



Downtown Sidewalk Experience Enhancement

Department: Public Works

CIP Business Unit: 8600

Division: Design

Project Number:

Contact Person: Tyler S Niemeyer

Location: Broadway Ave, 2nd Street SE, and 3rd Street SW.

Project Category: Destination Medical Center

Department Priority: 0

Ward: Ward 4

Project Description:

Reconstruct downtown sidewalks on Broadway Ave, 2nd Street SE and 3rd Street SW.

Purpose, Justification & Benefits:

Many areas of the sidewalks in downtown are degrading over time, especially surrounding brick inlays that were installed as part of an outdated standard detail used before passage of the ADA. Cracks and brick pop-outs are a safety hazard and generate trip/fall complaints at a much higher rate than other pedestrian facilities. These calls spur repeated temporary maintenance that doesn't solve the underlying performance issues. The reconstruction will include ADA improvements, consideration of increased public realm space, and other aesthetic integration aspects.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Public Safety

Strategic Priorities Supported:

Enhance Quality of Life, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	848,375	0	0	0	0	0	848,375
Funding Request Row Total:	848,375	0	0	0	0	0	848,375

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Construction	848,375	0	0	0	0	0	848,375
Project Cost Breakdown Row Total:	848,375	0	0	0	0	0	848,375

Describe how this project implements recommendations from other plans adopted by the City and related groups:

Maintains and improves walkability of downtown. Addresses a public safety issue.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: Existing

What is the expected useful life of the project/improvement (in years): 50

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Will greatly reduce ongoing temporary maintenance measures and decrease staff time needed to respond to high trip/fall rates.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



River Front Reimagined

Department: City Administration

CIP Business Unit:

Division: Destination Medical Center CIP (BU 8600)

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

Efforts to evolve and enhance the river front areas in and near the downtown area which would include connectivity to downtown, development along the river front as well as amenities and activities.

Purpose, Justification & Benefits:

Enhance the downtown experience for citizens, visitors and businesses by creating an inviting, exciting and accessible river front area.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Fiscal Responsibility & Sustainability, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	1,000,000	5,000,000	0	0	0	0	6,000,000
Funding Request Row Total:	1,000,000	5,000,000	0	0	0	0	6,000,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Implementation	1,000,000	5,000,000	0	0	0	0	6,000,000
Project Cost Breakdown Row Total:	1,000,000	5,000,000	0	0	0	0	6,000,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

The river front efforts would be in alignment with both the DMC and City development plans.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Operating costs must be considered at the time the funds are being considered for investing in a related project.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:

Operating costs must be considered at the time the funds are being considered for investing in a related project.



Smart Cities Consultation

Department: City Administration

CIP Business Unit: 8600

Division: Destination Medical Center CIP (BU 8600)

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

A smart city is an urban area that uses different types of electronic Internet of things sensors to collect data and then use insights gained from that data to manage assets, resources and services efficiently, in return using that data to better improve the operations across the city. The consulting services will assist with multiple aspects of creating a project plan to place sensors, collect data, analyze information, etc.

Purpose, Justification & Benefits:

The information collected can help provide data to city teams, leadership and City Council to help with decision-making and prioritization of managing assets, resources and services and identifying areas of opportunity.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Compassion, Environmental Stewardship, Fiscal Responsibility & Sustainability, Public Safety, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Foster a Team-Oriented Culture, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Sales Tax DMC	0	100,000	0	0	0	0	100,000
Funding Request Row Total:	0	100,000	0	0	0	0	100,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Consulting or Study	0	100,000	0	0	0	0	100,000
Project Cost Breakdown Row Total:	0	100,000	0	0	0	0	100,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

The project supports the DMC Development Plan as well as the city's Strategic Plan.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: New

What is the expected useful life of the project/improvement (in years): 1

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

The consulting engagement will not actually result in physical assets, but rather recommendations for us to consider investing in.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



St. Mary's Place Public Realm

Department: City Administration

CIP Business Unit:

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

Located on 2nd street SW, St. Mary's Place establishes a civic square and monumental gateway at one of the primary entry points to Rochester. The plan incorporates a circulator that connects the St. Mary's campus to the downtown. It also embraces its relationship to the surrounding neighborhoods creating a town square that connects Kutzky Park to St. Mary's Park and the Historic Pill Hill neighborhood.

Purpose, Justification & Benefits:

To achieve the vision and goals set forth in the Destination Medical Center (DMC) Development Plan.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Fiscal Responsibility & Sustainability, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	0	300,000	3,000,000	0	0	0	3,300,000
Funding Request Row Total:	0	300,000	3,000,000	0	0	0	3,300,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Architect/Design	0	300,000	0	0	0	0	300,000
Construction	0	0	3,000,000	0	0	0	3,000,000
Project Cost Breakdown Row Total:	0	300,000	3,000,000	0	0	0	3,300,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: Existing

What is the expected useful life of the project/improvement (in years): 50

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

As part of the design and implementation operations and maintenance costs will be considered and the City and DMC teams will evaluate what sources are most appropriate to pay for any annual increase in operating costs.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



6th Street Bridge

Department: City Administration

CIP Business Unit:

Division: DMC Corporation

Project Number:

Contact Person: Jarrett K Hubbard

Location: Over the South Fork of the Zumbro River

Project Category: Destination Medical Center

Department Priority: 0

Ward: Ward 2, Ward 4

Project Description:

The study, engineering and environmental development and construction of a vehicle bridge over the South Fork of the Zumbro River connecting 6th Street SE to 6th Street SW at or near the intersection of 6th Street and South Broadway Avenue.

Purpose, Justification & Benefits:

The purpose of the 6th Street Bridge is to connect the Downtown Waterfront SE area to downtown to the west. With future development planned for the former AMPI site, a 6th Street Bridge will permit future businesses and residents to the downtown area.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	1,300,000	0	0	0	0	0	1,300,000
Funding Request Row Total:	1,300,000						1,300,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Consulting or Study	1,300,000	0	0	0	0	0	1,300,000
Project Cost Breakdown Row Total:	1,300,000						1,300,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

A pedestrian bridge connection is supported by the Rochester Downtown Mobility Plan.

The DMC Development plan states, "new 6th Street bridge connection will reduce intersection delay at Broadway and intersections entering into downtown via 4th Street SE and 3rd Avenue SE/Civic Center Drive."

The Transit-Oriented Development (TOD) Station Area Planning study supports the development of a 6th Street Bridge to be supportive of increased ridership onto Downtown Rapid Transit

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: New

What is the expected useful life of the project/improvement (in years): 80

What is the estimated annual operating cost increase (Decrease) for this project (\$): 54,000

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 483 - Bridge Life-Cycle Cost Analysis Page 29

http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_483.pdf

If new infrastructure, discuss how the department will pay for the increased annual operating costs:

Annual regular maintenance



North Broadway Reconstruct

Department: City Administration

CIP Business Unit:

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

This project is intended to begin the transformation of the Broadway Avenue corridor into a significant multi-modal gateway to downtown Rochester and Destination Medical Center (DMC) Development District. It includes the complete reconstruction of North Broadway from Civic Center Drive to 13th St. North to serve all modes of transportation (walking, biking, bus and other vehicles).

Purpose, Justification & Benefits:

To create a multi-modal gateway to downtown Rochester and DMC Development District and enhance economic development opportunities.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Fiscal Responsibility & Sustainability, Public Safety, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Project Reserves	6,100,000	0	0	0	0	0	6,100,000
State DMC Funds	3,101,325	0	0	0	0	0	3,101,325
Funding Request Row Total:	9,201,325	0	0	0	0	0	9,201,325

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Construction	9,201,325	0	0	0	0	0	9,201,325
Project Cost Breakdown Row Total:	9,201,325	0	0	0	0	0	9,201,325

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: Existing

What is the expected useful life of the project/improvement (in years): 75

What is the estimated annual operating cost increase (Decrease) for this project (\$): C

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Operating costs will likely initially decrease, but would be expected to increase marginally on average over the course of time as the infrastructure ages.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



12th & 13th Ave Sanitary & Storm Capacity Improvements

Department: City Administration

CIP Business Unit: 8600

Division: City Administration

Project Number: 8611

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

This project provides capacity upgrades to support growth in the St. Mary's Place district of Destination Medical Center (DMC). The existing sanitary sewer and storm sewer located within the Kutzky Park Neighborhood is undersized and unable to carry the projected flows from the full development anticipated in and around St. Mary's Hospital. Design has been completed. Construction is currently planned for 2021.

Purpose, Justification & Benefits:

This project is driven by the need to support DMC growth. The project also reduces localized street flooding and sanitary sewer basement backups that would occur with added runoff from DMC growth.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Fiscal Responsibility & Sustainability

Strategic Priorities Supported:

Manage Growth and Development

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	2,250,000	0	0	0	0	0	2,250,000
Operating Transfer – From Sewer Utility	1,000,000	0	0	0	0	0	1,000,000
Special Assessment Bonds	150,000	0	0	0	0	0	150,000
Funding Request Row Total:	3,400,000	0	0	0	0	0	3,400,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Construction	3,400,000	0	0	0	0	0	3,400,000
Project Cost Breakdown Row Total:	3,400,000	0	0	0	0	0	3,400,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: Existing

What is the expected useful life of the project/improvement (in years): 100

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Operating costs are expected to increase marginally on average over the course of time.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



Downtown District Energy System

Department: City Administration

CIP Business Unit:

Division: Destination Medical Center CIP (BU 8600)

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

This project would add heating and cooling capacity to areas in the downtown Destination Medical Center district. Equipment evaluated for this concept can create both heating and cooling energy simultaneously and in a very efficient manner.

Purpose, Justification & Benefits:

The concept of district energy has several benefits. It can replace less efficient systems and reduce our carbon footprint. A system such as this would reduce cost and ongoing operations and maintenance fees, while providing an efficient, reliable, and carbon-free heating and cooling source by 2030. The concept could also work to improve aesthetics, provide more building space for programming instead of mechanical equipment, reduce air pollution and emissions in Rochester, and the DES technology allows for further optimization with renewable systems and other operational practices.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship, Fiscal Responsibility & Sustainability, Public Safety

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	200,000	1,800,000	0	0	0	0	2,000,000
Funding Request Row Total:	200,000	1,800,000	0	0	0	0	2,000,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Implementation	200,000	1,800,000	0	0	0	0	2,000,000
Project Cost Breakdown Row Total:	200,000	1,800,000	0	0	0	0	2,000,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

The project would be in alignment with long term strategies and the development plans of both the DMC and City of Rochester.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Operating costs and cost recovery shall be projected and considered as part of the implementation of this project.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



3rd Ave SW Sewer Capacity Bypass

Department: City Administration

CIP Business Unit:

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

This relief project diverts flows from 2nd Street SW to 4th Street SW along 3rd Avenue SW to provide added capacity to the trunk sewers to the north of 2nd Street SW. Conceptual design is complete. Formal design planned for 2023 and construction planned for 2024.

Purpose, Justification & Benefits:

This project is driven by the need to support Destination Medical Center (DMC) growth in the downtown core. Added benefits include the removal of a sanitary siphon that is experiencing additional maintenance due to the DMC growth.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Fiscal Responsibility & Sustainability

Strategic Priorities Supported:

Manage Growth and Development

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	0	0	50,000	1,500,000	0	0	1,550,000
Operating Transfer – From Sewer Utility	0	0	50,000	1,500,000	0	0	1,550,000
Funding Request Row Total:	0	0	100,000	3,000,000	0	0	3,100,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Architect/Design	0	0	100,000	0	0	0	100,000
Construction	0	0	0	3,000,000	0	0	3,000,000
Project Cost Breakdown Row Total:	0	0	100,000	3,000,000	0	0	3,100,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: Existing

What is the expected useful life of the project/improvement (in years): 100

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

This project replaces existing infrastructure and therefore minimally impacts operating costs. Initially, this will actually decrease maintenance costs currently being incurred on the older infrastructure.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



Integrated Transit Study Repayment

Department: City Administration

CIP Business Unit: 8600

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

These funds represent Destination Medical Center's (DMC) repayment of a loan from the City of Rochester that were used to initiate efforts in the beginning years of DMC related to the Integrated Transit Studies (ITS) performed.

Purpose, Justification & Benefits:

To provide the payment/payback of \$1,600,000 annually until the payback of \$8,000,000 is complete (final payment will be in 2023).

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Fiscal Responsibility & Sustainability

Strategic Priorities Supported:

Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Sales Tax DMC	1,600,000	1,600,000	1,600,000	0	0	0	4,800,000
Funding Request Row Total:	1,600,000	1,600,000	1,600,000	0	0	0	4,800,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Consulting or Study	1,600,000	1,600,000	1,600,000	0	0	0	4,800,000
Project Cost Breakdown Row Total:	1,600,000	1,600,000	1,600,000	0	0	0	4,800,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: Existing

What is the expected useful life of the project/improvement (in years): 4

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

These were transit studies that were conducted in order to inform the City and Destination Medical Center about a transit plan, modes of travel and numerous other aspects.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



Arrive Rochester

Department: City Administration

CIP Business Unit:

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

Provide new programs to make it easier for commuters to travel in carpools, by bus, on foot or by bike.

Purpose, Justification & Benefits:

Arrive Rochester takes a leadership role in implementing Travel Demand Management efforts. Aim to reduce the number of people driving alone to work in Rochester to ease traffic congestion and improve air quality.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship, Fiscal Responsibility & Sustainability

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Sales Tax DMC	60,000	67,000	75,000	83,000	91,000	99,000	475,000
Funding Request Row Total:	60,000	67,000	75,000	83,000	91,000	99,000	475,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Implementation	60,000	67,000	75,000	83,000	91,000	99,000	475,000
Project Cost Breakdown Row Total:	60,000	67,000	75,000	83,000	91,000	99,000	475,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Not applicable as the programs do not generate additional operating costs or reduce any operating costs in general.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



Rapid Transit Implementation

Department: City Administration

CIP Business Unit: 8600

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

The Rochester Downtown Transit Circulator will provide high quality downtown public transportation service for residents, commuters, businesses, patients, students, and visitors that will support the City of Rochester and Destination Medical Center (DMC) district transportation, economic development, and livability goals and substantially increase public transportation use downtown.

Purpose, Justification & Benefits:

Implementation of the circulator route was a top priority of the Integrated Transit Studies. The circulator route is intended to develop a cost-effective transitway that increases transit use among corridor residents, commuters, businesses, patients, students, and visitors. Also, to catalyze and support housing and economic development along the corridor. Last, to support healthy, active communities and encourage sustainability.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship, Fiscal Responsibility & Sustainability, Public Safety, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Federal Funds	200,000	11,410,353	18,828,968	24,152,979	1,694,000	0	56,286,300
State DMC Funds	0	4,040,277	253,000	1,480,463	0	0	5,773,740
Water Utility	0	0	150,000	0	0	0	150,000
Special Assessment Bonds	0	0	750,000	0	0	0	750,000
Operating Transfer – From Sewer Utility	0	0	225,000	0	0	0	225,000
Transit Aid State DMC	3,151,200	13,526,622	6,299,419	5,710,534	0	0	28,687,775
Transit Aid County DMC	2,100,800	9,017,748	4,199,613	3,807,024	0	0	19,125,185
Funding Request Row Total:	5,452,000	37,995,000	30,706,000	35,151,000	1,694,000	0	110,998,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Implementation	5,452,000	37,995,000	30,706,000	35,151,000	1,694,000	0	110,998,000
Project Cost Breakdown Row Total:	5,452,000	37,995,000	30,706,000	35,151,000	1,694,000	0	110,998,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

As part of the design and implementation, operations and maintenance costs will be considered.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



Active Commuter Resource Center

Department: City Administration

CIP Business Unit:

Division: Destination Medical Center CIP (BU 8600)

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

Create hygiene stations in the DMC district for use by the public.

Purpose, Justification & Benefits:

Provides public access to shower facilities (and potentially laundry facilities) for those commuting via bicycle, those experiencing homelessness, etc.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Compassion, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	50,000	0	0	0	0	0	50,000
Funding Request Row Total:	50,000	0	0	0	0	0	50,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Construction	50,000	0	0	0	0	0	50,000
Project Cost Breakdown Row Total:	50,000		0	0	0	0	50,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

This project would be in alignment with long term strategies and development plans of both the DMC and City of Rochester.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

The operating costs to be incurred will need to be projected and considered as part of project implementation.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



Downtown Electric Vehicle Charging Stations

Department: City Administration

CIP Business Unit:

Division: Destination Medical Center CIP (BU 8600)

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

Install electric vehicle charging stations at strategic locations in the downtown/Destination Medical Center District.

