



DMC
Destination
Medical Center

Destination Medical Center Corporation
Board of Directors Meeting

Thursday, February 1, 2024
9:30 A.M.

DESTINATION MEDICAL CENTER CORPORATION (DMCC)
SPECIAL BOARD MEETING

Thursday, February 1, 2024
9:30 A.M.

Mayo Civic Center, 30 Civic Center Dr SE, Suite 101, Rochester, MN

To View the Meeting Remotely: <https://us02web.zoom.us/j/81741811080>

AGENDA

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IX. EDA Board President Comments	
X. Metrics	
XI. Discussion Items	
A. Minnesota MedTech 3.0	65

¹ For public comments, please indicate that you wish to speak either in-person at the meeting, through the chat feature on the web link, or by emailing info@dmc.mn by 9:00 A.M. on the meeting day. Written comments may also be submitted to info@dmc.mn.

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A.	Executive Committee: March 14, 2024 at 1:00 P.M.	
B.	Next Regular Meeting: May 23, 2024 at 9:30 A.M. (at Hilton Rochester Mayo Clinic Area, 10 East Center Street)	
XIV.	Adjournment	

DESTINATION MEDICAL CENTER CORPORATION (DMCC)
BOARD MEETING

FRIDAY, NOVEMBER 17, 2023

MINUTES

- I. Call to Order. Chair Pamela Wheelock called the meeting to order at 9:30 a.m.
- II. Roll Call. James Campbell, Council President Brooke Carlson, R.T. Rybak, Commissioner Mark Thein, Chair Pamela Wheelock, and Paul Williams were present. Mr. Campbell participated via interactive technology because he was out of state.
- III. Approval of Agenda. Council President Carlson moved to approve the agenda. Commissioner Thein seconded the motion.

Ayes: Mr. Campbell, Council President Carlson, Mr. Rybak, Commissioner Thein, Chair Wheelock, and Mr. Williams. Nays: None.
- IV. Approval of Minutes: September 28, 2023. Council President Carlson moved to approve the September 28, 2023 minutes. Mr. Rybak seconded the motion.

Ayes: Mr. Campbell, Council President Carlson, Mr. Rybak, Commissioner Thein, Chair Wheelock, and Mr. Williams. Nays: None.
- V. Public Comment. No public comments were offered.
- VI. Chair's Report. Chair Wheelock noted that the metrics information was included in the meeting packet. She also noted that, similar to the recent Request for Proposals (RFP) for audit services, the DMCC will issue an RFP for legal services. Council President Carlson provided a brief overview of the recent approval of the local option sales tax referendum. Chair Wheelock also proposed that, after the conclusion of some Board meetings in 2024, there be an informal opportunity to listen to a speaker and learn more information on a topic of interest to the DMC initiative.
- VII. Consent Agenda.
 - A. DMCC 2023 Budget: Year to Date Update.
 - B. Selection of Audit and Tax Service Provider.

Resolution A: Approving the Appointment of CliftonLarsonAllen LLP,
Subject to Successful Negotiation and Execution of Agreement.
 - C. Amended Regular Meeting Schedule.

Resolution B: Amending the 2024-2025 DMCC Board Regular Meeting Schedule.

Mr. Rybak moved to approve the consent agenda. Commissioner Thein seconded the motion.

Ayes: Mr. Campbell, Council President Carlson, Mr. Rybak, Commissioner Thein, Chair Wheelock, and Mr. Williams. Nays: None.

VIII. Discussion Items.

- A. 2025 Development Plan Update. Patrick Seeb, EDA Executive Director, and Catherine Malmberg, EDA Public Infrastructure & Development Strategy Director, presented the timeline and process for preparing and approving the 2025 update to the Development Plan.
- B. Discovery Labs. Chris Schad, EDA Business Development Director, and Michael Flynn, EDA Senior Economic Development Director, provided an update on shared lab development planning. The Board requested additional information as to the DMCC's specific role, as well as capital costs and operating model information.
- C. Downtown Riverfront. Cindy Steinhauser, City of Rochester Deputy Administrator, David Gamble, Gamble Associates Founding Principal, and Ms. Malmberg presented an update regarding the downtown riverfront small area plan. The Board discussed connections to nearby amenities, including Mayo Park and Discovery Walk, the on-going review of watershed scale, potential mixed use options, and recreational use. The Board expressed interest in learning more about the City's proposed bonding request to the State.
- D. University of Minnesota Rochester Update. Dr. Lori Carrell, Chancellor of the University of Minnesota Rochester, provided an update on campus planning and growth.

IX. Status Reports. The Board discussed the interest rate environment, increased construction costs, and the impact on investment. Chair Wheelock requested an update on the West Transit Village. Mr. Campbell noted the recent federal designation of Minnesota as the MedTech 3.0 hub.

X. Adjournment. Mr. Rybak moved to adjourn the meeting. Council President Carlson seconded the motion.

Ayes: Mr. Campbell, Council President Carlson, Mr. Rybak, Commissioner Thein, Chair Wheelock, and Mr. Williams. Nays: None.



To: Mark Thein, Treasurer
Kaela Brennan, Attorney

From: Jean McGann, City of Rochester Interim Finance Director

Date: January 24, 2024

RE: December 2023 DMCC Budget Summary – unaudited

The attached budget summary through December 2023 reflects DMCC operating expenditures totaling \$3.1 million of the \$3.9 million approved 2023 budget. The remaining amount unspent represents 22% of the total budget with 0% of the year remaining.

The second page of this summary provides a listing of DMCC authorized capital projects managed by the City of Rochester and categorized by program budgets.

Approximately \$11.8 million has been spent on these projects in 2023 with the majority spent on Discovery Walk and Rapid Transit activity. Total life-to-date expenditures on all projects is approximately \$116.2 million.

As 2023 financial information is finalized, there will be adjustments to the financial information presented.

Please contact me with any questions or concerns.

**DMCC Projects by Category
Managed by City of Rochester
Through December 2023**

PROJECT	PROJECT STATUS	YEAR TO DATE EXPENSES	PROJECT BUDGET	LIFE TO DATE EXPENSES	LIFE TO DATE ENCUMBRANCE
Administration					
C.8601 - City Project Administrative Costs-DMCC (Budget-Current Yr)	Annual Budget	665,078	1,096,277	3,386,398	
C.8606 - City Staff Costs-DMCC - (Budget-Current Yr)	Annual Budget	9,954		443,267	
C.8607 - County Staff Costs-DMCC	Complete			168,754	
C.8629 - Development Plan Update	Complete		750,000	154,960	
C.8632 - Downtown Changes COVID-19	Complee		250,000	43,524	
C.8902 - FestivalAreaStdy&ConceptDesign	Complete			84,133	
Total Administration		675,032	2,096,277	4,281,037	
Econ Development/Public Realm					
C.8624 - ChateauTheatreBldgImprov/Purch	Nearly Complete	1,086,991	9,951,362	9,730,362	200,998
C.8625 - Heart of the City	Nearly Complete	218,018	20,643,209	21,288,263	313,931
C.8633 - Strategic Development	Ongoing		13,000,000	2,200,000	
C.8634 - Riverfront Reimagined	Study	752,001	1,000,000	931,548	
C.8904 - Discovery Walk	Active Construction	5,938,193	15,720,000	14,584,439	4,121,383
C.8905 - CnstrctSnSwCpBys3AveSWfr2StSW	Open	29,606	3,100,000	29,606	
Total Econ Development/Public Realm		8,024,809	63,414,571	48,764,218	4,636,312
Infrastructure					
C.8611 - San. Sewer 12th Ave from 2nd St NW to 2nd St SW	Post Construction	174,155	6,260,294	6,163,981	
C.8612 - West Zmbro San Sewer Lift Line from CookPk to Civic C Drive	Complete		950,000	46,592	Combined w/8611
C.8626 - San. Sewer Upsize 1st Ave & 3rd Ave SE on 4th / Govt Cntr Siphon	Complete		8,000,000	6,662,993	
C.7326 - Reconst 4th St SW from 1st Ave to 6th Ave	Complete		2,205,789	2,205,789	
C.7319 - Reconst 7th Ave NW from 2nd St NwW to 4st NW	Warranty	1,949	4,800,000	4,800,000	
C.7318 - Reconst North Broadway -	Active Construction	-	4,400,000	4,000,000	
C.1037 - Steam Replace/District Energy	Active Construction	-	2,000,000	731,815	-
C.4716 Downtown Sidewalk Experience Enhancement	Active Construction	562,836	2,900,000	2,131,000	
C.7344 Reconstruct 3rd Avenue NW Between 4th St SW and 5th St SW	Active Construction	38,272	1,578,000	345,000	27,824
C.7830 1st Street NW San Sewer Diversion from 1st Ave to Broadway	Warranty	-	1,479,000	1,400,032	
C.7919 6th Street Bridge over Zumbro River	Design	108,296	1,300,000	280,000	
Total Infrastructure		885,509	35,873,083	28,767,203	27,824
Transit					
C.8614 - DMCTransit&InfrastrctrPgrmMgmt	Complete		3,956,739	1,826,262	
C.8617 - Broadway @ Center Parking Ramp	Complete		10,500,000	10,500,000	
C.8618 - SharedParkngStudy&PrgmDevlpmnt	Complete		2,061,854	1,874,219	
C.8620 - City Loop Plan	Complete		1,209,938	968,732	
C.8621 - Transit Circulator Study	Complete		2,241,532	1,780,877	
C.8623 - DMCC Street Use Study	Complete		3,117,708	2,885,882	
C.8628 - Downtown Circulator Project	Complete			269,941	
C.8706 - DMCTransitCirculatorTODPInStdy	Complete			829,414	
C.8707 - Rapid Transit Projects	Design	2,170,246	41,885,660	11,587,112	
C.8709 - Arrive Rochester Implementatn	Ongoing	44,672	300,000	163,437	
C.8903 - Dedicated Bike Lanes-3rd/4thAve&CtrSt	Complete		2,038,300	1,745,083	
Total Transit		2,214,918	67,311,731	34,430,959	-
Grand Total		11,800,269	168,695,662	116,243,416	4,664,136

Destination Medical Center Corporation
Financial Budget Summary
Preliminary December 31, 2023

	2023 Approved Budget	Current Month December 2023	December 2023 Year To Date	Amount Remaining	Percent Remaining
DMCC Corporation:					
Rents and Leases	34,017		22,681	11,336	33%
Professional Services	172,300		84,951	87,349	51%
Travel/Training	6,000		1,684	4,316	72%
Insurance and Bonds	20,000		18,681		
Interest / Other Administrative		12	58		
Subtotal DMCC	232,317	12	128,055	103,001	44%
Third Party Costs - DMC EDA					
Employee Services	1,289,172	213,677	1,244,921	44,251	3%
Operating Expenses	70,974		191,592	(120,618)	-170%
Operational Costs - Contracted			1,189	(1,189)	
Economic Development Outreach & Support	691,472	3,552	282,347	409,125	59%
Professional Services	517,410	7,093	281,348	236,062	46%
Miscellaneous Expenses	54,500			54,500	100%
Subtotal EDA	2,623,528	224,322	2,001,397	622,131	24%
Third Party Costs - City of Rochester Project Management Budget					
Employee Services	995,277	80,095	889,292	105,985	11%
Contractual Maint and Repair	38,760	-	753	38,007	98%
Expert and Professional Services	8,160	228	28,823	(20,663)	-253%
Travel/Training/Memberships	13,414	365	11,058	2,356	18%
Operations Expenses	12,990	1,661	12,608	382	3%
Miscellaneous/Other	11,568	16	17,302	(5,734)	-50%
Subtotal City Project Management	1,080,169	82,365	959,836	120,333	11%
Total DMCC Operations 2023	3,936,014	306,699	3,089,288	846,726	22%

NOTE: December 2023 is not yet closed, therefore the December numbers are not final.

