS CREATIVE LLC	10/23		125.00	
CL 48110 1	Reimb 1/2 of 52-111-0010 Taxes	CARSTENSEN LEASING LLC	10/23		542.00	
CL 48110 2	Reimb 1/2 of 52-111-0030 Taxes	CARSTENSEN LEASING LLC	10/23		411.00	
CL 48110 3	Reimb Knight/Barry Closing Cos	CARSTENSEN LEASING LLC	10/23		450.00	
CL 48178 4	Proj: 2245-17938 October Dev-T	HOFF BARRY, P.A.	10/23		2,923.75	
SC 75377	4th Qtr '23-Support Services	CEDA	10/23	16,458.75		
SC 75422	Proj: 2245-September Svces-Timber R	HOFF BARRY, P.A.	10/23	2,041.25		
SC 75438	Local Feast Advertisement	RENEWING THE COUNTRYSIDE	10/23	250.00		
SC 75441	Qtrly Website Maintenance	SIEVERS CREATIVE LLC	10/23	125.00		
SC 75466	Reimb 1/2 of 52-111-0010 Taxes	CARSTENSEN LEASING LLC	10/23	542.00		
SC 75466	Reimb 1/2 of 52-111-0030 Taxes	CARSTENSEN LEASING LLC	10/23	411.00		
SC 75466	Reimb Knight/Barry Closing Cos	CARSTENSEN LEASING LLC	10/23	450.00		
SC 75510	Proj: 2245-October Dev-Timber Ridge	HOFF BARRY, P.A.	11/23	2,923.75		
	Account Total:			113,409.94	113,409.94	
308002 DUE TO SEMMCHRA FROM DEED						
JV 6644 4	7/23-SEMMCHRA DEED Grant		7/23		4,600.00	
	Account Total:				4,600.00	4,600.00 CR
310100 CURRENT AD VALOREM TAX						
JV 6700 8	7/23-Tax Settlement		7/23		38,517.50	
	Account Total:				38,517.50	38,517.50 CR
321800 OTHER BUSINESS LICENSE-PERMITS						
CR 262451 1	Proj: 1710-Batch #: 12634	SOGAN VALLEY-FARMERS	9/23		100.00	
	Account Total:				100.00	100.00 CR
362500 REFUNDS & REIMBURSEMENTS						
RV 1915 1	Carstensen-Reimb Taxes/Search		9/23		2,356.00	
	Account Total:				2,356.00	2,356.00 CR

Funds 235- 235

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
235 PLANNING & ECONOMIC DEVELOPMENT DEPT						
46600 ECONOMIC DEVELOPMENT DEPARTMENT						
3041 LEGAL FEES-OTHER						
CL 46726 4	Proj: 2185-17502	December Svce HOFF BARRY, P.A.	1/23	618.75		
CL 46726 5	Proj: 2030-2030	December Svce HOFF BARRY, P.A.	1/23	660.00		
CL 46864 7	17544 January Development	HOFF BARRY, P.A.	2/23	453.75		
CL 46864 8	Proj: 2185-17544	January Dev-H HOFF BARRY, P.A.	2/23	247.50		
CL 46864 9	Proj: 2195-17544	January Dev-S HOFF BARRY, P.A.	2/23	1,478.75		
CL 46864 10	Proj: 2110-17544	January Dev-M HOFF BARRY, P.A.	2/23	41.25		
CL 46864 11	Proj: 2200-17544	January Dev-E HOFF BARRY, P.A.	2/23	618.75		
CL 46954 5	Proj: 2195-17576	February Deve HOFF BARRY, P.A.	2/23	41.25		
CL 46954 6	Proj: 2200-17576	February Deve HOFF BARRY, P.A.	2/23	41.25		
CL 46954 7	Proj: 2110-17576	February Deve HOFF BARRY, P.A.	2/23	866.25		
CL 46954 8	Proj: 2205-17576	February Deve HOFF BARRY, P.A.	2/23	8.10		
CL 47291 9	Proj: 2215-17651	April Svces-M HOFF BARRY, P.A.	5/23	1,206.25		
CL 47474 4	Proj: 2215-17686	May Svces-Mal HOFF BARRY, P.A.	6/23	148.75		
CL 47652 3	Proj: 2215-17717	June Svces-Ma HOFF BARRY, P.A.	7/23	123.75		
CL 47652 6	17719 June Development	HOFF BARRY, P.A.	7/23	453.75		
CL 47652 7	Proj: 2110-17719	June Developm HOFF BARRY, P.A.	7/23	4,415.00		
CL 47652 8	Proj: 2190-17719	June Developm HOFF BARRY, P.A.	7/23	1,543.75		
CL 47652 9	Proj: 2195-17719	June Developm HOFF BARRY, P.A.	7/23	82.50		
CL 47802 3	17777 July Development	HOFF BARRY, P.A.	8/23	2,872.50		
CL 47802 4	Proj: 2110-17777	July Developm HOFF BARRY, P.A.	8/23	1,147.50		
CL 47802 5	Proj: 2190-17777	July Developm HOFF BARRY, P.A.	8/23	1,700.00		
CL 47802 6	Proj: 2250-17777	July General- HOFF BARRY, P.A.	8/23	412.50		
CL 47802 8	Proj: 2200-17777	July Developm HOFF BARRY, P.A.	8/23	3,391.25		
CL 47942 4	Proj: 2205-17811	August Svces- HOFF BARRY, P.A.	9/23	1,129.25		
CL 47942 5	Proj: 2245-17811	August Svces- HOFF BARRY, P.A.	9/23	928.12		
CL 47942 7	Proj: 2190-17811	August Svces- HOFF BARRY, P.A.	9/23	50.00		
CL 47942 8	17811 August Gen	Dev-Doc Repro HOFF BARRY, P.A.	9/23	18.00		
CL 48037 5	Proj: 2245-17889	September Svc HOFF BARRY, P.A.	10/23	2,041.25		
CL 48178 4	Proj: 2245-17938	October Dev-T HOFF BARRY, P.A.	10/23	2,923.75		
	Object Total:			29,663.47		29,663.47 DB
3092 CONSULTING FEES						
CL 46686 1	1st Qtr 2023 Support Svces	CEDA	1/23	16,458.75		
CL 46702 1	Proj: 1910-2470101 RAP Addendum	ATC GROUP SERVICES LLC	1/23	600.00		
CL 47094 1	2nd Qtr 2023 Support Svces	CEDA	3/23	16,458.75		
CL 47612 1	3rd Qtr 2023 Support Svces	CEDA	7/23	16,458.75		
CL 48007 1	4th Qtr '23-Support Svces	CEDA	10/23	16,458.75		
	Object Total:			66,435.00		66,435.00 DB
3430 MARKETING						
CL 46735 1	1544 2023 Qtrly Maint	SIEVERS CREATIVE LLC	1/23	125.00		
CL 47169 1	1990 2023 Qtrly Website Maint	SIEVERS CREATIVE LLC	4/23	125.00		
CL 47653 1	2435 Qtrly Website Maintenan	SIEVERS CREATIVE LLC	7/23	125.00		
CL 48049 1	24850008 Local Feast Advertisemen	RENEWING THE COUNTRYSIDE	10/23	250.00		
CL 48051 1	2884 Qtrly Website Maintenan	SIEVERS CREATIVE LLC	10/23	125.00		
	Object Total:			750.00		750.00 DB
4330 DUES AND SUBSCRIPTIONS						
CL 47006 1	1 Subscription	SHRPA LLC	3/23	500.00		
	Object Total:			500.00		500.00 DB