Purpose, Justification & Benefits:

Encourages use of electric vehicles in an effort to reduce emissions and allows for those with electric vehicles to have adequate access to charging stations.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship, Fiscal Responsibility & Sustainability

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Sales Tax DMC	100,000	0	0	0	0	0	100,000
Funding Request Row Total:	100,000	0	0	0	0	0	100,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Construction	100,000	0	0	0	0	0	100,000
Project Cost Breakdown Row Total:	100,000	0	0	0	0	0	100,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

The project would be in alignment the long term strategies and the development plans of both the DMC and City of Rochester.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

A method for cost recovery will be determined to cover the cost of operations.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:



City Loop Implementation

Department: City Administration

CIP Business Unit:

Division: City Administration

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

Create an urban trail network composed of dedicated bike lanes and pedestrian paths around downtown.

Purpose, Justification & Benefits:

To promote a connective greenway system throughout the downtown that encourages private investment and enhances the quality of life for residents. To create an attraction that will help catalyze and organize land use development. To decrease the number of single occupancy vehicles needing to travel into downtown. To enhance the safety of bicyclist and pedestrians on downtown city streets.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship, Fiscal Responsibility & Sustainability, Public Safety, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
State DMC Funds	0	500,000	4,500,000	0	0	0	5,000,000
Funding Request Row Total:	0	500,000	4,500,000	0	0	0	5,000,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Architect/Design	0	500,000	0	0	0	0	500,000
Construction	0	0	4,500,000	0	0	0	4,500,000
Project Cost Breakdown Row Total:	0	500,000	4,500,000	0	0	0	5,000,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure: New

What is the expected useful life of the project/improvement (in years): 50

What is the estimated annual operating cost increase (Decrease) for this project (\$): 0

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

As part of the design and implementation operations and maintenance costs will be considered and the City and DMC teams will evaluate what sources are most appropriate to pay for any annual increase in operating costs.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:

Will be evaluated once the project is further defined



ITS Implementation Phase II

Department: City Administration

CIP Business Unit:

Division: Destination Medical Center CIP (BU 8600)

Project Number:

Contact Person: Noloan L Schild

Location: Destination Medical Center

Project Category: Destination Medical Center

Department Priority: 0

Ward: NA

Project Description:

The details of this transportation related project have not yet been determined, but the project and these funds represent a phase two project implantation in relation to the Integrated Transit Studies. Funding years and amounts will continue to evolve as the development of a phase II plan is finalized.

Purpose, Justification & Benefits:

Will enhance mobility for citizens, visitors, workers, etc. commuting to areas within the Destination Medical Center.

What is the grant status for the project?: Not Applicable

Foundation Principles Supported:

Environmental Stewardship, Fiscal Responsibility & Sustainability, Public Safety, Social Equity

Strategic Priorities Supported:

Enhance Quality of Life, Manage Growth and Development, Balance Public Infrastructure Investment

Department Funding Request:

Anticipated Funding Source	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Transit Aid County DMC	0	0	0	400,000	3,200,000	3,000,000	6,600,000
Transit Aid State DMC	0	0	0	600,000	4,800,000	4,500,000	9,900,000
State DMC Funds	0	0	0	0	0	7,500,000	7,500,000
Funding Request Row Total:	0	0	0	1,000,000	8,000,000	15,000,000	24,000,000

Project Cost Breakdown:

Major Expense Category	2021	2022	2023	2024	2025	2026	Total Current 6 Yrs
Implementation	0	0	0	1,000,000	8,000,000	15,000,000	24,000,000
Project Cost Breakdown Row Total:	0	0	0	1,000,000	8,000,000	15,000,000	24,000,000

Describe how this project implements recommendations from other plans adopted by the City and related groups:

DMC projects support the DMC Development Plan and take into consideration other City plans such as the comprehensive plan, bicycle master plan, park master plan, etc.

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure:

What is the expected useful life of the project/improvement (in years):

What is the estimated annual operating cost increase (Decrease) for this project (\$):

Describe how operating cost increases/Decreases and include details such as personnel costs, materials, contracts, energy savings, etc.:

Operating costs and cost recovery shall be projected and considered as part of the development of the phase II plan and implementation strategy.

If new infrastructure, discuss how the department will pay for the increased annual operating costs:

Capital Improvement Plan

Schedule for Six Year Period

	Total Cost	303,696,342	34,020,171	47,812,441	59,055,282	44,769,513	42,920,510	14,072,357	18,990,135
Sources of Funds									
Special Assessment Bonds	a	2,300,000		150,000	a				a
Olmsted County	c	250,000			c				c
Federal	f	56,286,300		200,000	f	11,410,353			f
Municipal State Aid for Streets	ms				ms				ms
Operating Transfer - fr Storm Water Utility	os	212,500			os				os
Operating Transfer - fr Sewer Utility	ow	4,587,500		1,000,000	ow	275,000		1,500,000	ow
Private Funds	p	500,000			p				p
Project reserves	r	10,900,000		6,100,000	r				r
State	s				s				s
Sales Tax 2013	st				st				st
Sales Tax DMC	sd	70,648,027		6,360,741	sd	6,463,513		3,778,357	sd
State DMC Funds	sm	87,492,255		28,749,700	sm	7,803,000		500,000	sm
Storm Water Area Mgmt Charge	sw				sw				sw
Transit Aid County DMC	tc	27,273,985		2,100,800	tc	4,199,613		3,200,000	tc
Transit Aid State DMC	ts	40,910,975		3,151,200	ts	6,299,419		4,800,000	ts
Operating Transfer - Other Funds	to	662,500			to	13,526,622			to
Water Utility	wu	1,562,500			wu	150,000			wu
Total Sources of Funds		303,486,542		47,812,441	59,055,282	44,769,513	42,920,510	13,972,357	18,890,135
Unfunded Projects		200,000	-	-	-	-	-	100,000	100,000
Total of NEW FUNDING requests				47,812,441	59,055,282	44,769,513	42,920,510	14,072,357	18,990,135
Total adjustments to prior years' funding authorizations				-	-	-	-	-	-
Total Cost				47,812,441	59,055,282	44,769,513	42,920,510	14,072,357	18,990,135

2015-2019 DMC Capital Plan Budget Reconciliation

To: DMCC Board of Directors

From: DMC EDA Staff

Date: August 21, 2020

Request of the DMCC board of directors:

- Approve the reconciliation of 2015-2019 DMC Capital Plan budgets

Background:

In the course of preparing updates to the DMC Development Plan, DMC EDA and City of Rochester staff reviewed all DMC infrastructure projects and investments authorized in the DMC Corporation's 2015-2019 annual capital plans. During this review, staff reconciled expenses during that period and identified several approved projects that have not fully expended their allocated budgets. In some cases, project costs were lower than budgeted. In others, annual changes to the DMC capital improvement program, DMC Corp. board priorities, or less-than-favorable project bids resulted in projects being postponed, redefined, or cancelled.

A detailed outline of each project and its associated budget, expenses, and proposed reconciliation amount follows this memorandum.

Additionally, the DMC EDA recommends that the DMC Corp. require all DMC capital project budgets undergo a similar annual reconciliation and that the results of the reconciliation be presented to the board when it considers its annual funding request.

Next Steps:

- September 2020: Rochester City Council consideration

Phase 1 DMC CIP Reconciliation

Project List

8/21/2020

Project Description	Approved Budget	Actual Amount Required	Reconciliation
Contributions to DMC Corporation for DMCC + DMC EDA	24,775,391	20,259,212	4,516,179
City of Rochester Administrative costs for DMC project	1,118,043	523,941	594,102
Olmsted County Staff Costs for ITS	0	168,754	-168,754
Transit/Transportation/Infrastructure Management Completion of 2017 ITS studies and transit planning work	3,390,760	2,130,460	1,260,300
City Loop Plan	1,209,938	250,000	959,938
Transit Circulator Study	3,016,997	2,109,550	907,447
Chateau Theater - Maintenance & Operations	2,826,802	363,906	2,462,896
Chateau Theater - Acquisition + Capital Expenditures	6,900,000	6,923,439	-23,439
Downtown Street use and operations study	2,342,243	2,650,750	-308,507
Property & ROW Acquisition	0	359,240	-359,240
DMC funded portion of SS2 Cooke Park sanitary sewer	950,000	46,592	903,408
Property & right of way acquisition	2,259,240	0	2,259,240
Discovery Walk & 2nd Ave SW from 2nd Street SW to 6th	400,000	0	400,000
2nd Street SW from 11th Ave. to 16th Ave. - Street and area	200,000	0	200,000
Evaluation of Long Term CBD Maintenance, Operations and	100,000	0	100,000
ITS Implementation	4,450,000	0	4,450,000
TOTAL	53,939,414	35,785,844	18,153,570

2021 WORK PLAN:
DMC EDA LEGISLATIVE RESPONSIBILITIES, OUTCOMES, AND GOALS

Facilitate Private Investment	Evaluate Development Proposals	Implement Development Plan	Transactional Services	Community Outreach Programs	Facilitate transactions	Seek financial support	Partner with others	Administer planning to implement plan	Marketing and Promotion	Community and Public Relations	Pursue other funding	General Advisory Recommendations	2021 Outcome	Strategic Priority	Phase 2 (2025) Goal	2035 Goal
X		X				X	X	X			X	X	Create a measurement system to monitor progress toward Integrated Transit Studies (ITS) implementation	Transportation	Reduce drive-alone mode share from 71% to 58%	Reduce drive-alone mode share to 50% or less
X	X	X				X	X	X		X	X	X	Create an economic development plan and strategy for transit-oriented development (TOD), the West Transit Village, and station area locations			
X		X		X		X	X	X		X	X	X	Operate a successful and informative autonomous vehicle (AV) pilot			
X	X	X		X		X	X	X		X	X	X	Advance design, engineering process and overall development of the rapid transit circulator			
X	X	X		X			X	X		X		X	Create a downtown bike infrastructure strategy			
X		X					X	X				X	Establish a long-term Arrive Rochester transit management association (TMA) governance strategy			
X		X		X			X	X		X		X	Develop a public-private downtown parking strategy			
X		X		X			X	X		X		X	Create a pedestrian access plan to connect to rapid transit to ensure safe, equitable access			
X	X	X		X			X	X		X		X	Include 20 business and property owner ideas to minimize impacts of construction			
X		X		X			X	X				X	Maintain access to sidewalks during construction			
X		X		X			X	X		X		X	100+ interactions with business and property stakeholders			
X		X		X			X	X		X		X	Increase visitation in Heart of the City by 25%			
X		X		X		X	X	X		X		X	Final Discovery Walk design completed and approved			
X		X				X	X	X				X	Discovery Walk Construction begins			
X	X	X		X			X	X		X		X	Identify opportunities for home ownership in the DMC district			
X	X	X		X			X	X		X		X	Realize 30 units between 30-50% AMI			
X	X	X		X			X	X		X		X	Realize 42 units between 50-80% AMI			
X		X		X			X	X		X		X	10 higher education students in interning DMC district businesses, in addition to Mayo Clinic programs			
X		X		X			X	X		X		X	5 high school students from the City of Rochester or region are hosted by businesses in Discovery Square for an experiential learning opportunity			
X	X	X		X			X	X		X		X	Achieve targeted business and workforce goals: Women Workforce goal: 7%; Minority Workforce goal: 15%; Targeted Business goal: 7%; Construction Business goal: 4%			
X	X	X	X	X	X		X	X		X		X	Two Discovery Square construction underway			
X		X					X	X		X		X	Complete West Transit Village master plan			
X		X		X			X	X		X		X	Complete downtown waterfront plans (Riverfront Re-imagined and south waterfront)			
X		X		X			X	X		X		X	Work with stakeholder partners to complete UMR/education/recreation sub-district plan			
X		X		X			X	X		X		X	Benchmarking program includes 130 buildings			
X		X		X			X	X				X	Provide monthly reports toward DMC greenhouse gas, energy and sustainability goals			
X		X		X			X	X	X	X		X	Provide and evaluate 12 sustainability series events and assist with management of Rochester Earthfest			
X		X					X	X				X	Complete Sustainability and Resiliency Task Force (SRTF) plan led by City of Rochester and begin project implementation			
X		X					X	X				X	Complete 9 projects identified in Phase 1 of Strategic Energy Project Plan and begin work on Phase 2 projects			
X	X	X		X			X	X		X		X	Integrate members of underrepresented communities into economic recovery strategy planning			
X		X		X			X	X		X		X	For DMC Assistive Tech Challenge, deliver 10+ workshops, have 5+ Rochester applications, 20+ MN applications, 10+ applications from other states, and 2+ international applications			
X		X		X			X	X		X		X	Support the opening of 5+ startup businesses			
X		X		X			X	X		X		X	Help retain and grow existing businesses by directly engaging with 25+ business operators within the DMC district			
X		X		X			X	X		X		X	Deliver 10+ entrepreneurship programs in collaboration with other organizations			
X		X		X	X		X	X	X	X		X	Secure at least 4 new bioscience businesses in Discovery Square			
X		X		X			X	X	X	X		X	Add new target marketing audiences including Digital Health, Entrepreneurs and Retail, Dining and Entertainment			
X		X		X			X	X	X	X		X	Generate a minimum of 150 business and economic development leads per quarter			
X		X		X			X	X	X	X		X	Continue to build greater state, national and international awareness			
X		X		X			X	X	X	X		X	Drive qualified traffic to www.dmc.mn, increasing engagement, lead generation and movement through the sales funnel			
X		X		X			X			X		X	Increase earned media coverage by 10% using various communication tactics			
X		X					X	X				X	Retail, Dining, Entertainment (RDE) current COVID-19 assessment and markets study conducted			
X		X					X	X				X	RDE recruitment/retention strategy developed, with a focus on Heart of the City and Discovery Square that supports residents, visitors and workers			
X		X		X			X			X		X	Increase community participation DMC general and targeted engagement activities by underrepresented communities by 100%			
X		X		X			X			X		X	Increase the number of strategic community engagement collaborations/activities with targeted audiences, including seniors/retirees, young families, S.E. MN residents, underrepresented communities, and small business owners			
X		X		X			X	X		X		X	Create/collaborate on projects that support a world class destination to enhance the quality of the experience for patients, visitors and residents in Rochester, including projects related to patient and visitor arrival, end-of-first-day support, and wayfinding; and resident needs based on 2021 research			
X		X		X			X	X		X		X	Collaborate with stakeholders to establish experience measurement progress benchmarked against original 2015 data			
X	X	X		X			X	X		X		X	Through collaboration, integrate equity into DMC project and program development			



DMC
Destination
Medical Center

**Destination Medical Center Economic Development Agency
&
City of Rochester DMC Project Management Team**

2021 Workplan

Updated: August 11, 2020

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1. Executive Summary

In 2021, the Destination Medical Center (“DMC”) initiative will focus on pursuing the strategic priorities endorsed by the Destination Medical Center Corporation Board of Directors and the City of Rochester Common Council in order to achieve the goals of the DMC initiative.

Anchored by the DMC Development Plan and influenced by the engagement and participation of our stakeholders, the Destination Medical Center Economic Development Agency (“DMC EDA”) and City of Rochester DMC project management team will continue to pursue the goals of the DMC initiative.

DMC GOALS

- Create a comprehensive strategic plan with a compelling vision that harnesses the energy and creativity of the entire community
- Leverage the public investment to attract more than \$5 billion in private investment to Rochester and the region
- Create approximately 35,000 – 45,000 new jobs, with workforce development strategies that support that growth
- Generate approximately \$7.5 - \$8.0 billion in new net tax revenue over 35 years
- Achieve the highest quality patient, companion, visitor, employee, and resident experience, now and in the future

2021 STRATEGIC PRIORITIES

- Transportation
- Common Ground
- Housing
- Workforce
- Transformative Projects
- Sustainability

*COVID-19 Recovery and Resiliency

Additionally, the DMC EDA and City of Rochester DMC project management team have incorporated significant business development, marketing, experience, and community engagement initiatives into the 2021 workplan in order to support these strategic priorities. The workplan outlines the objectives and defines the resources necessary to advance the 2021 DMC strategic priorities.

2. City of Rochester DMC Project Management Team Responsibilities

In January 2019, the Destination Medical Center Corporation approved a proposal to assign new and existing DMC- related project management responsibilities to DMC-dedicated City of Rochester staff. For example, the City of Rochester DMC Project Management team supports the DMC initiative in these areas:

- Project delivery
- WMBE
- Rapid transit
- Subdistrict public project construction management, including Heart of the City and Discovery Walk

3. DMC EDA Statutory Role and Responsibilities

The DMC EDA assists the Destination Medical Center Corporation (“DMCC”) and the City of Rochester (“City”) in implementing the development planning and promotion, development services, and marketing, outreach and communication activities required to achieve the goals of the DMC development plan.