DMCC Working Capital Note: \$1,000

EDA Working Capital Note: \$100,000

MEMO

To: Brian Anderson, Assistant Treasurer, DMC Corp.

From: Patrick Seeb, Executive Director, DMC EDA

Date: 01/26/24

RE: Request for 2023 Budget Encumbrance

The 2023 DMC EDA work plan approved by the DMC Corp. board of directors and Rochester City Council included an objective to “(l)aunch a website housed within www.dmc.mn that includes information on business development in the DMC district, out-of-market job creators and investors, site selection professionals, and targeted industry research.” Some revisions were made to the DMC website, but the project remains a work in progress.

The DMC EDA is requesting that the DMC Corp. board of directors approve a 2023 operating budget encumbrance of \$100,000 to pay for these services. Funds remain available in the 2023 budget to cover these costs: as of December 31, 2023 DMC EDA operating budget expenses paid by the DMC Corp. totaled \$2,208,005.62, or 84% of the approved \$2.623,528.00 2023 budget.

Annual Report to the Legislature

To: DMCC Board of Directors

From: DMC EDA

Date: January 26, 2024

Request of the board of directors:

Approve Resolution A, “Authorizing Report to the Legislature Pursuant to Statute”

Overview:

The Minnesota state statutes governing the DMC initiative provide that by February 15 of each year, the DMCC and the City of Rochester must jointly submit a report to the chairs and ranking minority members of the legislative committees and divisions with jurisdiction over local and state government operations, economic development, and taxes, to the Commissioners of Revenue and Employment and Economic Development, and to Olmsted County.

The report must include the following specific elements:

- the development plan and any proposed changes to the development plan
- progress of projects identified in the DMC development plan
- actual costs and financing sources, including the amount paid with DMC state aid, and required City and County DMC contributions of projects completed in the previous two years by the DMCC, City, County, and Mayo Clinic
- estimated costs and financing sources for projects to be started in the next two years by the DMCC, City, County, and Mayo Clinic
- debt service schedules for all outstanding obligations of the City for debt issued for DMC projects

DMC EDA, DMCC, and City staff have prepared a draft report for DMCC and City Council consideration.

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. __-2024

Authorizing Report to the Legislature Pursuant to Statute

BACKGROUND RECITALS

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

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

B. The DMCC and City staff have prepared a draft report, due on February 15, 2024, and attached as Exhibit 1.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the Destination Medical Center Corporation Board of Directors that the Chair or Vice Chair of the DMCC is authorized to execute and submit the report to the Minnesota Legislature as required by the Act, in form similar to the report attached here as Exhibit 1, as may be modified through further discussions with the City, and to take such other actions as are necessary and appropriate to effectuate the timely submission of the report to the Minnesota Legislature.



**Destination Medical
Center Corporation
(DMCC)**
201 4th Street SE
Rochester, MN 55904
www.dmc.mn

February __, 2024

The Honorable Erin Murphy
Chair, State and Local Government and
Veterans Committee
Minnesota State Senate
3211 Minnesota Senate Building
95 University Ave W
St. Paul, MN 55155

The Honorable Ginny Klevorn
Chair, State and Local Government Finance
and Policy Committee
581 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Bruce Anderson
State and Local Government and Veterans
Committee
Minnesota State Senate
2209 Minnesota Senate Building
95 University Ave W
St. Paul, MN 55155

The Honorable Jim Nash
State and Local Government Finance and
Policy Committee
349 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Bobby Joe Champion
Chair, Jobs and Economic Development
Committee
Minnesota State Senate
3401 Minnesota Senate Building
95 University Ave W
St. Paul, MN 55155

The Honorable Hodan Hassan
Chair, Economic Development Finance and
Policy Committee
Minnesota House of Representatives
597 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable Rich Draheim
Jobs and Economic Development Committee
Minnesota State Senate
2225 Minnesota Senate Building
95 University Ave W
St. Paul, MN 55155

The Honorable Jon Koznick
Economic Development Finance and Policy
Committee
Minnesota House of Representatives
281 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155-1206

The Honorable John Marty
Chair, Finance Committee
Minnesota State Senate
3235 Minnesota Senate Building
95 University Ave W
St. Paul, MN 55155

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

The Honorable Eric Pratt
Finance Committee
Minnesota State Senate
2217 Minnesota Senate Building
95 University Ave W
St. Paul, MN 55155

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

The Honorable Ann Rest
Chair, Taxes Committee
Minnesota State Senate
328 Capitol
75 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155

The Honorable Aisha Gomez
Chair, Taxes Committee
Minnesota House of Representatives
453 State Office Building
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St. Paul, MN 55155-1206

The Honorable Bill Weber
Taxes Committee
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2211 Minnesota Senate Building
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The Honorable Greg Davids
Taxes Committee
Minnesota House of Representatives
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St. Paul, MN 55155-1206

Commissioner Matt Varilek
Minnesota Department of Employment and
Economic Development
Great Northern Building
180 E. 5th Street, Suite 1200
St. Paul, MN 55101

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

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

Re: Destination Medical Center - February 15, 2024 Report

Dear Senators, Representatives, Commissioners, and Chairs:

On behalf of the Destination Medical Center Corporation (the “DMCC”) and the City of Rochester (the “City”), we are pleased to submit the enclosed annual report on the progress of the Destination Medical Center (“DMC”) initiative, in accordance with Minnesota Statutes, Sections 469.40 – 469.47 (the “Act”).

The Act requires that this report include five elements: (1) the DMC development plan and any proposed changes; (2) progress of projects; (3) costs and financing sources, including State funding and required local contributions, for recent projects; (4) estimated costs and financing sources for future projects; and (5) debt service schedules for all outstanding obligations of the City for debt issued for DMC projects. We discuss each of these elements in the report. Below, we provide a summary of DMC’s 2023 milestones, as well as a brief background of Minnesota’s largest economic development initiative.

Destination Medical Center: 2023 Milestones

The DMC public-private partnership continued to flourish in 2023, ten years after the Legislature enacted this historic economic development initiative. Two highlights of the year deserve particular attention in the mission to position Rochester, Minnesota as the world's premier destination for health and wellness. First, Mayo Clinic announced a momentous investment in the *Bold. Forward. Unbound. in Rochester* initiative. Second, qualified private investments from 2013 through 2022 neared \$1.5 billion.

Mayo Clinic announced a \$5 billion expansion in its Rochester campus, the largest investment in Mayo's 160-year history and the largest investment in Minnesota history. Mayo plans to add five new buildings with 2.4 million square feet of space, with a focus on integrating in-person and virtual visits and shading the traditional lines between inpatient and outpatient care and between in-person and digital health care. The project features two new clinical buildings at the center of campus, located in the heart of the DMC development district. Skyways and tunnels will connect the new facilities with existing buildings, as well as downtown retail, housing, higher education facilities, and other multi-purpose community assets.

The success of the DMC initiative through 2023 helped to build the foundation to support Mayo Clinic's new multi-billion-dollar investment. Mayo Clinic's *Bold. Forward. Unbound. in Rochester* initiative will expand its clinical, research, and education facilities in Rochester and critically advance the DMC initiative.

As to private investment certifications, in 2023, we certified to the Minnesota Department of Employment and Economic Development ("DEED") a total of \$199,088,689.42 for the year ending December 31, 2022, which includes \$172,632,461.06 in Mayo Clinic investments and \$26,456,228.36 in other private investments. The cumulative total of Mayo Clinic and other private investments through 2022 is \$1,461,132,648.74. In addition, as to transportation, the City certified City and County transit contributions of \$9,081,280.13 for 2022, qualifying for the maximum disbursement of State transit aid of \$7,500,000.

In addition to these certified investments, there are many other projects proposed or under construction, the majority of which are private investments with no direct DMC public assistance. A map of the DMC development district and key public and private projects is attached as Exhibit A to the report. A summary of significant projects is attached as Exhibit B to the report.

Destination Medical Center: Background

The Act established a unique public-private partnership to lead this historic economic development initiative. The law also required private investment to lead the public investment: it required \$200 million in private expenditures before any State funding occurred. This threshold was surpassed in 2017, and more than \$1.46 billion of private funding has been certified through 2022.

The Act further established the partnership between the DMCC, the City, Mayo Clinic, and Olmsted County. The DMCC Board of Directors is appointed by the Governor, the City, the County, and Mayo Clinic. Key funding and strategy decisions require approval by both the DMCC and the City Council. Specifically, the Act required the preparation and joint approval of a development plan (the “Development Plan”), which serves as the strategic framework for DMC’s business and economic development strategy. It includes land use, transportation and infrastructure planning, market research, funding priorities, business and economic development, and market strategies. After City approval, the DMCC adopted the Development Plan on April 23, 2015. The Development Plan must be updated not less than every five years. The Five-Year Update was approved by the City and by the DMCC in 2020. The Ten-Year Update is underway and is scheduled for approval in May of 2025.

The benefits of the DMC initiative may be measured in other ways. From the end of 2015 through the first quarter of 2023, Mayo Clinic alone added approximately 6,500 employees in Rochester. Hundreds of housing units and tens of thousands of square feet of bio-med-tech space have been developed, and hundreds of community members have been engaged in the visioning and design of DMC public investments. Mayo Clinic’s *Bold. Forward. Unbound. in Rochester.* will lead transformational progress on all fronts.

For more information, including viewing the DMC Development Plan, public meeting materials, project updates, investor and developer information, and market research, visit www.dmc.mn. The City’s website, www.rochestermn.gov, also provides information on the DMC initiative.

Thank you for your consideration of this annual report. On behalf of both the DMCC and the City, we welcome your comments or questions. We look forward to continued progress on the Destination Medical Center initiative in 2024.

DRAFT

DRAFT

Pamela Wheelock, Chair
Destination Medical Center Corporation

Kim Norton, Mayor
City of Rochester

Enclosures
cc: Legislative Reference Library



DR

ANNUAL

REPORT Destination Medical Center Corporation
& City of Rochester

February 15, 2024



City of Rochester: 507.328.2900



City of Rochester
DMC Corporation
201 4th St. SE
Rochester, MN 55904



rochestermn.gov
dmc.mn

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Minnesota Statutes, Section 469.43, subd. 8 requires that five elements be included in this annual report.

ONE

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

TWO

Progress of projects identified in the Development Plan.