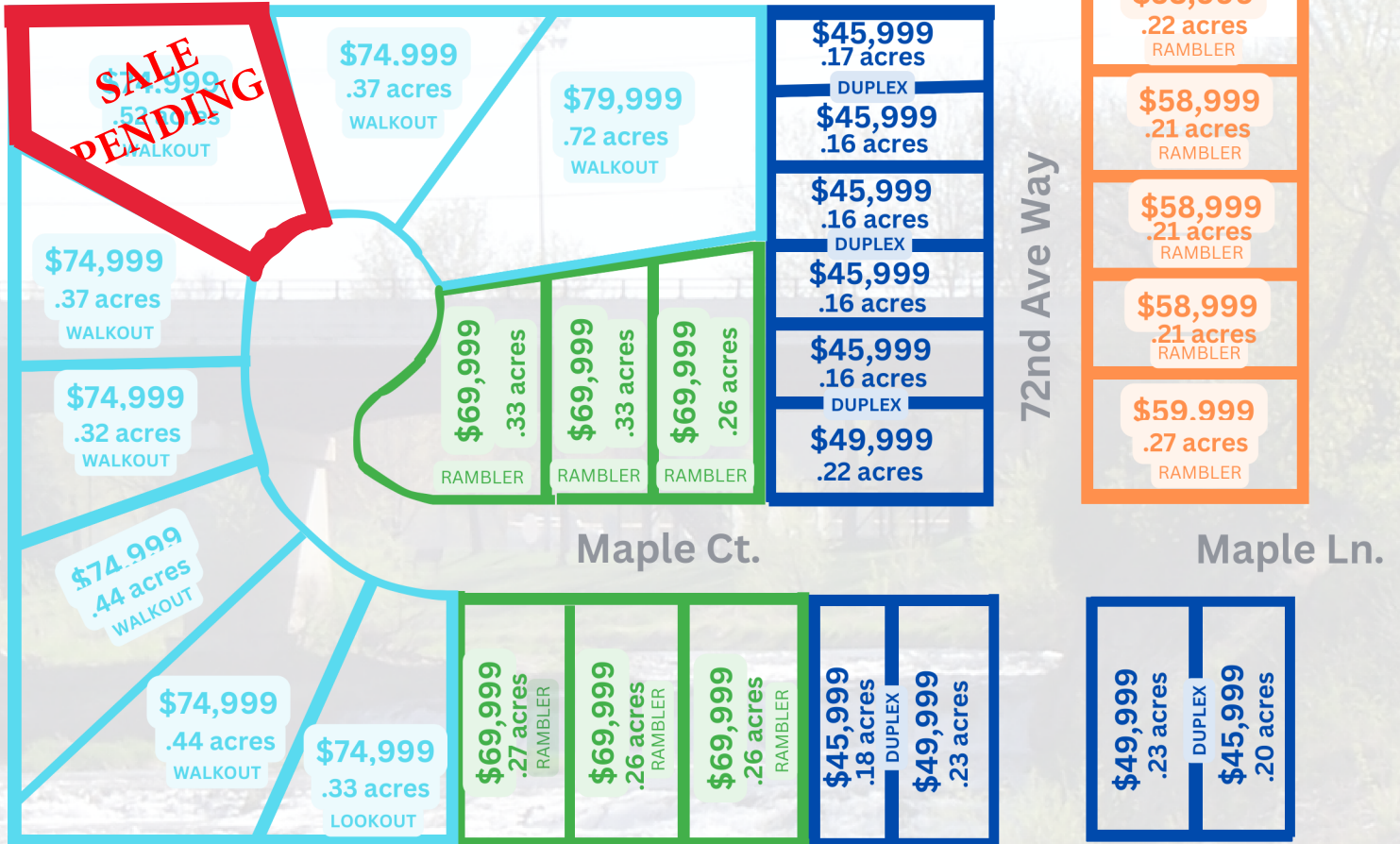
Funds 235- 235

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
235	PLANNING & ECONOMIC DEVELOPMENT DEPT					
466000	ECONOMIC DEVELOPMENT DEPARTMENT					
4390	OTHER CHARGES					
CL 46967 1	3777 Feast Tradeshow	RENEWING THE COUNTRYSIDE	3/23	500.00		
CL 47062 1	2023 Taxes-R 52-110-0090	GOODHUE COUNTY	3/23	1,220.00		
CL 47062 2	2023 Taxes-R-52-111-0010	GOODHUE COUNTY	3/23	1,084.00		
CL 47062 3	2023 Taxes-R-52-111-0030	GOODHUE COUNTY	3/23	822.00		
CL 47062 4	2023 Taxes-R-52-350-0070	GOODHUE COUNTY	3/23	5,666.00		
CL 47101 1	Reimb-Cookies-Tulip	QUALEY LAURA	4/23	15.47		
CL 47165 1	16369 Advertising-Discover Can	BY ALL MEANS GRAPHICS	4/23	301.00		
CL 47992 1	Proj: 1925-2226308 Search & Exam	KNIGHT BARRY TITLE	9/23	450.00		
CL 48110 1	Reimb 1/2 of 52-111-0010 Taxes	CARSTENSEN LEASING LLC	10/23	542.00		
CL 48110 2	Reimb 1/2 of 52-111-0030 Taxes	CARSTENSEN LEASING LLC	10/23	411.00		
CL 48110 3	Reimb Knight/Barry Closing Cos	CARSTENSEN LEASING LLC	10/23	450.00		
RV 1917 1	Proj: 1925-Knight Barry-Title Reimb		10/23		450.00	11,011.47 DB
	Object Total:			11,461.47	450.00	108,359.94 DB
	Account Total:			108,809.94	450.00	
466400	DEED HOUSING EXPENSES					
4390	OTHER CHARGES					
CL 47701 1	Housing Expenses-DEED	SEMMCHRA	7/23	4,600.00		4,600.00 DB
	Object Total:			4,600.00		4,600.00 DB
	Account Total:			4,600.00		4,600.00 DB
	Fund Total:			272,843.38	272,843.38	
	Grand Total:			272,843.38	272,843.38	

HARDWOOD ESTATES HOME LOTS FOR SALE

LOTS START AT

\$45,999



Cannon Falls, Minnesota

HARDWOOD ESTATES

DEVELOPMENT FEATURES

- Town Home Lots
- Single Family Lots
- Across from the CF Schools
- Choose your Builder
- Variety of lot sizes & prices
- Easy access to Hwy 52 South

Looking West



Looking East



DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS
HARDWOOD ESTATES SECOND SUBDIVISION
December 4 2023

The Economic Development Authority (“EDA”) of the City of Cannon Falls, hereby makes the following declarations as to the limitations, restrictions and uses to which all of the lots within the Hardwood Estates Second Subdivision, legally described in Exhibit A, in the City of Cannon Falls, specifies that such declarations shall constitute covenants to run with the land provided by law, and shall be binding on all parties and all persons claiming under them and for the benefit of and the limitation on all future owners in said plat, these declarations are restrictions being designed for insuring the use of this plat of property for attractive residential purposes only, to prevent nuisances, to prevent impairment of the attractiveness of the property and to maintain the desired tone of the area, and thereby to secure to such lot owners the full benefit and enjoyment of their home, with no greater restrictions on the free and undisturbed use of the lot than is necessary to insure the same advantages to the other lot owners.

1. There shall only be one single-family, residential dwelling constructed on any lots as described in **EXHIBIT A**. The dwelling shall only be new construction, stick built, traditional, site-built, or conventionally framed. No manufactured, modular, or pre-built homes shall be placed on these lots. Only one dwelling shall be constructed on each lot.
2. All home construction should be substantially completed within one year of the date said construction has commenced. All residence shall have a paved driveway with asphalt or concrete, which should also be constructed within one year of construction. All homes shall have at least an attached two-stall garage, but no more than a three-stall garage.
3. The EDA has approved a “Grading Plan.” Home construction must adhere to the specifications detailed by the “Grading Plan.” At the sole discretion of the EDA and acting upon the advice of the City Engineer, construction may be allowed to vary from the “Grading Plan” provided that the variation does not adversely affect the neighborhood. Homes must be built on the designated pad areas of the “Grading Plan.”
4. Single-family homes must adhere to the recorded Grading Plan and shall have the following finished minimum square footage floor areas per unit based on the Grading Plan’s classification (i.e., at grade or above grade).
 - a. One-story (at grade) single-family dwellings, the minimum first floor area shall be one 1060 square feet;
 - b. One and one-half story (split-level) single-family dwellings, the minimum first floor area shall be 960 square feet;

- c. Two and one-half stories for single-family dwellings, the minimum first floor area shall be 860 square feet (main level & above grade level) not to exceed 35 total feet in height.
5. Prior to the commencement of construction or digging of a basement, a silt fence shall be erected around the total perimeter of the lot where the house is being built. Such silt fences shall remain and be maintained until such time as the lawn area is either sodded or seeded. Such sodding or seeding shall take place within 12 months after the issuance of the building permit for construction.
6. There shall be no inoperable or abandoned automobiles, mobile homes, commonly referred to as trailer houses, travel trailers or camper units allowed, placed, or permitted on the conveyed premises or any part thereof. This restriction shall not be interpreted to prevent the temporary storage or maintaining of a trailer, tent, or camper unit for temporary purposes, and if it is not stored in a fashion that distracts from the general appearance of the neighborhood.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage, or interfere with the installation and maintenance of utilities, or which may change the direction of flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
8. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, before which time said covenants may be extended for successive periods of ten years as provided by law unless an instrument signed by three quarters (75%) of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part; or upon completion of the entire development.
9. Invalidation of any one of these by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The above restrictions shall operate as covenants running with the land for the benefit of all persons who may hereafter own the property. All such persons are specifically giving the right to enforce these restrictions through any proceeding at law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damage suffered by them for any violations thereof.