The DMC legislation identified several key responsibilities of the DMC EDA in addition to its role as an advisory agency to the DMCC and City:

- Drafting and implementing the development plan, including soliciting and evaluating proposals for development and evaluating and making recommendations to the DMCC and the City regarding those proposals
- Seeking financial support for the DMCC, the City, and projects
- Partnering with other development agencies and organizations, the city, and the county in joint efforts to promote economic development and establish a destination medical center
- Supporting and administering the planning and development activities required to implement the development plan
- Developing and updating the criteria for evaluating and underwriting development proposals
- Providing transactional services in connection with approved projects
- Working with the corporation to acquire and facilitate the sale, lease, or other transactions involving land and real property
- Assisting the DMCC or City and others in applications for federal grants, tax credits, and other sources of funding to aid both private and public development
- Facilitating private investment through development of a comprehensive marketing program to global interests
- Developing patient, visitor, and community outreach programs
- Preparing and supporting the marketing and promotion of DMC
- Preparing and implementing a program for community and public relations

4. Workplan To Achieve 2021 Strategic Priorities and DMC Goals

STRATEGIC PRIORITY: TRANSPORTATION

Create the integrated transportation infrastructure necessary to provide access to and through downtown Rochester and encourage additional opportunity for development and investment.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Reduce drive-alone mode share to 50% or less	Reduce drive-alone mode share from 71% to 58%	Create a measurement system to monitor progress toward Integrated Transit Studies (ITS) implementation
		Create an economic development plan and strategy for transit-oriented development (TOD), the West Transit Village, and station area locations
		Operate a successful and informative autonomous vehicle (AV) pilot
		Advance design, engineering process and overall development of the rapid transit circulator
		Create a downtown bike infrastructure strategy
		Establish a long-term Arrive Rochester transit management association (TMA) governance strategy
		Develop a public-private downtown parking strategy
		Create a pedestrian access plan to connect to rapid transit to ensure safe, equitable access

STRATEGIC PRIORITY: COMMON GROUND

Design and develop public spaces and amenities to incentivize additional private investment, create unique experiences, and increase downtown density.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Attract more than \$5 billion in private investment	Demonstrate the economic and experience value of Heart of the City public space investment by the following measures: <ul style="list-style-type: none"> • Increase pedestrian traffic in the Peace Plaza area by 50% • Businesses report increased revenue • Visitors and community members report that they are more likely to visit downtown 	Include 20 business and property owner ideas to minimize impacts of construction
		Maintain access to sidewalks during construction
		100+ interactions with business and property stakeholders
		Increase visitation in Heart of the City by 25%
	Discovery Walk construction completed, activities take place regularly with increased involvement by underrepresented community members, new development is being considered	Final Discovery Walk design completed and approved
		Discovery Walk Construction begins
		Stakeholder-supported Business Forward plan adopted

STRATEGIC PRIORITY: HOUSING

Contribute to a robust mix of housing infrastructure in the DMC District that creates density, sustains additional commercial and entertainment activity, develops a greater sense of community, and provides for our growing workforce.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Show quantifiable improvements in the availability of housing in DMC District, inclusive of housing type and affordability		Identify opportunities for home ownership in the DMC District
Realize 449 units between 30% to 50% AMI	Realize 150 units between 30-50% AMI	Realize 30 units between 30-50% AMI
Realize 630 units between 50% to 80% AMI	Realize 210 units between 50-80% AMI	Realize 42 units between 50-80% AMI

STRATEGIC PRIORITY: SUSTAINABILITY

Foster the culture, best practices, and development processes necessary to create a more healthy, sustainable community that elevates Rochester as a market for investment, development, and workforce recruitment and retention.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Reduce energy consumption by 25% below 2012 levels by 2030 and DMC-wide emissions per SF by 80% below 2005 levels by 2050"	Benchmarking program includes over 200 buildings	Benchmarking program includes 130 buildings
	Reduce DMC-wide emissions per SF by 22% below 2005 levels by 2025	Provide monthly reports toward DMC greenhouse gas, energy and sustainability goals
		Provide and evaluate 12 sustainability series events and assist with management of Rochester Earthfest
Reduce: <ul style="list-style-type: none"> • Energy consumption by 25% below 2012 levels by 2030 • Potable water consumption below 2012 levels by 2030 • Total waste generated by 30% below 2012 levels by 2030 • Drive alone mode share to 50% or less • DMC-wide emissions per SF by 80% below 2005 levels by 2050 	Progress toward DMC and Rochester greenhouse gas, energy and sustainability goals across sectors (commercial, industrial, residential)	Complete Sustainability and Resiliency Task Force (SRTF) plan led by City of Rochester and begin project implementation
Reduce district-wide energy consumption by 25% below 2010 levels by 2030	Reduce district-wide energy consumption by 20% below 2010 levels by 2025	Complete 9 projects identified in Phase 1 of Strategic Energy Project Plan and begin work on Phase 2 projects

STRATEGIC PRIORITY: WORKFORCE

Contribute to our innovative workforce by supporting projects and programs that recruit and retain bio-med-tech students, employees, employers, and entrepreneurs and encourages the sustainable growth of our regional construction and building trades economy.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Create 35,000-45,000 new jobs, including 3,230 in bio-med-tech	100 interns placed annually in bio-med-tech businesses, with 10% transitioning into employment in Rochester	10 higher education students in interning DMC district businesses, in addition to Mayo Clinic programs
		5 high school students from the City of Rochester or region are hosted by businesses in Discovery Square for an experiential learning opportunity
Achieve targeted business and workforce goals: Women Workforce Participation: 9% Minority Workforce Participation: 15% Targeted Business Goal: 7% Construction Targeted Business Goal: 4%		Achieve targeted business and workforce goals: Women Workforce goal: 7% Minority Workforce goal: 15% Targeted Business goal: 7% Construction Business goal: 4%

STRATEGIC PRIORITY: TRANSFORMATIVE PROJECTS

Pursue high-impact, market-changing development opportunities that advance the DMC Goals and Mission and maximally leverage DMC resources.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Develop 1.02M SF new bio-med, health tech space	Develop 330,000 SF of Bio-Med-Tech space	Two Discovery Square construction underway
Attract more than \$5 billion in private investment	More than \$1 billion of new private development, consistent with development plan, underway	Complete West Transit Village master plan
		Complete downtown waterfront plans (Riverfront Re-imagined and south waterfront)
		Work with stakeholder partners to complete UMR/education/recreation sub-district plan

STRATEGIC PRIORITY: AMERICA'S CITY FOR HEALTH

Ensure that public infrastructure investment supports a more healthy community, citizenry, and built and natural environments.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Show quantifiable improvements in community health measures	Apply health-in-design process to 5 infrastructure projects	Integrate members of underrepresented communities into economic recovery strategy planning

STRATEGIC PRIORITY: EXPERIENCE AND COMMUNITY ENGAGEMENT

Achieve the highest quality patient, visitor, and community member experience both now and in the future.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2021 Outcome</u>
Engagement: Build a community of stakeholders that see themselves in the DMC vision	Community reports higher understanding of the DMC initiative and its importance to local community	Increase community participation DMC general and targeted engagement activities by underrepresented communities by 100%
		Increase the number of strategic community engagement collaborations/activities with targeted audiences, including seniors/retirees, young families, S.E. MN residents, underrepresented communities, and small business owners
Achieve the highest quality patient, companion, visitor, employee, and resident experience	Achieve the highest quality patient, companion, visitor, employee, and resident experience	Create/collaborate on projects that support a world class destination to enhance the quality of the experience for patients, visitors and residents in Rochester, including projects related to patient and visitor arrival, end-of-first-day support, and wayfinding; and resident needs based on 2021 research.
		Collaborate with stakeholders to establish experience measurement progress benchmarked against original 2015 data
	Integrate health and social equity in DMC operations and projects	Through collaboration, integrate equity into DMC project and program development

STRATEGIC PRIORITY: BUSINESS DEVELOPMENT AND MARKETING

Execute business development and marketing activity to secure private investment, recruit and retain new businesses and entrepreneurs, develop our workforce, and achieve the goals of the DMC Development Plan.

2035 Goal	Phase 2 (2025) Goal	2021 Outcome
Create 35,000-45,000 new jobs, including 3,230 in bio-med-tech	DMC Assistive Tech Challenge (ATC) enables formation of 10 new ATC-related businesses, creating 25 new jobs toward the goal of creating 510 Mayo and non-Mayo new jobs	For DMC Assistive Tech Challenge, deliver 10+ workshops, have 5+ Rochester applications, 20+ MN applications, 10+ applications from other states, and 2+ international applications
	Develop 330,000 SF of Bio-Med-Tech space	Support the opening of 5+ startup businesses
	Programming supports the formation of 20 new startup companies and 100+ new jobs, toward the goal of creating 510 Mayo and non-Mayo new jobs in bio-med-tech	Help retain and grow existing businesses by directly engaging with 25+ business operators within the DMC district
	200+ new jobs created by recruiting 20 new bio-med-tech businesses into Discovery Square toward the goal of creating 510 Mayo and non-Mayo new jobs in bio-med-tech	Deliver 10+ entrepreneurship programs in collaboration with other organizations
Attract more than \$5 billion in private investment	More than \$1 billion of new private development, consistent with development plan, underway	Add new target marketing audiences including Digital Health, Entrepreneurs and Retail, Dining and Entertainment
		Generate a minimum of 150 business and economic development leads per quarter
		Continue to build greater state, national and international awareness
		Drive qualified traffic to www.dmc.mn , increasing engagement, lead generation and movement through the sales funnel
		Increase earned media coverage by 10% using various communication tactics
Retail developments active across all DMC subdistricts	Retail strategy implemented in DMC district	Retail, Dining, Entertainment (RDE) current COVID-19 assessment and markets study conducted
		RDE recruitment/retention strategy developed, with a focus on Heart of the City and Discovery Square that supports residents, visitors and workers

5. Operating Budgets

The budget, developed to achieve the strategic objectives identified in the workplan, has been prepared by DMC EDA and DMC City of Rochester Project Management teams with the advice of DMC Corporation and DMC EDA board members and City of Rochester elected and administrative leaders.

- The 2021 DMC EDA funding request to the Destination Medical Center Corporation of \$2,235,776, which represents a year-over-year decrease in funding of \$334,370, or approximately 15%.
- The 2021 DMC EDA funding contributed by Mayo Clinic towards the operational, project, and program expenses of the DMC EDA totals \$1,314,970, continuing the same DMC funding support provided by Mayo Clinic in 2020.
- The 2021 DMC City of Rochester Project Management team funding request to the Destination Medical Center Corporation is \$696,215, which represents a year-over-year increase in funding of \$35,691, or approximately 5%.

2021 DESTINATION MEDICAL CENTER CITY OF ROCHESTER PROJECT MANAGEMENT BUDGET				
		2020 DMC Funding	2021 DMC Funding	YOY DMC Funding Change (\$)
Staff Costs				
1	Employee Services	\$580,808	\$609,658	\$28,850
Subtotal		\$580,808	\$609,658	\$28,850
Operational Costs				
2	Rents and Leases	\$0	\$2,500	\$2,500
3	Adv, Publishing, & Printing	\$0	\$7625	\$7,625
4	Contractual Mtce & Repair	\$0	\$38,000	\$38,000
5	Expert and Professional Services	\$0	\$8000	\$8,000
6	Communications	\$0	\$1,880	\$1,880
7	Travel/Training/Business Mea	\$12,500	\$6,650	-\$5,850
8	Subscriptions/Bks/Membership	\$0	\$5,075	\$5,075
9	Office Supplies	\$0	\$2,100	\$2,100
10	Other Charges	\$0	\$14,727	\$14,727
11	Miscellaneous	\$15,900	\$0	-\$15,900
12	Professional Development	\$5,000	\$0	-\$5,000
13	Office	\$3,900	\$0	-\$3,900
14	Information Technology	\$42,416	\$0	-\$42,416
Subtotal		\$79,716	\$86,557	\$6,841
TOTAL BUDGET		\$660,524	\$696,215	\$35,691

2021 DESTINATION MEDICAL CENTER ECONOMIC DEVELOPMENT AGENCY BUDGET								
		2020 DMC Funding	2021 DMC Funding	YOY DMC Funding Change (\$)	2020 Mayo Clinic Funding	2021 Mayo Clinic Funding	YOY Mayo Clinic Funding Change (\$)	Total 2021 Budget
DMC EDA Staff Costs								
1	Payroll	\$809,396	\$833,678	\$24,282	\$998,775	\$741,560	-\$257,215	\$1,575,238
2	Benefits	\$140,809	\$145,033	\$4,225	\$0	\$0	\$0	\$145,033
3	Payroll Expenses	\$6,831	\$9,620	\$2,789	\$0	\$0	\$0	\$9,620
4	Transportation/Transit Subsidy	\$8,446	\$9,600	\$1,154	\$0	\$0	\$0	\$9,600
5	Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$965,481	\$997,931	\$32,450	\$998,775	\$741,560	-\$257,215	\$1,739,491
DMC EDA Operational Costs								
6	Rent and Utilities	\$1,400	\$1,200	-\$200	\$122,695	\$128,830	\$6,135	\$130,030
7	Equipment Rentals/Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Office Supplies/Consumables	\$20,000	\$18,000	-\$2,000	\$0	\$0	\$0	\$18,000
9	Room Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Postage, and Shipping	\$1,500	\$1,500	\$0	\$0	\$0	\$0	\$1,500
11	Website Drafting/Hosting	\$18,310	\$19,200	\$890	\$0	\$0	\$0	\$19,200
12	IT Hardware, Software and Support	\$25,939	\$35,200	\$9,261	\$0	\$0	\$0	\$35,200
13	Miscellaneous Costs	\$2,546	\$2,784	\$238	\$0	\$0	\$0	\$2,784
Subtotal		\$69,695	\$77,884	\$8,189	\$122,695	\$128,830	\$6,135	\$206,714
Economic Development								
14	Print & Collateral	\$40,000	\$45,000	\$5,000	\$0	\$0	\$0	\$45,000
15	Outreach and Local Events	\$107,000	\$45,000	-\$62,000	\$0	\$98,580	\$98,580	\$143,580
16	Subscriptions and Memberships	\$5,000	\$10,561	\$5,561	\$0	\$0	\$0	\$10,561
17	Conferences, Meetings, Travel & Participation	\$92,000	\$23,500	-\$68,500	\$0	\$0	\$0	\$23,500
18	Economic Development	\$563,200	\$409,100	-\$154,100	\$193,500	\$219,000	\$25,500	\$628,100
Subtotal		\$807,200	\$533,161	-\$274,039	\$193,500	\$317,580	\$124,080	\$850,741
Professional Services								
19	Legal Services	\$45,000	\$41,400	-\$3,600	\$0	\$0	\$0	\$41,400
20	Website Management and CRM	\$32,770	\$15,500	-\$17,270	\$0	\$25,000	\$25,000	\$40,500
21	Marketing Communications & Advertising	\$435,000	\$447,500	\$12,500	\$0	\$0	\$0	\$447,500
22	Strategic Public Relations	\$65,000	\$0	-\$65,000	\$0	\$62,000	\$62,000	\$62,000
23	Contracted Support Staff	\$65,000	\$35,000	-\$30,000	\$0	\$40,000	\$40,000	\$75,000
24	Financial Reporting Services	\$35,000	\$28,400	-\$6,600	\$0	\$0	\$0	\$28,400
Subtotal		\$677,770	\$567,800	-\$109,970	\$0	\$127,000	\$127,000	\$694,800
Miscellaneous Costs								
25	Insurance & Taxes	\$50,000	\$59,000	\$9,000	\$0	\$0	\$0	\$59,000
26	Miscellaneous Costs / Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$50,000	\$59,000	\$9,000	\$0	\$0	\$0	\$59,000
TOTAL BUDGET		\$2,570,147	\$2,235,776	-\$334,370	\$1,314,970	\$1,314,970	(\$0)	\$3,550,746