THREE

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

FOUR

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

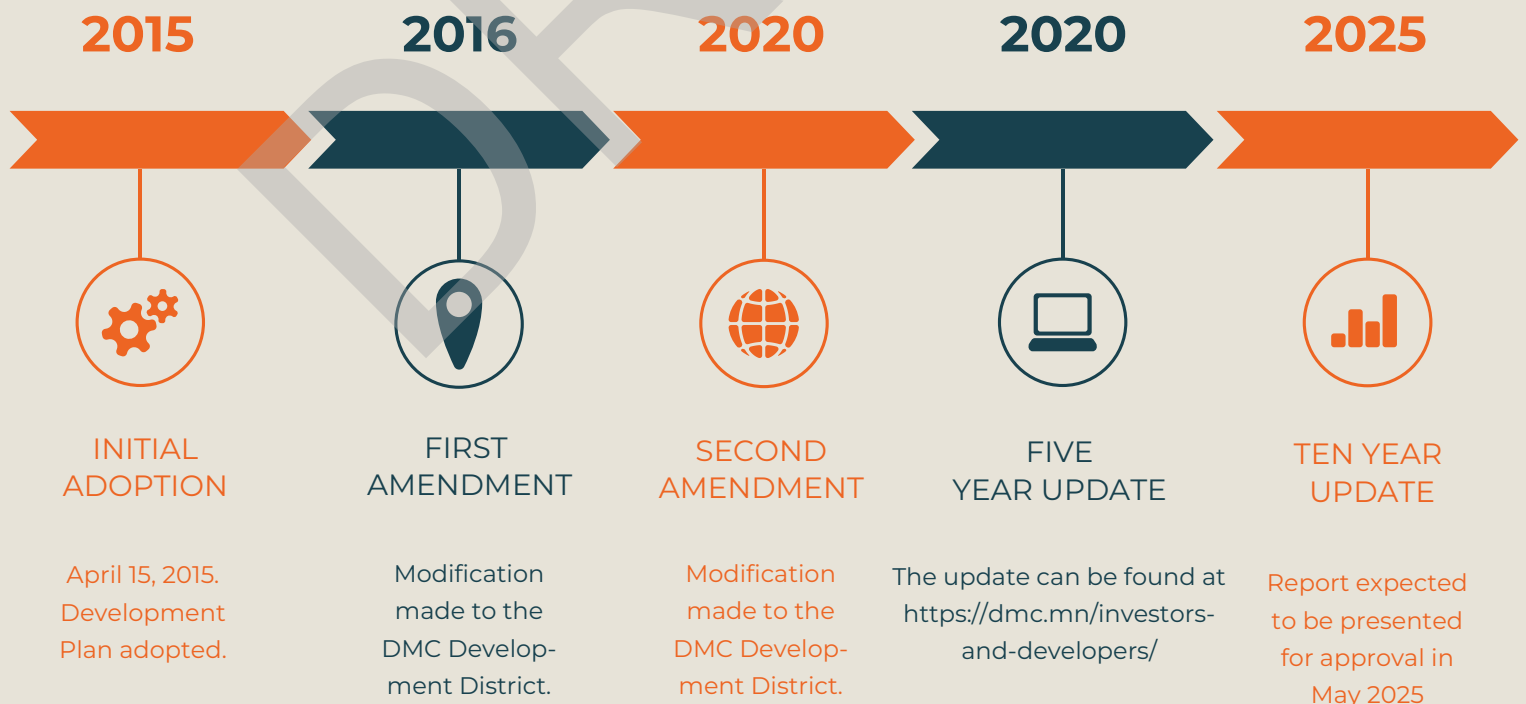
FIVE

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

01

ONE

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



Development Plan.

One of the primary goals of the Act was the adoption of a Development Plan. In September 2013, the DMCC established specific goals and objectives for the Development Plan: to create a comprehensive strategic plan, and over the life of the project, to stimulate over \$5 billion in private investment that will be supported by \$585 million in public funds, create 35,000-45,000 new jobs, generate \$7.5 billion to \$8.5 billion in net new tax revenue, and achieve the highest quality patient, visitor, any resident experience..

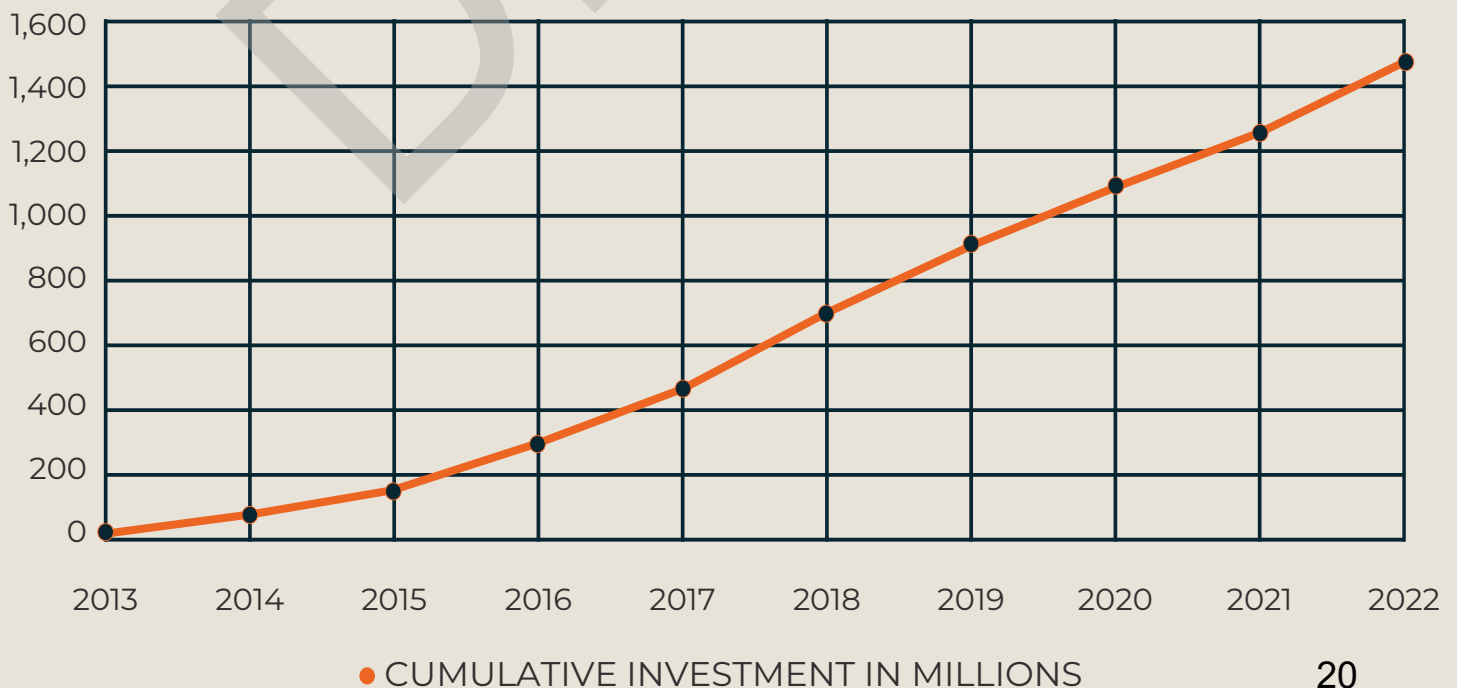
The Development Plan is the strategic framework for the DMC initiative, establishing a comprehensive business and economic development strategy. It includes land use, transportation and infrastructure planning, market research, funding priorities, business and economic development, and market strategies. Upon making the findings set forth in the Act, including finding that the City had approved the Development Plan, the DMCC adopted the Development Plan on April 23, 2015. The Act requires that the Development Plan be updated not less than every five years. The Five-Year Update was approved by the City and by the DMCC in 2020. The Ten-Year Update is underway and is scheduled for approval in May of 2025.

Development Plan cont.



Private Investment Leads Public Investment.

The Act required that private investment lead the way for this private-public model of partnership. The required private investment of \$200,000,000 before state funding would begin under the Act was met in 2017. The graph below depicts the cumulative private investment, in millions of dollars, since 2013.



Progress of projects identified in the Development Plan.

According to the Act, a public infrastructure project must be approved by the DMCC before it is proposed to the City. The DMCC must review the project proposal for consistency with the Development Plan.

Since the adoption of the Development Plan on April 23, 2015, a number of projects have been approved by the DMCC and the City. A map of the DMC Development District and key projects is included as Exhibit A. A summary of major approved projects in the DMC Development District is attached as Exhibit B.

We wish to highlight the progress in 2023 of certain approved projects:

- Discovery Walk
- Heart of the City Phase One
- Riverfront Reimagined
- Bryk on Broadway
- Soldiers Field Memorial Park
- Mobility
- Capital Improvement Plan

02





THE BIG DIG: A family friendly event hosted to bring excitement about the project. Sept 2022



DISCOVERY WALK

Discovery Walk is a four-block linear parkway along 2nd Avenue SW. It is planned to connect Annenberg Plaza to Soldiers Field Memorial Park and function as an extension of the Heart of the City public realm project. Discovery Walk is designed to feel like a park and to promote health, wellness, and innovation. It will also serve as a catalyst for future private development in Discovery Square. Construction advanced significantly in 2023, including the pedestrian ramp located in the 300 block, pedestrian lighting art, and the snow melt system. Completion is anticipated in spring 2024.

HEART OF THE CITY PHASE ONE



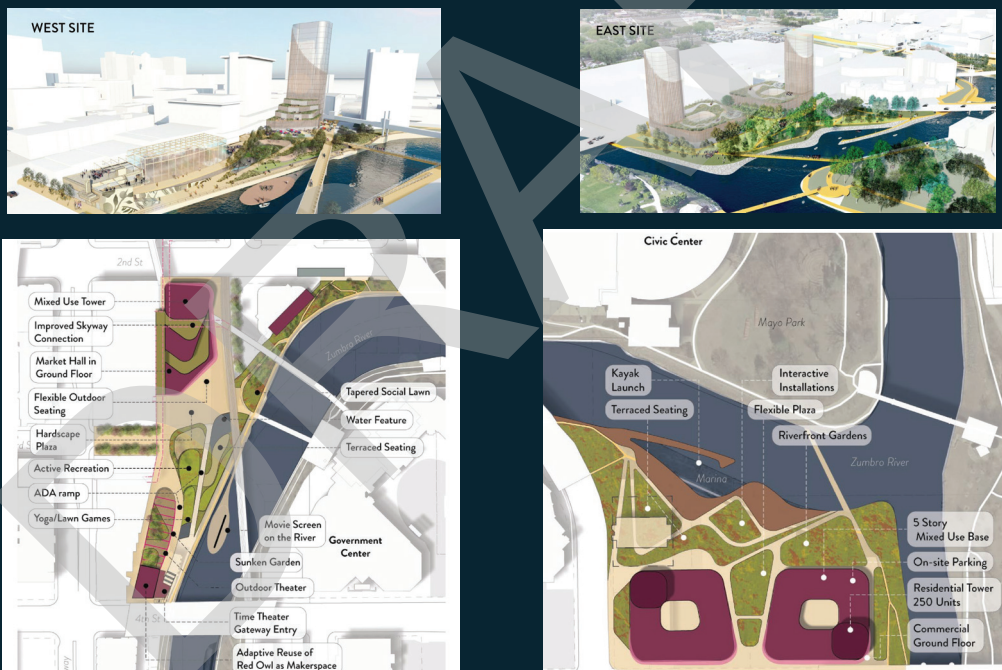
The first phase of this project was renovating the east elements of Peace Plaza and surrounding areas. It was unveiled in 2023. The public realm project features universal design elements, sustainability, integrated art and improved infrastructure, and a catenary lighting system. This project has stimulated new and expanded commercial and retail businesses in the area and won the 2023 Award of Excellence in Urban Design from the American Society of Landscape Architects.