HARDWOOD ESTATES SECOND SUBDIVISION
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS
EXHIBIT A

DESCRIPTION OF PROPERTY

Hardwood Estates Second Subdivision in the City of Cannon Falls Block 1 Lots 1-22; Block 2 Lots 1-5, and Block 3 Lots 1 and 2 of; including Outlot A and B of Hardwood Estates, according to the recorded plat thereof, Goodhue County, MN.

Excepting, Parcel 2 of Goodhue County Right of Way Plat No. 211, according to the recorded plat thereof, Goodhue County, MN.

Containing 41.84 acres, more or less.

DESCRIPTION OF LOTS

Block 1 Lots 1-22, Block 2 Lots 1-5, and Block 3 Lots 1 and 2 of Hardwood Estates Second Subdivision, Goodhue County, MN.

2022-23
Strategic Plan Goals Priority
Economic Development

2022 & 2023

Short Term (5 Years)

Goal #1: HOUSING

- Acquire/Purchase Property for Development (Closed 12-30-2022 on Mulvihill Property)
- Create Housing Committee
 - 2022 Created with EIC rep, EDA reps, Supt. Sampson, City Staff
 - 2023 Subcommittee formed for Hardwood Estates
- Take steps to correct Sandstone Ridge
 - Leon Endres purchased property late 2023 to develop Timber Ridge

Goal #2: ANNEXATION

- Increase Tax Base
 - 2022 Carlson Bluff Farms property (60+ acres annexed into City for housing)
- Create housing & business development opportunities

Goal #3: BUSINESS RETENTION

- Monthly site visits to current RLF recipients
 - Quarterly conversations via coffee, phone calls or email exchanges 2022 & 2023
- Meet with businesses to promote RLF and build relationships

Goal #4: SELL TIF 2-9 LOT IN THE INDUSTRIAL PARK

- Market other EDA lots for development (So close!)



SWOT ANALYSIS 2022

STRENGTHS
INTERNAL

WEAKNESSES
INTERNAL

OPPORTUNITIES
EXTERNAL

THREATS
EXTERNAL



2024 Goals & Priorities for the Economic Development Authority of the City of Cannon Falls

Business Retention	Childcare	Industry Diversity	Tax Incentives

Marketing/Tourism	Miscellaneous	Real Estate	Public Engagement

Housing	Relationship Building	Parks/Rec/Trails	Workforce

Please make note if it is a 2022 goal, short term goal (5 years), long term goal (10 years).



**Strategic Plan Goals Priority
Economic Development
2024-2034**

Short Term (5 years)

Goal #1: Road to 5K

Goal #2:

Goal #3:

Long Term (10 years)

Goal #1:

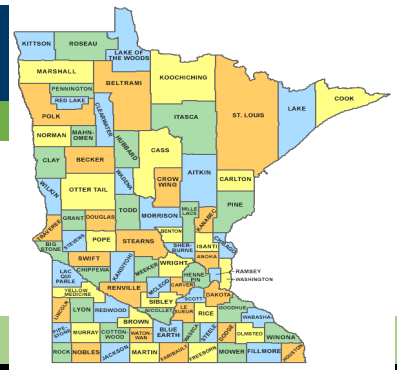
Goal #2:

Goal #3:

COUNTY PROFILE

Goodhue Co.

Goodhue Co. is a part of Economic Development Region 10, which is located in the Southeast Planning Region.



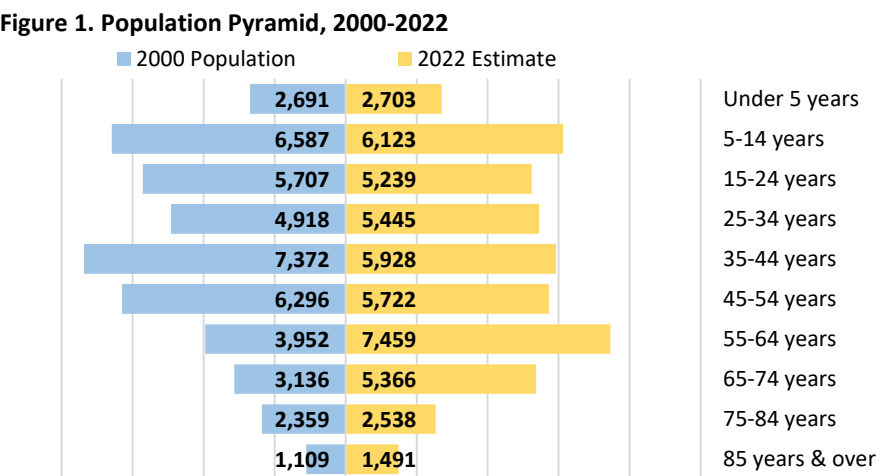
POPULATION CHARACTERISTICS

2022 population:	48,013 people	Median Age:	42.1 years
Population change, 2010-2022	1,830 people 4.0% increase	state:	38.3 years

Goodhue Co. is the 20th largest of the 87 counties in the state. Its population increased over the past decade, ranking as the 31st fastest growing in the state from 2010 to 2022. Goodhue Co.'s population has an older median age than the state and a larger percentage of people aged 65 years and older. The population is aging, especially as the Baby Boom generation moves through the population pyramid (see Figure 1).

Table 1. Population by Age Group, 2022

	Number	Percent
Under 5 years	2,703	5.6%
5-14 years	6,123	12.8%
15-24 years	5,239	10.9%
25-34 years	5,445	11.3%
35-44 years	5,928	12.3%
45-54 years	5,722	11.9%
55-64 years	7,459	15.5%
65-74 years	5,366	11.2%
75-84 years	2,538	5.3%
85 years & over	1,491	3.1%
Total Population	48,013	100.0%



Source: Census Population Estimates, 2017-2021 ACS

Goodhue Co. suffered a negative natural increase - more deaths than births from 2020 to 2022, but also experienced net in-migration - meaning more people moved in than moved out. In addition to domestic in-migration, Goodhue Co. welcomed net international in-migration - gaining new Minnesotans from foreign countries (see Table 2).

Table 2. Cumulative Estimates of the Components of Population Change, 2020-2022

	Total Population Change	April 1, 2020 to July 1, 2022					
		Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
Goodhue Co.	433	-206	1,103	1,309	652	22	630
State of Minnesota	10,680	26,917	144,350	117,433	-17,365	20,012	-37,377

Source: U.S. Census Bureau, Population Estimates Program

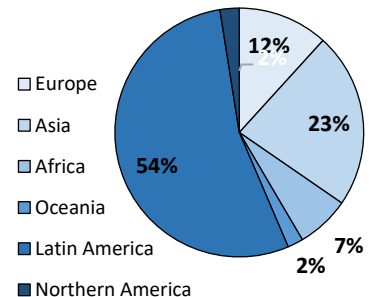
Compared to the state, Goodhue Co. has a smaller percentage of foreign-born residents. From 2010 to 2021, Goodhue Co. saw an increase in the number of foreign-born residents, though it was slower than the statewide increase.