DMCC
2020 Budget Worksheet and
Proposed 2021 Budget

Account Description	2014 Actual	2015 Actual	2016 Actual	2017 Actual	2018 Budget	2018 Actual	2019 Budget	2019 Actual	2020 Budget	2020 Actual 7/20	Proposed 2021 Budget
DMC Corporation											
Revenues	-5,416,447	-3,602,320	-2,288,340	-2,471,264	-2,852,106	(2,581,654)		1,161,491			
Interest Earned				6		(14)		6			
Building Rent	3,173	21,232	18,907	32,558	35,000	24,050	35,000	34,017	35,000	8,190	36,750 (3)
Rents and Leases	3,173	21,232	18,907	32,558	35,000	24,050	35,000	34,017	35,000	8,190	36,750
Audit Services	0	2,839	3,000	2,897	3,000	3,000	3,000	3,150	3,500	3,300	4,000 (4)
Legal Consultants	455,165	324,144	217,195	172,584	250,000	160,503	225,000	146,785	200,000	71,203 (1)(2)	180,000 (5)
Accounting Consultants	0	1,144	1,000	1,800	1,500	1,050	2,000	1,100	2,000	1,150	2,000
Other Expert & Professnl Srvc	21,927	13,913	17,333	11,145	40,000	7,994	35,000	10,418	20,000	2,053	20,000
Expert & Professional Services	477,092	342,040	238,528	188,426	294,500	172,547	265,000	161,452	225,500	77,706	206,000
Travel and training	10,508	976	538	0	5,000	272	5,000	322	5,000	153	5,000
Business meal expenses		0	35	0	1,000	0	1,000		1,000		1,000
Travel/Training/Business Meals	10,508	976	573	0	6,000	272	6,000	322	6,000	153	6,000
Comprehensive Liability Ins	4,713	17,601	15,303	16,136	20,000	14,171	20,000	13,607	20,000	10,874	20,000
Insurance - Misc others											
Insurance and Bonds	4,713	17,601	15,303	16,136	20,000	14,171	20,000	13,607	20,000	10,874	20,000
Contractual Services											
Contractual Services											
Professional & Contracted Srvc	495,486	381,850	273,311	237,120	355,500	211,040	326,000	209,398	286,500	96,922	268,750
Other Supplies											
Supplies											
Materials and Supplies							0	0	0	0	
Interest		54	13	19	100	27		20		4	
Other Charges			25	25	100	25		25			
Other Charges		54	38	44	200	52	0	45	0	4	0
Expenditures	495,486	381,903	273,349	237,164	355,700	211,093	326,000	209,443	286,500	96,926	268,750
Other Financing Uses											
DMC EDA Corporation - Net Revs - Exps	-4,920,961	-3,220,416	-2,014,991	2,234,105	2,496,406	2,370,576	2,571,406	1,052,444	2,570,147	1,156,493	
City DMCC Project Management									660,524	420,858	
Keep It Local Grants - COVID-19 Response									-	49,078	
City Support Expenses				0	125,000	0					
Total DMCC & EDA				2,471,269.43	2,852,106	2,581,668.57	2,897,406.00	1,261,886.77	3,517,171.00	1,723,355.28	268,750.00

(1) This amount reflects expenses from January - May, 2020

(2) The amount of fees due or unbilled as of July 31, 2020 is \$14,123.81

(3) This amount represents a 5% increase for 2021

(4) The DMCC is issuing an RFP for audit servies in 2021. This amount represents a 14% increase for 2021

(5) This amount reflects a 10% decrease for 2021

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. ____-2020

**Approving the 2021 DMCC Funding Request and the Extension of Working Capital Loan
and Authorizing Transmittal to the City of Rochester**

BACKGROUND RECITALS

WHEREAS, the Destination Medical Center Corporation (“DMCC”) must adopt an annual Funding Request and Five Year Capital Plan. The DMCC Funding Request includes the DMCC annual budget, the Destination Medical Center Economic Development Agency (“EDA”) annual budget and work plan, and support costs incurred by the City of Rochester; and

WHEREAS, on February 26, 2015, the DMCC adopted Resolution No. 26-2015, approving the form of and authorizing the Chair and Treasurer to execute, amend, and take other actions to implement the working capital loan documents to provide for advance funding of DMCC and EDA operations (collectively, the “Loan Documents”); and

WHEREAS, the DMCC has completed the required annual reconciliation of the advances to the DMCC and the DMCC eligible expenses and has prepared a DMCC Request for Extension of the Working Capital Loan for 2021 in the amount of \$1000, as such amount may be adjusted by the City pursuant to Section 2.8(c) of the Working Capital Loan Agreement (DMCC-City) effective April 1, 2014, as amended; and

WHEREAS, the EDA has submitted an EDA Request for Extension of the Working Capital Loan for 2021, requesting that the Loan Documents be extended for 2021 in the amount of \$75,000, as such amount may be adjusted by the City pursuant to Section 2.8(c) of the Working Capital Loan Agreement (DMCC-EDA), effective April 1, 2014, as amended, and has provided the required annual reconciliation of advances and eligible expenses paid from such advances; and

WHEREAS, the DMCC and EDA Requests for Extension of the Working Capital Loan for 2021 are attached as Exhibit A.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the Destination Medical Center Board of Directors that the 2021 DMCC Funding Request, and the Five Year Capital Plan, each on file with the DMCC, are approved. Further, the DMCC hereby approves the projects set forth in the first year of the Five Year Capital Plan as public infrastructure projects within the meaning of Minnesota Statutes Section 469.40, Subdivision 11, and consistent with the Development Plan, adopted on April 23, 2015, as amended; provided that 1) final approval of each of the capital projects will be subject to a later specific approval by the DMCC upon final determination of scope, costs and availability of funds; and 2) staff is directed to provide an annual reconciliation of budget amounts and expenditures for each of the capital projects.

BE IT FURTHER RESOLVED, the EDA Request for Extension of the Working Capital Loan for 2021, and the DMCC Request for Extension of the Working Capital Loan for 2021, attached as Exhibit A and on file with the DMCC, are approved.

BE IT FURTHER RESOLVED, that the Chair and Treasurer are hereby authorized and directed to transmit this Resolution to the City of Rochester and to take such actions as are necessary or convenient to effectuate the 2021 DMCC Funding Request, the Five Year Capital Plan, and the extension of the Loan Documents, including, but not limited to, the authority to execute, deliver, and perform, in the name of and on behalf of the DMCC, the DMCC Request for Extension of the Working Capital Loan for 2021 and the Loan Documents to which the DMCC is a party, with such modifications, additions, deletions, or other changes as the Chair and Treasurer may deem necessary or appropriate to accomplish the requested extension, all which may be performed without further action of this Board.

1261764-2.DOCX

EXHIBIT A

DMCC REQUEST FOR EXTENSION OF WORKING CAPITAL LOAN FOR 2021

To: City of Rochester, Minnesota (the “City”)

1. The undersigned authorized representative (the “Representative”) of the Destination Medical Center Corporation (“DMCC”) hereby authorizes and requests an extension of the Term of the Working Capital Loan Agreement (DMCC-City), dated April 30, 2015, as amended, by and between the City and the DMCC (the “Agreement”) and renewals of the DMCC Note and the EDA Note, in the amount and on the date specified below, in order to pay certain DMCC Eligible Expenses and to provide the EDA Tranche to pay certain EDA Eligible Expenses, pursuant to the terms and conditions of the Agreement. Capitalized terms not otherwise defined herein shall have the meanings given them in the Agreement.
2. The Representative certifies that (i) attached as Attachment 1 is a true and correct annual reconciliation of the DMCC Tranche Advances made through June 30, 2020 and the DMCC Eligible Expenses paid from such Advances, as required by Section 2.6 of the Agreement; (ii) each item for which the DMCC sought payment in Attachment 1 was a DMCC Eligible Expense; and (iii) the Advances received by the DMCC have not exceeded the limitations set out in Section 2.4(a) of the Agreement.
3. The Representative further certifies that attached as Attachment 2 is a true and correct copy of the EDA Request for Extension of the Working Capital Loan for 2021.
4. The DMCC hereby requests an extension of the Agreement Term and renewals of the DMCC Note and the EDA Note, in the amount of \$1,000.00 as the DMCC Tranche Advance and in the amount of \$75,000.00 as the EDA Tranche Advance, as such amounts may be adjusted by the City pursuant to Section 2.8(c) of the Agreement, for payment of DMCC Eligible Expenses and, as to the EDA Tranche, for payment of EDA Eligible Expenses.
5. The Representative further certifies that no portion of the amount requested in paragraph 4 above constitutes a DMCC Excess Request under Section 2.3 of the Agreement.
6. The Representative further certifies that this statement and all exhibits and attachments hereto, and documents furnished in connection herewith, shall be conclusive evidence of the facts and statements set forth herein and shall constitute full warrant, protection, and authority to the City for its actions taken pursuant hereto.

Dated: _____, 2020

Authorized DMCC Representative

ATTACHMENT 1: RECONCILIATION OF DMCC TRANCHE ADVANCES

Through June 30, 2020

ATTACHMENT 1

DMCC Bank Account	2019											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Beginning Bank Balance	1,280.68	34,756.00	14,580.37	1,585.86	2,386.29	1,585.91	1,585.86	36,021.98	1,397.38	975.92	976.28	5,176.47
DMCC Bank Charges	115.02	111.25	110.57	104.83	106.05	97.01	93.64	95.02	102.81	98.31	102.89	101.13
Adjustments - bank fees returned												
Adjustments - change in amount												
Interest Earnings	0.25	1.47	1.22	1.29	1.57	0.59	3.43	1.71	0.44	1.21	0.71	0.09
EDA Funding Requested	204,219.28	92,628.84	106,689.06	182,088.35	236,913.99	63,437.97	271,056.42	255,272.98	110,621.61	588,070.62	231,854.36	309,633.15
Actual Funded	237,789.37	72,562.99	106,906.74	187,383.47	297,018.09	67,869.64	305,582.75	220,895.33	110,302.52	407,934.52	239,943.58	309,902.36
Checks			13,104.84	4,396.15	800.00	4,335.28		153.64		19,766.44	3,786.98	4,393.89
Difference	33,570.09	(20,045.85)	(12,885.16)	903.97	(695.90)	96.35	34,526.33	(34,531.29)	(319.09)	97.46	4,302.31	(4,134.68)
Ending Bank Balance	34,736.00	14,580.37	1,585.86	2,386.29	1,585.91	1,585.86	36,021.98	1,397.38	975.92	976.28	5,176.47	950.65
Reconciling Items												
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-
Net	34,736.00	14,580.37	1,585.86	2,386.29	1,585.91	1,585.86	36,021.98	1,397.38	975.92	976.28	5,176.47	950.65
	34,736.00	14,580.37	1,585.86	2,386.29	1,585.91	1,585.86	36,021.98	1,397.38	975.92	976.28	5,176.47	950.65
	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)

DMCC Bank Account	2020											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Beginning Bank Balance	950.65	1,598.65	1,000.72	1,000.64	1,000.64	12,750.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32
DMCC Bank Charges	101.50	103.57	100.30	103.59	61.34	82.41						
Adjustments - bank fees returned	224											
Adjustments - change in amount												
Interest Earnings	0.03	0.90	0.02	-	-	-	-	-	-	-	-	-
EDA Funding Requested	93,530.81	512,238.26	125,091.06	195,111.89	183,104.87	256,246.78						
Actual Funded	93,956.28	511,743.50	134,275.91	196,035.48	211,225.96	273,346.52						
Checks			3,144.65	800.00	16,309.67	21,118.33						
Difference	425.47	(494.76)	100.20	103.59	11,811.02	(4,017.59)	-	-	-	-	-	-
Ending Bank Balance	1,598.65	1,000.72	1,000.64	1,000.64	12,750.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32
Reconciling Items												
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-
Net	1,598.65	1,000.72	1,000.64	1,000.64	12,750.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32
	1,598.65	1,000.72	1,000.64	1,000.64	12,750.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32
	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32	8,650.32

**ATTACHMENT 2: EDA REQUEST FOR EXTENSION OF THE
WORKING CAPITAL LOAN FOR 2021**

ATTACHMENT 2

DESTINATION MEDICAL CENTER ECONOMIC DEVELOPMENT AGENCY

Approving the 2021 DMC EDA Funding Request and the Extension of Working Capital Loan

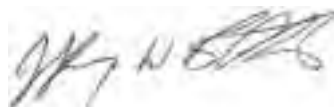
BACKGROUND RECITALS

WHEREAS, the Destination Medical Center Corporation (“DMCC”) must adopt an annual Funding Request and Five Year Capital Plan. The DMCC Funding Request includes the DMCC annual budget, the Destination Medical Center Economic Development Agency (“EDA”) annual budget, and support costs incurred by the City of Rochester; and

WHEREAS, the EDA has submitted an EDA Request for Extension of the Working Capital Loan, that the Loan Documents be extended for 2021 in the amount of \$75,000, as such amount may be adjusted by the City pursuant to Section 2.8(c) of the Agreement, and has provided the required annual reconciliation of advances and eligible expenses paid from such advances.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the Destination Medical Center Economic Development Agency Board of Directors that the 2021 EDA Funding Request and the EDA Request for Extension of the Working Capital Loan for 2021, are approved.



Jeffrey Bolton
President

**EDA REQUEST FOR EXTENSION OF WORKING CAPITAL LOAN
FOR 2020**

To: Destination Medical Center Corporation
City of Rochester, Minnesota

1. The undersigned authorized representative (the "Representative") of the Destination Medical Center Economic Development Agency ("EDA") hereby authorizes and requests an extension of the Term of the Working Capital Loan Agreement (DMCCEDA), dated April 30, 2015, by and between the Destination Medical Center Corporation ("DMCC") and the EDA (the "Agreement"), and a renewal of the EDA Note, in the amount and on the date specified below, in order to pay certain EDA Eligible Expenses pursuant to the terms and conditions of the Agreement. Capitalized terms not otherwise defined herein shall have the meanings given them in the Agreement.
2. The Representative certifies that (i) attached as Exhibit A is a true and correct annual reconciliation of the Advances made through July 31, 2020 and EDA Eligible Expenses paid from such Advances, as required by Section 2.6 of the Agreement; (ii) each item for which the EDA sought payment in Exhibit A was an EDA Eligible Expense; and (iii) the Advances received by the EDA have not exceeded the limitations set out in Section 2.4(b) of the Agreement.
3. The Representative hereby requests an extension of the Agreement Term and a renewal of the EDA Note through the period December 31, 2021, in the Maximum Aggregate EDA Advances amount of \$75,000, as such amount may be adjusted by the City as provided in Section 2.8(c) of the Agreement, for payment of EDA Eligible Expenses pursuant to the terms and conditions of the Agreement.
4. The Representative further certifies that no portion of the amount requested in paragraph 3 above constitutes an EDA Excess Request under Section 2.3 of the Agreement.
5. The Representative further certifies that this statement and all exhibits and attachments hereto, and documents furnished in connection herewith, shall be conclusive evidence of the facts and statements set forth herein and shall constitute full warrant, protection, and authority to the DMCC for its actions taken pursuant hereto.

Dated: Aug 5th, 2020


Authorized EDA Representative

EXHIBIT A: RECONCILIATION OF EDA ADVANCES
Through July 31, 2019

C-1

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 8/31/2019

Balance per Bank \$ 52,112.34

Add:
Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 500.00	CC pmt - receivable from Events account
Payroll		

\$ -

BlueCross BlueShield
Mitel

Less:
Advance for expenses not cleared:

Outstanding Check	\$ (17.29)	ER Cody check
Outstanding Check	\$ (566.23)	ER check
Outstanding Check	\$ (199.50)	arnolds
Outstanding Check	\$ (774.18)	data smart
Outstanding Check	\$ (186.47)	ER check
Credit Card	\$ (23.39)	Credit card - need to make a payment for this
Credit Card	\$ (4,808.72)	Credit card credit on account

Misc CCC \$ (155.82) remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 9/30/2019

Balance per Bank \$ 10,358.09

Add:

Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 1,031.83	City - payroll 9/6
Payroll 9/20	\$ 135.00	
	\$ 230.76	
	\$ 8,688.34	
	\$ 19,282.23	
	\$ 3,103.34	
BlueCross BlueShield	\$ 31,439.67	
Mitel	\$ 6,595.34	9/23/2019
	\$ 571.96	9/17/2019

Less:

Advance for expenses not cleared:

Outstanding Check	\$ (500.00)	ER check - PS
Outstanding Check	\$ (199.50)	Arnolds
Outstanding Check	\$ (99.75)	Smith Schafer
Outstanding Check	\$ (942.00)	Data Smart
Outstanding Check	\$ (232.47)	Arnolds
Outstanding Check	\$ (1,397.23)	ER check - KB
Outstanding Check	\$ (661.88)	ER check - LC
Credit Card	\$ 35.00	min pmt 9/23
Bank charge	\$ 37.50	Bank fee - transfer funds from Events

Misc CCC \$ (155.82) remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 10/31/2019

Balance per Bank \$ 6,673.00

Add:

Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 1,031.83	City - payroll 9/6
Receivable	\$ 1,010.29	City - payroll 9/20
Receivable	\$ 1,066.83	City - payroll 10/4
Receivable	\$ 1,010.30	City - payroll 10/18
Payroll 11/1	\$ 135.00	
	\$ 245.76	
	\$ 9,517.19	
	\$ 20,578.62	
	\$ 30,476.57	
BlueCross BlueShield	\$ 8,656.22	10/22/2019
Mitel	\$ 572.25	10/16/2019

Less:

Advance for expenses not cleared:

