



DESTINATION MEDICAL CENTER CORPORATION (DMCC)

BOARD MEETING

9:30 A.M. THURSDAY, January 29, 2015

ROCHESTER CONVENTION CENTER



DESTINATION MEDICAL CENTER CORPORATION (DMCC)

BOARD MEETING

Thursday, January 29, 2015

9:30 A.M.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes: Meeting of December 17, 2014
- V. Public Comment Period
- VI. Chair's Report
 - A. Legislative Update
 - B. Mission Statement
 - C. Other
- VII. DMCC 2014 Budget: Year to Date Update
- VIII. Resolution A: Resolution Authorizing Report to the Legislature
- IX. Development Plan
 - A. Discussion and Amendments
 - B. Resolution B: Resolution Authorizing Submittal of Proposed Development Plan to the City of Rochester
- X. Economic Development Agency: Update
- XI. Meeting Schedule
 - A. Next Meeting: Thursday, February 26, 2015 at 9:30 a.m.
- XII. Adjournment

**DESTINATION MEDICAL CENTER CORPORATION
BOARD OF DIRECTORS**

MINUTES
December 17, 2014

- I. Call to Order. Chair Tina Smith called the meeting to order at approximately 2 p.m. in the Mayo Civic Center, Riverview Room, Suite C, located at 30 Civic Center Drive SE, Rochester, MN 55904.

- II. Roll Call. In attendance were Chair Tina Smith, Bill George, R.T. Rybak, Susan Park Rani, Commissioner Jim Bier, Mayor Ardell F. Brede, City Council Member Ed Hruska, and Jim Campbell.

- III. Approval of the Agenda. Commissioner Bier moved approval. Council Member Hruska seconded.

Ayes (8), Nays (0), Motion carried.

- IV. Adoption of Minutes. Chair Smith requested approval of minutes from the meeting of November 13, 2014. Commissioner Bier moved approval. Mr. George seconded.

Ayes (8), Nays (0), Motioned carried.

- V. Public Comment Period. Chair Smith invited members of the community to provide comments.

Barry Skolnick raised issues about the Development Plan regarding: public hearings during the review period; benefits of the plan for residents, efficiency of proposed transportation systems, community amenities and economic quality of life issues, and the potential relocation of the public library.

Anna Richey, Southeast Coordinator for Conservation Minnesota, stated her excitement about the Development Plan's inclusion of environmental and sustainability goals for new proposed buildings. She provided results from her organization's survey of Rochester residents indicating that 70% of respondents favored the use of clean renewable energy.

Nancy Slocum, President of the Historic Southwest Neighborhood Association, spoke about the importance of including affordable housing, the need for a concert hall for the City's symphony orchestra, and her concerns about potential tax increases and the rising rents in downtown Rochester.

Richard Olen, spoke about his recommendations to the DMC transportation planner to utilize an elevated transit system.

Brad Jones, Executive Director - Rochester Convention & Visitors Bureau, thanked board members for their efforts in advancing the Development Plan and shared the excitement in the community about DMC.

Kevin Lund, Olmsted County District Judge, spoke about the importance of including the historic Chateau Theater in the Development Plan and recommended that DMC funding be used to purchase and restore the building for use as a performing arts space.

- VI. Chair's Report. Chair Smith provided a report to the Board on the following:

- A. DMCC Vision Statement. Chair Smith opened a discussion on the need for the DMCC Board to adopt a vision statement. Mr. George stated that a clear vision for the project was needed that addresses the issues of what will cause people to want to come to Rochester, what keeps Rochester competitive, and what will attract people to live here. In addition to Chair Smith and Mr. George, other Board members who volunteered to assist in drafting the vision statement were: Council Member Hruska, Ms. Park Rani, Mr. Rybak and Mayor Brede.
- B. DMCC 2015 Insurance Coverage: Chair Smith invited Ms. Lamb to address the Board to request approval of 2015 insurance coverage through the League of Minnesota Cities Insurance Trust (LMCIT) with the provision that DMCC elects not to waive statutory limits. This is consistent with DMCC's 2014 insurance coverage. Council Member Hruska moved approval. Commissioner Bier seconded.

Ayes (8), Nays (0), Motion carried.

- VII. DMCC 2015 Expenditures and Funding Request to the City. Chair Smith reported that the 2015 budget that was submitted to City in December 2014 has been approved.

VIII. Economic Development Agency.

- A. Draft Development Plan. Chair Smith announced that a significant milestone has been achieved and the purpose of the meeting is to receive the Draft Development Plan from the EDA. She stated that the DMCC anticipates submitting the Development Plan to the City for its review in January 2015. She also thanked the citizens of Rochester, Olmsted County Legislators, City Council members, County Commissioners, City staff, and the EDA for their contributions in preparing the Development Plan and particularly acknowledged Dr. Patricia Simmons.
- B. Economic Development Agency Report. Dr. Simmons thanked the DMCC Board for its support during the preparation of the Draft Development Plan and announced her retirement from the Mayo Clinic and her resignation as Chair of the EDA Board at the end of the year. Her successor as chair of the EDA will be Jeff Bolton, Mayo Clinic's Chief Administrative Officer. She stated the submission of the Development Plan to the DMCC is a significant milestone and emphasized that it is a strategic framework to guide future development which is flexible and can respond to market conditions as they occur over time. She also thanked EDA staff, consultants, City and County staff members and residents for their participation. Dr. Simmons turned over the presentation to Lisa Clarke (Interim Executive Director of the EDA), Peter Cavaluzzi (Master Plan Consultant) and Amy Supple (Hammes Company Project Director).

Ms. Clarke summarized the high level of participation and feedback from stakeholders that the EDA received during the preparation of the Development Plan that included input from residents, city staff, downtown businesses, and City Council and County Commissioners. She added that important lessons were learned from the best practices trips to five cities that are examples of successful downtown revitalization. She noted that many key themes from the public input process are incorporated into the Development Plan including: accessibility; housing diversity and affordability; providing downtown amenities that can be used year-round; improving the overall quality of life for residents; enhancing the visitor experience; and ensuring that the redevelopment of downtown retains Rochester's unique character.

Mr. Cavaluzzi provided an overview of the Development Plan's key attributes focused on (1) creating great memorable places to attract businesses, residents and visitors to downtown Rochester (2) revitalizing the City's waterfront along the Zumbro River (3) emphasizing Rochester's unique features of a compact, walkable urban core; and (4)

providing a mix of uses in an integrated master plan. He closed by encouraging the DMC leadership to move swiftly to implement the Development Plan in order for Rochester to keep pace with other cities that are also vying to attract workforce talent and increase visitation.

Ms. Supple stated the Development Plan is foremost an economic development strategy that also provides a bold vision for Rochester's future. She guided Board members through key sections of the Development Plan which include:

- Market Study: an assessment of demand and the absorption of space for uses required for the DMC;
- Finance Plan: a description of how the DMC funding model works (state and local aid) to leverage other sources of funds for public infrastructure projects that total approximately \$1.8 billion over 20 years;
- Overview of Phase 1 projects (first five-years): an estimation of budget of approximately \$204 million;
- Funding strategies: including the establishment of reserves to fund long lead-time investments for catalytic projects during Phase 1;
- Metrics: to measure and track progress;
- Estimated fiscal impacts from private development;
- Policy considerations: including affordable housing, workforce development; and
- Development Plan findings required by the DMC legislation.

Chair Smith acknowledged Ms. Supple for her work.

Board members commended the EDA and the planning team for their work. Mr. George stated that the success of the Development Plan hinges on its ability to attract people to Rochester and compete with other cities with major medical institutions. Mr. Rybak commented that (1) projects requesting DMC funds must demonstrate a financing gap; (2) transit projects should be operational in less than 10 years; and (3) the Development Plan should include strategies to retain and attract local small businesses in downtown Rochester and provide entertainment offerings. Mayor Brede commented about the need to retain small businesses in the downtown area and he also thanked all City staff who were involved in the planning effort. Mr. Campbell emphasized the importance of being customer centric and of understanding visitor needs to enhance the visitor experience. Commissioner Bier stated that the Development Plan is a good road map and emphasized the need to move forward. Both Council Member Hruska and Mr. Campbell spoke about the importance of incorporating ideas and lessons learned from the best practices trips. Ms. Park Rani encouraged the City, Mayo and the community to continue in conversation. Chair Smith wrapped up the discussion emphasizing the importance of partnerships among all stakeholder to advance the concepts in the Development Plan to become reality.

IX. Next Meeting. Wednesday, Thursday, January 29, 2015 at the Convention Center at 9:30am.

X. Adjournment. Commissioner Bier moved to adjourn the meeting. Ms. Park Rani seconded.

Ayes (8), Nays (0), Motioned carried.