Table 3. Place of Birth for the Foreign Born Population, 2021

	Goodhue Co.		Change 2010-2021		Minnesota	
	Number	Percent	Number	Percent	Percent	Change
Foreign-born Population	1,081	2.3%	88	8.9%	8.5%	30.6%
Europe	127	11.7%	-21	-14.2%	9.4%	0.3%
Asia	247	22.8%	19	8.3%	37.0%	30.2%
Africa	75	6.9%	27	56.3%	27.8%	89.8%
Oceania	22	2.0%	-7	-24.1%	0.4%	17.8%
Americas:	610	56.4%	70	13.0%	25.4%	6.8%
Latin America	583	53.9%	82	16.4%	23.0%	8.5%
Northern America	27	2.5%	-12	-30.8%	2.5%	-6.7%

Source: U.S. Census Bureau, 2017-2021 American Community Survey

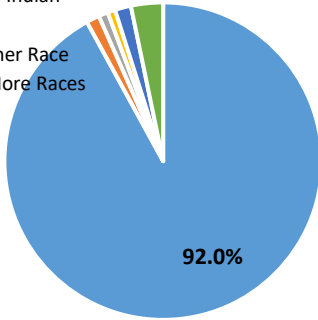
Figure 2. Place of Birth for the Foreign Born Population, 2021



Goodhue Co.'s population was becoming more racially diverse over time. Since 2011, the county's white population declined, but the number of people of other races increased (see Table 4).

Figure 3. Population by Race, 2021

- White
- Black or African American
- American Indian
- Asian
- Some Other Race
- Two or More Races



	Goodhue Co.			Minnesota	
	Number	Percent	Change from 2011-2021	Percent	Change from 2011-2021
Total	47,503	100.0%	3.2%	100.0%	7.4%
White	43,715	92.0%	-0.7%	80.7%	0.4%
Black or African American	634	1.3%	30.7%	6.6%	42.2%
American Indian or Alaska Native	456	1.0%	-10.1%	0.9%	-8.0%
Asian or Other Pac. Islanders	369	0.8%	1.7%	5.0%	35.8%
Some Other Race	778	1.6%	193.6%	2.1%	66.5%
Two or More Races	1,551	3.3%	267.5%	4.6%	121.8%
Hispanic or Latino origin	1,703	3.6%	32.5%	5.6%	31.6%

Source: U.S. Census Bureau, 2017-2021 American Community Survey

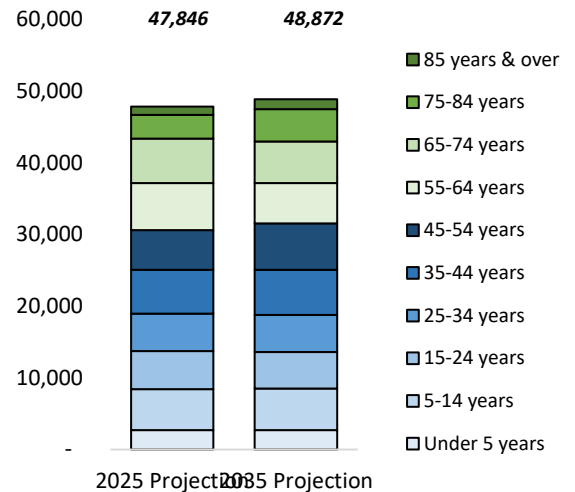
POPULATION PROJECTIONS

According to the Minnesota State Demographic Center, Goodhue Co.'s population is expected to grow from 2025 to 2035, with a rate of change that is slower than the projected statewide growth rate (4.5%). In addition to the overall growth, the number of people aged 65 years and older is expected to increase over the next decade (see Figure 4 and Table 5).

Goodhue Co.	2025 Projection	2035 Projection	Numeric Change	Percent Change
Under 5 years	2,704	2,694	-10	-0.4%
5-14 years	5,733	5,834	101	1.8%
15-24 years	5,274	5,077	-197	-3.7%
25-34 years	5,232	5,163	-69	-1.3%
35-44 years	6,122	6,297	175	2.9%
45-54 years	5,526	6,469	943	17.1%
55-64 years	6,555	5,611	-944	-14.4%
65-74 years	6,226	5,826	-400	-6.4%
75-84 years	3,313	4,514	1,201	36.3%
85 years & over	1,161	1,387	226	19.5%
Total Population	47,846	48,872	1,026	2.1%

Source: Minnesota State Demographic Center

Figure 4. Projections by Age Group, 2025-2035



EDUCATIONAL ATTAINMENT

Goodhue Co. has a higher percentage of adults (18 years & over) with at least a high school diploma than the state (92.8%), and a lower percentage of people with at least some college experience. Goodhue Co. also has a higher percentage of people with an Associate's degree and a lower percentage of people with a Bachelor's degree or higher.

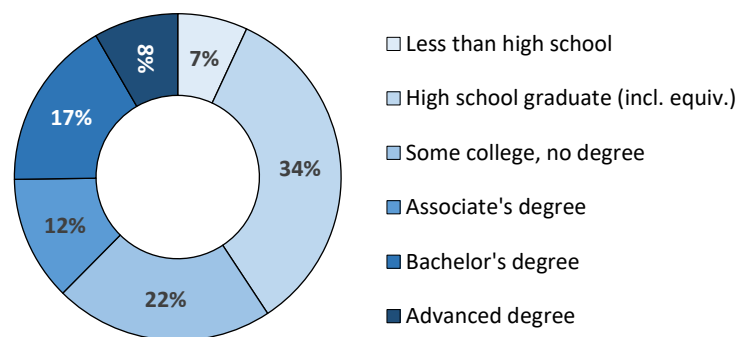
Percentage of the adult population (18 years & over) with at least a high school diploma:

93.1%

College-educated: **59.3%**
state: 68.0%

Associate's Degree: **12.4%**
Bachelor's Degree: **16.9%**
Advanced Degree: **8.4%**

Figure 5. Educational Attainment, 2021



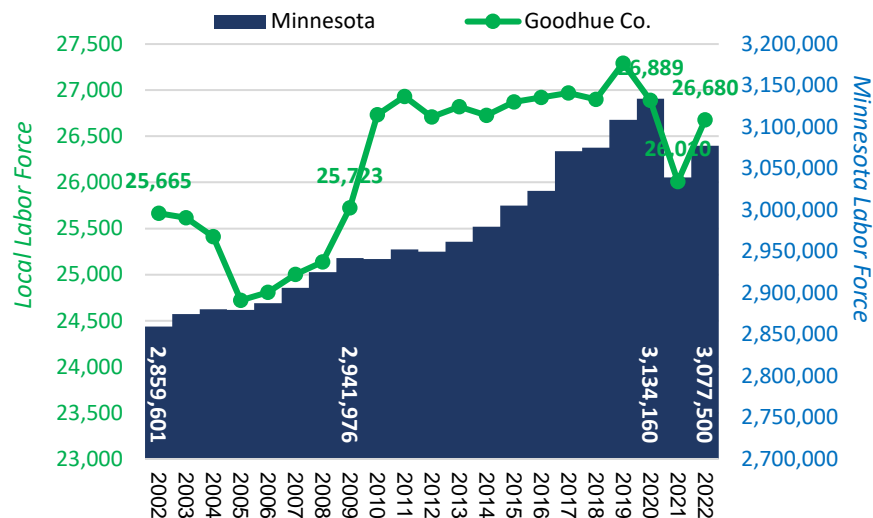
Source: U.S. Census Bureau, 2017-2021 American Community Survey

LABOR FORCE TRENDS

At 2.6%, Goodhue Co. had a lower unemployment rate than the state in 2022. After the pandemic recession Goodhue Co.'s unemployment rate decreased compared to 6% in 2020, and declined compared to the 3.3% pre-pandemic rate posted in 2019. The number of unemployed workers actively seeking work in Goodhue Co. declined over the past year, and is down compared to 2019.