Credit	\$ (2,998.09)	Fidelity; credit back on TAR
Credit	\$ (86.07)	PS ER182 reduced by 86.07 after submitting TAR; credit back on TAR
Outstanding Check	\$ (199.50)	Smith Schafer Events transfer
Outstanding Check	\$ (277.32)	ER LC
Outstanding Check	\$ (488.73)	Data Smart
Outstanding Check	\$ (178.55)	ER LC
Outstanding Check	\$ (232.47)	Arnolds
Credit Card		
Bank charge		

Misc CCC \$ (155.82) remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 11/30/2019

Balance per Bank \$ 73,443.70

Add:
Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 1,031.83	City - payroll 9/6
Receivable	\$ 1,010.29	City - payroll 9/20
Receivable	\$ 1,066.83	City - payroll 10/4
Receivable	\$ 1,010.30	City - payroll 10/18
Receivable	\$ 1,031.82	City - payroll 11/1
Receivable	\$ 1,010.30	City - payroll 11/15
Receivable	\$ 915.03	City - payroll 11/27
Payroll 11/27 (Fidelity)	\$ (2,576.57)	

\$ (2,576.57)

BlueCross BlueShield
Mitel

Less:
Advance for expenses not cleared:

Outstanding Check	\$ (541.50)	Fidelity
Outstanding Check	\$ (244.20)	Staples
Outstanding Check	\$ (888.80)	Data Smart
Outstanding Check	\$ (232.47)	Arnolds
Payable	\$ (30,000.00)	Cash flow

Misc CCC \$ (155.82) remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 12/31/2019

Balance per Bank \$ 10,495.39

Add:

Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 1,031.83	City - payroll 9/6
Receivable	\$ 1,010.29	City - payroll 9/20
Receivable	\$ 1,066.83	City - payroll 10/4
Receivable	\$ 1,010.30	City - payroll 10/18
Receivable	\$ 1,031.82	City - payroll 11/1
Receivable	\$ 1,010.30	City - payroll 11/15
Receivable	\$ 915.03	City - payroll 11/27
Receivable	\$ 1,031.83	City - payroll 12.13

Payroll 12/24	\$ 360.00	
	\$ 870.76	
	\$ 7,103.86	
	\$ 15,643.78	
	\$ 2,569.12	\$ 26,547.52
BlueCross BlueShield	\$ 5,015.57	12/23/2019
Mitel	\$ 572.25	12/17/2019

Less:

Advance for expenses not cleared:

Payable	\$ (232.47)	Arnolds - double payment; reduce on next TAR
Outstanding Check	\$ (99.75)	Smith Schafer
Outstanding Check	\$ (1,214.02)	Metro Sales
Outstanding Check	\$ (888.80)	Data Smart
Outstanding Check	\$ (232.47)	Arnolds
Outstanding Check	\$ (274.81)	ER
Outstanding Check	\$ (456.86)	ER
Outstanding payment	\$ (1,303.22)	CC payment 12.31.2019
Misc CCC	\$ (155.82)	remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
 Operating Account
 Reconciliation of Bank Balance to Advance Total
 Bank Balance Date: 1/31/2020

Balance per Bank \$ 60,855.99

Add:

Advance in transit for expense cleared bank
 or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 1,031.83	City - payroll 9/6
Receivable	\$ 1,010.29	City - payroll 9/20
Receivable	\$ 1,066.83	City - payroll 10/4
Receivable	\$ 1,010.30	City - payroll 10/18
Receivable	\$ 1,031.82	City - payroll 11/1
Receivable	\$ 1,010.30	City - payroll 11/15
Receivable	\$ 915.03	City - payroll 11/27
Receivable	\$ 1,031.83	City - payroll 12.13
Receivable	\$ 1,010.30	City - payroll 12/27
Receivable	\$ 1,096.03	City - payroll 1/10
Receivable	\$ 1,039.46	City - payroll 1/24
Payroll		

	\$ -	
BlueCross BlueShield	\$ 5,015.57	1/22/2020
Mitel	\$ 570.47	1/16/2020

Less:

Advance for expenses not cleared:

Payable	\$ (232.47)	Arnolds - double payment; reduce on next TAR
Outstanding Check	\$ (663.60)	ER
Outstanding Check	\$ (553.42)	ER
Outstanding Check	\$ (210.00)	ER
Payable to Events checking	\$ (30,000.00)	for cash flow
Misc CCC	\$ (155.82)	remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
 Operating Account
 Reconciliation of Bank Balance to Advance Total
 Bank Balance Date: 2/29/2020

Balance per Bank \$ 56,736.39

Add:

Advance in transit for expense cleared bank
 or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12
Receivable	\$ 1,010.30	City - payroll 7/26
Receivable	\$ 1,031.83	City - payroll 8/9
Receivable	\$ 1,010.30	City - payroll 8/23
Receivable	\$ 1,031.83	City - payroll 9/6
Receivable	\$ 1,010.29	City - payroll 9/20
Receivable	\$ 1,066.83	City - payroll 10/4
Receivable	\$ 1,010.30	City - payroll 10/18
Receivable	\$ 1,031.82	City - payroll 11/1
Receivable	\$ 1,010.30	City - payroll 11/15
Receivable	\$ 915.03	City - payroll 11/27
Receivable	\$ 1,031.83	City - payroll 12.13
Receivable	\$ 1,010.30	City - payroll 12/27
Receivable	\$ 1,096.03	City - payroll 1/10
Receivable	\$ 1,039.46	City - payroll 1/24
Receivable	\$ 1,061.03	City - payroll 2/7
Receivable	\$ 1,039.46	City - payroll 2/21
Receivable	\$ 84.46	Fidelity payroll 2/7
Receivable	\$ 84.46	Fidelity payroll 2/21
Payroll		

	\$ -	
BlueCross BlueShield	\$ 5,015.57	2/21/2020
Mitel	\$ 570.47	2/18/2020

Less:

Advance for expenses not cleared:

Payable		
Outstanding Check	\$ (199.05)	ER
Check cleared	\$ 99.75	Smith Schafer rent check double payment; clear next month
Outstanding Check	\$ (210.00)	ER
Payable to Events checking	\$ (30,000.00)	for cash flow
CC PMT	\$ 500.00	2/21 payment bc at credit limit
Misc CCC	\$ (155.82)	remaining credit card credit

Advance Total reconciled \$ 50,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 3/31/2020

Balance per Bank \$ 49,833.75

Add:

Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$ 1,066.83	City - payroll 7/12	
Receivable	\$ 1,010.30	City - payroll 7/26	
Receivable	\$ 1,031.83	City - payroll 8/9	
Receivable	\$ 1,010.30	City - payroll 8/23	
Receivable	\$ 1,031.83	City - payroll 9/6	
Receivable	\$ 1,010.29	City - payroll 9/20	
Receivable	\$ 1,066.83	City - payroll 10/4	
Receivable	\$ 1,010.30	City - payroll 10/18	
Receivable	\$ 1,031.82	City - payroll 11/1	
Receivable	\$ 1,010.30	City - payroll 11/15	
Receivable	\$ 915.03	City - payroll 11/27	
Receivable	\$ 1,031.83	City - payroll 12.13	
Receivable	\$ 1,010.30	City - payroll 12/27	\$ 13,237.79 transfer from Events
Receivable	\$ 1,096.03	City - payroll 1/10	
Receivable	\$ 1,039.46	City - payroll 1/24	
Receivable	\$ 1,061.03	City - payroll 2/7	
Receivable	\$ 1,039.46	City - payroll 2/21	
Receivable	\$ 84.46	Fidelity payroll 2/7	
Receivable	\$ 84.46	Fidelity payroll 2/21	
Receivable	\$ 1,061.03	City - payroll 3/6	
Receivable	\$ 1,039.46	City - payroll 3/20	
Payroll			

	\$ -	
BlueCross BlueShield	\$ 5,015.57	3/23/2020
Mitel	\$ 570.47	3/23/2020

Less:

Advance for expenses not cleared:

Payable		
Outstanding Check	\$ (106.90)	ER
Check cleared	\$ 99.75	Smith Schafer rent check double payment; clear next month
Misc CCC	\$ (155.82)	remaining credit card credit

Advance Total reconciled \$ 75,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 4/30/2020

Balance per Bank \$ 35,617.40

Add:

Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$	1,096.03	City - payroll 1/10
Receivable	\$	1,039.46	City - payroll 1/24
Receivable	\$	1,061.03	City - payroll 2/7
Receivable	\$	1,039.46	City - payroll 2/21
Receivable	\$	84.46	Fidelity payroll 2/7
Receivable	\$	84.46	Fidelity payroll 2/21
Receivable	\$	1,061.03	City - payroll 3/6
Receivable	\$	1,039.46	City - payroll 3/20
Receivable	\$	1,096.03	City - payroll 4/2
Receivable	\$	1,039.46	City - payroll 4/17
Payroll 5/1	\$	135.00	
		230.76	
	\$	9,046.36	
	\$	17,069.55	

	\$	26,481.67	
BlueCross BlueShield	\$	5,015.57	4/21/2020
Mitel	\$	569.71	4/21/2020
Aon temp deposits	\$	(0.10)	4/28/2020
Aon temp deposits	\$	(0.47)	4/28/2020

Less:

Advance for expenses not cleared:

Payable			
Outstanding Check	\$	(106.90)	ER
Outstanding Check	\$	(464.94)	Arnold's
Outstanding Check	\$	(617.00)	ER checks
Misc CCC	\$	(155.82)	remaining credit card credit
CCC min pmt	\$	20.00	4/23/2020

Advance Total reconciled \$ 75,000.00

DMC EDA
Operating Account
Reconciliation of Bank Balance to Advance Total
Bank Balance Date: 6/30/2020

Balance per Bank \$ 29,263.42

Add:

Advance in transit for expense cleared bank
or expenses not yet requested-

Receivable	\$	1,096.03	City - payroll 1/10
Receivable	\$	1,039.46	City - payroll 1/24
Receivable	\$	1,061.03	City - payroll 2/7
Receivable	\$	1,039.46	City - payroll 2/21
Receivable	\$	84.46	Fidelity payroll 2/7
Receivable	\$	84.46	Fidelity payroll 2/21
Receivable	\$	1,061.03	City - payroll 3/6
Receivable	\$	1,039.46	City - payroll 3/20
Receivable	\$	1,096.03	City - payroll 4/2
Receivable	\$	1,039.46	City - payroll 4/17
Receivable	\$	1,059.63	City - payroll 5/1
Receivable	\$	1,037.77	City - payroll 5/15
Receivable	\$	942.50	City - payroll 5/29
Receivable	\$	1,059.30	City - payroll 6/12
Payroll 6/26	\$	135.00	
	\$	230.76	
	\$	8,956.47	
	\$	17,383.83	
	\$	2,860.69	
BlueCross BlueShield	\$	29,566.75	
Mitel	\$	5,015.57	6/23/2020
Cleared check	\$	569.71	6/23/2020
	\$	99.75	#5403

Less:

Advance for expenses not cleared:

Misc CCC	\$	(155.82)	remaining credit card credit
Check	\$	(235.96)	Arnolds
CCC	\$	(1,863.50)	6/3 stmt

Advance Total reconciled \$ 75,000.00

DMC EDA
 Operating Account
 Reconciliation of Bank Balance to Advance Total
 Bank Balance Date: 7/31/2020

Balance per Bank \$ 53,557.61

Add:

Advance in transit for expense cleared bank
 or expenses not yet requested-

Receivable	\$ 1,096.03	City - payroll 1/10
Receivable	\$ 1,039.46	City - payroll 1/24
Receivable	\$ 1,061.03	City - payroll 2/7
Receivable	\$ 1,039.46	City - payroll 2/21
Receivable	\$ 84.46	Fidelity payroll 2/7
Receivable	\$ 84.46	Fidelity payroll 2/21
Receivable	\$ 1,061.03	City - payroll 3/6
Receivable	\$ 1,039.46	City - payroll 3/20
Receivable	\$ 1,096.03	City - payroll 4/2
Receivable	\$ 1,039.46	City - payroll 4/17
Receivable	\$ 1,059.63	City - payroll 5/1
Receivable	\$ 1,037.77	City - payroll 5/15
Receivable	\$ 942.50	City - payroll 5/29
Receivable	\$ 1,059.30	City - payroll 6/12
Receivable	\$ 1,037.77	City - payroll 6/26
Receivable	\$ 1,094.30	City - payroll 7/10
Receivable	\$ 1,037.77	City - payroll 7/24
Payroll		

	\$ -	
BlueCross BlueShield	\$ 5,015.57	7/21/2020
Mitel	\$ 572.97	7/21/2020
Cleared check	\$ 99.75	#5403

Less:

Advance for expenses not cleared:

Misc CCC	\$ (155.82)	remaining credit card credit
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Advance Total reconciled \$ 75,000.00

Transportation

To: DMCC Board of Directors
From: DMC Economic Development Agency
Date: August 21, 2020



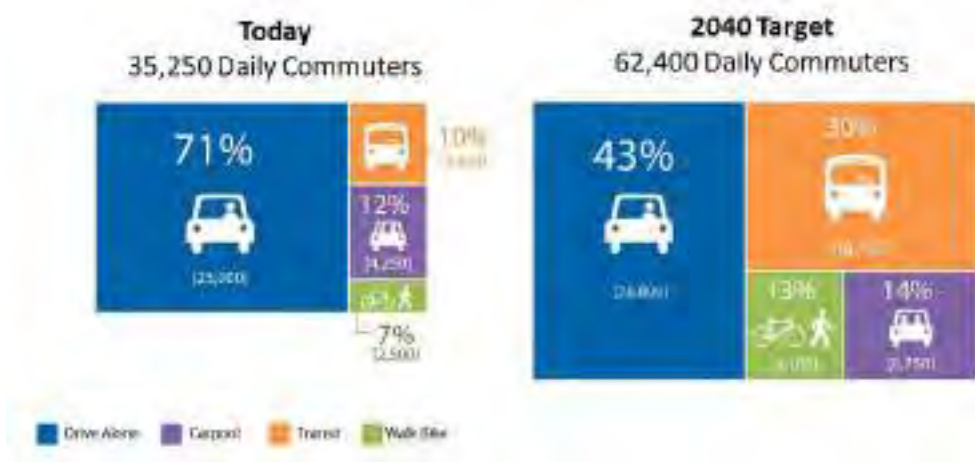
Request of the DMCC board of directors:

- Endorse Rapid Transit initiative described in the Federal Transit Administration (FTA) application summarized below
- Adopt five-year CIP that incorporates the funds necessary to support the local share of the Rapid Transit funding

Background:

TRANSPORTATION STRATEGY:

The Integrated Transportation Study (ITS), adopted by DMCC and Rochester City Council in 2018 recommended development of a robust multimodal transportation system. Based on market demand studies, forecasts for downtown growth, and an understanding of the city's street and infrastructure capacity, the following model was developed:



RAPID TRANSIT CIRCULATOR:

To achieve the goal of increasing the number of transit riders, the DMCC and City of Rochester, with support from Olmsted County, established a vision for a transit line connecting the Graham Park area with the downtown and St. Marys areas and ultimately to Cascade Lake. This alignment provides connection to jobs, entertainment, park space, housing, and parking infrastructure.

DMCC and Rochester City Council directed staff to advance a grant application to the Federal Transit Administration in its 2020 application cycle, the deadline for which is August 28, 2020. The grant application seeks 49% of the capital costs to be covered by the Federal government, with the remaining portion paid by local sources (primarily DMC State and County Transit Aid). [Click here to view the draft grant application.](#)

To meet the August submittal deadline, it was determined that the Rapid Transit program will develop in two phases. The first phase consists of the Second Street corridor, connecting Cascade Lake to the Government Center. This will achieve many of the goals for the Transit system, such as providing a much better ridership experience, reducing pressure on downtown parking, providing better transit access to residents of nearby neighborhoods, and reducing single occupancy vehicles on Second Street.

The second phase, which travels north and south along Broadway, will advance once there is consensus around the details for the terminus on this leg of the route.

Key Characteristics:

- Three-mile Bus Rapid Transit line with 8 stations
- Business access and transit (BAT) lanes.
- Saint Marys Transit Station and pedestrian access tunnel.
- Electric vehicles.
- Weekday schedule: 5am-11pm, service every 5 minutes from 6-9 am and 3-6 pm.
- Service every 10 minutes other times, including weekends.
- Weekend schedule 8 am – 11 pm.