Destination Medical Center Corporation
Financial Summary December 2014

	2014 Approved Budget	Curent Month Dec 2014	Dec 2014 YTD	Amount Remaining	Percent Remaining
General Expenses	146,000	18,949	32,531	113,469	78%
Professional Services	400,000	60,789	420,159	(20,159)	-5%
City Expenses	340,000			340,000	100%
Subtotal DMCC	886,000	79,738	452,690	433,310	49%
Third Party Costs - DMC EDA *					
Planning, Archictecture, Engineering	2,431,000	471,532	1,150,536	1,280,464	53%
Marketing and Public Relations					
Communications Marketing & PR	545,000	34,295	209,530	335,470	62%
Public Relations & Communications	245,000	13,460	60,080	184,920	75%
Development and Legal Services					
Development Services	1,675,000	219,000	1,496,500	178,500	11%
Financial, Accounting, and Investment Se	675,000	81,000	553,500	121,500	18%
Legal Services	425,000	44,805	172,245	252,755	59%
Miscellaneous Professional Services					
Economic Analysis Market Research, Rep	351,000	101,270	322,023	28,977	8%
Other Professional Services & Project Co:	100,000		-		
Other Development Costs					
Payroll, Staff, Administration & Benefits-l	460,000		-	460,000	100%
General Expenses - EDA	382,000	10,920	123,440	258,560	68% *
Reimbursable Expenses	30,000	20,086	127,858	(97,858)	-326%
Subtotal DMC EDA	7,319,000	996,368	4,215,712	3,103,288	42%
Total All	8,205,000	1,076,106	4,668,402	3,536,598	43%
		DMCC Working Capital Note	3,000		
* See Attached Contract Commitments for EDA Portion		EDA Working Capital Note	10,000		

DETAIL COST REPORT #9

December 31, 2014

Division	Description	Schedule of Values							Variance	Work in Place	
		Master Project Budget A	Original Contract Amount B	Contract Revisions C	Committed Costs B+C	Committed Direct Owner Purchases D	Un-Committed Costs E	Final Projected Cost B+C+D+E	Over/(Under) Budget (B+C+D+E)-A	Total Work In Place	Percent Complete
DEVELOPMENT COSTS											
40-05-000	Architecture & Engineering	\$2,431,000.00	\$1,545,365.70	\$152,468.43	\$1,697,834.13	\$0.00	\$733,165.87	\$2,431,000.00	\$0.00	\$1,150,536.16	47.33%
40-05-300	Planning Services, Architecture, Engineering	\$2,431,000.00	\$1,545,365.70	\$152,468.43	\$1,697,834.13	\$0.00	\$733,165.87	\$2,431,000.00	\$0.00	\$1,150,536.16	47.33%
40-25-000	Marketing & Public Relations	\$790,000.00	\$245,883.05	\$85,813.03	\$331,696.08	\$0.00	\$458,303.92	\$790,000.00	\$0.00	\$269,610.49	34.13%
40-25-300	Communications, Marketing & PR	\$545,000.00	\$183,137.76	\$73,092.01	\$256,229.77	\$0.00	\$288,770.23	\$545,000.00	\$0.00	\$209,530.62	38.45%
40-25-310	Public Relations & Communications	\$245,000.00	\$62,745.29	\$12,721.02	\$75,466.31	\$0.00	\$169,533.69	\$245,000.00	\$0.00	\$60,079.87	24.52%
40-30-000	Development Services	\$2,350,000.00	\$2,300,000.00	\$0.00	\$2,300,000.00	\$0.00	\$50,000.00	\$2,350,000.00	\$0.00	\$2,050,000.00	87.23%
40-30-300	Development Services	\$1,675,000.00	\$1,675,000.00	\$0.00	\$1,675,000.00	\$0.00	\$0.00	\$1,675,000.00	\$0.00	\$1,496,500.00	89.34%
40-30-310	Financial, Accounting & Investment Services	\$675,000.00	\$625,000.00	\$0.00	\$625,000.00	\$0.00	\$50,000.00	\$675,000.00	\$0.00	\$553,500.00	82.00%
40-35-000	Legal Services	\$425,000.00	\$126,208.01	\$46,546.00	\$172,754.01	\$0.00	\$252,245.99	\$425,000.00	\$0.00	\$172,244.83	40.53%
40-35-300	Legal Services	\$425,000.00	\$126,208.01	\$46,546.00	\$172,754.01	\$0.00	\$252,245.99	\$425,000.00	\$0.00	\$172,244.83	40.53%
40-55-000	Misc Professional Services	\$451,000.00	\$298,473.00	\$60,633.35	\$359,106.35	\$0.00	\$91,893.65	\$451,000.00	\$0.00	\$322,023.29	71.40%
40-55-300	Economic Analysis, Market Research, Reports	\$351,000.00	\$298,473.00	\$60,633.35	\$359,106.35	\$0.00	(\$8,106.35)	\$351,000.00	\$0.00	\$322,023.29	91.74%
40-55-310	Other Professional Services & Project Costs	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$0.00	0.00%
40-90-000	Other Development Costs	\$872,000.00	\$93,849.94	\$158,490.74	\$252,340.68	\$0.00	\$619,659.32	\$872,000.00	\$0.00	\$251,297.66	28.82%
40-90-115	Payroll, Staff, Administration & Benefits-EDA	\$460,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$460,000.00	\$460,000.00	\$0.00	\$0.00	0.00%
40-90-120	General Expenses-EDA	\$382,000.00	\$93,849.94	\$30,632.90	\$124,482.84	\$0.00	\$257,517.16	\$382,000.00	\$0.00	\$123,439.82	32.31%
40-90-300	Reimbursable Expenses	\$30,000.00	\$0.00	\$127,857.84	\$127,857.84	\$0.00	(\$97,857.84)	\$30,000.00	\$0.00	\$127,857.84	426.19%
	Subtotal	\$7,319,000.00	\$4,609,779.70	\$503,951.55	\$5,113,731.25	\$0.00	\$2,205,268.75	\$7,319,000.00	\$0.00	\$4,215,712.43	57.60%
PROJECT CONTINGENCY											
90-00-000	Project Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	PROJECT TOTAL	\$7,319,000.00	\$4,609,779.70	\$503,951.55	\$5,113,731.25	\$0.00	\$2,205,268.75	\$7,319,000.00	\$0.00	\$4,215,712.43	57.60%

A.

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. __-2015

Authorizing Report to the Legislature Pursuant to Statute

BACKGROUND RECITALS

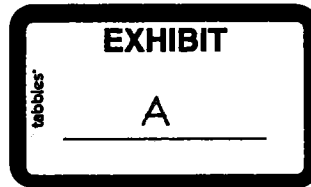
A. Minnesota Laws, Chapter 143, Article 10 (the “Act”) provides that by February 15th of each year, the Destination Medical Center Corporation (“DMCC”) and the City of Rochester (the “City”) must jointly submit a report to the chairs and ranking minority members of the legislative committees and divisions with jurisdiction over local and state government operations, economic development, and taxes and to the Commissioners of Revenue and employment and economic development, and Olmsted County. The DMCC and the City must also submit the report as provided in Minnesota Statutes Section 3.195. The report must include the following specific elements:

- (1) the development plan and any proposed changes to the development plan;
- (2) progress of projects identified in the development plan;
- (3) actual costs and financing sources, including the amount paid with state aid under section 469.47, and required local contributions of projects completed in the previous two years by the corporation, city, county, and the medical business entity;
- (4) estimated costs and financing sources for projects to be stated in the next two years by the corporation, city, county, and the medical business entity; and
- (5) debt service schedules for all outstanding obligations of the city for debt issued for projects identified in the plan.

B. The DMCC and City staff have prepared a draft report, due on February 15, 2015, and attached here as Exhibit A.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the Destination Medical Center Corporation Board of Directors that the Chair of the DMCC is authorized to execute and submit the report to the Minnesota Legislature as required by the Act, in form similar to the form attached here as Exhibit A, as may be modified through further discussions with the City, and to take such other actions as are necessary and appropriate to effectuate the timely submission of the report to the Minnesota Legislature.



February __, 2015

The Honorable Patricia Torres Ray
Chair, State and Local Government
Committee
Minnesota State Senate
309 Capitol
75 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1606

The Honorable Dan Hall
State and Local Government Committee
Minnesota State Senate
103 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable David Tomassoni
Chair, Environment, Economic Development
and Agriculture Budget Division
Minnesota State Senate
G-9 Capitol
75 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1606

The Honorable Bill Ingebrigtsen
Environment, Economic Development and
Agriculture Budget Division
Minnesota State Senate
143 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Richard Cohen
Chair, Finance Committee
Minnesota State Senate
121 Capitol
75 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1606

The Honorable Tim Sanders
Chair, Government Operations and Elections
Policy Committee
Minnesota House of Representatives
553 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Michael Nelson
Government Operations and Elections Policy
Committee
Minnesota House of Representatives
351 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Patrick Garafolo
Chair, Job Growth and Energy Affordability
Policy and Finance Committee
Minnesota House of Representatives
485 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Tim Mahoney
Job Growth and Energy Affordability Policy
and Finance Committee
Minnesota House of Representatives
345 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Jim Knoblach
Chair, Ways and Means Committee
Minnesota House of Representatives
453 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Michelle Fischbach
Finance Committee
Minnesota State Senate
15 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Rod Skoe
Chair, Taxes Committee
Minnesota State Senate
235 Capitol
75 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1606

The Honorable Julianne Ortman
Taxes Committee
Minnesota State Senate
119 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

Commissioner Cynthia Bauerly
Minnesota Department of Revenue
600 North Robert Street
St. Paul, MN 55101

The Honorable Paul Wilson
Chair, Olmsted County
Board of Commissioners
151 4th St SE
Rochester, MN 55904

The Honorable Lyndon Carlson Sr.
Ways and Means Committee
Minnesota House of Representatives
283 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Greg Davids
Chair, Taxes Committee
Minnesota House of Representatives
585 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Ann Lenczewski
Taxes Committee
Minnesota House of Representatives
209 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

Commissioner Katie Clark Sieben
Minnesota Department of Employment and
Economic Development
1st National Bank Building
332 Minnesota Street, Suite E200
St. Paul, MN 55101-1351

Re: Destination Medical Center
February 15, 2015 Report

Dear Senators, Representatives, Commissioners and Chairs:

Pursuant to 2013 Minnesota Laws, Chapter 143, Article 10 (the "Act"), the Destination Medical Center Corporation (the "DMCC") and the City of Rochester (the "City") must jointly submit a report by February 15 of each year with respect to the status of the Destination Medical Center initiative.