RIVERFRONT REIMAGINED

Following the City-initiated Downtown Waterfront S.E. Small Area Plan study for a 60+ acre area located southeast of the downtown core on the Zumbro River, the City continues to lead development of this future mixed-use neighborhood.

In July 2022, the City adopted the Riverfront Small Area Plan as a preferred plan to guide the transformation of the redevelopment area as a “front door” to the river and gateway into downtown. In August of 2022, the City was awarded a federal RAISE grant in the amount of \$19.9 million for the Sixth Street Bridge crossing the Zumbro River. In 2023, the project advanced with site preparation, flood wall work with the Army Corps of Engineers, further design, and interim site activation.

East and West side renderings of Riverfront Area.



Downtown Waterfront Southeast



BRYK ON BROADWAY



The Bryk on Broadway, located at 401 Broadway Ave N., opened in 2023 as a mixed-use, mixed-income apartment building with rents at varying levels. Of the 180 workforce housing apartments, 54 units are income-restricted to those at or below 50% of the area median income, 18 units to those at or below 60% of the area median income, and 108 units to those at or below 80% of the area median income.



Rendering of BRYK on Broadway

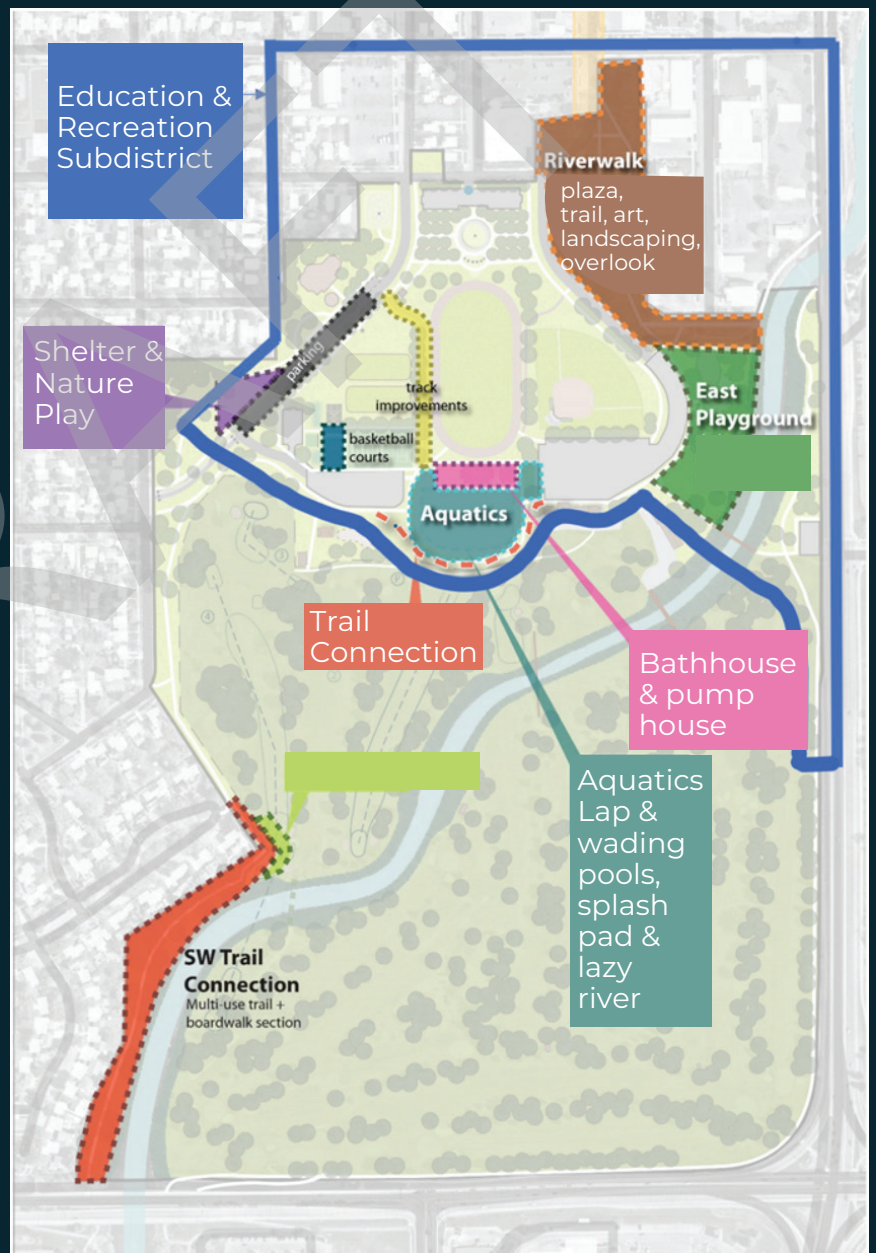
SOLDIERS FIELD MEMORIAL PARK

“Soldiers Field”) contains 150 acres of memorials and active recreation space, including 4,000 feet of riverfront. The northern portion lies within the DMC Development District and is featured in the Development Plan as an anchor of the Education and Recreation Subdistrict.

This project also maximizes connections to other key features of the DMC Development District: Discovery Walk will connect the Heart of the City to Soldiers Field and the Sixth Street Bridge will link Soldiers Field to the downtown waterfront area.

The public realm improvements within the district feature an aquatics center, with lap pool, bath house, wading pool, and outdoor seating, new basketball courts, adding a trail through the northeast corner of the park, nature play area, community shelter, public restrooms, and new public parking.

Importantly, this project combines federal, State, City, and DMC funding sources to reinvigorate this public asset. Project improvements are well underway and construction is expected to conclude in 2024.



Soldiers Field Concept

MOBILITY

Progress continued on the approximately three-mile bus rapid transit project known as “LINK.” This project has applied for the Federal Transit Administration (FTA) Small Starts funding process. In 2022, the City and Mayo Clinic entered a twenty-year operating agreement in which Mayo Clinic will cover the annual local match for operating costs and all riders may use the system without paying fares. In 2023, design work was nearly completed, and state and federal environmental reviews concluded. With the significant progress in project planning and qualifying expenditures, the City certified, and the Minnesota Department of Employment and Economic Development (DEED) approved, \$9,081,280.13 in City and County transit contributions for 2022, qualifying for the State’s disbursement of \$7,500,00 as the annual maximum of state transit aid.



A critical component of the Link experience is the future development of the West Transit Village at the western terminus at Second Street SW. The vision for the West Transit Village extends far beyond parking, with the potential uses of mixed income housing, retail, and childcare.

In 2023, Mayo Clinic selected a team of development partners to prepare design options for a final site plan.



Service early in the morning to late at night.



Service every 5 minutes during rush hours & 10 minutes other times.



Fare-free service for all riders.







Fully electric bus fleet with on-route chargers.



Stations with shelter, heating, light, and real-time signage.

CAPITAL IMPROVEMENT PLAN (CIP)

In addition to these projects, the DMCC and the City have approved a Capital Improvement Plan (“CIP”) for public infrastructure projects for 2024. Projects identified in the CIP are categorized as follows: Public Realm, Mobility, Strategic Redevelopment, and Streets and Sewers.

PUBLIC REALM	MOBILITY	STRATEGIC REDEVELOPMENT	STREETS AND SEWERS
<ul style="list-style-type: none">● Chateau Theatre Improvements and Assets Preservation● Downtown Waterfront: Riverfront Pre-development● St. Mary's Place: Public Realm Design and Construction 	<ul style="list-style-type: none">● LINK Bus Rapid Transit, including Second Street Reconstruction and Streetscape 	<ul style="list-style-type: none">● Bio-med tech● Workforce housing● Downtown property support 	<ul style="list-style-type: none">● Sixth Street Bridge, Sixth Street SE, Waterfront Connectivity● District Energy Conversion to geothermal well heat pumps● Sanitary Sewer Capacity Bypass on Third Avenue SW 



DMC public realm projects continue to benefit from community co-design. This process recruits those most impacted by a project to assist in reaching previously underrepresented communities and perspectives. In the fall of 2023, the DMC EDA trained a third cohort of community co-design leaders, resulting in over 44 community leaders trained to advocate for co-design efforts within their organizations.

The DMC-funded projects above reflect only a portion of the number and type of public and private development projects in the DMC district. Early strategic DMC investments in public infrastructure and commercial and residential projects successfully established Rochester as a destination for investment and development. Other projects, which are now proceeding without the need for public DMC support, include workforce and market-rate housing, extended stay hotels for patients and companions, renovations to historic properties, world-class medical care and research facilities, co-working space, small business improvements, and more.

In addition to these transformative capital investments, the City and the DMC EDA have successfully secured economic revitalization, sustainability, workforce, and equitable community-building grants, including through DEED's Main Street Economic Revitalization Program, Bloomberg Philanthropies Global Mayors Challenge, and the McKnight Foundation. These grant awards, secured by the DMCC's partners, support and augment the advancement of DMC priorities.

03

THREE

Actual Cost and Financing Sources

Actual costs and financing sources, including the amount paid under Minnesota Statutes, Section 469.47 and required local contributions of projects completed in the previous two years by the DMCC, the City, Olmsted County, and Mayo. The Act requires that an annual certification of private investment by Mayo Clinic and other private investors be made to DEED by April 1 of each year, and DEED must certify that \$200,000,000 of private investment has been made before any state funding may be paid. This threshold was met and exceeded in 2017. The cumulative total amount of certified Mayo Clinic and other private investments to date is \$1,461,132,648.74.

In compliance with Minnesota Statutes, Section 469.47, attached is the annual certification of Mayo Clinic and other private investment that was submitted to DEED on March 28, 2023 (Exhibit C).

The annual certification of City expenditures, which was submitted to DEED on March 22, 2023 is also attached (Exhibit D). DEED conducted its own audit process of the certified expenditures and then approved the expenditures. The DEED certifications, dated June 16, 2023, are attached (Exhibit E).

In addition, please note the following information:

\$39,565,314 ●

- The 2024 combined operating and capital improvements budget for the DMC totals \$39,565,314 a portion of which (approximately \$8 million) is being paid for with funding other than state funds. Of this amount \$3,718,569 will be provided by Olmsted County from its 0.25% sales tax. The remaining amount is to be provided by the City of Rochester from a variety of City funding sources, including its 0.25% DMC sales tax. In addition, Mayo Clinic has pledged financial and in-kind funding to the DMC EDA in the amount of \$1,531,700.

\$127,591,189.36 ●

- Through December 31, 2023, General State Infrastructure Aid in the amount of \$127,591,189.36 has been received. State Transit Aid in the amount of \$7,500,000 has been received through December 31, 2023.