26,680	available workers
<i>Labor Force change, 2007-2022</i>	<i>1,677 workers 6.7% increase</i>
2.6%	unemployment rate
<i>2.7%</i>	<i>state</i>
694	unemployed workers

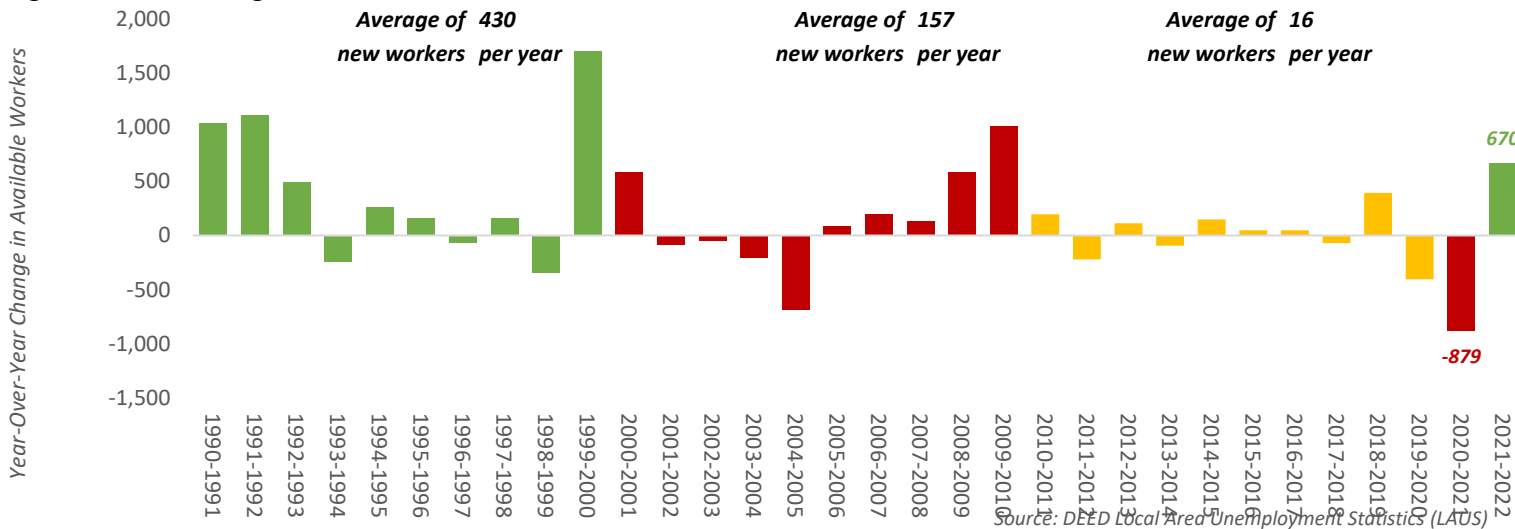
Figure 6. Annual Labor Force Estimates



Source: DEED Local Area Unemployment Statistics

Labor force growth has slowed in recent years. After experiencing a net gain of 429.5 workers each year from 1990 to 2000, Goodhue Co. averaged an annual gain of 156.9 new workers from 2000 to 2010, and most recently a gain of 15.5 new workers since 2010 (see Figure 7). Moving forward, Goodhue Co. is expected to add workers from 2025 to 2035 (see Table 6).

Figure 7. Annual Change in Labor Force, 1990-2022



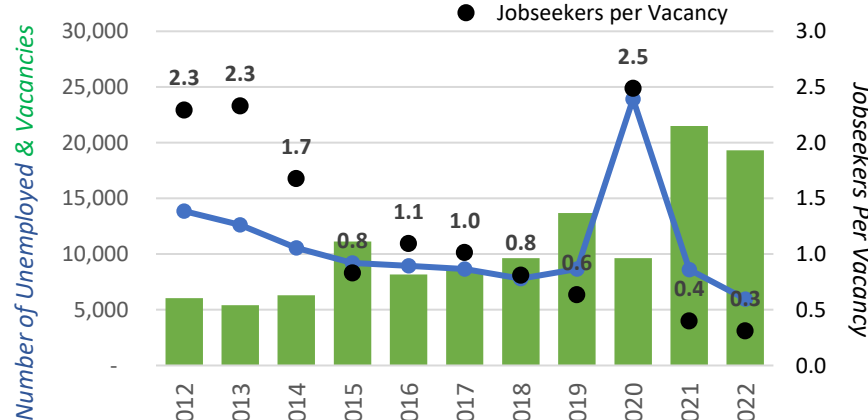
Source: DEED Local Area Unemployment Statistics (LAUS)

Age Group	Labor Force Projection	
	2025	2035
16 to 24 years	3,063	2,985
25 to 54 years	14,904	15,806
55 to 64 years	4,965	4,250
65 years & over	1,981	1,950
Total Labor Force	24,913	24,991

Source: Minnesota State Demographic Center, 2017-2021 ACS

The labor market had grown extremely tight in recent years, with less than 1 jobseeker per vacancy until the pandemic recession intervened in early 2020 and the number of unemployed workers spiked. Job vacancies in Southeast reached new highs in the 4th quarter of 2021, quickly bringing back challenges in finding new workers and 2022 showed the lowest jobseeker-per-vacancy ratio on record (see Figure 8).

Figure 8. Jobseekers Per Vacancy, 2012-2022



Source: DEED Job Vacancy Survey, LAUS program

LABOR FORCE CHARACTERISTICS

Goodhue Co. had a lower labor force participation rate than the state. The labor force in Goodhue Co. is less racially diverse than the state (where 82.6% of workers are white alone), but is becoming more diverse over time.

Table 7. Employment Characteristics, 2021

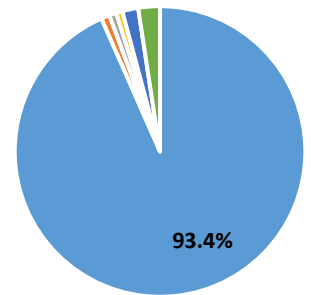
	Goodhue Co.			Minnesota		Labor Force by Gender	
	In Labor Force (available workers)	Labor Force Partic. Rate	Unemp. Rate	Labor Force Partic. Rate	Unemp. Rate	Male	Female
Total Labor Force	25,276	66.2%	3.7%	69.2%	4.0%	13,312	11,945
16 to 19 years	1,171	52.7%	8.9%	52.3%	10.7%	516	655
20 to 24 years	1,871	78.9%	3.8%	83.3%	6.7%	962	908
25 to 44 years	10,082	89.6%	4.1%	88.8%	3.6%	5,329	4,749
45 to 54 years	4,846	85.6%	3.0%	87.6%	3.0%	2,592	2,252
55 to 64 years	5,590	75.7%	3.2%	73.1%	3.2%	2,953	2,639
65 to 74 years	1,476	27.8%	2.1%	28.0%	3.2%	802	675
75 years & over	223	5.6%	1.3%	6.6%	2.9%	158	67

Employment Characteristics by Race & Hispanic Origin					
White alone	23,605	66.3%	3.5%	68.5%	3.4%
Black or African American	236	58.3%	19.5%	71.9%	8.6%
American Indian & Alaska Native	203	53.1%	1.0%	57.4%	12.9%
Asian or Other Pac. Islanders	173	62.0%	1.2%	72.7%	4.1%
Some Other Race	449	81.9%	7.3%	75.8%	6.2%
Two or More Races	608	63.1%	5.8%	74.1%	7.3%
Hispanic or Latino	808	73.5%	8.7%	77.0%	6.6%

Employment Characteristics by Disability					
With Any Disability	1,159	59.0%	6.5%	53.6%	9.9%

Employment Characteristics by Educational Attainment					
Population, 25 to 64 years	20,503	84.4%	3.5%	84.4%	3.4%
Less than H.S. Diploma	907	75.0%	7.0%	66.6%	4.6%
H.S. Diploma or Equivalent	5,835	79.7%	3.6%	77.3%	2.5%
Some College or Assoc. Degree	7,666	84.5%	2.3%	85.1%	3.6%
Bachelor's Degree or Higher	6,102	91.2%	1.2%	90.3%	2.1%

Figure 9. Labor Force by Race, 2021



- White alone
- Black or African American
- American Indian & Alaska Native
- Asian or Other Pac. Islanders
- Some Other Race
- Two or More Races

Source: 2017-2021 American Community Survey, 5-Year Estimates

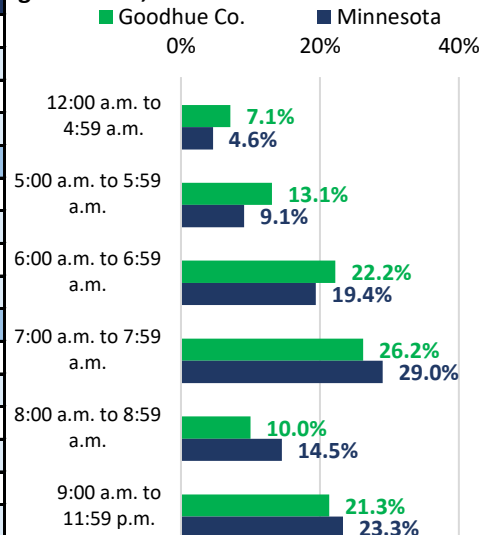
A smaller percentage of workers in Goodhue Co. worked in the same county in which they live compared to the state. Goodhue Co. also had a longer average commute time than the state.