On behalf of the DMCC and the City, we are pleased to submit this report, setting forth the progress that has been made since the last report, dated February 14, 2014.

I. Destination Medical Center Activities to Date.

A. Development Plan Status.

One of the primary goals of the Act is the creation of a Development Plan.

In September 2013, the DMCC established specific goals and objectives for the Development Plan: to create a comprehensive strategic plan, and over the life of the project, to leverage \$585 million in eligible public funds in order to attract \$5 billion in private investment, create 35,000-45,000 new jobs, generate \$7.5 billion to \$8.5 billion in net new tax revenue, and achieve the highest quality patient, visitor and resident experience.

The Development Plan will be the strategic framework for the Destination Medical Center initiative, establishing a comprehensive business and economic development strategy. As described in the Act, the Development Plan must address several items, including land use, transportation and infrastructure planning, market research, funding priorities, business and economic development and market strategies.

As required by the Act, the DMCC engaged the Destination Medical Center Economic Development Agency (the "EDA") to assist the DMCC in preparing the Development Plan. Most of 2014 was focused on the planning, analysis and research necessary to draft the document. The EDA submitted the draft Development Plan to the DMCC on December 17, 2014, and it was posted and available on the DMCC website (www.dmccorporation.org) for public review and comment.

The DMCC formally submitted the proposed Development Plan to the City on January __, 2015. The Act requires that the City must act on the proposed Development Plan within sixty days following its submission by the DMCC. The DMCC is also required to hold a public hearing, which will likely be scheduled in early April. Upon making the findings set forth in the Act, including finding that the City has approved the Development Plan, the DMCC may adopt the Development Plan.

B. Community Outreach.

The community engagement process in 2014 was robust. The EDA established an eighty-person community input committee, to engage experts in each of the core areas, in order to facilitate information-gathering and public comment. A master list of current studies, information, and initiatives was created by the group and shared with the planners during the information-gathering phase of the project. In June 2014, the community input committee hosted a series of community conversations which included focus groups in each area. The outreach methods that were employed in this process throughout the year included: stakeholder meetings (e.g. residents, downtown organizations, developers, businesses, etc.); meetings with the community input committee; meetings with the leadership group; meetings of the technical committee (including EDA and City/County staff); and other working sessions/meetings with City/County staff.

C. WMBE/Small Business Utilization.

The DMCC and City are committed to increasing opportunities for the growth of employment, local business and WMBE/Small Business utilization. The Act provides that for all

public infrastructure projects, the City must make every effort to hire and cause the construction manager and any subcontractors to employ women and members of minority communities, and must establish goals for construction projects. The City adopted a plan and goals for the Destination Medical Center initiative on July 21, 2014.

D. Websites.

As stated in our previous report, the DMCC has established a website: www.dmcccorporation.org. The website contains the regular meeting schedule, meeting agendas, minutes and other information on DMCC activities. The EDA has also created a website: www.dmcmn.org, which contains general information on the project, including information about the community outreach process. The City's website, www.rochestermn.gov, also has a link to the DMCC website.

E. DEED Agreement, Transit Aid Agreement.

In order to qualify for general State infrastructure aid, the Act requires that the City and the Commissioner of Department of Employment and Economic Development enter into an agreement that will govern the State funding. The City has taken the lead role in negotiating and drafting the agreement with DEED as well as an agreement with the County, and those discussions are underway. We expect that these agreements will be finalized shortly.

II. Specific Elements Required to Be Included in the Report.

The Act requires that certain elements be included in this annual report. Some of what is presented here has been referenced above.

A. "The Development Plan and any proposed changes to the Development Plan."

The proposed Development Plan has been drafted and was submitted to the DMCC on December 17, 2014. It has been posted and available for public review and comment since that date. On _____, 2015, the DMCC formally submitted the draft Development Plan to the City, triggering the sixty-day period for the City's review and action. Upon action by the City, the City will then forward the Development Plan back to the DMCC. The DMCC will hold a public hearing on the Development Plan, and upon the DMCC's findings as required by the Act, will approve the Development Plan.

B. "Progress of projects identified in the Development Plan."

Because the Development Plan is in draft form and is not scheduled for full approval until early April, there are no projects yet identified or approved in the Development Plan.

C. "Actual costs and financing sources, including the amount paid under Minnesota Statutes Section 469.47, and required local contributions of projects completed in the previous two years by the DMCC, City, Olmsted County and Mayo."

As noted above, because the Development Plan has not yet been approved, no public infrastructure projects have been approved for funding.

With respect to private projects, the Act requires that DEED must certify that Two Hundred Million Dollars of private investment has been made before any state funding may be paid. To date, Mayo Clinic has announced its first expansion related to the Destination Medical Center initiative: a \$72 million expansion of the St. Mary's campus. In addition, there has been significant third party interest from developers and other entities considering investment opportunities in Rochester. The Act requires that an annual certification of private investment by Mayo or other private investors be made to DEED by April 1 of each year. Attached is the annual certification of private investment that was submitted to DEED by April 1, 2014, as well as the DEED certification.

D. "Estimated costs and financing sources for projects to be started in the next two years by the DMCC, City, Olmsted County and Mayo."

The Development Plan sets forth a framework and examples of projects that may be considered for funding in the next several years. Each project will be approved on an individual basis. See also the response to "C," above.

E. "Debt service schedules for all outstanding obligations of the City for debt issued for projects identified in the plan."

As noted above, because the Development Plan has not yet been approved, no projects have been identified or approved in the Development Plan.

Thank you for your consideration of this annual report. On behalf of both the DMCC and the City, we welcome your comments or questions. We look forward to substantial progress on the Destination Medical Center initiative in 2015.

Tina Smith, Chair
Destination Medical Center Corporation

Ardell Brede, Mayor
City of Rochester

3.2 EVALUATION CRITERIA FOR PROJECTS

The Development Plan, together with any updates thereto, shall include a list of potential projects and recommended strategies to serve as a guideline for the DMCC Board and City Council in making investment decisions in accordance with detailed and uniform guidelines for expenditure of DMC Funds.

Within 30 days of receipt of a funding application and the required supporting documentation, the EDA shall prepare a report for the DMCC Board that assesses the compliance of a project and project funding request as compared to the approved projects and/or strategies incorporated in the Development Plan, including any updates thereto. The basis for this evaluation shall be the Evaluation Criteria outlined below. The EDA's evaluation shall be presented in the form of a staff report to the DMCC Board, which shall include a detailed assessment and ranking of a project's compliance with the specified criteria.

This report shall be provided to the DMCC Board members and shall be used for information purposes only. The DMCC Board may utilize any information to make its decisions including, but not limited to the EDA report, public comments, City/County information or other information. The City Council may choose to utilize the EDA's report at its own discretion in its approval process. All approvals will be reviewed and approved in accordance with the DMC Act and Project Agreements.

1. ~~Is the project consistent with the~~ Does the project include a plan for achieving the DMC vision, goals and objectives? Is it critical to driving the strategies included in the Development Plan?

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This Development Plan is a strategic framework to guide the DMC Initiative and direct public funds and incent private investments to accomplish certain specific goals and objectives and to realize the DMC vision. The following has been established to assist in the evaluation of projects against these critical elements of the structure:

- a. Is the project consistent with the stated DMC Goals & Objectives and specifically contributing to job creation? ~~(1 point for compliance with each objective, up to 11 points total)~~
 - Does the project meet one or more of the goals and objectives established ~~approved~~ for the Development Plan?
- b. Is the project consistent with the DMC Vision? ~~(up to 5 points for each)~~
 - Is the project part of a bold and aspirational concept for the future?
 - Does the project fit with the principles of the vision?
 - Does the project provide a framework for growth in this sub-district?
 - ~~Does the project build infrastructure to support growth and drive investment?~~ (Up to 5 points for each)
 - Would the investment occur without the public infrastructure to be funded? Is the proposed public infrastructure solely for the benefit of the Project or does it also support the broader vision of the DMC District?

- Will the public funding accelerate private investment in the Development District or applicable sub-district?
- ~~Does the project provide a catalyst for /or anchor for an approved strategy? (Up to 5 points for each)~~
- Can the project reasonably be expected to catalyze or anchor development in one of the six sub-districts?
- Can the project reasonably be expected to catalyze necessary transportation/transit strategies?

2. ~~Is the project~~ Does the project include a plan for achieving consistency ~~consistent~~ with the Development Plan (and any updates thereto) and other relevant planning documents?

The Development Plan includes a Master Plan (Section 6.0), Transportation Plan (Section 7.0) and Infrastructure Plan (Section 8.0) establishing a planning framework for the project. The Development Plan also includes Finance Plan, Business Development Plan and Implementation Strategies that serve as the business and finance framework of this Development Plan. The Development Plan also conforms to the general plan for the development of the City and conforms to specific City planning documents. The specific questions to be explored include:

a. Is the project consistent with the DMC Planning Documents? (up to 5 points for each)

- Is the project consistent with the ~~adopted~~ DMC Master Plan, Transportation Master Plan and/or Infrastructure Master Plan?
- Is the project consistent and/or supportive of the Finance Plan, Business Development Plan and other Implementation strategies of the DMC?

b. Is the project consistent with the City/County Planning Documents?

~~b. Is the project consistent with the RDMP Plan or City Comprehensive Plan?~~

~~c. If a Transit/Transportation project, is the project consistent with the ROCOG long-range Transportation Plan?~~

•

~~d.c. Does the project support sustainability principles as a core objective in the development and operations of the project? (up to 5 points for each)~~

- ~~Is the project consistent with the RDMP Plan or City Comprehensive Plan?~~
- ~~If a Transit/Transportation project, is the project consistent with the ROCOG long-range Transportation Plan?~~

3. ~~Is~~ Does the project include a plan that is ~~the project~~ financially viable?