\$19,500,00 ●

- Through December 31, 2023, Olmsted County has contributed \$19,500,000.

\$64,810,418.21 ●

- Actual costs paid by the City from commencement through December 31, 2023 have totaled \$64,810,418.21, based on year-end unaudited costs. The funding source was initially City internal borrowing, which is being repaid, along with the costs for new projects and initiatives, by the City's 0.25% DMC sales tax. The City has also issued capital debt for a new parking ramp in the district. Just as the Mayo Clinic investments and other private investments have underscored the commitment to DMC, so too have the City contributions.

FOUR

Estimated Costs and Financing Sources for Projects to be started in the next two years by the DMCC, City, Olmsted County, and Mayo Clinic.



04

- The Development Plan sets forth a framework and examples of projects that may be considered for funding in the next several years. Each project will be approved on an individual basis. See also the report response to statutory elements “2” and “3”.

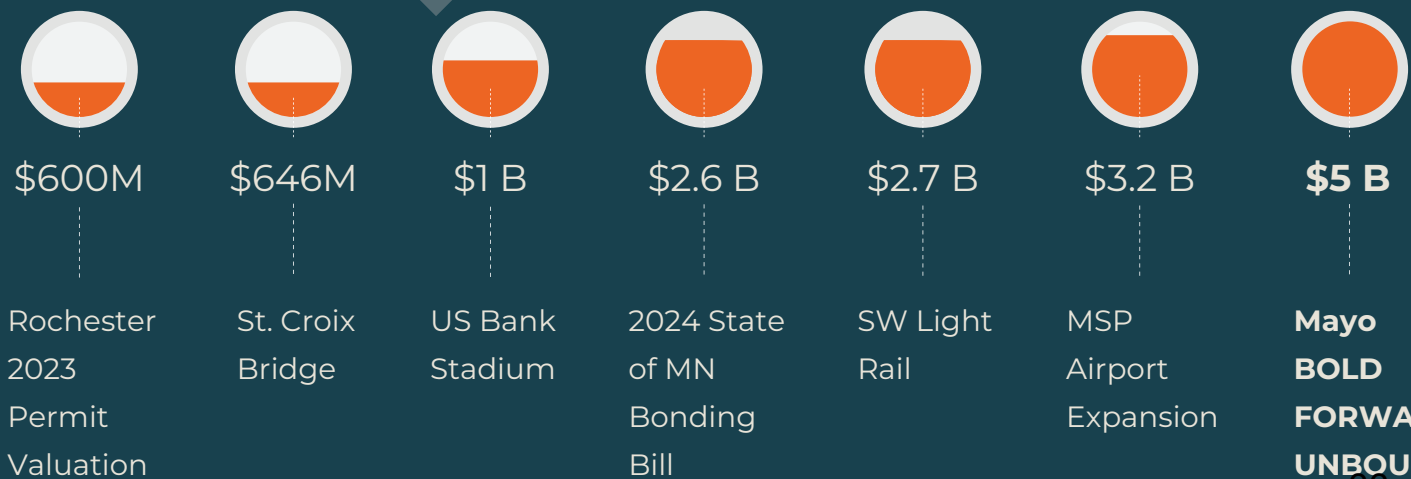


Rendering of planned new Mayo Clinic facilities in downtown Rochester

Highlights of the project:

- \$5 billion investment
- Project complete by 2030
- First buildings open in 2029
- 2.4 million square feet of new space
- \$500 million in sustaining projects

Comparative Investments within Minnesota



DMC CAPITAL PLAN

PROPOSED 2024
DMC FUNDING

PHASE 2 (2020-2024)
DMC FUNDING

PUBLIC REALM		2024 DMC FUNDING SOURCE			
DESCRIPTION					
Chateau Theatre Improvements and asset Preservation	STATE GSIA	\$1,000,000		Phase 2 Subtotal	Phase 2 Target Range
Downtown Waterfront-Pre-Riverfront Development	STATE GSIA	\$1,000,000		\$50,670,000	\$35-50M
St. Marys Place:Public Realm Design and Construction	STATE GSIA	\$500,000			
		Subtotal \$2,500,000			
MOBILITY					
DESCRIPTION					
Rapid Transit, including Second Street Reconstruction and Streetscape	DMC COUNTY TRANSIT AID	\$3,718,569		Phase 2 Subtotal	Phase 2 Target Range
	DMC COUNTY TRANSIT AID	\$5,577,854		\$60,057,083	\$60-75M
		Subtotal \$9,296,423			
STRATEGIC DEVELOPMENT					
DESCRIPTION					
Strategic Redevelopment (Bio-med-tech, workforce housing, downtown property support)	STATE GSIA	\$10,000,000		Phase 2 Subtotal	Phase 2 Target Range
		Subtotal \$10,000,000		\$30,300,000	\$20-45M
STREETS AND SEWERS					
DESCRIPTION					
Streets: Sixth Street Bridge SE, Waterfront Connectivity	STATE GSIA	\$4,000,000		Phase 2 Subtotal	Phase 2 Target Range
District Energy	STATE GSIA	\$7,200,000		\$34,477,223	\$35-50M
Sewer: Construct Sanitary Sewer Capacity Bypass on 3rd Ave SW from 2nd St SW to 4th St SW	STATE GSIA	\$1,500,000			
		Subtotal \$12,700,000			
OPERATIONS					
DESCRIPTION					
DMC Corp.	CITY	\$218,930		Phase 2 Subtotal	Phase 2 Target Range
DMC Administrative Support by City of Rochester	CITY	\$100,000		\$20,214,543	\$15-20M
DMC EDA	CITY	\$2,842,507			
City DMC Project Management	CITY	\$1,157,454			
DMC Development Plan Update	STATE GSIA	\$750,000		Subtotal \$5,068,891	
		Subtotal \$5,068,891			
		Subtotal \$25,200,000			
		Subtotal \$5,068,891			
		Subtotal \$3,718,569			
		Subtotal \$5,577,854			
		2024 DMC FUNDING TOTAL			
		\$39,565,314		\$195,718,847	\$200,000,000
					34

05

FIVE

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

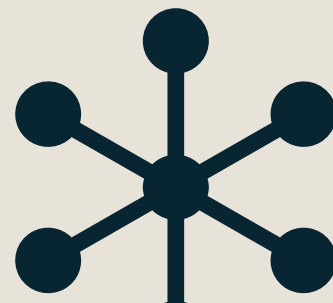
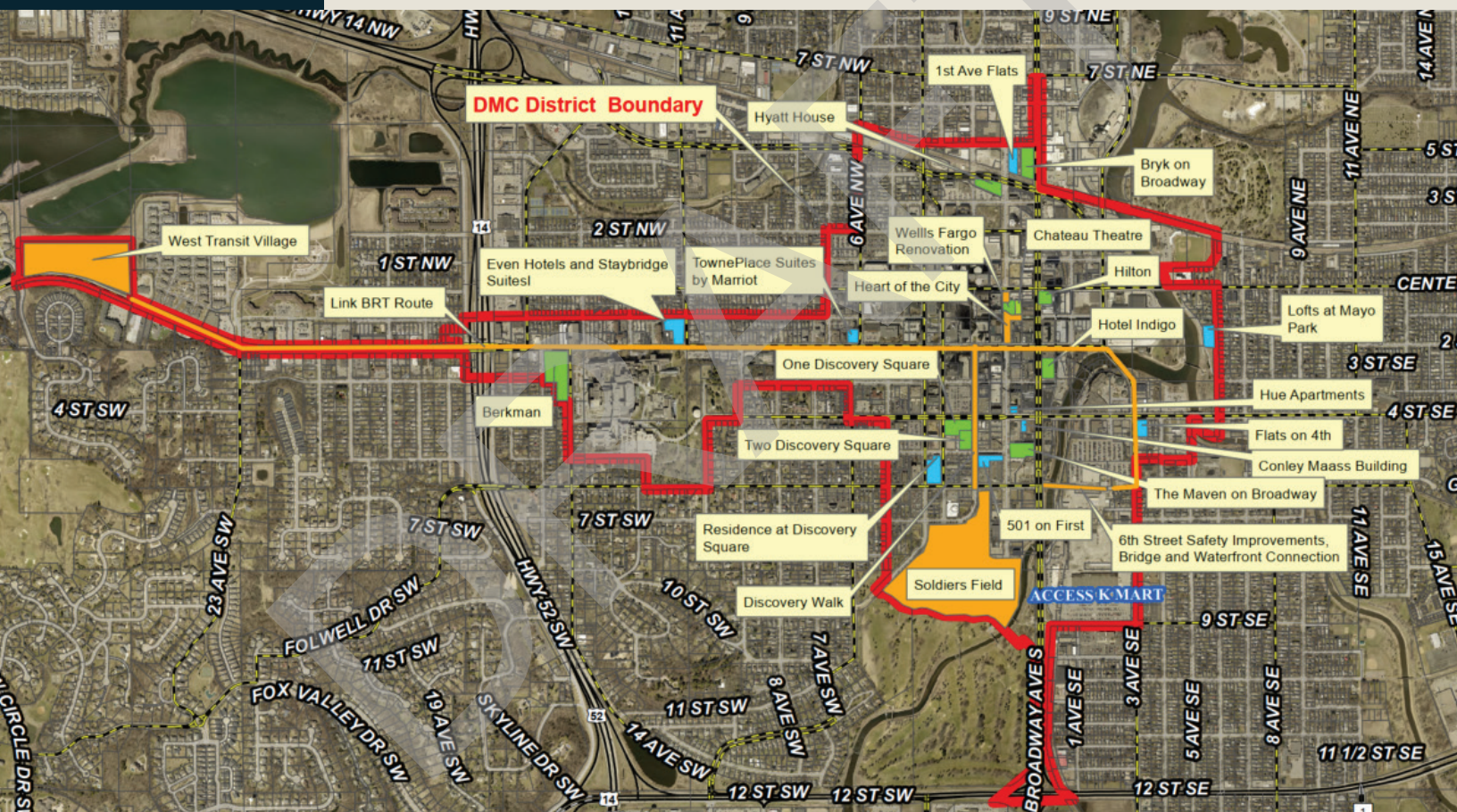
- The debt service schedule is attached as Exhibit F.

EXHIBIT



MAP OF DMC DEVELOPMENT DISTRICT AND KEY PROJECTS

MAP OF DMC DEVELOPMENT DISTRICT AND KEY PROJECTS



EXHIBIT

B

DRAFT

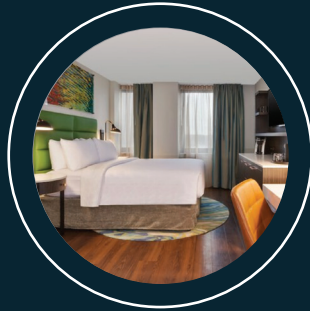
SUMMARY OF MAJOR PROJECTS



HEART OF THE CITY PHASE 1- PEACE PLAZA

This phase of the project is a renovation of the east side of Peace Plaza and surrounding areas.

The construction of this transformative project, which includes improved safety, accessibility, universal design elements, sustainability, integrated art, and improved infrastructure, is largely completed, with a catenary lighting system installed in late 2023.