Table 8. Commuting Characteristics, 2021	Goodhue Co.		Minnesota	
	Number	Percent	Number	Percent
Worked in state of residence	23,354	97.7%	2,858,636	97.7%
Worked in county of residence	14,940	62.5%	1,922,337	65.7%
Worked out of county of residence	8,414	35.2%	933,372	31.9%
Worked outside state of residence	550	2.3%	67,296	2.3%

MEANS OF TRANSPORTATION TO WORK				
Car, truck, or van	21,155	88.5%	2,387,561	81.6%
Public transportation (excl. taxicab)	311	1.3%	81,926	2.8%
Other method (walk, bike, taxi, etc.)	693	2.9%	122,889	4.2%
Worked at home	1,745	7.3%	333,556	11.4%

TRAVEL TIME TO WORK				
Less than 10 minutes	5,713	23.9%	465,223	15.9%
10 to 19 minutes	5,761	24.1%	895,335	30.6%
20 to 29 minutes	4,470	18.7%	649,557	22.2%
30 to 44 minutes	4,351	18.2%	567,631	19.4%
45 to 59 minutes	1,936	8.1%	190,186	6.5%
60 or more minutes	1,673	7.0%	158,000	5.4%
Mean travel time to work (minutes)	23.7 minutes		23.5 minutes	

Figure 10. Time Leaving Home to go to Work, 2021



Source: 2017-2021 American Community Survey, 5-Year Estimates

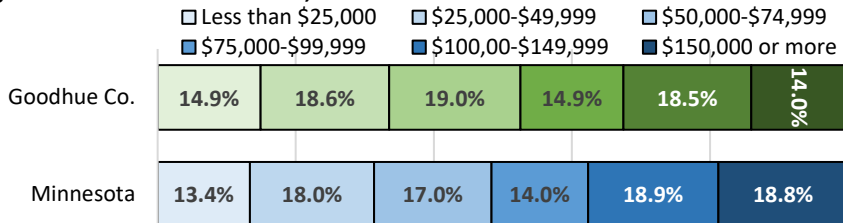
INCOMES, COST OF LIVING, & HOUSING

Goodhue Co. had a lower median household income than the state, and a higher percentage of households with incomes below \$50,000. Overall, Goodhue Co. had the 17th highest median household income of the 87 counties in the state.

Median Household Income	\$71,414
state	\$77,706
Median Family Income	\$92,813
state	\$98,356
Per Capita Income	\$36,573
state	\$41,204

Source: 2017-2021 American Community Survey

Figure 11. Household Incomes, 2021



Source: 2017-2021 American Community Survey 5-Year Estimates

The cost of living has increased over the past 2 years with costs up in many areas. Goodhue Co. had a lower cost of living than the state, with a required hourly wage of \$14.75 for a single person living alone to meet a basic needs cost of living, and an hourly wage requirement of \$16.86 for a typical family with 2 adults and 1 child (see Table 9).

Table 9. Basic Needs Cost of Living Estimates, 2022

Single Adult, 0 children	Single Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Goodhue Co.	\$30,683	\$14.75	\$0	\$353	\$152	\$637	\$795	\$271	\$349
State of Minnesota	\$33,708	\$16.21	\$0	\$359	\$157	\$903	\$663	\$345	\$382
Typical Family: 2 Adults (1 working full-time, 1 part-time), 1 child	Family Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Goodhue Co.	\$52,600	\$16.86	\$422	\$807	\$538	\$775	\$937	\$433	\$471
State of Minnesota	\$60,540	\$19.40	\$579	\$822	\$561	\$1,151	\$772	\$540	\$620

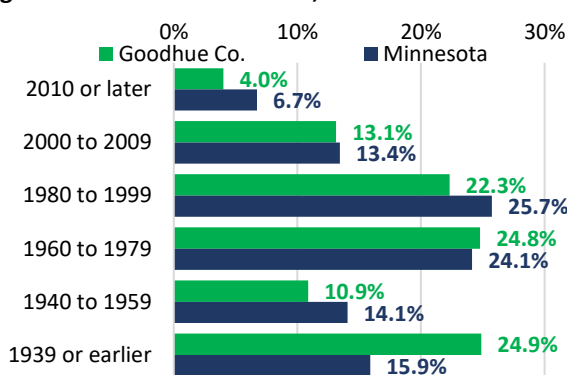
Source: DEED Cost of Living tool

Goodhue Co. had a lower median house value than the state, having the 17th highest value of the 87 counties in 2021. Goodhue Co.'s housing stock was older than the state's, with a lower percentage of units built since 2000 (see Figure 12).

Table 10. Estimated Value of Owner-occupied Housing Units, 2021	Goodhue Co.		Minnesota
	Total	Percent	Percent
Total	14,925	100.0%	100.0%
Less than \$50,000	909	6.1%	4.3%
\$50,000 to \$99,999	693	4.6%	6.1%
\$100,000 to \$149,999	1,782	11.9%	9.5%
\$150,000 to \$199,999	2,978	20.0%	14.8%
\$200,000 to \$299,999	4,379	29.3%	28.7%
\$300,000 to \$499,999	3,063	20.5%	26.4%
\$500,000 or more	1,121	7.5%	10.2%
Median (dollars)	\$224,100		\$250,200

Source: 2017-2021 American Community Survey, 5-Year Estimates

Figure 12. Year Structure Built, 2021



Median monthly owner costs, owner-occupied units with a mortgage **\$1,566**

state \$1,682

Percentage of households with a mortgage spending 30% or more of their income on housing costs **22.1%**

state 21.7%

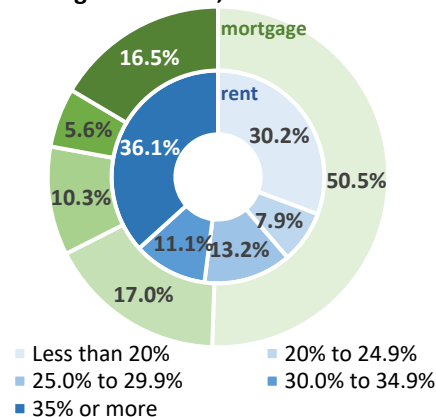
Median monthly rent costs **\$846**

state \$1,081

Percentage of renters spending 30% or more of their household income on rent **47.2%**

state 45.4%

Figure 13. Housing Costs as a Percentage of Income, 2021



Source: 2017-2021 American Community Survey, 5-Year Estimates

OCCUPATIONS

At \$23.44 in 2023, wages were lower in Region 10 than the state. Overall, Region 10 had the 2nd highest median hourly wage level of the 13 economic development regions in the state. Wages were highest for management occupations (\$48.3) and lowest for food preparation and serving related jobs (\$14.24) (see Table 11).