Projects are required to provide a preliminary finance plan with their applications. The information that will be required includes:

- Project Summary (e.g. concepts, detailed program, project team, etc.)
- Total Project Budget
- Sources of funding, demonstrating a verifiable gap that justifies DMC Funding
- Project Operating Pro Forma including an overview of any operations and maintenance funding that may be required

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- A Project Plan and/or Market Study supporting the demand/need for the project
- Demonstration of financial capacity to support the project

The project-specific finance plan will be evaluated based upon the following criteria (~~up to 5 points each~~)

- Is the project supported by current market conditions and comprehensive feasibility studies?
- Does the project leverage additional private funds, maximizing the use of DMC Funds?
- Is the preliminary project finance plan comprehensive and viable based upon Project Team and financial capacity?
- Is the project inclusive of an Operation and Maintenance pro forma?
- Is there a verifiable gap for funding based upon a reasonable return on private investment?
- Is the proposed operating structure sustainable?
- Does the Project impose any financial obligations on the DMC or City for ongoing operational or maintenance support?
- Has the project applicant agreed to the DMC Development Agreement?

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4. Is the project consistent with adopted strategies and/or one or more projects for the current implementation phase of the DMC Initiative?

The Development Plan outlines projects and strategies that are recommended as the focus in each phase of the DMC Initiative. These recommendations and the list of anticipated projects shall be reaffirmed and/or updated each year in the DMC-CIP that is incorporated as part of the DMC's annual budget process and as necessitated by private investment in the Development District. Criteria will include:

- a. Is the project part of an approved strategy and current focus? ? (Up to 5 points for each question)
 - Is the project outlined as an approved strategy for the project within the Development Plan?
 - Is the project recommended as a focus for the particular phase of the project in the Development Plan?
 - Is the project consistent with the DMC-CIP? (2 points for each)
 - If public, is the project specifically listed in the DMC-CIP? Or is the project necessary to facilitate a DMC related strategy?

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If private, is the project otherwise compatible with the planned public improvements in the DMC-CIP?

5. Does the project include a A plan for achieving Local Business, S/M/WBE Project Requirements and other projectarty requirements, as applicable?
 - Agreement to execute the DMC Development Agreement, the terms of which shall be provided in form to all applicants
 - Agreements will include requirements of the DMC Act (e.g. American Made Steel, MBE/WBE Construction Targets)

6. Does the project include a plan to comply with or support the economic-fiscal goals and objectives of the DMC Initiative?

The DMC is established to drive economic and fiscal benefits to State and local jurisdictions and to benefit the community as a whole. Each project will be evaluated for its ability to realize and/or support growth occurring within the DMC District. The information that will be required to make the evaluation will include:

- a. Jobs Projections
 - Construction jobs
 - Permanent operating jobs, if applicable
- b. Tax Base Projections (through 2049), if applicable
- c. Capacity or other support to demand (e.g., public works)

The economic-fiscal analysis will be evaluated based on the following criteria

~~(up to 5 points each)~~

~~Does the project generate substantial economic-fiscal gain based upon job projections?~~

- ~~Does the project generate substantial economic-fiscal gain based upon job projections?~~
- Does the project generate substantial economic-fiscal gain based upon tax base projections?
- Does the project maximize the opportunity for investment by attracting other private capital?
- Is the project required (e.g. public works) to continue to seed investment in the DMC District?
- Does the project support the economic strategies of the project by providing civic/cultural uses and/or public amenities that support strategic growth in the DMC Development District and/or specific business development and economic development strategies that are adopted as part of the DMC Development Plan?

7. Other Considerations ~~(No Point Values Assigned)~~

A summary will be provided of other considerations that the DMCC Board may take into account when evaluating projects. These include:

- a. Is the project inside the DMC Development District?
To be funded, projects must be within the boundaries of the DMC Development District. From time to time, the DMCC and City may consider expanding the DMC Development District to support the execution of specific projects or strategies that are outside of the current boundaries. The DMCC and City may choose to do this by amending the current Development District or creating a new district, which may or may not be contiguous to the existing Development Districts or Sub-districts. An amendment can happen at any time, but it is recommended that it only be done with an accompanying project request.

The criteria to be considered include:
Are the recommended changes:

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- Limited to the area required to support the project request?
 - Consistent with the core strategies and planning documents?
 - Essential to the strategies and/or catalytic to growth under the DMC Development Plan?
- b. Are there specific policies the DMCC wishes to include/consider as implementation of the DMC Development Plan moves forward?

During the implementation phase of the DMC Initiative, the DMCC and/or City may wish to provide special consideration to projects with certain social and/or community benefits that are not specifically required by the DMC Act. The prioritization of these considerations within the DMC Development Plan and the role of the DMCC and/or City in implementing these considerations will be dependent on many factors, including: the completion of certain planning efforts, including but not limited to, the City Comprehensive Plan, the adoption of policies and/or ordinances by the City and/or County; identifying sources of funding to support programs and/or operations; and other implementation or operational considerations. The DMCC Board may direct the EDA to work with the City, County and community organizations to develop and recommend specific policies, ordinances and programs that may incentivize the integration of these types of benefits in the DMC Development District.

B.

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. __ - 2015

Authorizing Submission of the Proposed Development Plan to the City of Rochester

BACKGROUND RECITALS

A. Under Minnesota Statutes Section 469.43, the Destination Medical Center Corporation (“DMCC”), working with the City of Rochester (the “City”) and the Destination Medical Center Economic Development Agency (the “EDA”), must prepare and adopt a development plan.

B. The DMCC must hold a public hearing before adopting the development plan. At least sixty days before the hearing, the DMCC must make copies of the proposed plan available to the public at the DMCC’s and City’s offices during normal business hours, on the DMCC’s and City’s websites, and as otherwise determined by the DMCC. At least ten days before the hearing, the DMCC must publish notice of the hearing in the official newspaper of the City. The DMCC may adopt the development plan upon its finding that the elements of the statute have been satisfied, and upon approval of the plan by the City.

C. The City must act on the proposed development plan within sixty days following its submission by the DMCC.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED by the Destination Medical Center Corporation Board of Directors that the proposed Development Plan, dated and revised as of January 29, 2015, and on file with the DMCC (the “Proposed Development Plan”) is hereby submitted to the City of Rochester for its review and action within 60 days.

BE IT FURTHER RESOLVED that the DMCC Chair and Vice Chair are authorized:

(1) to make copies of the Proposed Development Plan available to the public at the DMCC and City offices during normal business hours, on the DMCC’s website, on the City’s website, and as otherwise appropriate;

(2) to determine the date, time, and place to hold the public hearing for testimony from the public concerning the Proposed Development Plan; and

(3) to take such other actions as are necessary and appropriate to effectuate the submission of the Development Plan and the timely progression of the approval process.



REPORT DATE: December 15, 2014

REPORTING PERIOD: November 1 - 30, 2014

MASTER PROJECT BUDGET

The following is a summary of the sources and uses of funds included in the current payment application. This summary represents the approximately \$7.3 M portion of the budget and/or expenses that are managed and reported by the EDA. The balance of funding (approximately \$886,000 for a total budget of \$8.205 M) is DMCC and City of Rochester funding and managed outside of the EDA budget.

SOURCES OF FUNDS

City Contribution	\$7,319,000
Total Sources	\$7,319,000

USES OF FUNDS

Total Work in Place	\$3,722,451
Balance to Complete	\$1,268,641
Committed Costs	\$4,991,092
Uncommitted Costs	\$2,327,908
Total	\$7,319,000

- A summary of the sources and uses of funds as of Map #8 (November) is included above. A detailed cost report is also attached with this update.
- MAP #1 - #8 are processed. Map #8 (November) was submitted to City/DMCC on November 13, 2014.
- The EDA is operating within budget and no major budgetary risks for the 2014 calendar year are known at this time.

MASTER PROJECT SCHEDULE / DEVELOPMENT PLAN PROCESS

- The DMCC Development Plan remains on schedule. The major phases of work include the following:
 - Creative Analysis Phase: Completed in June 2014
 - Options Phase: Completed in October 2014
 - Preliminary Development Plan Phase: Target completion in November 2014 and submission on December 17, 2014 (Full Draft) for DMCC board review. After review by the DMCC board, the plan will be sent to the City of Rochester in January 2015.
 - 60-Day City of Rochester Review Process: Target start January 2015, Target completion – March 2015
 - Targeted approval of the Development Plan: April 2015
- A milestone schedule for the 2014 (Remaining) / 2015 calendar years is attached.
- An outline of the major topics to be considered at EDA and DMCC Board Meetings in the coming months is attached with this report.

PROJECT FINANCE / FINANCIAL MANAGEMENT

- The EDA, DMCC and City have executed a term sheet outlining the major terms and conditions of the Amendment to Advance Funds. The full contracts are under negotiation.
- The Attorney General issued an opinion indicating that the legislation was not clear that the investment made by private entities should be measured on a cumulative vs. annual basis. As a result, a clarification will be requested in the 2015 legislative session. The parties have agreed to advance the Development Plan, including Finance Plan and Operating Plan, under the assumptions made prior to issuance of this opinion. However, the clarification may require adjustments to certain details in the content of the submitted Development Plan and / or of certain documents and agreements on the project, including but not limited to, the DEED Agreement and project financing agreements.
- Certain issues with respect to measuring private investment and drawing down state funds are still open issues to be resolved. These issues must be resolved in the agreement between the City and DEED.