HOTEL INDIGO RENOVATIONS

The Hotel Indigo involved the renovation of an existing 172- room Holiday Inn, located in the “Downtown Water-front” subdistrict as described in the Development Plan. Approved in 2018, the \$42 million redevelopment included the addition of 33,000 square feet to the existing 114,500 square feet and provided approximately 111 construction jobs and 28 new permanent jobs. Opening of the new hotel and restaurant occurred in 2020.



HYATT HOUSE

The Hyatt House project is located in the “Central Station” subdistrict as described in the Development Plan. Approved in 2018, the \$44 million project includes an eight-story, 172- room extended-stay hotel, and is providing approximately 257 construction jobs and while creating 38 permanent jobs. This project was completed in 2021.



TWO DISCOVERY SQUARE

Located at 209 5th St SW, this expansion of the DMC bio-medical, research, and technology innovation campus is a 125,000 square foot bioscience building. It features tech-forward tenant spaces designed with flexible lab capacity and leading-edge technology. Construction was completed in 2022.



BRYK ON BROADWAY

This Bryk on Broadway is located at 401 Broadway Ave N. It is a mixed-use, mixed-income apartment building consisting of 180 workforce housing apartments, providing rent at varying levels. Construction was completed in 2023.



HILTON MAYO

The Hilton Rochester Mayo Clinic Area (formerly known as the “Broadway at Center” project) is located in the “Downtown Waterfront” subdistrict as described in the Development Plan. Approved in 2015, this 371,000 square foot mixed-use project includes a 264-room hotel, restaurants, retail space, a skyway connection, and a five-level public parking ramp with 540 public spaces and 90 private spaces. The restaurants and hotel opened in 2019.



THE BERKMAN

The Berkman Apartments (formerly known as the “Alatus Project”) is located on 2nd Street SW in the “Saint Marys” subdistrict as described in the Development Plan. Approved in 2016, this mixed-use project involved the construction of an approximately 350,000 square foot, thirteen-level commercial and residential complex. It includes 350 market-rate rental units, created an estimated 235 construction jobs and eight permanent jobs, and generated a total of \$115 million in private investment. The Berkman was completed in 2020.



THE MAVEN ON BROADWAY

The Maven on Broadway (formerly known as Urban on First) is located south of 4th Street SW between 1st Avenue SW and Broadway Avenue and is in the “Discovery Square” subdistrict as described in the Development Plan. Approved in 2017, this approximately \$38 million mixed use project includes a six-story building with 156 market rate rental units, parking, and street level commercial and retail space for a total of 238,700 square feet. The Maven on Broadway was completed in 2019.



WELLS FARGO RENOVATION

This project is a renovation of a 92,000 square foot existing building, located in the “Heart of the City” subdistrict as described in the Development Plan. Approved in 2018, this project is a catalyst for the public realm in the Heart of the City subdistrict and includes connections to the street and pedestrian skyway. The renovation has made approximately 23,000 additional square feet of commercial or office space available. The project created an estimated 30 construction jobs and provided 115 permanent jobs. This project was completed in 2020.



ONE DISCOVERY SQUARE

One Discovery Square (formerly known as Discovery Square Phase One) is on First Avenue SW in the “Discovery Square” subdistrict as described in the Development Plan. Approved in 2017, this approximately \$35 million bio-science building will be a center of innovation and is housing companies whose mission is to accelerate bioscience and technology discoveries to market. The four story, 89,000 square foot building includes office, collaborative, and retail space. As noted above, this project is the first phase of achieving a key component of the Development Plan: providing jobs in the bio-science sector. One Discovery Square was completed in 2019 and is approximately 100 percent leased

PROJECTS WITHOUT DMCC FUNDING ASSISTANCE



CONLEY MAASS BUILDING

This project involved the renovation of a historic building into a restaurant space and leased space for high tech companies. The renovation was completed in 2016.

LOFTS AT MAYO PARK

The Lofts at Mayo Park is a five-story, 29-unit market rate rental apartment project, which opened in 2017.

501 ON FIRST

501 on First is a five-story, mixed use development consisting of 84 rental apartment units and 21,000 square feet of commercial/retail spaces. It opened in 2018.

RESIDENCE AT DISCOVERY SQUARE

The Residence at Discovery Square is a six-story, mixed use development consisting of 143 rental apartment units, with 20% of the units affordable to persons at 60% of the area median income, and 15,400 square feet of commercial/retail space. It opened in 2019.

HUE APARTMENTS

The Hue Apartments is a six-story, mixed use development consisting of 50 rental apartment units and 2,000 square feet of commercial/retail space. The Hue Apartments opened in 2020.

1ST AVENUE FLATS

This is a 68-unit affordable housing building, and all of the units are income-restricted to persons at or below 60% of the area median income. The building opened in 2017.

FLATS ON 4TH

This project is a six-story mixed use development consisting of 92 rental apartment units, with 19 of the units affordable to persons at 50% of the area median income, and 2,300 square feet of ground floor retail space. The building opened in 2018.

TOWNEPLACE SUITES BY MARRIOTT

TownePlace Suites by Marriott consists of a 110-unit hotel with two levels of underground parking. The hotel opened in 2021.

UNIVERSITY OF MINNESOTA ROCHESTER STUDENT HOUSING

In September 2023, the University of Minnesota Rochester opened a new 400-person-capacity student housing development at 150 Broadway Ave. South in the heart of downtown Rochester. The project, created via the renovation of the former DoubleTree Hotel on Broadway Avenue South, included approximately \$8 million in improvements.

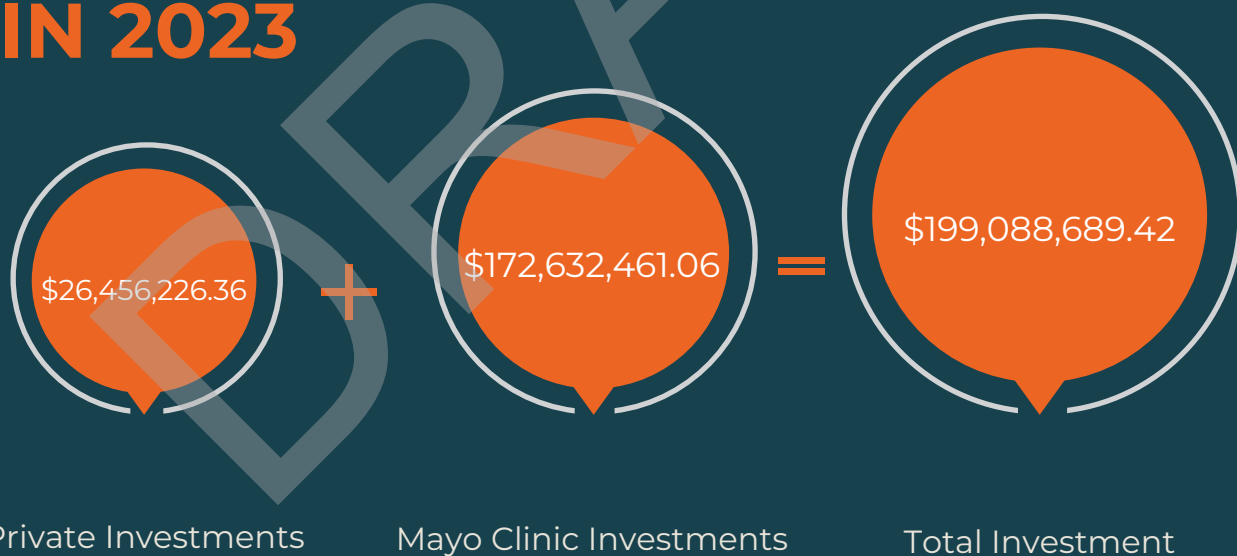
EVEN HOTELS AND STAYBRIDGE SUITES

This is a 246-unit dual-branded hotel, which opened in 2021.



ANNUAL CERTIFICATION
OF MAYO CLINIC AND
OTHER PRIVATE
INVESTMENTS

PRIVATE INVESTMENT
CERTIFICATIONS
IN 2023



As to private investment certifications, in 2023, we certified to the Minnesota Department of Employment and Economic Development (“DEED”) a total of \$199,088,689.42 for the year ending December 31, 2022, which includes \$172,632,461.06 in Mayo Clinic investments and \$26,456,228.36 in other private investments. The cumulative total of Mayo Clinic and other private investments through 2022 is \$1,461,132,648.74.

EXHIBIT C

DESTINATION MEDICAL CENTER CORPORATION
201 4th St. SE.
Rochester, Minnesota 55904

March 28, 2023

VIA ELECTRONIC AND U.S. MAIL

Kevin McKinnon
Interim Commissioner
Minnesota Department of Employment and Economic Development
1st National Bank Building
332 Minnesota Street, Suite F-200
Saint Paul MN 55101

Dear Commissioner McKinnon:

On behalf of the Destination Medical Center Corporation ("DMCC") and Mayo Clinic, I am pleased to forward the following materials for the April 1, 2023 certification, pursuant to Minnesota Statutes Section 469.47, Subdivision 2. The expenditures set forth here are the investments that have been made by Mayo Clinic and by other private individuals or entities to advance the Destination Medical Center initiative.

1. DMCC Certification: I enclose the DMCC Certification of Expenditures made by an individual or entity, other than Mayo Clinic, for the period ending on December 31, 2022 ("Attachment 1"). The City of Rochester, Minnesota assisted with the compilation of this report. The amount of 2022 investments set forth in this report is \$26,456,228.36.
2. Mayo Clinic Certification: I enclose correspondence and accompanying materials from Christina Zorn, J.D., Chief Administrative Officer, Mayo Clinic, dated March 16, 2023 ("Attachment 2"). Mayo Clinic is certifying expenditures for the period of January 1, 2022 through December 31, 2022 in the amount of \$172,632,461.06.
3. Summary of Investments: The summary page, entitled "Certification of Expenditures, Destination Medical Center" is enclosed, setting forth total cumulative expenditures through December 31, 2022, in the amount of \$1,461,132,648.74 ("Attachment 3").

EXHIBIT C

Commissioner Steve Grove
March 28, 2023
Page 2

I would like to emphasize that Mayo Clinic invested the highest-ever annual amount in 2022 through the Destination Medical Center initiative, signaling its strong leadership in this public-private partnership. In addition, these private investments were made in 2022 despite the ongoing challenges of the COVID-19 pandemic. It is truly remarkable that the cumulative private investments in the Destination Medical Center total nearly \$1.5 billion.

Thank you for your consideration, and please do not hesitate to contact either DMCC or Mayo Clinic if you need further information. We look forward to continuing to work with the State of Minnesota, City of Rochester, Olmsted County, Mayo Clinic, and our other partners on the Destination Medical Center initiative.

