

2014

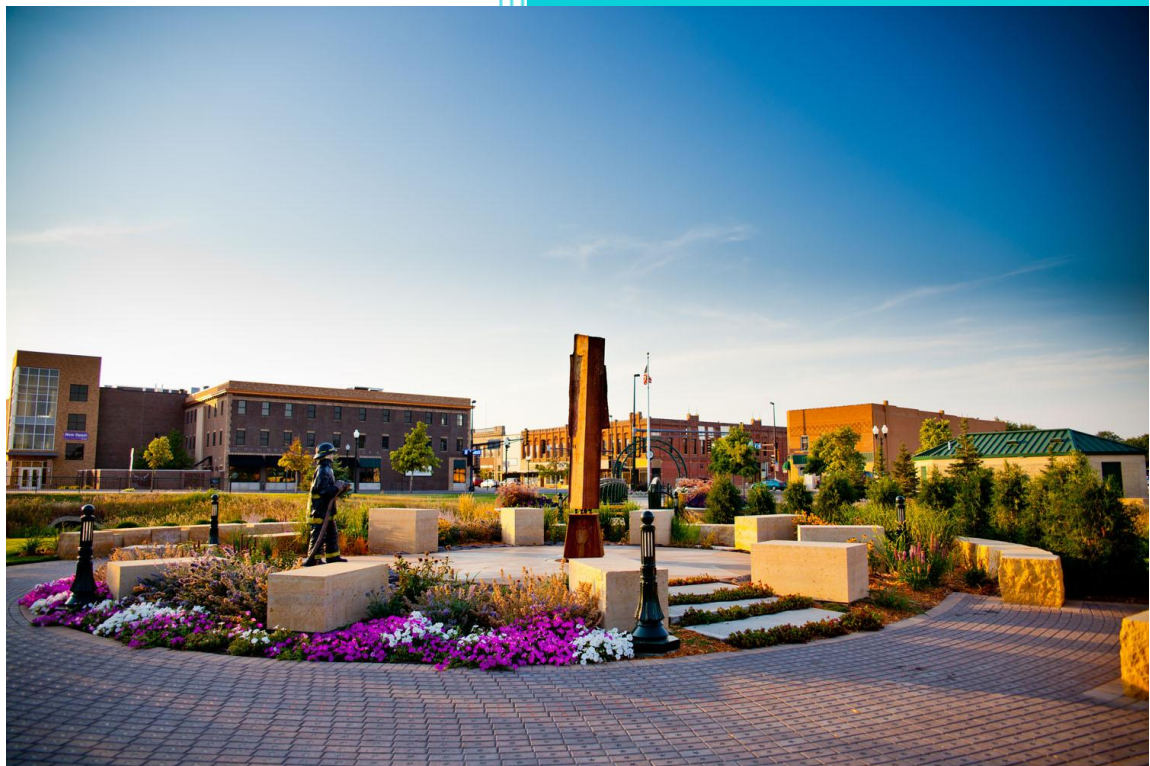
Marshall EDA Annual Report

BOARD OF DIRECTORS

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EDA President's Message:

Marshall EDA continues to be a strong promoter of Marshall and the Marshall area. As we reflect on the accomplishments of our past efforts, we also look forward to the many exciting projects on tap for our community in the coming year; and we will strive to take advantage of future opportunities to solidify Marshall as the regional leader in Southwest Minnesota.

Greg Bucher



RALCO NUTRITION EXPANSION



Ralco Nutrition completed construction on their new warehouse in the Sonstegard Subdivision II Industrial Park. The new warehouse is 30,000 square feet and will give Ralco the ability to grow on the 15 acre site into the future.



ACTION MANUFACTURING, INC. EXPANSION



Action Manufacturing, Inc. are completing a 25,000 square foot warehouse include welding, fabrication, assembly and office space, administrative operations center. Action Manufacturing, Inc. plan to begin moving in January and will be fully operational by March.



BEVERAGE WHOLESALERS, INC. EXPANSION



Beverage Wholesalers, Inc. completed a 55,000 square foot warehouse with administrative and back room operations center in Sonstegard Subdivision II Industrial Park.



RUNNINGS EXPANSION



Runnings, Inc. is completing their 105,000 square foot warehouse on 14.17 acres in Sonstegard Subdivision II Industrial Park.



AVERA CANCER INSTITUTE MARSHALL



Avera Cancer Institute Marshall is a \$13.3 million project bringing access to cancer care closer than ever for people in the Marshall region. Construction on the facility is, for the most part, complete and chemotherapy and medical oncology services are currently being provided in the new space. Radiation therapy services will begin in late January 2015.



AIRPARK EAST INDUSTRIAL PARK

Airpark East provides immediate access for development of commercial hangar space and related aviation development. We have partnered with Site Location Partnership to help with our recruiting efforts.