DEVELOPMENT PLAN – PROCESS / DESIGN / PLANNING

- The finalized planning concepts were incorporated into the Preliminary Development Plan. The final concepts included the revisions in Peace Plaza and areas adjacent to 1st Street and 1st Avenue that were requested by EDA and DMCC board members at the September 11, 2014 DMCC / EDA Joint Board Session. The final master plan and transit plan concepts were presented at the DMCC / EDA Joint Board Session on November 13, 2014.
- The preliminary economic and fiscal impacts analysis of the DMC project were completed and the results were presented at the DMCC / EDA Joint Board Session on November 13, 2014.
- The EDA continues to meet monthly with the City Technical Committee and the City's Comprehensive Plan Team and provided an update on the status of DMC planning on November 12, 2014. The City is in the early stages of work on the comprehensive plan which is estimated to be completed over an 18-24 month period. The EDA Team intends to continue coordination with the Comprehensive Plan Team through the completion / approval of the Development Plan.
- The EDA Planning team continues to meet regularly with City staff to discuss the advancement of the Development Plan. The team presented the finance and capital improvement plan to City staff on November 12, 2014. The City staff raised concerns that the city may not be able to contribute any additional funding for ordinary capital projects in the Development District beyond its local match target of \$128 million. This is a change from previous assumptions of City CIP funding that was included in the public infrastructure budget presented to the Legislature during the drafting of the DMC legislation.
- The EDA continues to conduct regularly scheduled briefings with the City Council members and County Commissioners to present the status of planning and obtain feedback. The next scheduled briefing will be held in December prior to the submission of the Preliminary Development Plan.

COMMUNITY INPUT PROCESS

- The EDA's community input consultant, who is the same consultant working on the City's Comprehensive Plan, is continuing coordination with the City on synchronizing the two processes.
- The EDA and City Comp Plan Team initiated a toolkit that is designed to encourage grassroots public participation and feedback in the planning process. The toolkit is available on-line and at the Rochester Public Library.
- The EDA continues on-going outreach activities including website updates, blogs, a bi-weekly newsletter and presentations within the community and the region.
- The 4th public forum was held on November 13, 2014, 6:30 pm – 9:00 pm. The meeting was well attended and the final master plan concepts were well received. Community members were also given ample time to ask questions and obtain feedback from the EDA and the planning team.

TARGETED BUSINESS / WORKFORCE

- The EDA continues its work with the City of Rochester and DMCC Board to establish a planning framework for targeted business and workforce initiatives.
- The City of Rochester has approved an interim M / WBE strategy which establishes targeted workforce goals of 4% minority and 6% women owned businesses. These targets are based on MNDOT's standards for the SE Minnesota region. The City is currently seeking feedback from the business community and anticipates finalizing the goals by the end of the year.

OPERATIONS

- The DMCC Board approved the 2015 DMC Operating Budget and EDA Work Plan in September 2014. This has been submitted to the City for approval.
- The requirement to clarify the legislation (see Project Finance / Financial Management Section) has resulted in the EDA being delayed in hiring permanent staff to support completion of the Development Plan and in launching full operations of the EDA. The EDA is anticipated to resume the search for a permanent Executive Director and staff when the technical legislative fix is complete.



KEY CONSIDERATIONS / IDENTIFIED RISKS

- **Advancement of Plan Concepts.** At the November work session with EDA and DMCC board members, the planning team received confirmation on the components below that have been advanced and will be presented in Preliminary Development Plan documents:
 - Guiding Principals
 - DMC Districts and Conceptual Plan
 - Program and Phasing Models
 - Primary Transit Strategies and Framework
 - Finance Place Framework
 - DMC Development District Boundary
- **City Contribution for Public Infrastructure Costs:** The sources of funding assumptions for capital costs in the Preliminary Development Plan's financing strategy included contributions by the City for CIP projects. The City's current position that it may not contribute any additional funding beyond its local match will result in a substantial reduction in number of capital projects currently included in the plan. Additional discussion with the City will be held after submission of the Preliminary Development Plan on December 17th to seek a solution.
- **Coordination with the Comprehensive Plan.** The comprehensive plan is in its initial phases. The DMC Development Plan will be complete before the comprehensive plan completes its initial analysis. Coordination between the two planning teams is critical but there could be unknown issues that impact the timing of the plan. Both teams are committed to coordination to resolve and/or mitigate any potential issues.
- **Third Party Impacts.** Potential impacts from third parties (state agencies, political climate, etc.) could impact the schedule; EDA is already experiencing this with the inability to hire permanent staff.

MAJOR ACCOMPLISHMENTS LAST 60 DAYS:

The following provides an outline of the tasks completed in the last 60 days.

- Draft Guiding Principles
- Final Options For Master Plan, Transit and Infrastructure Plans
- Cost Model
- Market Analysis, Program Recommendations and Phasing
- Findings of Economic-Fiscal Impacts Analyses
- Framework for DMC Funding Models
- Coordination Meetings: City Comprehensive Plan Team and City / EDA Technical Team, City Finance Team
- City Council / County Commissioner Briefings
- Draft DMC 2015 Budget and EDA Work Plan
- Stakeholder Discussions On Targeted Business / Workforce Initiatives
- Working Capital Loan Term Sheet Complete
- Community engagement and input process
- EDA/DMCC board member working session
- 4th Public Forum held on November 13, 2014

MAJOR TASKS TO BE COMPLETED OVER NEXT 60 DAYS:

The following provides an outline of the anticipated tasks to be completed in the next 60 days.

- Submission of Preliminary Development Plan to the DMCC – December 17, 2014
- DMCC / City preliminary review and comment period on Draft Development Plan – December 18, 2014 to January 28, 2014
- DMCC officially submits Draft Development Plan to the City – January, 29, 2014
- City begins 60-day statutory review process – January 29, 2014
- Coordinate with DMCC / City to secure passage of the legislative technical “fix”
- Coordinate with DMCC / City to resolve open issues with DEED



**DESTINATION MEDICAL CENTER
ECONOMIC DEVELOPMENT AGENCY (EDA)
MONTHLY UPDATE REPORT**

COST REPORT

DETAIL COST REPORT #8

November 30, 2014

Division	Description	Schedule of Values							Variance	Work in Place	
		Master Project Budget A	Original Contract Amount B	Contract Revisions C	Committed Costs B+C	Committed Direct Owner Purchases D	Un-Committed Costs E	Final Projected Cost B+C+D+E	Over/(Under) Budget (B+C+D+E)-A	Total Work In Place	Percent Complete
DEVELOPMENT COSTS											
40-05-000	Architecture & Engineering	\$2,431,000.00	\$1,545,365.70	\$78,468.43	\$1,623,834.13	\$0.00	\$807,165.87	\$2,431,000.00	\$0.00	\$915,199.69	37.65%
40-05-300	Planning Services, Architecture, Engineering	\$2,431,000.00	\$1,545,365.70	\$78,468.43	\$1,623,834.13	\$0.00	\$807,165.87	\$2,431,000.00	\$0.00	\$915,199.69	37.65%
40-25-000	Marketing & Public Relations	\$790,000.00	\$234,403.05	\$85,571.01	\$319,974.06	\$0.00	\$470,025.94	\$790,000.00	\$0.00	\$233,105.51	29.51%
40-25-300	Communications, Marketing & PR	\$545,000.00	\$183,137.76	\$73,092.01	\$256,229.77	\$0.00	\$288,770.23	\$545,000.00	\$0.00	\$185,235.27	33.99%
40-25-310	Public Relations & Communications	\$245,000.00	\$51,265.29	\$12,479.00	\$63,744.29	\$0.00	\$181,255.71	\$245,000.00	\$0.00	\$47,870.24	19.54%
40-30-000	Development Services	\$2,350,000.00	\$2,300,000.00	\$0.00	\$2,300,000.00	\$0.00	\$50,000.00	\$2,350,000.00	\$0.00	\$1,900,000.00	80.85%
40-30-300	Development Services	\$1,675,000.00	\$1,675,000.00	\$0.00	\$1,675,000.00	\$0.00	\$0.00	\$1,675,000.00	\$0.00	\$1,387,000.00	82.81%
40-30-310	Financial, Accounting & Investment Services	\$675,000.00	\$625,000.00	\$0.00	\$625,000.00	\$0.00	\$50,000.00	\$675,000.00	\$0.00	\$513,000.00	76.00%
40-35-000	Legal Services	\$425,000.00	\$126,208.01	\$28,123.50	\$154,331.51	\$0.00	\$270,668.49	\$425,000.00	\$0.00	\$153,124.63	36.03%
40-35-300	Legal Services	\$425,000.00	\$126,208.01	\$28,123.50	\$154,331.51	\$0.00	\$270,668.49	\$425,000.00	\$0.00	\$153,124.63	36.03%
40-55-000	Misc Professional Services	\$451,000.00	\$298,473.00	\$58,000.00	\$356,473.00	\$0.00	\$94,527.00	\$451,000.00	\$0.00	\$285,585.39	63.32%
40-55-300	Economic Analysis, Market Research, Reports	\$351,000.00	\$298,473.00	\$58,000.00	\$356,473.00	\$0.00	(\$5,473.00)	\$351,000.00	\$0.00	\$285,585.39	81.36%
40-55-310	Other Professional Services & Project Costs	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$0.00	0.00%
40-90-000	Other Development Costs	\$872,000.00	\$93,849.94	\$142,629.16	\$236,479.10	\$0.00	\$635,520.90	\$872,000.00	\$0.00	\$235,436.08	27.00%
40-90-115	Payroll, Staff, Administration & Benefits-EDA	\$460,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$460,000.00	\$460,000.00	\$0.00	\$0.00	0.00%
40-90-120	General Expenses-EDA	\$382,000.00	\$93,849.94	\$20,915.99	\$114,765.93	\$0.00	\$267,234.07	\$382,000.00	\$0.00	\$113,722.91	29.77%
40-90-300	Reimbursable Expenses	\$30,000.00	\$0.00	\$121,713.17	\$121,713.17	\$0.00	(\$91,713.17)	\$30,000.00	\$0.00	\$121,713.17	405.71%
	Subtotal	\$7,319,000.00	\$4,598,299.70	\$392,792.10	\$4,991,091.80	\$0.00	\$2,327,908.20	\$7,319,000.00	\$0.00	\$3,722,451.30	50.86%
PROJECT CONTINGENCY											
90-00-000	Project Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	PROJECT TOTAL	\$7,319,000.00	\$4,598,299.70	\$392,792.10	\$4,991,091.80	\$0.00	\$2,327,908.20	\$7,319,000.00	\$0.00	\$3,722,451.30	50.86%



MILESTONE DATES

The following provides an outline of the major milestone dates for the project known as of the date it was issued. This milestone schedule is not meant to be a comprehensive document and does not represent all meetings / calls, actions, tasks or deadlines associated with the project. The schedule is subject to change without notification.

