

**COLUMBUS  
ECONOMIC DEVELOPMENT AUTHORITY**

**RESOLUTION NO. 23-01**

**AUTHORIZING THE FINAL LEVY OF  
A SPECIAL BENEFIT LEVY PURSUANT TO MINNESOTA STATUTES, SECTION 469.033,  
SUBDIVISION 6 AND APPROVAL  
OF A BUDGET FOR FISCAL YEAR 2024**

WHEREAS, pursuant to Resolution No. 10-13, adopted on June 9, 2010 by the City Council of the City of Columbus, Minnesota (the "City") and Minnesota Statutes, Sections 469.090 through 469.1082, the City created the Columbus Economic Development Authority (the "Authority"); and

WHEREAS, the Authority has the ability to exercise all powers and duties of a housing and redevelopment authority under the provisions of Minnesota Statutes, Sections 469.001 to 469.047 (the "HRA Act"); and

WHEREAS, the Authority has previously determined that redevelopment of the area surrounding Interstate Highway 35 and State Trunk Highway 97 (the "Redevelopment Area") is critical to the vitality and economic well-being of the City as a whole; and

WHEREAS, the Authority has previously found that the Redevelopment Area is unused or underused because of certain blighting conditions, including: (i) significant amount of wetlands which makes development more difficult and more costly; (ii) significant amount of uplands and high water tables which make development more difficult and more costly; (iii) significant need for soil corrections and increased cost of infrastructure, specifically roadways, due to required soil corrections; and (iv) older housing stock which continue to be served by septic systems; and

WHEREAS, to further its redevelopment purposes, on October 10, 2012, the Authority adopted a Redevelopment Plan No. 1 (the "Redevelopment Plan"), which sets forth a redevelopment plan specifically for Redevelopment Area; and

WHEREAS, Section 469.033, subd. 6 of the HRA Act provides that all of the territory included within the area of operation of a housing and redevelopment agency (the entire City) shall be a taxing district for the purpose of collecting special benefit taxes; and

WHEREAS, Section 469.033, subd. 6, of the HRA Act permits the Authority to levy and collect a special benefit tax of up to .0185 percent of taxable market value in the City, levied upon all taxable real property within the City,

WHEREAS, the special benefit tax levy authorized by Section 469.033, subd. 6 of the HRA Act is separate and distinct from the City's levy and is not subject to levy limits; and

WHEREAS, at the City Council and Authority Board meeting held on September 9, 2020 the City Council, acting as the Authority Board, discussed levying the special benefit tax and determined to proceed with the special benefits tax; and

WHEREAS, the Authority desires to levy a special benefit tax in the amount of .0185 percent of taxable market value in the City; and

WHEREAS, the Authority plans to participate in a Fiscal Disparities Study to assist in 2024 Legislative Initiative in addition to constructing, reconstructing, and/or financing transportation needs for the following projects: 1.) Fiscal Disparities Study & 2024 Legislative Initiatives 2.) West Freeway Dr. North of Lake Dr. Project or other Transportation Projects approved by the City Council in 2024, and

WHEREAS, the Authority hereby pledges to levy its special benefits tax for the payment of contract services for the improvement (construction and/or re-construction) costs of the public rights of way stated above; and

WHEREAS, the Authority has determined to adopt a budget for fiscal year 2024 that provides for levy of the special benefits tax in the amount of \$120,000.00 to be used for the payment towards those public improvements of public rights of way in the commercial district as stated above; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners ("Board") of the Columbus Economic Development Authority as follows:

1. The Board hereby approves a budget of \$120,000.00 in proceeds of special benefits tax to be collected in 2024, for the payment of construction costs in the public right of way improvement project as stated above.
2. Staff of the Authority is hereby authorized and directed to file the budget with the City in accordance with Minnesota Statutes, Section 469.033, Subdivision 6 and request that the City Council consider approval of the special benefits tax levy.
3. There is hereby levied a special benefit tax pursuant to Minnesota Statutes, Section 469.033, Subdivision 6, in the amount equal to the lesser of a levy at a rate of .0185 percent of taxable market value in City, or \$120,000.00 with respect to taxes payable in calendar year 2024, contingent upon the approval of the City Council.
4. Staff of the Authority is hereby authorized and directed to take such other actions as are necessary to levy and certify such levy upon approval by the City Council.

Approved by the Board of Commissioners of the Economic Development Authority of Columbus, Minnesota this 9<sup>th</sup> day of August, 2023.

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Jesse H. Preiner, President

Attest:

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Elizabeth Mursko, Executive Director

# ECONOMIC DEVELOPMENT AUTHORITY

## 2023 GOALS LIST

1. Legislative Initiatives (Small Cities Transportation Language) (2023 - Funded)
2. Marketing the City of “Columbus”
  - New EDA Mission Statement (2023 Complete)
  - New Messages on Digital Boards
  - New Banners for Columbus City Hall & Park & NE Quad (2024 Budget)
  - Concept Plans for NE & NW Quads in Freeway District
  - I-35 Marketing Study (2024 Project)
3. Attracting New Development & Businesses – Retaining Current Businesses
  - Business Visits (Program Discussion)
  - Business Events (ie: ColumBiz Event) (March Event 03-23-2023) (Social Hour Event October 16, 2023)
  - Newsletter Communicating the Latest News
4. NE Quadrant Municipal Monument Signage
  - Design in MnDOT Right of Way (Suspended until Development)

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*The mission of the EDA is to facilitate responsible economic growth and redevelopment that contributes significantly to Columbus’ tax base with a goal of maintaining an affordable rural lifestyle for our residents.*

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