Sincerely,



Pamela Wheelock
Chair

Destination Medical Center Corporation

Enclosures

cc: Destination Medical Center Corporation Board of Directors
Christina Zorn, J.D., Mayo Clinic
Jeremy LaCroix

ATTACHMENT ONE

EXHIBIT C ATTACHMENT 1

Building Permits within the DMC Boundary (Does not include Mayo Projects)

Year	Completed Projects
2018	\$ 250,000
2020	\$ 392,588
2021	\$ 4,100,399
2022	\$ 1,213,854
TOTAL	\$ 5,956,841

2022 Destination Medical Center - Partially Completed Projects Tracking

Project	Address	Total Building Permit Value To Date	2021	2022
			Partial Completed Work	
Bryk Apartments	401 N Broadway	\$ 25,000,000.00	\$ 4,500,612.64	\$ 20,499,387.36
TOTAL		\$ 26,456,228.36		

2016 Destination Medical Center - Partially Completed Projects Tracking

Project	2016				2017				2018				
	Partial Completed Work Claimed	Permit Number	Value	Completion Date	Permit Number	Value	Completion Date	Total Permits	Balance Claimed	Permit Number	Value	Completion Date	Balance Claimed
1st Avenue Flats	\$ 4,976,244.00	R16-0024MFB	\$ 622,000.00	6/26/2017	R16-0008MFB	\$ 8,097,735.57	6/26/2017	8,719,735.57	\$ 3,743,491.57				
Lofts at Mayo Park	\$ 6,347,552.97	R15-0079MFB	\$ 794,323.00	3/16/2017	R16-0011MFB	\$ 6,105,677.00	8/17/2017	6,900,000.00	\$ 552,447.03				
501 on First	\$ 12,534,186.96	R15-0053MFB	\$ 1,555,125.00	9/2/2016	R15-0058MFB	\$ 11,422,057.75	1/28/2018	12,977,182.75	\$ -				\$ 442,995.79
Flats on 4th (Buckeye)	\$ 8,906,937.40	R15-0107MFB	\$ 2,400,000.00	12/16/2018	R16-0009MFB	\$ 10,682,292.00	2/12/2018	13,082,292.00	\$ -				\$ 4,175,354.60
TOTAL for 2016	\$ 32,764,921.33							\$ 41,679,210.32	\$ 4,295,938.60				\$ 4,618,350.39
Dollar amount finalized in 2016 \$ 1,555,125.00													
Dollar amount submitted for partial work in 2016 \$ 31,209,796.33													
TOTAL for 2017 \$ 4,295,938.60													
TOTAL for 2018 \$ 4,618,350.39													

2017 Destination Medical Center - Partially Completed Projects Tracking

Project	2017				2018				
	Partial Completed Work Claimed	Permit Number	Value	Completion Date	Permit Number	Value	Completion Date	Total Permits	Balance Claimed
Broadway @ Center	\$ 33,866,963.98	R15-0081CB	\$ 1,000,000.00	12/16/2018	R15-0384CB	\$ 45,000,000.00	TCO 4/1/19	46,000,000.00	\$ 84,282,463.00
Discovery Square	\$ 2,965,073.30	R17-0384CB	\$ 1,750,000.00	11/13/2018	R17-0454CB	\$ 1,290,000.00	11/13/2018	16,009,000.00	\$ 13,043,926.70
TOTAL for 2017	\$ 36,832,037.28							\$ 100,291,463.00	\$ 63,459,425.72
TOTAL for 2018	\$ 63,459,425.72								

2018 Destination Medical Center - Partially Completed Projects Tracking

Project	2018				2019				2020				
	Partial Completed Work Claimed	Permit Number	Value	Completion Date	Permit Number	Value	Completion Date	Total Permits	Balance Claimed	Permit Number	Value	Completion Date	Balance Claimed
Ronald McDonald House	\$ 4,872,363.01	R18-0048CB	\$ 10,126,000.00	11/4/2019	R18-0389CB	\$ 5,000,000.00	10/22/2020	10,126,000.00	\$ 5,253,636.99				\$ -
Hotel Indigo (Holiday Inn)	\$ 1,156,333.15	R18-0294CB	\$ 500,000.00	4/19/2021	R18-0454CB	\$ 5,000,000.00	10/27/2020	10,500,000.00	\$ 9,343,666.85				\$ -
Residence @ Dis. Sq.	\$ 9,820,880.09	R17-0143MFB	\$ 1,750,000.00	8/30/2019	R17-0141MFB	\$ 17,250,000.00	4/7/2020	19,000,000.00	\$ 9,179,119.91				\$ -
Urban on First	\$ 12,455,954.00	R18-0003MFB	\$ 2,428,958.00	11/19/2019	R18-0015MFB	\$ 28,380,000.00	11/19/2019	30,808,958.00	\$ 18,353,004.00				\$ -
Berkman (Alatus)	\$ 25,936,546.00	R17-0157MFB	\$ 4,900,000.00	7/15/2020	R18-0011MFB	\$ 86,237,507.00	7/15/2020	93,315,800.00	\$ 59,063,337.00				\$ 8,315,917.00
TOTAL for 2018	\$ 54,242,076.25							\$ 101,192,764.75					
TOTAL for 2019	\$ 101,192,764.75												
TOTAL for 2020	\$ 8,315,917.00												

2019 Destination Medical Center - Partially Completed Projects Tracking

Project	2019				2020				2021				
	Partial Completed Work Claimed	Permit Number	Value	Completion Date	Permit Number	Value	Completion Date	Total Permits	Balance Claimed	Permit Number	Value	Completion Date	Balance Claimed
Ryan/Wells Fargo	\$ 5,250,000.00	R19-0029CB	\$ 5,250,000.00	3/27/2020				5,250,000.00	\$ -				\$ -
Hyatt House (Civic on First)	\$ 6,940,448.00	R18-0467CB	\$ 3,710,000.00	2/18/2021	R19-0003D	\$ 63,000.00		32,253,475.00	\$ 24,151,076.04				\$ 1,161,950.96
Eleven02	\$ 4,159,810.90	R19-0206CB	\$ 6,750,000.00	2/16/2022	R19-0235CB	\$ 22,940,975.00	4/26/2021	29,690,975.00	\$ 48,528,423.00				\$ 2,315,768.10
TOTAL for 2019	\$ 16,350,258.90							\$ 5,250,000.00	\$ -				\$ -
TOTAL for 2020	\$ 48,528,423.00												
TOTAL for 2021	\$ 2,315,768.10												

2020 Destination Medical Center - Partially Completed Projects Tracking

Project	2020				2021				
	Partial Completed Work Claimed	Permit Number	Value	Completion Date	Permit Number	Value	Completion Date	Total Permits	Balance Claimed
Two Discovery Square	\$ 5,553,179.85	R20-0243CB	\$ 7,500,000.00	12/15/2021	R20-0281CB	\$ 2,200,000.00	12/15/2021	20,161,480.00	\$ 14,608,300.15
TOTAL for 2020	\$ 5,553,179.85							\$ 20,161,480.00	\$ 14,608,300.15
TOTAL for 2021	\$ 14,608,300.15								

2021 Destination Medical Center - Partially Completed Projects Tracking

Project	2021				2022				
	Partial Completed Work Claimed	Permit Number	Value	Completion Date	Permit Number	Value	Completion Date	Total Permits	Balance Claimed
Bryk Apartments	\$ 4,500,612.64	R21-0031MFB	\$ 1,000,000.00	8/18/2022	R21-0038MFB	\$ 24,000,000.00		25,000,000.00	\$ 20,499,387.36
TOTAL for 2021	\$ 4,500,612.64							\$ 25,000,000.00	\$ 20,499,387.36
TOTAL for 2022	\$ 20,499,387.36								

Based on the Application and Certificate for Payment for the project, the total contract price for the development is \$33,894,231.

EXHIBIT C

Permit Type	Permit Number	Permit Date	Parcel ID	Address	Amount	Description	Owner	Permit Status	Date
Commercial Bldg	R18-0141CB	7/31/2018	017883	7 SW 2 ST	\$250,000	New restaurant within an existing space.	Yong Hao Liu	Finalized	12/9/2022
Commercial Bldg	R20-0225CB	10/26/20	82430	206 BROADWAY AVE S	\$254,588	Tenant build-out	Cornerstone Management Services	Finalized	02/11/22
Commercial Bldg	R20-0153CB	07/02/20	17926	21.1 ST SW	\$100,000	Interior remodel of existing office. (Wendland-Utz Law)	Chris Wendland	C of C issued	04/27/22
Sign	R20-0120S	12/04/20	17926	21.1 ST SW	\$38,000	Wall signs for Wells Fargo [lit]	none given	Finalized	10/21/22
Commercial Bldg	R21-0047CB	3/2/2021	83795	202 SW 4 ST	\$1,900,000	Tenant fit-up of offices, conference rooms and lab spaces. (Discovery Square)	Paul Stalboerger	CO Issued	3/22/2022
Commercial Bldg	R21-0097CB	4/7/2021	79185	318 SW 1 AVE	\$1,661,399	Remodeling of the second floor of 318 Commons - offices and collaboration spaces	GH HOLDINGS LLC	C of C issued	4/22/2022
Commercial Bldg	R21-0326CB	9/16/2021	84934	311 NW 1 AVE	\$52,000	Fit-up of commercial space to accommodate new salon ARTIKA	CIVIC CENTER HOTEL JV LLC	C of C issued	2/22/2022
Commercial Bldg	R21-0442CB	12/15/2021	17773	20 SW 3 ST	\$25,000	Interior finishes for Mezza Cafe	Sammi Lawrence	Finalized	9/16/2022
Commercial Bldg	R21-0443CB	12/15/2021	18097	223 N BROADWAY AVE	\$230,000	Tenant improvement for a new office space for Ironton	IRON TON LLC	C of C issued	7/22/2022
Commercial Bldg	R21-0058MFB	12/3/2021	12780	621 SW 1 ST	\$120,000	Renovating the following units in Uptown Landings Apartments: G2, 103, 104, 203, 205 & 306	UPTOWN LANDING HOLDINGS LLC	Finalized	12/16/2022
Commercial Bldg	R21-0059MFB	12/3/2021	9449	625 SW 3 ST	\$112,000	Renovations for Uptown Terrace Apartments in the following units: 2, 3, 8, 9, and 15	UPTOWN TERRACE HOLDINGS LLC	Finalized	10/21/2022
Commercial Bldg	R22-0045CB	2/1/2022	83795	202 SW 4 ST	\$20,000	Tenant fit-up of a conference room for Thermo Fisher Scientific at Discovery Square	Thermo Fisher	C of C issued	8/4/2022
Commercial Bldg	R22-0059CB	2/9/2022	81808	212 N BROADWAY AVE	\$83,490	Tenant fit-up for Queen Center Interiors by J Curry	SKATHOS LLC	C of O issued	7/6/2022
Commercial Bldg	R22-0060CB	2/10/2022	56916	1125 SW 2 ST	\$67,000	Replacing small amount of insulation and drywall. Flooring in eight rooms, laundry room and maintenance office	CARPENTER AND TORGERSON SSMR LLC	Finalized	2/23/2022
Commercial Bldg	R22-0146CB	3/31/2022	78774	221 SW 1 AVE	\$46,000	Addition of doors to Bio Business 6	Sean Williams	Finalized	10/18/2022
Commercial Bldg	R22-0214CB	5/20/2022	79921	426 SE 3 AVE	\$619,300	Interior remodel of existing space into a warming/day shelter. (The Landing)	Dan Fifeel	C of O issued	11/10/2022
Commercial Bldg	R22-0235CB	6/8/2022	83133	601 SW 2 ST	\$200,000	Towne Place Suites remodel of existing bar into Spyhouse Coffee Roasters coffee shop	TPS ROCHESTER LLC	C of O issued	11/22/2022
Commercial Bldg	R22-0268CB	7/7/2022	25728	27 SE 9 ST	\$99,256	Re-roof at Soldiers Field Plaza	TRCH PLAZA LLP	Finalized	9/20/2022
Commercial Bldg	R22-0364CB	9/26/2022	18097	223 N BROADWAY AVE	\$78,808	Roof replacement for 223 Building	IRON TON LLC	Finalized	12/2/2022

ATTACHMENT TWO



EXHIBIT C ATTACHMENT 2

200 First Street SW
Rochester, Minnesota 55905
507-284-2511

March 16, 2023

Kevin McKinnon
Interim Commissioner
Minnesota Department of Employment and Economic Development
1st National Bank Building
332 Minnesota Street, Suite E-200
Saint Paul, MN, 55101-1351

Dear Interim Commissioner McKinnon:

Attached with this letter is Mayo Clinic's certification of qualified expenditures of the medical business entity for the Destination Medical Center (DMC) initiative from January 1, 2022, to December 31, 2022. The amount of qualified investment is approximately \$172.6 million. This figure represents Mayo Clinic's largest-ever annual investment and is a strong signal of our commitment to further solidify Rochester, Olmsted County and the state of Minnesota as a global destination medical center.