Calendar Year 2014 (Remaining)

Date	Milestone Schedule
December 10 th	Due Date: EDA Payment Application #9 Submitted to DMCC for preliminary review/approvals
December 17 th	DMCC Board to Accept the Preliminary Draft Plan

Calendar Year 2015

Date	Milestone Schedule
January 5 th	Due Date: EDA Payment Application #10 Submitted to EDA for preliminary review/approvals
January 10 th	Due Date: EDA Payment Application #10 Submitted to DMCC for preliminary review/approvals
January 31 st	Target Date: EDA completes Annual Report for review by DMCC Board, DMCC Board submits February 15 th (See Below)
February 1 st	Due Date: Additional budget recommendations from DMCC to City (if budget is not approved in previous year)
February 3 rd	Due Date: EDA Payment Application #11 Submitted to EDA for preliminary review/approvals
February 10 th	Due Date: EDA Payment Application #11 Submitted to DMCC for preliminary review/approvals
February 15 th	Due Date: DMCC/City Submit Annual Report to DEED
February 25 th	DMCC Board Meeting to Adopt Plan (Note: Meeting Needs to Be Scheduled/Date Confirmed)
March 3 rd	Due Date: EDA Payment Application #12 Submitted to EDA for preliminary review/approvals
March 10 th	Due Date: EDA Payment Application #12 Submitted to DMCC for preliminary review/approvals
March 1 st	Target Date: Completion of McGladry Review of Mayo Clinic Investments
March TBD	EDA Board Meeting: Any Final Actions on Development Plan / Approval of 2014 Investment Certification
March 5 th	Due Date: EDA Payment Application #12 Submitted to EDA for preliminary review/approvals
March 10 th	Due Date: EDA Payment Application #12 Submitted to DMCC for preliminary review/approvals
April 1 st	Due Date: Submittal of 2014 Certification of Investment to DEED
April 5 th	Due Date: EDA Payment Application #13 Submitted to EDA for preliminary review/approvals
April 10 th	Due Date: EDA Payment Application #13 Submitted to DMCC for preliminary review/approvals
May 5 th	Due Date: EDA Payment Application #14 Submitted to EDA for preliminary review/approvals
May 10 th	Due Date: EDA Payment Application #14 Submitted to DMCC for preliminary review/approvals
June 5 th	Due Date: EDA Payment Application #15 Submitted to EDA for preliminary review/approvals
June 10 th	Due Date: EDA Payment Application #15 Submitted to DMCC for preliminary review/approvals
July 5 th	Due Date: EDA Payment Application #16 Submitted to EDA for preliminary review/approvals
July 10 th	Due Date: EDA Payment Application #16 Submitted to DMCC for preliminary review/approvals
July 15 th	Due Date: DMCC report to DEED – Open Appointments, Annual Report Compilation
August 1 st	Due Date: 2016 EDA Operating Budget Submittal to DMCC Due Date: DEED Certification of Amount of GSIA
August 5 th	Due Date: EDA Payment Application #17 Submitted to EDA for preliminary review/approvals
August 10 th	Due Date: EDA Payment Application #17 Submitted to DMCC for preliminary review/approvals
September 1 st	Due Date: DMCC to Submit 2016 DMC Budget Request to the City of Rochester (Note includes DMCC, EDA and City Budgets) Due Date: DEED to Provide GSIA Funding to City
September 5 th	Due Date: EDA Payment Application #18 Submitted to EDA for preliminary review/approvals
September 10 th	Due Date: EDA Payment Application #18 Submitted to DMCC for preliminary review/approvals
October 5 th	Due Date: EDA Payment Application #19 Submitted to EDA for preliminary review/approvals
October 10 th	Due Date: EDA Payment Application #19 Submitted to DMCC for preliminary review/approvals
November 5 th	Due Date: EDA Payment Application #20 Submitted to EDA for preliminary review/approvals
November 10 th	Due Date: EDA Payment Application #20 Submitted to DMCC for preliminary review/approvals
December 5 th	Due Date: EDA Payment Application #21 Submitted to EDA for preliminary review/approvals
December 10 th	Due Date: EDA Payment Application #21 Submitted to DMCC for preliminary review/approvals



OUTLINE OF DISCUSSIONS / ACTIONS AT DMCC BOARD MEETINGS & EDA / DMCC WORKING SESSION

The following is a preliminary list of the items that may be discussed during the scheduled board meetings. Please note, this outline is preliminary in nature and is subject to change without notification.

December 2014

- Submission of the Preliminary Development Plan to the DMCC for review

January 2015

- City / DMCC Review Process

February / March 2015

- City's 60-day statutory review process (*actual start date: January 29th*)

April

- DMCC Approval of Final Plan



REPORT PERIOD: December 1- 31, 2014

MASTER PROJECT BUDGET

The following is a summary of the sources and uses of funds included in the current payment application. This summary represents the approximately \$7.3 M portion of the budget and/or expenses that are managed and reported by the EDA. The balance of funding (approximately \$886,000 for a total budget of \$8.205 M) is DMCC and City of Rochester funding and managed outside of the EDA budget.

SOURCES OF FUNDS

City Contribution	\$7,319,000
Total Sources	\$7,319,000

USES OF FUNDS

Total Work in Place	\$4,215,712
Balance to Complete	\$898,019
Committed Costs	\$5,113,731
Uncommitted Costs	\$2,205,269
Total	\$7,319,000

- A summary of the sources and uses of funds as of Map #9 (December) is included above. A detailed cost report is also attached with this update.
- MAP #1 - #9 are processed. Map #9 (December) was submitted to City/DMCC on December 15, 2014.
- The EDA is operating within budget and no major budgetary risks for the 2014 calendar year are known at this time.

MASTER PROJECT SCHEDULE / DEVELOPMENT PLAN PROCESS

- The DMC Development Plan remains on schedule. The major phases of work include the following:
 - Submission on December 17, 2014 (Full Draft in three volumes) for DMCC board review. After review by the DMCC board, the plan will be transmitted to the City of Rochester on January 29, 2015.
 - Commencement of the 60-Day City of Rochester Review Process: Target start January 2015, Target completion – March 2015
 - Targeted approval of the Development Plan - April 2015. However, questions remain as to the City's proposed action on the Development Plan and the process the City may require for review and approval of any amendments.
- A milestone schedule for 2014 activities (remaining) / 2015 calendar is attached.
- An outline of the major topics to be considered at EDA and DMCC Board Meetings in the coming months is attached with this report.

PROJECT FINANCE / FINANCIAL MANAGEMENT

- The EDA, DMCC and City have executed a term sheet outlining the major terms and conditions of the Amendment to Advance Funds. The negotiations of the full contracts are on-going.
- The clarification of language in the legislation regarding the cumulative vs. annual basis raised by the Attorney General is expected to be resolved during the 2015 legislative session. Legislative action and resolution is anticipated in January 2015. The parties have agreed to continue advancing the Development Plan, including Finance Plan and Operations Plan, under the assumptions made prior to issuance of this opinion. However, as noted in the November 2014 report, the clarification may require adjustments to certain details in the content of the submitted Development Plan and / or of certain documents and agreements on the project, including but not limited to, the DEED Agreement and project financing agreements.
- Certain issues with respect to measuring private investment and drawing down state funds are not yet resolved and will need to be addressed in early 2015. These issues must be resolved in the agreement between the City and DEED.



DEVELOPMENT PLAN – PROCESS / DESIGN / PLANNING

- The EDA presented an overview of the following key sections in the Preliminary Development Plan at the DMCC December 17, 2015 board meeting:
 - Market Study that assessed demand and the absorption of space for uses required for the DMC;
 - Finance Plan that describes how the DMC funding model works (state and local aid) to leverage other sources of funds for public infrastructure projects that total approximately \$1.8 billion over 20 years;
 - Overview of Phase 1 projects (first five-years) with an estimated budget of approximately \$204 million;
 - Funding strategies that include setting up reserves to fund long-lead time investments for catalytic projects during Phase 1;
 - Metrics for measuring and tracking progress;
 - Estimated fiscal impacts from private development;
 - Policy considerations including affordable housing, workforce development; and
 - Development Plan findings required by the DMC legislation
- The EDA will continue to meet with the City during the 60-day comment period to address their comments on the Preliminary Development Plan and also address City staff concerns that the City may not be able to contribute any additional funding for ordinary City capital projects in the Development District beyond its local match target of \$128 million. This is a change from previous assumptions of City CIP funding that was included in the public infrastructure budget presented to the Legislature during the drafting of the DMC legislation.
- The EDA conducted briefings in December with the City Council members and County Commissioners to present the status of the Preliminary Development Plan prior to the submission to the DMCC board.