AFFILIATED COMMUNITY MEDICAL CENTER



ACMC-Marshall Surgery Center's 10,000 square foot building includes two operating suites, two endoscopic suites, private pre- and post-operative recovery areas, consultation areas, waiting rooms, and support space. Specialties offering services at the surgery center include: Anesthesiology, General Surgery, GI Endoscopy, Gynecology, Ophthalmology, Orthopedic Surgery, Orthopedic Hand Surgery, Otolaryngology (ENT), Podiatry, Urology. Services will begin in early 2015.



MERIT VEHICLE TRAINING CENTER EXPANSION

Staff continues to move forward with the new MERIT Vehicle Training Center expansion. The facility will include opportunities for drivers' skills courses, drivers' classroom simulators, "hands on" personal training, AARP driver safety, drivers' education, bus and truck training, first responders training and more. The project is tentatively planned to commence in 2015.



SOUTHWEST MN AMATEUR SPORTS CENTER

The estimated \$12.9 million amateur sports facilities will include an indoor arena with two sheets of ice. The indoor sports facility is expected to begin construction in 2015 with completion of the regional sports facility project in 2016.



4TH ANNUAL LYON COUNTY INFORMATIONAL

The 4th Annual Lyon County Business Summit was held on April 28, 2014. Approximately 130 people attended the event. The Informational Summit reviewed city projects and had Action Manufacturing, Hy-Vee and Southwest Minnesota State University gave company overviews. Staff plans to continue coordinating an annual informational summit.

BUILDING PERMIT ACTIVITY

Total building permit values in Marshall are just over \$31.2 million at the end of November of 2014. This is in comparison to the November of 2013 at \$25.7 million. Marshall saw an increase in approximately \$5.5 million in construction activity.

MARSHALL RETAIL TRADE ANALYSIS

According to the most recent 2012 State Sales Tax Data from University of Minnesota report on local sales tax data, the Marshall's taxable retail and service sales increased 0.7% between 2009 and 2012, reaching an estimated total of \$201 million. The City's retail pull factor from the study is at 1.53. Pull factor is derived by dividing the per capita current dollar sales of a city or county by the per capita sales for the state. The 1.53 pull factor indicates that the City of Marshall generating 53% more than expected based on the population.

NEW BUSINESSES IN 2014

List of new businesses that opened in Marshall in 2014:
 Blush • Boerboom Insurance Agency • Bucks Parking Lines and Signs • Coco Avenue • CrossFit • Maxwell Food Company • Midwest Wellness Institute • Oopsie Daisy • Pilot Financial • Rooted for Men • Shay Designs & Marketing Solutions • Sleep Inn & Suites • Mary Louise • Bello Cucina • Hy-Vee Market Café • The Treasure Box • The Collection by NWB • Sullivan Business Solutions • Boulder Creek Assisted Living • Heidi Swanson Photography • Edina Realty

FINANCIALS

	FUND 204 CRIF	FUND 205 PKWY I	FUND 206 PKWY II	FUND 207 PKWY III & IV	FUND 208 EDA ADMIN	FUND 212 STATE EDA CRIF	FUND 213 FEDERAL EDA CRIF	TOTAL
REVENUES								
TOTAL REVENUES	1,344.16	140.30	20,063.33	12,762.70	123,470.16	261,455.00	20,503.20	439,738.85
EXPENDITURES								
TOTAL EXPENDITURES	11,128.78	0.00	0.00	7,052.70	121,516.65	254,732.69	0.00	394,430.82
REVENUES OVER (UNDER) EXPENDITURES	(9,784.62)	140.30	20,063.00	5,710.00	1,953.51	6,722.31	20,503.20	45,308.03
BEGINNING FUND BALANCE 01-01-14	557,292.21	575,646.51	(776,974.56)	497,489.72	165,802.88	292,428.16	567,921.48	1,879,606.40
ENDING FUND BALANCE 12-31-14	547,507.59	575,786.81	(756,911.23)	503,199.72	167,756.39	299,150.47	588,424.68	1,924,914.43

OTHER NOTABLE COMMERCIAL ACTIVITIES

Varsity Pub signed an agreement with the City of Marshall for a patio enhancement project and parking lot expansion and improvements. All improvements will be completed in 2015.

Kruse Motors opened its new Buick GMC and Ford-Lincoln dealerships next to Marshall High School last spring and this fall respectively. They include an express lube center, children's play area, WiFi, and a car wash.

Marshall Municipal Liquor (City of Marshall - Tall Grass Liquors) has completed site preparation and utilities infrastructure work for the new municipal liquor store in the J.C. Boyer Addition (by Pizza Ranch). Construction of the new liquor store will approximately be 11,500 square foot and will begin spring of 2015 and is expected to be completed by the fall of 2015.

Market Street Mall completed a TIF Analysis to determine it as a Redevelopment District. The Market Street Mall will be completing a \$20+ million redevelopment project.

Boulder Creek Assisted Living opened its doors to a \$3.85 million facility with 31 apartments which is divided into two distinctive neighborhoods for individuals over the age of 55 with memory loss.