ADDITIONAL TRANSPORTATION UPDATES:

Downtown Rochester will continue to add new parking infrastructure, but continued employment, visitation, and residential growth is expected to exceed parking supply. Developing an efficient and effective transportation management system, “mobility hubs” adjacent to the downtown core, and extending Rochester’s robust pedestrian trail network into downtown are all core strategies to addressing ongoing growth. In 2020-2021, transportation activities include:

- Completing design and continuing construction of transit and infrastructure projects and the pedestrian trail system
- Integrating Second Street SW/Saint Marys Campus public realm and transportation designs
- Communicating transportation planning and improvements to community and measuring the successful implementation of the transportation plan
- Participating in autonomous vehicle pilot program
- Engaging with developers and the City of Rochester to consider system-wide parking solutions
- Identifying strategies that encourage alternative commuting habits and participating in the “Arrive Rochester” transportation management association

Mission, Vision, and/or Goals:

The transportation element of the DMC Development Plan serves as a guiding investment strategy based on sound market analysis and full integration with the 20-year DMC development program.

Work plan or capital improvement budget implications:

The 2020 DMC CIP includes \$3.872 million for transit circulator development.

Approvals, milestones, and decision points:



ROCHESTER RAPID TRANSIT

SMALL STARTS APPLICATION INFORMATION

ABOUT THE RAPID TRANSIT PROJECT

Rochester Rapid Transit is an approximately three-mile bus rapid transit (BRT) route that will run from the West Transit Village to downtown Rochester via 2nd Street SW, with stations at 19th Avenue, Saint Mary's Hospital, 6th Avenue, 2nd Avenue, 1st Avenue, and on 4th Street near 3rd Avenue. Rapid Transit stations will include shelter, heat, level boarding, real-time passenger information, and off-board fare payment. At the Saint Marys Hospital station, a transit center will be constructed on the north side of 2nd Street SW along with a pedestrian tunnel connecting the hospital and transit center.

Rapid Transit will likely operate in business access and transit (BAT) lanes for most of its length and transit signal priority will be implemented along the route. The direction of travel for the loop has yet to be determined. The rapid transit service will use seven electric articulated vehicles of an 11-bus fleet with unique branding. Depot chargers located at the existing Rochester Public Transit operations and maintenance garage will charge vehicles overnight.

ROCHESTER RAPID TRANSIT BY THE NUMBERS:

3 Miles

8 Stations

Service every 5 minutes during
peak periods, every 10 minutes
other times

Estimated opening day
ridership: 11,000 trips

Cost to construct: \$114 million

Annual cost to operate:
\$2.82 million



SMALL STARTS OVERVIEW

The Federal Transit Administration funds transit capital investments such as bus rapid transit through its Capital Investment Grants Program. Within the Capital Investment Grants Program, FTA has three funding streams: Core Capacity, New Starts, and Small Starts. Small Starts is for projects with capital costs of less than \$300 million and federal funding requests lower than \$100 million. Rochester Rapid Transit is a Small Starts Project.

Federal law requires transit agencies seeking Capital Investment Grants funding to complete a series of steps over several years. The law also requires projects' characteristics and project sponsors' finances to be rated by FTA at various points in the process.

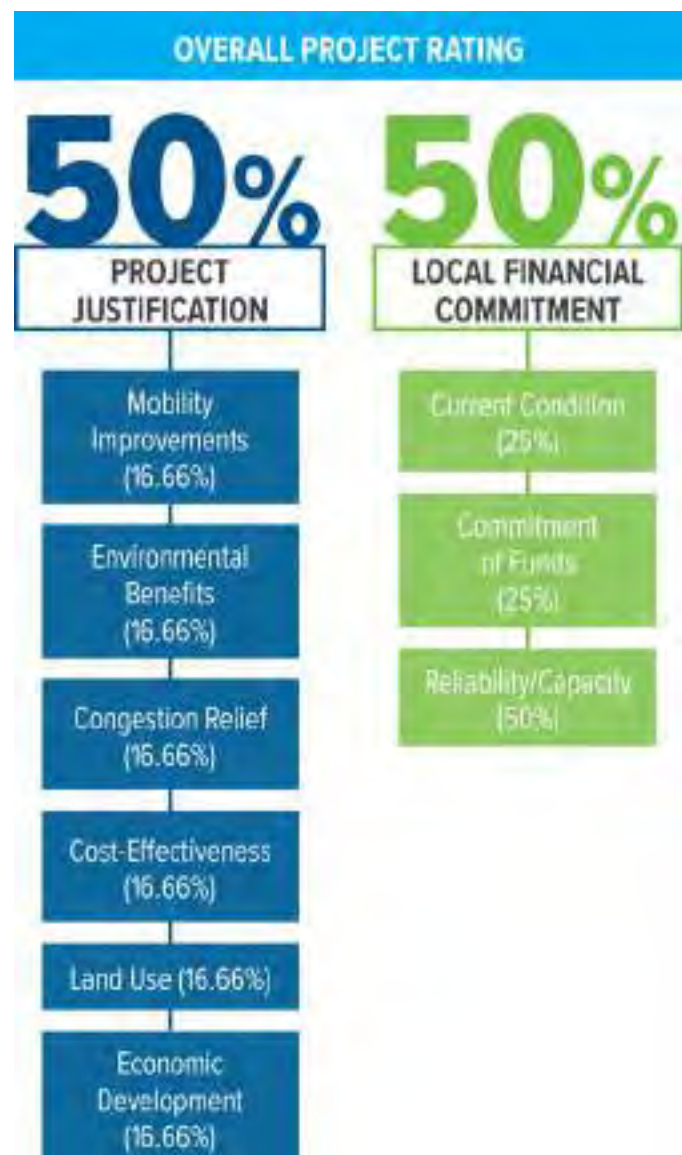
The Small Starts application that the City of Rochester will submit this August will allow FTA to rate the project. Projects that receive an overall rating of "medium" or better are eligible for federal funds. The timeline for receipt of federal funds is uncertain and at the discretion of the federal government. A higher rating does not necessarily mean that a grant award will be made sooner. Available funds, political persuasion, and the mix of projects in the queue are all factors in the timing of the grant.

SMALL STARTS APPLICATION

To develop a rating of the project, FTA requires local project sponsors, such as the City of Rochester, to submit an application that responds to two sets of criteria as set forth in transportation law:

- **Project justification criteria:** These criteria measure the anticipated benefits and costs of implementing the Rapid Transit project. They include mobility improvements (project ridership), environmental benefits, congestion relief, economic development effects, land use, and cost-effectiveness.
- **Local financial commitment criteria:** These criteria measure the extent to which the City of Rochester has stable and dependable financing sources to construct, maintain, and operate the transit system while continuing to maintain and operate RPT.

Each criterion is rated by FTA on a five-point scale, from low to high. Summary project justification and local financial commitment ratings are prepared and combined to arrive at an overall project rating.



PROJECT JUSTIFICATION CRITERIA

FTA will determine the project's ratings based on project data submitted by the City of Rochester. Each criterion is explained in more detail below and includes the project team's estimated rating based on project information gathered to-date and the consultant team's prior experience on FTA Capital Investment Grants. Each of the six criteria are weighted equally (16.66 percent) in the total project justification score. Estimates are not a guarantee of rating outcomes.

Mobility improvements (16.66%)	This criterion measures annual ridership on the project. Trips taken by transit dependent persons are counted twice. Trips on the project that are transfers from other bus routes also count.	Estimated rating: Medium-Low
Environmental benefits (16.66%)	This criterion measures the dollar value of the anticipated direct and indirect benefits to human health, safety, energy, and the air quality. These benefits are computed based on the change in vehicle miles traveled (VMT) resulting from implementation of the proposed project.	Estimated rating: Medium-Low
Congestion relief (16.66%)	FTA evaluates congestion relief based on the number of new weekday transit trips resulting from implementation of the project. This is an indirect measure of roadway congestion relief resulting from implementation of a transit project, but it serves as an indicator of potential cars taken off the road.	Estimated rating: Medium
Cost effectiveness (16.66%)	FTA measures cost effectiveness on Small Starts projects by dividing the annualized federal share of the project's capital cost by the total annual trips on the project. (The federal share of the capital cost is 49%.)	Estimated rating: Medium-High
Land use (16.66%)	FTA rates a project's land use based on existing conditions: <ul style="list-style-type: none"> • Corridor and station area development and development character • Station area pedestrian facilities, including access for persons with disabilities • Corridor and station area parking supply • The proportion of legally-binding affordability- restricted housing within the project's station areas to the proportion of legally-binding affordability-restricted housing in Olmsted County 	Estimated rating: Medium-Low
Economic Development (16.66%)	This criterion measures the extent to which the transit project is likely to induce additional, transit-supportive development in the future. It is based on a qualitative examination of local plans and policies to support economic development proximate to the project. Preparation of the TOD plans in 2019-2020, New Rapid Transit for a Growing Equitable Rochester, was key to a strong rating on this criterion.	Estimated rating: Medium
Overall Project Justification Rating		Medium

LOCAL FINANCIAL COMMITMENT CRITERIA

FTA will determine the project's local financial commitment rating based on a financial plan and 20-year cashflow submitted by the City of Rochester. Each local financial commitment criterion is explained in more detail below and includes the project team's estimated rating based on Rochester Public Transit and City of Rochester financial information gathered to-date. Estimates are not a guarantee of rating outcomes.

Current Condition (25%)	FTA will base the rating for this criterion on RPT's average fleet age, current asset to liability ratio, and to a lesser extent, recent bond ratings and recent service history.	Estimated rating: Medium-High
Commitment of Funds (25%)	FTA's rating on this criterion is based on the percentage of funds (both capital and operating) that the City and its partners have committed or budgeted versus those considered only planned or unspecified.	Estimated rating: Medium-High
Reliability/ Capacity (50%)	To rate the project on this criterion, FTA will evaluate the reasonableness of the capital cost estimate and the capital and operating planning assumptions, adequacy of meeting state of good repair needs, and the City's financial capacity to withstand cost increases or funding shortfalls.	Estimated rating: Medium-High
FTA Funding	If the FTA Capital Investment Grant comprises less than 50% of the capital cost of the project, the financial rating is increased one level. Rochester requests 49% of the capital cost from FTA.	
Overall Financial Rating		High

ESTIMATED OVERALL RATING

Combining the medium rating on the project justification criteria and the high rating on the local financial commitment criteria results in an overall rating estimate of medium-high. The estimated ratings are based upon review of FTA's guidance and experience working with communities and agencies on FTA Capital Investment Grant projects. This estimate is not a guarantee of rating outcomes.

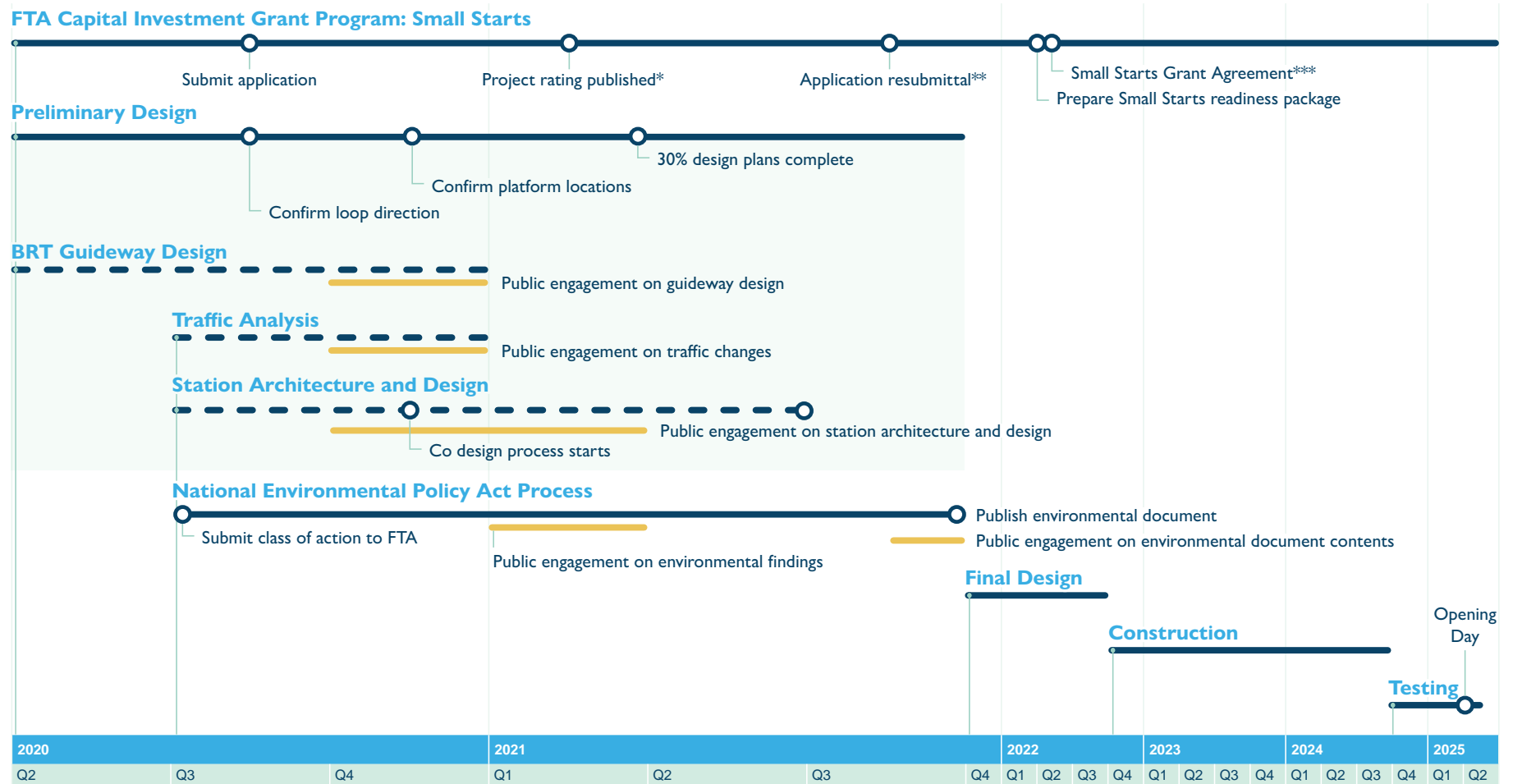
PROJECT NEXT STEPS

Preliminary engineering on the project is underway and several major project decisions are on the horizon.

- The project team has been working on the design of business access and transit (BAT) lanes on 2nd Street. This fall, the team will reach out to property/business owners along the alignment that may be affected by changes in access or parking as a result of the implementation the BAT lanes.
- A traffic analysis is underway for the entire corridor. Later this fall, public meetings, neighborhood meetings, and small-group meetings will be held virtually (and in-person if possible) to share the outcomes of the traffic analysis with interested residents.
- This fall, an increased public engagement effort will be implemented which will include assembling a group of interested residents and stakeholders to participate in the station architecture and design process.
- The environmental review process (NEPA), which includes an assessment of traffic impacts on surrounding neighborhoods, will begin this fall.

Rochester Rapid Transit Timeline and Milestones

July 2020



*If project receives a rating of medium or better it is eligible for a Small Starts grant. Timing of the Small Starts grant is at the discretion of the federal government.

**Only if project has changed substantially.

***Award of the Small Starts grant is at the discretion of the federal government. Date shown is an estimate.

DESTINATION MEDICAL CENTER CORPORATION**RESOLUTION NO. ____-2020****Approving Downtown Rapid Transit Small Starts Funding Application
Submittal to the Federal Transit Administration's Capital Investment Grant
Program****BACKGROUND RECITALS**

A. By Resolutions 87- and 89-2019, the Destination Medical Center Corporation ("DMCC") considered the route alignment and mode for the Downtown Rochester Rapid Transit Project ("the Project") and adopted a locally preferred alternative ("Locally Preferred Alternative") for route and alignment (2nd Street and Broadway) and mode (bus rapid transit, or "BRT"), subject to approval by the City of Rochester (the "City"). The City subsequently approved the Locally Preferred Alternative on November 18, 2019 and submitted a request to the Federal Transit Administration ("the FTA") to enter the Project Development phase as part of the FTA Capital Investment Grant Program. On February 10, 2020, the Project was granted entry into the FTA Project Development phase.

B. On May 4, 2020, the City approved a phased implementation strategy for the Locally Preferred Alternative. The first phase of the refined Locally Preferred Alternative consists of BRT from the Mayo West Lot to downtown Rochester. On May 28, 2020, the DMCC approved a phased implementation of the Locally Preferred Alternative.

C. By Resolution 98-2020, the DMCC initiated a boundary modification process to adjust the development district, the geographic area in the City, identified in the Development Plan (adopted on April 23, 2015, as amended) in which public infrastructure projects are implemented as the Destination Medical Center development district ("the Development District") to include the route and transit village location for Phase 1 of the Locally Preferred Alternative, known as the West Transit Corridor.

D. Staff from the City and the Destination Medical Center Economic Development Agency ("EDA") were directed to advance a Small Starts grant application to the FTA in its 2020 application cycle, and now recommend it for approval.