COMMUNITY INPUT PROCESS

- The EDA's community input consultant, who is the same consultant working on the City's Comprehensive Plan, is continuing coordination with the City on synchronizing the two processes.
- The EDA and City Comp Plan Teams' Community Engagement Toolkit is available on-line and at the Rochester Public Library.
- The EDA continues its on-going outreach activities including website updates, blogs, a bi-weekly newsletter and presentations within the community and the region.

TARGETED BUSINESS / WORKFORCE

- The EDA continues its work with the City of Rochester and DMCC Board to establish a planning framework for targeted business and workforce initiatives.
- The City of Rochester approved an interim MBE / WBE strategy which establishes targeted workforce goals of 4% minority and 6% women owned businesses. It is anticipated to be finalized by the end of the year.

OPERATIONS

- The DMCC Board approved the 2015 DMC Operating Budget and EDA Work Plan and it was approved by the City in December 2014.
- The requirement to clarify the legislation (see Project Finance / Financial Management Section) has resulted in the EDA being delayed in hiring permanent staff to support completion of the Development Plan and in launching full operations of the EDA. The EDA is anticipated to resume the search for a permanent Executive Director and staff when the technical legislative fix is complete.



KEY CONSIDERATIONS / IDENTIFIED RISKS

- **City Contribution for Public Infrastructure Costs:** The sources of funding assumptions for capital costs in the Preliminary Development Plan's financing strategy included contributions by the City for its ordinary CIP projects. The City's current position that it may not contribute any additional funding beyond its local match for extraordinary DMC projects will result in a substantial reduction in number of capital projects currently included in the plan. Additional discussion with the City will be held after submission of the Preliminary Development Plan on December 17th to seek a solution.
- **Coordination with the Comprehensive Plan.** The Comprehensive Plan is in its initial phases. The DMC Development Plan will be complete before the Comprehensive Plan team completes its initial analysis. Coordination between the two planning teams is critical but there could be unknown issues that might impact the timing of approval of the Preliminary Development Plan. Both teams are committed to coordination to resolve and/or mitigate any potential issues.
- **Third Party Impacts.** Potential impacts from third parties (state agencies, political climate, etc.) could impact the schedule; EDA is already experiencing this with the inability to hire permanent staff.

MAJOR ACCOMPLISHMENTS LAST 60 DAYS:

The following provides an outline of the tasks completed in the last 60 days.

- Submission of the Preliminary Development Plan on December 17, 2014
- Coordination Meetings: City Comprehensive Plan Team and City / EDA Technical Team, City Finance Team
- City Council / County Commissioner Briefings
- Approval of DMC 2015 Budget and EDA Work Plan
- Stakeholder Discussions On Targeted Business / Workforce Initiatives
- Working Capital Loan Term Sheet Complete
- Community engagement and input process
- EDA/DMCC board member working session on November 13, 2014
- 4th Public Forum held on November 13, 2014
- Agreement on the Legislative technical "fix" language

MAJOR TASKS TO BE COMPLETED OVER NEXT 60 DAYS:

The following provides an outline of the anticipated tasks to be completed in the next 60 days.

- DMCC / City preliminary review and comment period on Preliminary Development Plan – December 18, 2014 to January 28, 2015
- DMCC officially transmits the Preliminary Development Plan to the City – January, 29, 2015
- City begins 60-day statutory review process – January 29, 2015
- DMCC completes Annual Report – January 31, 2015 (target date)
- DMCC / City submit Annual Report to DEED – February 15, 2015 (target date)
- City Planning Committee Meeting (Preliminary Development Plan comments) – February 23, 2015 (target date)
- Coordinate with DMCC / City to secure passage of the legislative technical "fix"
- Coordinate with DMCC / City to resolve open issues with DEED
- Note that the work of the DMC consultant planning team under contract with the EDA is scheduled for completion at the end of February 2015.



**DESTINATION MEDICAL CENTER
ECONOMIC DEVELOPMENT AGENCY (EDA)
MONTHLY UPDATE REPORT**

COST REPORT

DETAIL COST REPORT #9

December 31, 2014

Division	Description	Schedule of Values							Variance	Work in Place	
		Master Project Budget A	Original Contract Amount B	Contract Revisions C	Committed Costs B+C	Committed Direct Owner Purchases D	Un-Committed Costs E	Final Projected Cost B+C+D+E	Over/(Under) Budget (B+C+D+E)-A	Total Work In Place	Percent Complete
	DEVELOPMENT COSTS										
40-05-000	Architecture & Engineering	\$2,431,000.00	\$1,545,365.70	\$152,468.43	\$1,697,834.13	\$0.00	\$733,165.87	\$2,431,000.00	\$0.00	\$1,150,536.16	47.33%
40-05-300	Planning Services, Architecture, Engineering	\$2,431,000.00	\$1,545,365.70	\$152,468.43	\$1,697,834.13	\$0.00	\$733,165.87	\$2,431,000.00	\$0.00	\$1,150,536.16	47.33%
40-25-000	Marketing & Public Relations	\$790,000.00	\$245,883.05	\$85,813.03	\$331,696.08	\$0.00	\$458,303.92	\$790,000.00	\$0.00	\$269,610.49	34.13%
40-25-300	Communications, Marketing & PR	\$545,000.00	\$183,137.76	\$73,092.01	\$256,229.77	\$0.00	\$288,770.23	\$545,000.00	\$0.00	\$209,530.62	38.45%
40-25-310	Public Relations & Communications	\$245,000.00	\$62,745.29	\$12,721.02	\$75,466.31	\$0.00	\$169,533.69	\$245,000.00	\$0.00	\$60,079.87	24.52%
40-30-000	Development Services	\$2,350,000.00	\$2,300,000.00	\$0.00	\$2,300,000.00	\$0.00	\$50,000.00	\$2,350,000.00	\$0.00	\$2,050,000.00	87.23%
40-30-300	Development Services	\$1,675,000.00	\$1,675,000.00	\$0.00	\$1,675,000.00	\$0.00	\$0.00	\$1,675,000.00	\$0.00	\$1,496,500.00	89.34%
40-30-310	Financial, Accounting & Investment Services	\$675,000.00	\$625,000.00	\$0.00	\$625,000.00	\$0.00	\$50,000.00	\$675,000.00	\$0.00	\$553,500.00	82.00%
40-35-000	Legal Services	\$425,000.00	\$126,208.01	\$46,546.00	\$172,754.01	\$0.00	\$252,245.99	\$425,000.00	\$0.00	\$172,244.83	40.53%
40-35-300	Legal Services	\$425,000.00	\$126,208.01	\$46,546.00	\$172,754.01	\$0.00	\$252,245.99	\$425,000.00	\$0.00	\$172,244.83	40.53%
40-55-000	Misc Professional Services	\$451,000.00	\$298,473.00	\$60,633.35	\$359,106.35	\$0.00	\$91,893.65	\$451,000.00	\$0.00	\$322,023.29	71.40%
40-55-300	Economic Analysis, Market Research, Reports	\$351,000.00	\$298,473.00	\$60,633.35	\$359,106.35	\$0.00	(\$8,106.35)	\$351,000.00	\$0.00	\$322,023.29	91.74%
40-55-310	Other Professional Services & Project Costs	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$0.00	0.00%
40-90-000	Other Development Costs	\$872,000.00	\$93,849.94	\$158,490.74	\$252,340.68	\$0.00	\$619,659.32	\$872,000.00	\$0.00	\$251,297.66	28.82%
40-90-115	Payroll, Staff, Administration & Benefits-EDA	\$460,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$460,000.00	\$460,000.00	\$0.00	\$0.00	0.00%
40-90-120	General Expenses-EDA	\$382,000.00	\$93,849.94	\$30,632.90	\$124,482.84	\$0.00	\$257,517.16	\$382,000.00	\$0.00	\$123,439.82	32.31%
40-90-300	Reimbursable Expenses	\$30,000.00	\$0.00	\$127,857.84	\$127,857.84	\$0.00	(\$97,857.84)	\$30,000.00	\$0.00	\$127,857.84	426.19%
	Subtotal	\$7,319,000.00	\$4,609,779.70	\$503,951.55	\$5,113,731.25	\$0.00	\$2,205,268.75	\$7,319,000.00	\$0.00	\$4,215,712.43	57.60%
	PROJECT CONTINGENCY										
90-00-000	Project Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	PROJECT TOTAL	\$7,319,000.00	\$4,609,779.70	\$503,951.55	\$5,113,731.25	\$0.00	\$2,205,268.75	\$7,319,000.00	\$0.00	\$4,215,712.43	57.60%



MILESTONE DATES

The following provides an outline of the major milestone dates for the project known as of the date it was issued. This milestone schedule is not meant to be a comprehensive document and does not represent all meetings / calls, actions, tasks or deadlines associated with the project. The schedule is subject to change without notification.