Table 11. Occupational Employment & Wage Statistics, 2023

Occupational Group	Region 10				State of Minnesota		
	Median Hourly Wage	Estimated Regional Jobs	Share of Total Jobs	Regional Location Quotient	Median Hourly Wage	State-wide Jobs	Share of Total Jobs
Total, All Occupations	\$23.44	236,590	100.0%	1.0	\$24.25	2,827,310	100.0%
Management	\$48.30	12,310	5.2%	0.8	\$51.58	193,760	6.9%
Business & Financial Operations	\$34.82	9,260	3.9%	0.5	\$38.19	201,940	7.1%
Computer & Mathematical	\$42.65	4,280	1.8%	0.5	\$49.73	99,250	3.5%
Architecture & Engineering	\$38.83	3,390	1.4%	0.8	\$40.60	53,100	1.9%
Life, Physical & Social Science	\$37.08	2,520	1.1%	1.0	\$39.37	29,070	1.0%
Community & Social Service	\$28.75	4,480	1.9%	1.0	\$25.82	54,820	1.9%
Legal	\$40.10	740	0.3%	0.5	\$47.87	18,730	0.7%
Education, Training & Library	\$24.64	14,590	6.2%	1.1	\$24.82	158,830	5.6%
Arts, Design, Entertainment & Media	\$24.58	2,110	0.9%	0.7	\$28.80	37,630	1.3%
Healthcare Practitioners & Technical	\$41.68	30,920	13.1%	2.0	\$41.07	186,700	6.6%
Healthcare Support	\$18.00	14,050	5.9%	1.0	\$17.40	162,400	5.7%
Protective Service	\$28.06	3,460	1.5%	1.0	\$25.83	40,620	1.4%
Food Preparation & Serving Related	\$14.24	19,140	8.1%	1.1	\$14.89	216,970	7.7%
Building, Grounds Cleaning & Maint.	\$17.95	6,300	2.7%	1.0	\$18.26	76,210	2.7%
Personal Care & Service	\$15.98	4,470	1.9%	0.9	\$16.96	58,120	2.1%
Sales & Related	\$16.54	18,100	7.7%	0.9	\$18.14	239,500	8.5%
Office & Administrative Support	\$22.20	27,900	11.8%	1.0	\$23.06	345,830	12.2%
Farming, Fishing & Forestry	\$18.65	420	0.2%	1.2	\$19.84	4,060	0.1%
Construction & Extraction	\$29.56	8,510	3.6%	0.9	\$31.00	113,930	4.0%
Installation, Maintenance & Repair	\$25.43	8,300	3.5%	1.0	\$27.95	98,670	3.5%
Production	\$20.84	22,610	9.6%	1.3	\$22.07	209,380	7.4%
Transportation & Material Moving	\$19.69	18,740	7.9%	1.0	\$19.80	227,780	8.1%

Source: DEED Occupational Employment & Wage Statistics, Qtr. 1 2023

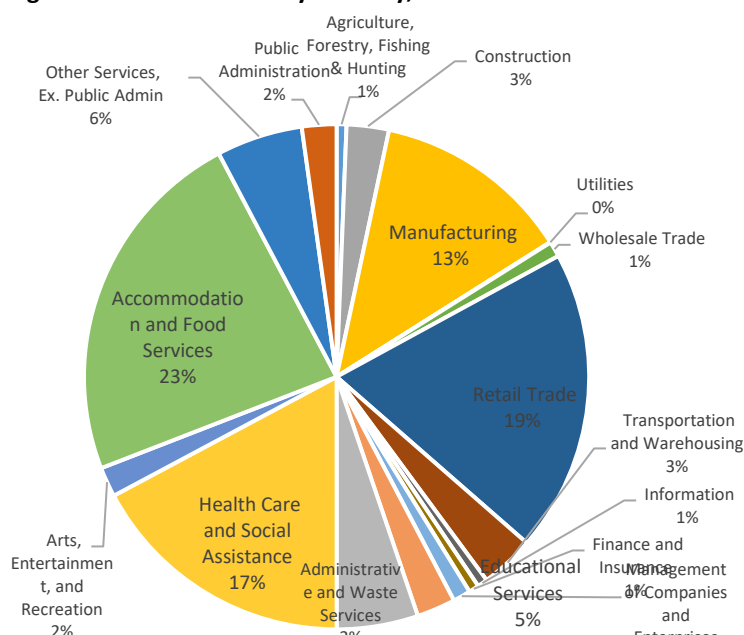
JOB VACANCY SURVEY

Goodhue Co. is a part of the Southeast planning region. There were 19304 job vacancies posted by employers in 2022, indicating extensive opportunity in the region, with openings across several occupations and industries (see Figure 14).

Table 12. Southeast Job Vacancy Survey Results, 2022

Occupational Group	Number of Vacancies	Wage Offer
Total, All Occupations	19,304	\$16.08
Management	333	\$30.93
Business & Financial Operations	254	\$24.78
Computer & Mathematical	188	\$33.61
Architecture & Engineering	186	\$29.46
Life, Physical & Social Sciences	152	\$24.51
Community & Social Service	171	\$23.79
Education, Training & Library	490	\$20.68
Healthcare Practitioners & Technical	1,328	\$31.77
Healthcare Support	1,139	\$15.40
Protective Service	100	\$19.68
Food Preparation & Serving Related	4,822	\$13.72
Building, Grounds Cleaning & Maint.	945	\$15.09
Personal Care & Service	805	\$15.13
Sales & Related	2,248	\$14.59
Office & Administrative Support	828	\$16.86
Construction & Extraction	924	\$19.83
Installation, Maintenance & Repair	739	\$14.23
Production	1,593	\$15.96
Transportation & Material Moving	1,752	\$16.97

Figure 14. Job Vacancies by Industry, 2022



Source: DEED Job Vacancy Survey, 2022

OCCUPATIONS IN DEMAND

Table 13. Southeast Occupations in Demand, 2022

Less than High School	High School or Equivalent	Some College or Assoc. Deg.	Bachelor's Degree or Higher
Fast Food and Counter Workers \$25,149/yr	Licensed Practical and Licensed Vocational Nurses \$50,465/yr	Registered Nurses \$73,454/yr	Physicians, All Other; and Ophthalmologists, Except Pediatric NA
Retail Salespersons \$29,983/yr	Nursing Assistants \$36,726/yr	Civil Engineering Technologists and Technicians \$68,607/yr	Preschool Teachers, Except Special Education \$34,556/yr
Home Health and Personal Care Aides \$30,258/yr	Automotive Service Technicians and Mechanics \$42,120/yr	Clinical Laboratory Technologists and Technicians \$59,453/yr	Accountants and Auditors \$68,278/yr
Cashiers \$27,335/yr	Medical Assistants \$43,492/yr	Radiologic Technologists and Technicians \$77,029/yr	General and Operations Managers \$87,770/yr
Laborers and Freight, Stock, and Material Movers, Hand \$35,841/yr	Emergency Medical Technicians and Paramedics \$40,728/yr	Dental Hygienists \$78,787/yr	Financial Managers \$103,648/yr
First-Line Supervisors of Food Preparation and \$38,398/yr	Machinists \$46,173/yr	Surgical Technologists \$61,421/yr	Nurse Practitioners \$120,693/yr
Stockers and Order Fillers \$32,156/yr	Hairdressers, Hairstylists, and Cosmetologists \$27,425/yr	Police and Sheriff's Patrol Officers \$69,161/yr	Industrial Engineers \$83,033/yr
Heavy and Tractor-Trailer Truck Drivers \$51,382/yr	Electricians \$67,763/yr	Industrial Engineering Technologists and Technicians \$47,020/yr	Elementary School Teachers, Except Special Education \$58,527/yr
First-Line Supervisors of Retail Sales Workers \$43,475/yr	Industrial Machinery Mechanics \$53,529/yr	Cardiovascular Technologists and Technicians \$66,613/yr	Software Developers and Software Quality Assurance Analysts and \$103,725/yr
Customer Service Representatives \$35,451/yr	Medical Dosimetrists, Medical Records Specialists, and Health Technologists and \$49,999/yr	Respiratory Therapists \$72,344/yr	Project Management Specialists and Business Operations \$63,201/yr

Source: DEED Occupations in Demand

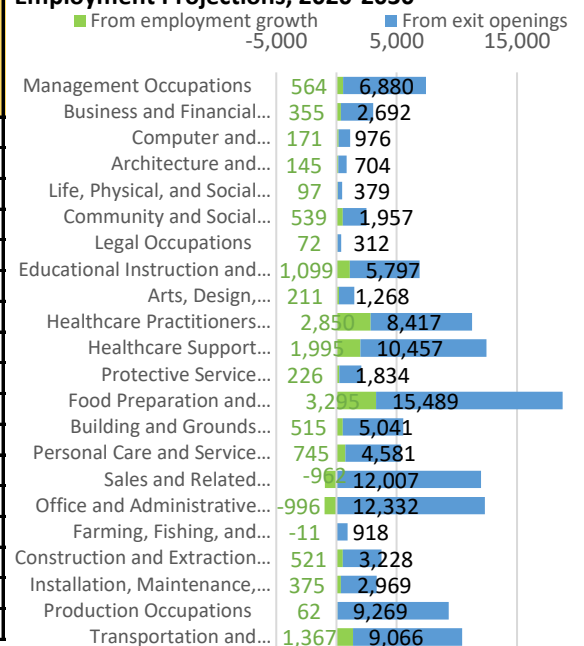
Goodhue Co. is a part of the Southeast planning region, which is projected to see a 5.1% increase in employment levels over the next decade. In addition to new jobs created, there will be a much larger number of exit openings (see Figure 15).