E. The City approved the Downtown Rapid Transit Small Starts Funding Application (the "Application") on August 17, 2020.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED, by the Destination Medical Center Corporation Board of Directors that it approves submittal of an application for funding of the Downtown Rapid Transit Locally Preferred Alternative, to the FTA Small Starts Program, subject

to approval by the Rochester City Council, which approval was granted on August 17, 2020. The Application is dated August 28, 2020, and is on file with the EDA and City offices.

BE IT FURTHER RESOLVED, that the DMCC ratifies and supports the Project and the Locally Preferred Alternative, as evidenced by the allocation of funding in its Five-Year Capital Improvement Plan of even date.

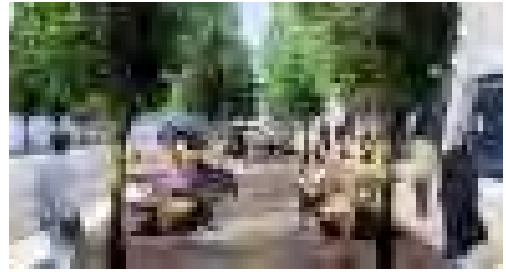
BE IT FURTHER RESOLVED, that staff from the City and EDA are requested to establish regular milestones for reporting the benchmarks and progress of the Application process to the DMCC.

BE IT FURTHER RESOLVED, that the further evaluation, analysis, planning and design with respect to the Downtown Rochester Rapid Transit Locally Preferred Alternative, including preparation for and submission to the FTA, are deemed to be arising from and in furtherance of the Integrated Transit Studies, and the DMCC approves this work as a public infrastructure project within the meaning of Minnesota Statutes Section 469.40, subdivision 11, and consistent with the Development Plan.

BE IT FURTHER RESOLVED, that the Chair or Secretary is authorized to take such actions as are necessary and appropriate to effectuate the terms of this Resolution and the timely progression of the Application and approval process.

Heart of the City

To: DMCC Board of Directors
From: DMC Economic Development Agency
Date: August 21, 2020



Request of the DMCC board of directors:

- No Action Requested

Background:

2020 Peace Plaza Construction

Restoration of its public space, Peace Plaza and the adjacent street, has been in the planning stage for several years. It is a transformative common ground project that includes improved safety, accessibility, universal design elements, sustainability, integrated art, and improved infrastructure to enhance the overall user experience.

Work started on the Heart of the City Phase One Construction on April 6, 2020. Prior to construction beginning, a hyper-local focused strategy to reach potential local and regional sub-contractors was put into place. As a result of this initiative, 40% of the bid packages were awarded to Rochester-based businesses and a total of 92% were from Minnesota. Original bids, including construction procedures designed to minimize disruption to existing businesses, came in well in excess of the original project budget. Subsequently, bid documents were rewritten and the project rebid with certain components treated as optional additional alternates pending review of all bids. Both Rochester City Council and DMCC authorized the inclusion of the add-alternative for a snow melt system, requiring an additional \$1.6 million expenditure over original budget. Source of funds for \$1.6 million is the CIP.

Business Forward Construction

DMC EDA, City of Rochester, and other partners have been working with Heart of the City property owners, business operators, and community stakeholders to design a construction process intended to minimize negative impact on nearby businesses through improved construction communications, scheduling, and pace. As previously shared, there is a cost premium associated with implementing a “business forward” approach of approximately 8% of project costs. These additional expenses have been absorbed in the overall project costs listed above.

Business Forward is a construction strategy that focuses on encouraging pedestrian traffic and supporting the local businesses. It is a priority for the project team and extremely important for the vitality of Heart of the City during the disruption. While preparing for construction, the project team met with the businesses and landowners in the area to understand their needs during construction. The information gathered from many stakeholders, including the Rochester Downtown Alliance and Rochester Chamber of Commerce, informed the Business Forward Strategy.

Business Forward principles include:

- Access, Safety and Smart Micro -Construction Phasing
- Communication
- Activation and Programming

These principles are being applied in ways that are mindful of the social-distancing and other safety precautions necessary to avoid COVID-19 transmission.

Since the start of the construction, the team has continually evaluated ways to accelerate the schedule:

1. Earthwork and utility crews have been working 60+ hours per week through the duration of the project.
2. The project required 2 – 3 utility crews to be working simultaneously on the different areas of the project (2nd Street, Peace Plaza, and 1st Avenue). This allowed work to be completed simultaneous to one another and would have taken an average of 2.5 times as long if it were bid with one crew.
3. The rock trencher was an innovative solution that drastically reduced the time, sound and dust for the extensive rock removal.
6. Micro-phasing to support the business forward initiative which has been accelerated to finish areas of the project this year that were originally planned to be completed next year.

These improvements, plus continual aggressive planning will have a dramatic impact on the final completion dates benefiting the local businesses and community. The team feels that the following dates are achievable with a favorable winter.

Project Component	Original Schedule	New Schedule
• Second Street Completion	09/28/2020	08/25/2020
• First Avenue South	07/28/2021	03/01- 07/01/2020
• First Avenue North	08/20/2021	12/23/2020
• Peace Plaza	08/13/2021	06/15/2021

Chateau Theatre

The Chateau Theatre is now open to the public. The operator, EDG, is abiding by the Governor’s executive orders and limiting the number of patrons in the building. EDG is working with city staff, Mayo Clinic, DMC and other local organizations to adjust programming during this time. It is anticipated that the Chateau will host a local art bazaar and other acceptable socially distanced activities.

Galleria/University Square

Preliminary discussions have been initiated with the owners of Galleria/University Square around strategies to advance the DMC vision of connecting Mayo Civic Center to Mayo Clinic’s Gonda building via street level public realm.

Fulfilling the DMC Vision, Mission, and/or Goals:

Heart of the City subdistrict is a long-standing priority for the DMC Corp. board. It is home to many hotels, restaurants, entertainment venues, and medical facilities, many of which have been undergoing reinvestment. Transformation of the public realm, Peace Plaza, will be an asset to the downtown core, improve the patient, visitor and resident experience, and help spur future investment.

Work plan or capital improvement budget implications:

This project is funded via state GSIA funds generated through the DMC initiative, approved by both DMCC and Rochester City Council.

Approvals, milestones, and decision points:



Discovery Square

To: DMCC Board of Directors
From: DMC Economic Development Agency
Date: August 21, 2020



Request of the DMCC board of directors:

- No action requested

Background:

- Economic Development Activities
 - Continue business development and recruitment activities to pitch Discovery Square as the best place in Minnesota for companies that want to grow.
 - Medical Alley has been working with DMC and others to develop a start-up initiative program in Rochester.
- Discovery Walk
 - On June 15, 2020, the Rochester City Council approved the scope of services with Coen+Partners for development documentation, construction documents, bidding, community engagement and construction administration. Groundbreaking planned for Q4 or 2021.
 - The Design Team includes DMC, City of Rochester, Coen+Partners, Knutson Construction as owner's representative, EZ Fabricating, Latent Design, Kimley-Horn, White Space Design and community co-designers from under-represented communities
 - A call for regional artists (Olmsted County) for art integration within overall design has been initiated with up to four artists to be selected.
 - Stakeholder engagement continues with businesses and neighborhood associations
- Discovery Square 2
 - Mortenson working aggressively to advance DS2 with an anticipated groundbreaking in Sept/Oct 2020
 - Development Assistance Agreement and establishment of TIF District approved on April 20th
 - Finalizing parking solution with various stakeholders parking solution, working with various stakeholders.
 - Tenant recruitment plans and discussions continue with potential tenants.
- One Discovery Square
 - 90% leased, some of the remaining space being fitted out as turn-key space.
- Entrepreneurship activities
 - DMC part of the SE Minnesota Entrepreneurship grant award from Launch MN initiative.
 - The DMC Assistive Tech Challenge held on June 2, 2020. Had 34 applications from seven states, one US territory, and Canada. Event had 156 Zoom viewers and 20 Facebook live viewers, overall 42% of viewers were from outside of Minnesota. Open division winner was Recruitable IDD Employment from Bethel University. Professional division winner was Braze Mobility from Toronto)

- Discovery Square residential and retail activities
 - The Maven now leasing - residential and retail space.
 - The Residence Discovery Square now leasing - residential and retail space.
 - The Hue (formerly “324 Apartments”) under construction, Minnwest Bank first retail tenant.

Fulfilling the DMC Mission, Vision, and/or Goals:

Discovery Square is a new address for the future of bio-medical, research and technology innovation and a keystone to the DMC economic development strategy. The sub-district borrows from Mayo Clinic’s integrated care model to create an integrated district founded in the principles of translational medicine.

Technology and innovation are core to the DMC economic strategy. Our vision is to promote an economic development structure that fosters advancement and growth of the medical, research, innovation, education, entrepreneurial and general business environment in Rochester.

By attracting new businesses, supporting the launch and development of new startup businesses, and creating new public realm space, we aim to diversify the local economy, create jobs, generate new tax revenue, and create a place that fosters a vibrant community and attracts the workforce of the future.

Work plan or capital improvement budget implications:

The current DMC work plan describes a variety of initiatives supported by DMC 2020 operating and CIP funds, including the design documentation of Discovery Walk.

Approvals, milestones, and decision points:



July 2020



Visitor Info Booth
in Heart of the City

I am pleased to provide you with the Destination Medical Center Economic Development Agency July 2020 Monthly Report. This monthly report highlights projects and activities within the DMC District, economic development, finances, sustainability, experience, marketing & communications, and community engagement.

-Lisa Clarke, Executive Director

Development Projects in the DMC District



Development Projects in the DMC District

	Development Name	Developer	Purpose	Subdistrict	Project Address	Project Status	Anticipated Completion Date	Estimated Project Investment	DMC Funding	Joint Application Submittal Date
1	Residence at Discovery Square	Vance St. & Barbara Vance	Residential	Discovery Square	511 3rd Ave. SW	Completed		\$ 20,000,000.00	No	NA
2	The Maven on Broadway	Titan Investments and Opus Group	Residential/ Commercial	Discovery Square	425 S Broadway	Completed		\$ 38,000,000.00	\$ 3,800,000	Fall 2019
3	One Discovery Square	M.A. Mortenson and Mayo Clinic	Research & Innovation	Discovery Square	200 4th St. SW	Completed		\$ 35,000,000.00	\$ 4,000,000	Spring 2017
4	Associated Bank	Bloom Properties	Commercial	Downtown Waterfront	206 Broadway Ave. S	Completed		\$ 7,000,000.00	No	NA
5	Hyatt Rochester Mayo Clinic Area	Titan Investments	Hotel/ Commercial	Downtown Waterfront	10 E Center St.	Completed		\$ 125,000,000.00	\$ 3,900,000	Spring 2015
5A	1st Ave Parking Ramp	City of Rochester	Parking Ramp	Downtown Waterfront	55 1st Street SE	Completed		\$ 25,000,000.00	\$ 10,500,000	NA
6	Avalon Building	AMA Ideations LLC	Commercial	Central Station	301 N Broadway	Completed			No	NA
7	Flats on 4th	Steele Group	Residential, Affordable Housing	Downtown Waterfront	410 3rd Ave. SE	Completed		\$ 17,000,000.00	No	NA
8	Lofts at Mayo Park	Pouliques Trust Properties	Residential	Downtown Waterfront	123 Sixth Ave. SE	Completed		\$ 7,500,000.00	No	NA
9	Wells Fargo	Byron Companies	Commercial	Heart of the City	21 1st Street SW	Completed		\$ 16,600,000.00	\$ 2,400,000	Spring 2018
10	East Avenue Flats	Joseph Development	Residential, Affordable Housing	Central Station	400 1st Ave. NW	Completed		\$ 13,700,000.00	No	NA
11	Chateau Theatre	City of Rochester	TRD	Heart of the City	15 1st St. SW	Completed		\$ 1,000,000.00	Yes \$ TBD	NA
12	Heart of the City Public Space	City of Rochester and CooneyPartners	Public Space	Heart of the City	Heart of the City	Approved	2021	\$ 46,800,000.00	\$ 15,000,000	NA
13	Belknap Apartments	Altus, LLC	Residential/ Commercial	Saint Marys Place	1405 2nd St. SW	Completed		\$ 115,000,000.00	\$ 10,500,000	Fall 2016
14	Ronald McDonald House Rochester, MN	Ronald McDonald House Charities	Residential	Saint Marys Place	850 2nd St. SW	Completed		\$ 15,000,000.00	No	NA
15	501 on First	501 on First, LLC	Residential/ Commercial	Discovery Square	501 1st Ave. SW	Completed		\$ 16,000,000.00	No	NA
16	Conley Mason Building	Hueber & Traci Downs	Commercial	Discovery Square	14 4th St. SW	Completed		\$ 2,200,000.00	No	NA
17	Mayo Clinic Center Addition	Mayo Clinic Center	Commercial	Downtown Waterfront	30 Civic Center Dr. SE	Completed		\$ 84,000,000.00	No	NA
18	The Hue	North Rock Real Estate	Residential/ Commercial	Discovery Square	83 4th St. SW	Under Construction	Fall 2020	\$ 7,700,000.00	No	NA
19	Hyatt House	EKN Development Group	Hotel	Central Station	315 1st Ave. NW	Under Construction	Spring 2021	\$ 44,200,000.00	\$ 3,800,000	Spring 2018
20	Saint Marys Place Public Space	City of Rochester and S.E.H Architects	Public Space	Saint Marys Place	Saint Marys Place	Phase I / Predevelopment			Yes \$ TBD	NA
21	Discovery Walk	City of Rochester and RSP Architects	Public Space	Discovery Square	Discovery Square	Phase I / Predevelopment			Yes \$ TBD	NA
22	Castle Community Rochester	Castle Community LLC	Commercial	Central Station	101 N Broadway Ave.	Completed		\$ 3,900,000.00	No	NA
23	Hotel Indigo	EKN Development Group	Hotel/ Commercial	Downtown Waterfront	220 S Broadway	Completed		\$ 41,600,000.00	\$ 2,980,000	Spring 2018
24	Kahler Grand Hotel	Kahler Management	Hotel	Heart of the City	20 2nd Ave. SW	Under Construction	2020	\$ 30,000,000.00	No	NA
25	Gonda Expansion	Pontiac Land Group	Hotel	Heart of the City	200 1st St. SW	Phase I / Predevelopment	2021		No	NA
26	Discovery Square Two	M.A. Mortenson	Research & Innovation	Discovery Square	4th St. SW & 2nd Ave. SW	Approved	2021	\$ 44,800,000.00	\$ 7,300,000.00	Fall 2019
27	Eleven02 Hotel	EKN Development Group	Hotel	Saint Marys Place	2nd St. SW & 11th Ave. SW	Under Construction	Summer 2021	\$ 36,800,000.00	No	Spring 2019

July 2020 Updates

DMC funded project updates:

- Berkman Apartments- Completed June 2020.
- Wells Fargo Renovation- Completed spring 2020.
- Hyatt House- Anticipated completion spring 2021.
- Discovery Square Two- Funding approved, anticipated ground breaking September/October 2021
- Titan Hilton Hotel- Completed spring 2019.
- The Maven on Broadway - Completed summer 2019.
- One Discovery Square- Completed summer 2019.
- Hotel Indigo- Hotel completed early 2020, restaurant under construction.

Economic Development

- **Transportation-** While retaining prior approved Locally Preferred Alternative for the Rapid Transit route, the DMC Corporation board on May 26, 2020 adopted a phased implementation strategy along with initiating the boundary modification process to adjust the DMC Development District to include route and transit village location for Phase I. Route: connecting a, (Phase I) transit village at Mayo Clinic-owned property near Cascade Lake to a, (Phase II) transit village potentially at Olmsted County-owned property. Mode: high amenity rapid transit (electric bus vehicles). Staff continue the engineering and environmental analyses and formalizing agreements with property owners with the intent to submit a Federal Transit Administration grant application by September 4, 2020.
- **Heart of the City** phase one construction work started on April 6, 2020. Prior to construction starting a hyper-local focus strategy to reach potential local and regional sub-contractors was put into place. Rochester City Council authorized the inclusion of the add alternative for the snow melt system (\$1.6m) for both the sidewalk and roadway within the project conditional of the DMC Corp. board approval on additional CIP funding. This action was supported by the board at the May 2020 DMC Corp. board meeting. DMC continues to lead a robust engagement strategy to minimize negative impact on nearby businesses.
- **Discovery Walk** continues to move forward with design documentation work with Coen+Partners, DMC and City staff. City For Health initiative has been meeting regularly with under-represented communities for a series of co-design activities intended to incorporate their needs into the Discovery Walk design. The Discovery Walk next steps toward completion of design and construction documents was approved at a City Council meeting in June, 2020.
- **Chateau Theatre** construction and installation of exhibits have been completed. Chateau Theatre has reopened after being temporary closed due to COVID19 .