Calendar Year 2014 (Year-end Final Tasks)

Date	Milestone Schedule
December 10 th	Due Date: EDA Payment Application #9 Submitted to DMCC for preliminary review/approvals
December 17 th	EDA submits Preliminary Development Plan to the DMCC

Calendar Year 2015

Date	Milestone Schedule
January 5 th	Due Date: EDA Payment Application #10 Submitted to EDA for preliminary review/approvals
January 10 th	Due Date: EDA Payment Application #10 Submitted to DMCC for preliminary review/approvals
January 22 th	EDA Board Meeting
January 29 th	DMCC Board Meeting, DMCC transmits Preliminary Development Plan to City
January 29 th	Commencement of City's 60-day Comment Period on the Preliminary Development Plan
January 31 st	Target Date: DMCC completes Annual Report, DMCC Board submits February 15 th (See Below)
February 3 rd	Due Date: EDA Payment Application #11 Submitted to EDA for preliminary review/approvals
February 10 th	Due Date: EDA Payment Application #11 Submitted to DMCC for preliminary review/approvals
February 15 th	Due Date: DMCC/City submit Annual Report to DEED
February 19 th	EDA Board Meeting
February 23 rd	Target Date: City Planning Committee Meeting
February 26 th	DMCC Board Meeting
March 1 st	Target Date: Completion of McGladry Review of Mayo Clinic Investments
March 3 rd	Due Date: EDA Payment Application #12 Submitted to EDA for preliminary review/approvals
March 10 th	Due Date: EDA Payment Application #12 Submitted to DMCC for preliminary review/approvals
March 19 th	EDA Board Meeting
March 23 rd	Target Date: Common Council Meeting to Adopt Development Plan
March 26 th	DMCC Board Meeting
April 1 st	Due Date: Submittal of 2014 Certification of Investment to DEED
April 5 th	Due Date: EDA Payment Application #13 Submitted to EDA for preliminary review/approvals
April 10 th	Due Date: EDA Payment Application #13 Submitted to DMCC for preliminary review/approvals
April (TBD)	DMCC Public Hearing on Development Plan
April 23 rd	EDA Board Meeting: Any Final Actions on Development Plan / Approval of 2014 Investment Certification (<i>confirm date</i>)
April 30 th	DMCC Board Meeting to Approve Development Plan (<i>confirm date</i>)
May 5 th	Due Date: EDA Payment Application #14 Submitted to EDA for preliminary review/approvals
May 10 th	Due Date: EDA Payment Application #14 Submitted to DMCC for preliminary review/approvals
May 21	EDA Board Meeting
June 5 th	Due Date: EDA Payment Application #15 Submitted to EDA for preliminary review/approvals
June 10 th	Due Date: EDA Payment Application #15 Submitted to DMCC for preliminary review/approvals
June 18 th	EDA Board Meeting
July 5 th	Due Date: EDA Payment Application #16 Submitted to EDA for preliminary review/approvals
July 10 th	Due Date: EDA Payment Application #16 Submitted to DMCC for preliminary review/approvals
July 15 th	Due Date: DMCC report to DEED – Open Appointments, Annual Report Compilation
July 23 rd	EDA Board Meeting
August 1 st	Due Date: 2016 EDA Operating Budget Submittal to DMCC Due Date: DEED Certification of Amount of GSIA
August 5 th	Due Date: EDA Payment Application #17 Submitted to EDA for preliminary review/approvals



**DESTINATION MEDICAL CENTER
ECONOMIC DEVELOPMENT AGENCY (EDA)
MONTHLY UPDATE REPORT**

Date	Milestone Schedule
August 10 th	Due Date: EDA Payment Application #17 Submitted to DMCC for preliminary review/approvals
August 20 th	EDA Board Meeting
September 1 st	Due Date: DMCC to Submit 2016 DMC Budget Request to the City of Rochester (Note includes DMCC, EDA and City Budgets) Due Date: DEED to Provide GSIA Funding to City
September 5 th	Due Date: EDA Payment Application #18 Submitted to EDA for preliminary review/approvals
September 10 th	Due Date: EDA Payment Application #18 Submitted to DMCC for preliminary review/approvals
September 17	EDA Board Meeting
October 5 th	Due Date: EDA Payment Application #19 Submitted to EDA for preliminary review/approvals
October 10 th	Due Date: EDA Payment Application #19 Submitted to DMCC for preliminary review/approvals
October 22 nd	EDA Board Meeting
November 5 th	Due Date: EDA Payment Application #20 Submitted to EDA for preliminary review/approvals
November 10 th	Due Date: EDA Payment Application #20 Submitted to DMCC for preliminary review/approvals
November 12 th	EDA Board Meeting
December 5 th	Due Date: EDA Payment Application #21 Submitted to EDA for preliminary review/approvals
December 10 th	Due Date: EDA Payment Application #21 Submitted to DMCC for preliminary review/approvals
December 10 th	EDA Board Meeting
December 17 th	DMCC Board Meeting

OUTLINE OF DISCUSSIONS / ACTIONS AT DMCC BOARD MEETINGS & EDA / DMCC WORKING SESSION

The following is a preliminary list of the items that may be discussed during the scheduled board meetings. Please note, this outline is preliminary in nature and is subject to change without notification.

December 2014

- Submission of the Preliminary Development Plan to the DMCC for review

January 2015

- DMCC Preliminary Development Plan comments / transmission to the City
- City Review Process
- EDA Operations Strategy

February / March 2015

- City's 60-day statutory review process (*actual start date: January 29th*)
- City comments and recommended amendments
- Common Council adoption of the Development Plan

April

- DMCC Approval of Final Plan



**DESTINATION MEDICAL CENTER
ECONOMIC DEVELOPMENT AGENCY
2015 MILESTONE SCHEDULE**

MILESTON DATES
Calendar Year 2015

Date	Milestone Schedule
January 5 th	Due Date: EDA Payment Application #10 Submitted to EDA for preliminary review/approvals
January 10 th	Due Date: EDA Payment Application #10 Submitted to DMCC for preliminary review/approvals
January 22 th	EDA Board Meeting
January 29 th	DMCC Board Meeting, DMCC transmits Draft Development Plan to City
January 29 th	Commencement of City's 60-day Comment Period on the Draft Development Plan
January 31 st	Target Date: EDA completes Annual Report for review by DMCC Board, DMCC Board submits February 15 th (See Below)
February 3 rd	Due Date: EDA Payment Application #11 Submitted to EDA for preliminary review/approvals
February 10 th	Due Date: EDA Payment Application #11 Submitted to DMCC for preliminary review/approvals
February 15 th	Due Date: DMCC/City submit Annual Report to DEED
February 19 th	EDA Board Meeting
February 23 rd	Target Date: City Planning Committee Meeting
February 26 th	DMCC Board Meeting
March 1 st	Target Date: Completion of McGladry Review of Mayo Clinic Investments
March 3 rd	Due Date: EDA Payment Application #12 Submitted to EDA for preliminary review/approvals
March 10 th	Due Date: EDA Payment Application #12 Submitted to DMCC for preliminary review/approvals
March 19 th	EDA Board Meeting
March 23 rd	Target Date: Common Council Meeting to Adopt Development Plan
March 26 th	DMCC Board Meeting
April 1 st	Due Date: Submittal of 2014 Certification of Investment to DEED
April 5 th	Due Date: EDA Payment Application #13 Submitted to EDA for preliminary review/approvals
April 10 th	Due Date: EDA Payment Application #13 Submitted to DMCC for preliminary review/approvals
April (TBD)	DMCC Public Hearing on Development Plan
April 23 rd	EDA Board Meeting: Any Final Actions on Development Plan / Approval of 2014 Investment Certification (<i>confirm date</i>)
April 30 th	DMCC Board Meeting to Approve Development Plan (<i>confirm date</i>)
May 5 th	Due Date: EDA Payment Application #14 Submitted to EDA for preliminary review/approvals
May 10 th	Due Date: EDA Payment Application #14 Submitted to DMCC for preliminary review/approvals
May 21 st	EDA Board Meeting
May 28 th	DMCC Board Meeting
June 5 th	Due Date: EDA Payment Application #15 Submitted to EDA for preliminary review/approvals
June 10 th	Due Date: EDA Payment Application #15 Submitted to DMCC for preliminary review/approvals
June 18 th	EDA Board Meeting
June 25 th	DMCC Board Meeting
July 5 th	Due Date: EDA Payment Application #16 Submitted to EDA for preliminary review/approvals
July 10 th	Due Date: EDA Payment Application #16 Submitted to DMCC for preliminary review/approvals
July 15 th	Due Date: DMCC report to DEED – Open Appointments, Annual Report Compilation
July 23 rd	EDA Board Meeting
July 30 th	DMCC Board Meeting
August 1 st	Due Date: 2016 EDA Operating Budget Submittal to DMCC Due Date: DEED Certification of Amount of GSIA
August 5 th	Due Date: EDA Payment Application #17 Submitted to EDA for preliminary review/approvals
August 10 th	Due Date: EDA Payment Application #17 Submitted to DMCC for preliminary review/approvals
August 20 th	EDA Board Meeting
August 27 th	DMCC Board Meeting
September 1 st	Due Date: DMCC to Submit 2016 DMC Budget Request to the City of Rochester (Note includes DMCC, EDA and City Budgets) Due Date: DEED to Provide GSIA Funding to City
September 5 th	Due Date: EDA Payment Application #18 Submitted to EDA for preliminary review/approvals
September 10 th	Due Date: EDA Payment Application #18 Submitted to DMCC for preliminary review/approvals
September 17	EDA Board Meeting



**DESTINATION MEDICAL CENTER
ECONOMIC DEVELOPMENT AGENCY
2015 MILESTONE SCHEDULE**

September 24 th	DMCC Board Meeting
October 5 th	Due Date: EDA Payment Application #19 Submitted to EDA for preliminary review/approvals
October 10 th	Due Date: EDA Payment Application #19 Submitted to DMCC for preliminary review/approvals
October 22 nd	EDA Board Meeting
October 29 th	DMCC Board Meeting
November 5 th	Due Date: EDA Payment Application #20 Submitted to EDA for preliminary review/approvals
November 10 th	Due Date: EDA Payment Application #20 Submitted to DMCC for preliminary review/approvals
November 12 th	EDA Board Meeting
November 19 th	DMCC Board Meeting
December 5 th	Due Date: EDA Payment Application #21 Submitted to EDA for preliminary review/approvals
December 10 th	Due Date: EDA Payment Application #21 Submitted to DMCC for preliminary review/approvals
December 10 th	EDA Board Meeting
December 17 th	DMCC Board Meeting