Table 14. Regional Industry Employment Projections, 2020-2030

Southeast Planning Region	Estimated Employment 2020	Projected Employment 2030	Percent Change 2020-2030
Total, All Industries	261,589	274,824	5.1%
Natural Resources & Mining	3,447	3,477	0.9%
Utilities	1,160	1,150	-0.9%
Construction	9,396	9,891	5.3%
Manufacturing	36,536	36,636	0.3%
Wholesale Trade	7,047	7,342	4.2%
Retail Trade	25,379	24,160	-4.8%
Transportation & Warehousing	7,801	8,311	6.5%
Information	2,943	2,941	-0.1%
Finance & Insurance, Real Estate	6,025	6,133	1.8%
Professional Services & Mgmt. of Companies	7,642	7,966	4.2%
Admin. Support & Waste Mgmt.	8,158	8,815	8.1%
Educational Services	19,447	20,396	4.9%
Health Care & Social Assistance	64,850	70,687	9.0%
Leisure & Hospitality	19,129	23,366	22.1%
Other Services	8,287	9,159	10.5%
Public Administration	13,990	14,748	5.4%

Source: DEED 2020-2030 Employment Outlook

Figure 15. Regional Occupational Employment Projections, 2020-2030



ECONOMIC CHARACTERISTICS

Coming out of the pandemic recession, after gaining jobs over the past year, Goodhue Co. had the 19th largest economy of the 87 counties in the state. Goodhue Co. was the 41st fastest growing in the past year and the 61st fastest growing since 2019. From 2019 to 2022, employment in Goodhue Co. is still down from the pandemic recession.

1,348 business establishments

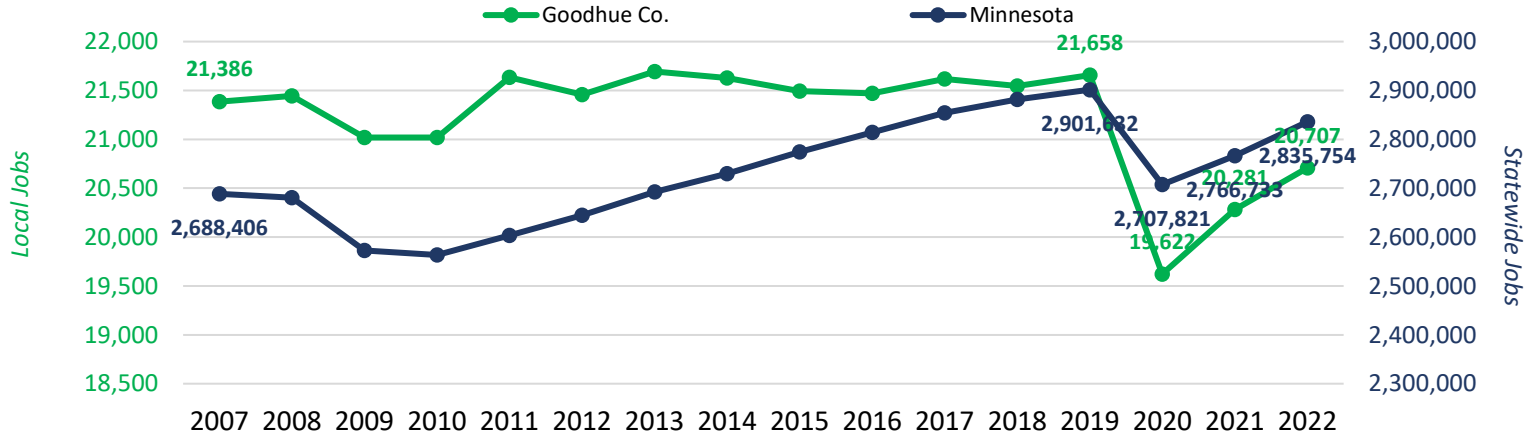
\$56,421 annual average wage

20,707 jobs

\$1,168,318,483 total industry payroll

Job change, 2019-2022
-951 jobs
-4.4% decline

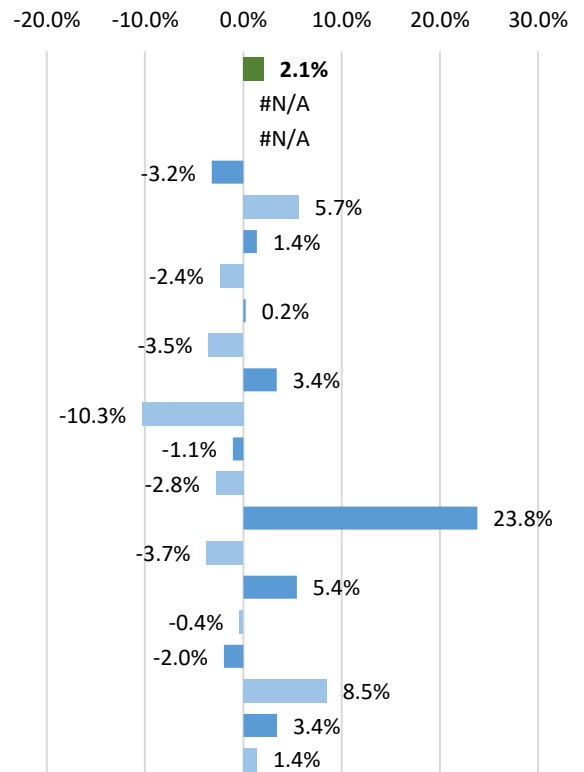
Figure 16. Industry Employment Statistics, 2007-2022



Source: DEED QCEW program

Table 15. Goodhue Co. Industry Employment Statistics, 2022	Number of Jobs	Percent of Total Jobs	Average Annual Wage
Total, All Industries	20,707	100.0%	\$56,421
Agriculture, Forestry, Fish & Hunt	#N/A	#N/A	#N/A
Mining	#N/A	#N/A	#N/A
Construction	784	3.8%	\$69,839
Manufacturing	4,671	22.6%	\$65,149
Utilities	727	3.5%	\$155,526
Wholesale Trade	775	3.7%	\$71,590
Retail Trade	2,086	10.1%	\$37,019
Transportation & Warehousing	544	2.6%	\$53,917
Information	91	0.4%	\$61,655
Finance & Insurance	340	1.6%	\$72,362
Real Estate & Rental & Leasing	92	0.4%	\$43,685
Professional & Technical Services	381	1.8%	\$56,997
Management of Companies	156	0.8%	\$85,641
Admin. Support & Waste Mgmt. Svcs.	464	2.2%	\$56,892
Educational Services	1,396	6.7%	\$49,840
Health Care & Social Assistance	2,861	13.8%	\$55,459
Arts, Entertainment, & Recreation	1,284	6.2%	\$47,916
Accommodation & Food Services	1,865	9.0%	\$20,218
Other Services	571	2.8%	\$37,191
Public Administration	1,227	5.9%	\$60,490

Figure 17. Change in Jobs, 2021-2022



Source: DEED Quarterly Census of Employment & Wages (QCEW)

For more information on Goodhue Co.'s population, labor force, and economic trends, contact:

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Data updated: May 30, 2023