Finance

- In response to COVID-19 the DMC EDA team has completed operational cost reductions and budget management. Work continues with resource allocation and prioritization.

Sustainability

- Energy Integration Committee (EIC) – The EIC continues to work on the projects identified in the strategic project plan including the 2nd partners, a large-scale solar installation led by RPU and completing analyses on two downtown district energy studies.
- Voluntary Energy Benchmarking - The DMC and City released a summary energy benchmarking report in February 2020 on the inaugural program. The 2020 participants are working to submit data. The goal is to have 120 buildings participate this year.
- Sustainability Series – In July, DMC invited a speaker from HGA architects, Lauren Piepho, to provide a presentation on mass timber, its applicability to development projects in the United States and beneficial environmental impacts. 35 people attended the virtual presentation.

July 2020 Updates

Marketing & Communications

Traffic to DMC.MN:

- July traffic showed 4,872K visits and 8,612K pageviews
- Top pages: Home page, Heart of the City, Maps, Events, What is DMC?
- Top 5 states: Minnesota, New York, Illinois, District of Columbia, California
- Top 5 cities outside of Rochester: Minneapolis, New York, Chicago, Washington, Little Rock

Social Media:

- Social media channels that saw growth in June included Facebook (+2), Twitter (+25) LinkedIn (+27) and Instagram (+34)

Media News Stories:

- In July, 44 DMC- related stories were published in the media and 228 social media mentions.

Highlights:

- RecruitABLE Job Board
- Rochester Developing Long-Range Plans for AMPI, KMART Sites
- Sustainable Building with Mass Timber
- Rochester Ready Embraces City Mask Requirement
- How Quick Collaboration Led to Downtown Rochester's Creative Outdoor Dining
- Downtown Rochester Gets Daily Cleaning

Newsletter:

- Two newsletters were delivered to 3,941 subscribers in July. The average open rate was 24.4% (industry average: 21.8%) and the average click rate was 5.0% (industry average: 2.2%).

DMC Marketing Campaign:

- July Digital Display
1.1M impressions; 668 clicks and average click through rate of 0.06%
- July Paid Search
9,212 impressions; 347 clicks and average click through rate of 3.77%.

Blog

- Six blogs were published in July.

Community Engagement

- The DMC Team continues to meet with community members and groups on numerous topics. Most recently the DMC Team has started to focus on conversations with different community groups regarding Rochester's recovery strategy (in partnership with other organizations). During these conversations, DMC is documenting feedback and sharing the feedback with other organizations as well.
- Engagement specific to the Heart of the City construction continues. Weekly Zoom stakeholder meetings are held to provide construction updates and identify opportunities for improvement when working with business in the impacted area. A weekly newsletter is also published with important construction and Business Forward updates, and links to community partner resources. DMC, City of Rochester, Rochester Downtown Alliance, Rochester Area Chamber of Commerce and Mayo Clinic are all in attendance to listen and take feedback on impact of construction and COVID in the downtown area.

Experience

- DMC is working with the Rochester Downtown Alliance and Experience Rochester to provide additional visitor and community member support in and around the downtown area. A temporary information booth has been installed to provide extra help to visitors of Rochester. Additional seating, cleaning, and programing have been implemented on the west side of the Peace Plaza, including the Heart of the City construction site.

Organizational Response to COVID-19

To: DMCC Board of Directors

From: DMC EDA Staff

Date: August 21, 2020

Overview:

Current environment and key assumptions

- Economic recovery will be measured in months and/or years
- The global pandemic has affirmed Rochester's and Mayo Clinic's position as the global center for health care and research
- Continued local, state, and federal stimulus programs could provide resources for jobs and public infrastructure investment
- DMC is an economic development initiative; our efforts should focus on economic recovery and resilience
- Proactive efforts by DMC complement community, regional, state and federal responses
- DMC should do what it can to blunt the harsh effects of this economic crisis and ensure that our economy is in the best possible position when it subsides

DMCC Executive Committee direction

- Accelerate job creation
- Keep our foot on the gas
- Support economic recovery and resilience

Development Plan Five Year Update

- Progress in Phase 1 (2015-2019)
- DMC Phase 1 Priorities: Heart of the City, Discovery Square, Transportation
- DMC Goals
- Possible COVID-19 impacts on update to plan

DMC EDA operations and work plan

- Operations
 - Staff safety
 - Cost reductions and budget management
- Work Plan
 - Reprioritization based on key assumptions, direction from DMCC executive committee, and available staff and budget resources
 - Assessment and redeployment of DMC EDA budget resources
 - Development of new and innovative strategies and tactics to achieve work plan objectives and continue to establish DMC as a leader in economic recovery and resiliency

Recent Activities Include:

Initial COVID funding has been provided to purchase Jersey barriers. Due to the regulations on decreased occupancy levels in restaurants and bars expanding outdoor dining has been a create solution to serving more customers. The Jersey barriers were provided to several downtown restaurant and bars in order to provide an innovative solution for safe seating outdoors.

Activity	Role	Status	Partners
Keep it Local Micro-grants of the City construction	Lead and Support	Completed	RDA, City, RAEDI Heart
Coordinated planning	Lead	Active	RAB, Chamber, more
Business Pivot storytelling	Support	Active	City, County, Chamber, RAEDI, RDA, more
Bike grant program	Lead	Active	
District Energy Planning	Lead	Active	City, Mayo Clinic
Business Forward, pivot	Lead	Active	City, RDA
Rochester Ready	Lead and Support	Active	County, City, Chamber, RDA, RAEDI
Property Owner Discussions	Lead	Active	
Re-open design for restaurants	Support	Active	City, RDA, Chamber
Closed streets for restaurants	Support	Active	City, RDA, Chamber
Covid funding available, \$250K	Lead	Active	
Street barriers for restaurant	Lead	Complete	
SWAT Team Consults	Lead	Planning	Various business support services
Medical Alley Starts coalition	Lead	Planning	Mayo, Medical Alley, Collider, RAEDI



DMC
Destination
Medical Center

**Destination Medical Center Economic Development Agency
&
City of Rochester DMC Project Management Team**

2020 Workplan

**Updated:
August 14, 2020**

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2. CITY OF ROCHESTER DMC PROJECT MANAGEMENT RESPONSIBILITIES
3. DMC EDA STATUTORY ROLE AND RESPONSIBILITIES
4. WORKPLAN OUTCOMES TO ACHIEVE 2020 STRATEGIC PRIORITIES AND DMC GOALS

1. Executive Summary

In 2020, the Destination Medical Center (“DMC”) initiative will focus on pursuing the strategic priorities endorsed by the Destination Medical Center Corporation Board of Directors and the City of Rochester Common Council in order to achieve the goals of the DMC initiative.

Anchored by the DMC Development Plan and influenced by the engagement and participation of our stakeholders, the Destination Medical Center Economic Development Agency (“DMC EDA”) and City of Rochester DMC project management team will continue to pursue the goals of the DMC initiative.

DMC GOALS

- Create a comprehensive strategic plan
- Leverage the public investment to attract more than \$5 billion in private investment
- Create approximately 30,000 new jobs
- Generate up to \$8.0 billion in new net tax revenue over 35 years
- Achieve the highest quality patient, companion, visitor, employee, and resident experience

2020 STRATEGIC PRIORITIES

- Transportation
- Common Ground
- Housing
- Workforce
- Transformative Projects
- Sustainability

Additionally, the DMC EDA and City of Rochester DMC project management staff have incorporated significant business development, marketing, experience, and community engagement initiatives into the 2020 workplan in order to support these strategic priorities. The workplan outlines the objectives and defines the resources necessary to advance the 2020 DMC strategic priorities.

2. City of Rochester DMC Project Management Team Responsibilities

In January 2019, the Destination Medical Center Corporation approved a proposal to assign new and existing DMC-related project management responsibilities to DMC-dedicated City of Rochester staff. The City of Rochester DMC Project Management team supports the DMC initiative in these areas:

- WMBE and Targeted Business Outreach and Compliance
- Subdistrict development
- Transportation infrastructure and multi-modal transit
- Housing
- Experience
- Grant development

3. DMC EDA Statutory Role and Responsibilities

The DMC EDA assists the Destination Medical Center Corporation (“DMCC”) and the City of Rochester (“City”) in implementing the development planning and promotion, development services, and marketing, outreach and communication activities required to achieve the goals of the DMC development plan.

The DMC legislation identified several key responsibilities of the DMC EDA in addition to its role as an advisory agency to the DMCC and City:

- Drafting and implementing the development plan, including soliciting and evaluating proposals for development and evaluating and making recommendations to the DMCC and the City regarding those proposals
- Seeking financial support for the DMCC, the City, and projects
- Partnering with other development agencies and organizations, the city, and the county in joint efforts to promote economic development and establish a destination medical center
- Supporting and administering the planning and development activities required to implement the development plan
- Developing and updating the criteria for evaluating and underwriting development proposals
- Providing transactional services in connection with approved projects
- Working with the corporation to acquire and facilitate the sale, lease, or other transactions involving land and real property
- Assisting the DMCC or City and others in applications for federal grants, tax credits, and other sources of funding to aid both private and public development
- Facilitating private investment through development of a comprehensive marketing program to global interests
- Developing patient, visitor, and community outreach programs
- Preparing and supporting the marketing and promotion of DMC
- Preparing and implementing a program for community and public relations

4. Workplan To Achieve 2020 Strategic Priorities and DMC Goals

Completed

On Track

Delayed

Postponed

STRATEGIC PRIORITY: TRANSPORTATION

Create the integrated transportation infrastructure necessary to provide access to and through downtown Rochester and encourage additional opportunity for development and investment.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	
Reduce drive-alone mode share to 50% or less	Reduce drive-alone mode share to 58%	Create Integrated Transit Studies implementation monitoring system	
		Identify five Transit-Oriented Development sites and partners	
		Evaluate suitability of autonomous vehicles as a transit option	
		Advance development of transit line	
		Complete City Loop implementation and location plan	
		Promote additional mobility modes, including last-mile & micro-mobility options	
		Establish long-term Arrive Rochester TMA governance strategy	
		Increase Arrive Rochester TMA business and individual participation	

STRATEGIC PRIORITY: COMMON GROUND

Design and develop public spaces and amenities to incentivize additional private investment, create unique experiences, and increase downtown density.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	
\$5.6 billion of private investment	\$1 billion+ of new private development underway	Facilitate/support Community and Education subdistrict development efforts	
		Advance Saint Marys Place transit corridor and pedestrian experience planning	
	Completion of Peace Plaza renovation	Renovation of first phase of Heart of the City's Peace Plaza significantly underway	
		Heart of the City property owners report minimal business disruption	
Achieve highest quality patient, visitor, resident experience	Discovery Walk construction completed, activities take place regularly, New development is being considered	Discovery Walk stakeholder group engaged and supportive of activities and outcomes	
		Discovery Walk design and construction documents completed, construction bids received	

STRATEGIC PRIORITY: HOUSING

Contribute to a robust mix of housing infrastructure in the DMC District that creates density, sustains additional commercial and entertainment activity, develops a greater sense of community, and provides for our growing workforce.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Show quantifiable improvements in the availability of housing in DMC District - inclusive of housing type and affordability.	Will identify metrics in 2019 housing study	Document progress towards identified housing goal from 2019 affordable housing study; include targets for affordable, senior and student housing	

STRATEGIC PRIORITY: WORKFORCE

Contribute to our innovative workforce by supporting projects and programs that recruit and retain bio-med-tech students, employees, employers, and entrepreneurs and encourages the sustainable growth of our regional construction and building trades economy.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Create 30,000 new jobs, including 3,230 in bio-med-tech	100 interns placed annually in bio-med- tech businesses, with 10% transitioning into employment in Rochester	Students placed in Discovery Square businesses	
Ensure compliance with specific requirements of the DMC Act	Attain state MBE/WBE targets for SE MN	Operationalize MBE/WBE program for all DMC projects	

STRATEGIC PRIORITY: TRANSFORMATIVE PROJECTS

Pursue high-impact, market-changing development opportunities that advance the DMC Goals and Mission and maximally leverage DMC resources.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Develop 1.02M SF new bio-med, health tech space	Develop 330,000 SF of Bio-Med-Tech space	Affordable Discovery Square startup and bridge space available	
		Discovery Square Two design complete and construction underway	
\$5.6 billion of private investment	\$1 billion+ of new private development underway	Advance Downtown Waterfront redevelopment planning	
	Five new private development projects underway	At least one new private development project underway	

STRATEGIC PRIORITY: AMERICA'S CITY FOR HEALTH

Ensure that public infrastructure investment supports a more healthy community, citizenry, and built and natural environments.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Show quantifiable improvements in community health measures	Apply health in design process to 5 infrastructure projects	Apply replicable health in design process to Discovery Walk	

STRATEGIC PRIORITY: EXPERIENCE AND COMMUNITY ENGAGEMENT

Achieve the highest quality patient, visitor, and community member experience both now and in the future.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Achieve highest quality patient, visitor, resident experience	Will identify metrics in proposed experience master plan	Sustain and grow community support for the DMC Development Plan	
		Create strategies, programs and services that support a world class destination and enhance the experience for patients, visitors and residents	

STRATEGIC PRIORITY: SUSTAINABILITY

Foster the culture, best practices, and development processes necessary to create a more healthy, sustainable community that elevates Rochester as a market for investment, development, and workforce recruitment and retention.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Reduce energy consumption by 25% below 2012 levels by 2030	Benchmarking program includes over 200 buildings. City Council is reviewing an energy disclosure policy.	Benchmarking program includes 120 buildings	
	Reduce DMC-wide emissions per SF by 22% below 2005 levels by 2025	Create key metrics collection schedule to monitor progress towards DMC's greenhouse gas, energy and sustainability goals	
		Provide 12 sustainability series in 2020 and lead in management of Earthfest celebration	
Reduce: <ul style="list-style-type: none"> • Energy consumption by 25% below 2012 levels by 2030 • Potable water consumption below 2012 levels by 2030 • Total waste generated by 30% below 2012 levels by 2030 • Drive alone mode share to 50% or less • DMC-wide emissions per SF by 80% below 2005 levels by 2050 	Progress toward DMC and Rochester GHG, energy and sustainability goals across sectors (commercial, industrial, residential)	Engage in up to 3 national conferences and 20 local and regional meetings to learn sustainability and energy use best practices	
Reduce district-wide energy consumption by 25% below 2010 levels by 2030	Reduce district-wide energy consumption by 20% below 2010 levels by 2025	Complete 9 projects identified in Phase 1 of Strategic Energy Project Plan and evaluate— and if applicable, advance— two district energy possibilities in DMC District	

STRATEGIC PRIORITY: BUSINESS DEVELOPMENT AND MARKETING

Execute business development and marketing activity to secure private investment, recruit and retain new businesses and entrepreneurs, develop our workforce, and achieve the goals of the DMC Development Plan.

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Achieve highest quality patient, visitor, resident experience	Discovery Square organizations and their staff are integrated into the Rochester community	Comprehensive communications plan is used to on-board and assimilate new Discovery Square-based businesses	
Create 30,000 new jobs, including 3,230 in bio-med-tech	Assistive Technology Challenge (ATC) enables formation of 10 new ATC-related businesses, creating 25 new jobs towards the 5-year goal of creating 510 Mayo and non-Mayo new jobs in bio-med-tech	ATC2.0 completed in spring; ATC3.0 initiated in fall	
	Programming supports the formation of 20 new startup companies and 100+ new jobs, towards the 5-year goal of creating 510 Mayo and non-Mayo new jobs in bio-med-tech	Partner with other organizations to support entrepreneurial programming	
	200+ new jobs created by recruiting 20 new bio-med-tech businesses into Discovery Square, towards the 5-year goal of creating 510 Mayo and non-Mayo new jobs in bio-med-tech	New businesses operate in Discovery Square	
\$5.6 billion of private investment	More than \$1 billion of new private development, consistent with development plan, underway	Drive qualified traffic to dmc.mn and generate qualified leads by executing an integrated marketing campaign to targeted regional, national and international audiences	
		Secure two national media placements and a minimum of one national speaking engagement and showcase the DMC model to a minimum of two regional audiences by executing a comprehensive communications plan	
		Five new development proposals introduced and approved	
Retail developments active across all DMC subdistricts	Retail strategy implemented throughout DMC district and downtown Rochester	Retail strategy completion and initial implementation	
Ensure compliance with specific requirements of the DMC Act		WMBE, Targeted Business Utilization, Prevailing Wage, American-made Steel	

LEGISLATIVE REQUIREMENTS

<u>2035 Goal</u>	<u>Phase 2 (2025) Goal</u>	<u>2020 Outcome</u>	<u>Status</u>
Ensure compliance with specific requirements of the DMC Act		Update Development Plan	