In 2022, major projects included the ongoing construction of the Anna-Maria and Stephen Kellen Building in downtown Rochester's Discovery Square and the expansion of the Mayo Clinic Proton Beam Therapy Program. Through 2022, our cumulative DMC investment totaled more than \$934.7 million. A significant share of these investments would not be possible without the community infrastructure investments enabled by the unique public resources of the DMC initiative.

Looking back on 2022, I am grateful for our hard-working staff in Minnesota and across the globe, who have put the needs of the patient first and sustained Mayo Clinic as a beacon of hope and healing. Last year, our Mayo Clinic teams served about 1.4 million patients from nearly 130 countries. In recognition of staff excellence, Mayo Clinic made unprecedented investments in our employees in 2022. Additionally, we remained focused on addressing pressing needs in our community, forging innovative partnerships to tackle social determinants of health, and strengthening the health and vibrancy of the DMC district that surrounds our downtown campus.

Looking ahead, we are confident that Mayo Clinic's Bold. Forward. strategy has positioned us to lead the transformation of health care, including the transformation of physical health care infrastructure through the construction of new physical spaces in downtown Rochester. Through thoughtful, connected physical and digital frameworks, Mayo Clinic has the potential to make health care better integrated and more seamless for our patients. The DMC initiative is an integral partner in achieving this goal and facilitating and supporting the future of health care.

Together, I trust these examples demonstrate Mayo Clinic's dedication to our patients, our staff, and the places where we live and work. We look forward to maintaining our ongoing DMC partnership with the city of Rochester, Olmsted County and the state of Minnesota.

Thank you,

A handwritten signature in black ink, appearing to read "Christina Zorn".

Christina Zorn, J.D.
Chief Administrative Officer
Mayo Clinic

EXHIBIT C

Permitted Expenditures from July 1, 2013 to December 31, 2022

Approval Date	Project/Req Number	Project/Equipment Name	Prior Years		2022	Total Expenditures reported for 2022	Total Spent as of December 31st 2022
			2013 - 2021 Expenditures Reported	Expenditures not previously reported			
02/18/11	7R100580	Mary Brigh East Expansion	\$ 2,065,139.65	\$ -	\$ -	\$ 2,065,139.65	
11/09/12	7R110910	Dermatology Remodel	\$ 9,123,648.24	\$ -	\$ -	\$ 9,123,648.24	
11/09/12	7R121480	Sports Medicine Center	\$ 5,666,939.49	\$ -	\$ -	\$ 5,666,939.49	
07/03/13	7R121370	2915 Warehouse Infrastructure	\$ 693,219.52	\$ -	\$ -	\$ 693,219.52	
07/10/13	7R130470	Core 200 SMH Operating Room Renovation	\$ 1,411,411.46	\$ -	\$ -	\$ 1,411,411.46	
07/10/13	7R100320	Anatomic Pathology Office Remodel	\$ 476,041.94	\$ -	\$ -	\$ 476,041.94	
07/10/13	7R121490	Psychiatry and Psychology Master Plan, Phase 1A - Generose Main	\$ 1,213,985.91	\$ -	\$ -	\$ 1,213,985.91	
07/11/13	7R120570	Development Remodel	\$ 2,679,274.32	\$ -	\$ -	\$ 2,679,274.32	
08/01/13	7R130980/7R130981	Bed Tower Modernization MB east	\$ 44,118,257.74	\$ -	\$ -	\$ 44,118,257.74	
08/01/13	7R130990/7R130991	Domitilla 3 Modernization	\$ 7,762,425.78	\$ -	\$ -	\$ 7,762,425.78	
08/14/13	7R130650	Remodeling laboratory space on Guggenheim 5.	\$ 265,065.75	\$ -	\$ -	\$ 265,065.75	
08/29/13	7R130810	Saint Marys Hospital Chiller Addition	\$ 4,631,632.46	\$ -	\$ -	\$ 4,631,632.46	
09/25/13	7R130180	Institute Hills Chiller Replacement	\$ 441,903.16	\$ -	\$ -	\$ 441,903.16	
11/06/13	7R130820	Radiation Oncology Room "E" Linear Accelerator Replacement	\$ 188,793.94	\$ -	\$ -	\$ 188,793.94	
12/11/13	7R110200	DLMF Phlebectomy Remodel	\$ 1,615,648.60	\$ -	\$ -	\$ 1,615,648.60	
02/05/14	7R120870	Mary Brigh Electrical Upgrades (Phase 3)	\$ 2,002,781.62	\$ -	\$ -	\$ 2,002,781.62	
02/21/14	7R121420	SDSC Expansion Construction Only	\$ 21,500,990.14	\$ -	\$ -	\$ 21,500,990.14	
02/26/14	7R121080	Creation of the consolidated freezer and BAP facility at the 2915 Warehouse	\$ 4,006,693.46	\$ -	\$ -	\$ 4,006,693.46	
02/26/14	7R130690	Remodeling of multiple laboratories on Guggenheim 8	\$ 774,090.58	\$ -	\$ -	\$ 774,090.58	
03/19/14	7R131440	Four Operating Rooms Off Core 700	\$ 3,082,756.73	\$ -	\$ -	\$ 3,082,756.73	
04/23/14	7R131300	Remodeling within the Metabolomics Core on Alfred 5	\$ 616,212.48	\$ -	\$ -	\$ 616,212.48	
02/20/14	R2007523 / 7R131300	Thermo TSQ Triple Quadrupole MS (assets 147506 & 145344)	\$ 596,292.00	\$ -	\$ -	\$ 596,292.00	
04/23/14	7R131420	Remodeling within Opus 1 to accommodate space for a new CT machine.	\$ 480,162.90	\$ -	\$ -	\$ 480,162.90	
04/30/14	7R131270	Employee and Community Health Southeast Clinic	\$ 4,326,200.60	\$ -	\$ -	\$ 4,326,200.60	
04/30/14	7R120690	Cardiac Catheterization Procedure Room 103 Remodel - Saint Marys, Mary Brigh	\$ 412,584.91	\$ -	\$ -	\$ 412,584.91	
06/04/14	7R140130	Gonda 5, 5th PET/CT Installation & Uptake	\$ 301,874.69	\$ -	\$ -	\$ 301,874.69	
06/18/14	7R140540	Executive, Development and International Program Expansion - Mayo East 5	\$ 1,389,522.23	\$ -	\$ -	\$ 1,389,522.23	
07/02/14	7R131400	DOM 3/4 Infrastructure Revisions for Remodeling	\$ 2,109,759.78	\$ -	\$ -	\$ 2,109,759.78	
07/23/14	7R130760	Clinical Genome Sequencing, Lab Expansion	\$ 296,600.82	\$ -	\$ -	\$ 296,600.82	
08/14/14	CPC2010723 / 7R130820	Varian Medical Systems (asset 145374)	\$ 3,334,879.00	\$ -	\$ -	\$ 3,334,879.00	
08/20/14	7R140480	CT and Prev. Med. Relocation Gonda 18 to Mayo East 17	\$ 358,383.16	\$ -	\$ -	\$ 358,383.16	
03/04/15	7R140790	Cancer Center Station Eisenberg 4-3	\$ 892,147.20	\$ -	\$ -	\$ 892,147.20	
03/18/15	7R140780	CT Simulator I Replacement Charlton S-259, S-261	\$ 191,170.81	\$ -	\$ -	\$ 191,170.81	
11/13/14	CPC2010473/7R140780	CT Scanner - 5yr (Asset 162815)	\$ 687,812.80	\$ -	\$ -	\$ 687,812.80	
04/29/15	7R150070	Charlton 2 Incremental 3T Body Scanner	\$ 749,773.48	\$ -	\$ -	\$ 749,773.48	
04/29/15	CPC2015146/7R150070	3T Siemens Skyra MRI (asset 166875, 167065-167082)	\$ 1,637,261.00	\$ -	\$ -	\$ 1,637,261.00	
05/13/15	7R150080	SMC, Mary Brigh Main NH, MR-MCR 1.5T Replacement Scanner	\$ 448,573.83	\$ -	\$ -	\$ 448,573.83	
05/13/15	CPC2015438/7R150080	GE: 1.5T Optima MR450w (asset 165084, 165346-165359)	\$ 1,130,292.00	\$ -	\$ -	\$ 1,130,292.00	
05/13/15	7R150090	SMC, Mary Brigh Main NH, MR-MCR 1.5T Replacement Scanner	\$ 595,824.88	\$ -	\$ -	\$ 595,824.88	
05/13/15	CPC2015436/7R150090	DISCOVERY MRI Mary Brigh (assets 169437, 171643, 171651, 171661-171672)	\$ 1,513,704.55	\$ -	\$ -	\$ 1,513,704.55	
07/22/15	7R130230	Renovation Mary Brigh Main, PACU - Phase 4	\$ 2,059,423.01	\$ -	\$ -	\$ 2,059,423.01	
05/14/15	7R140390	SMH Mary Brigh East Corridor Relocation	\$ 4,918,632.07	\$ -	\$ -	\$ 4,918,632.07	
02/25/15	7R140970	Dr. Lee Diamond Reactor Lab Remodel on Med Sci SL	\$ 226,408.57	\$ -	\$ -	\$ 226,408.57	
7/23/2014	7R131280	MR-OR-CN-1-MR/PET installation	\$ 781,558.09	\$ -	\$ -	\$ 781,558.09	
3rd qtr 2014	CPC2007008/7R131280	GE: DISCOVERY MR750 PET (Assets 149876, 150145-150157, 150668-1506	\$ 3,698,538.02	\$ -	\$ -	\$ 3,698,538.02	
8/20/2014	7R140140	CT Scanner Replacements (3L, 3Z & 4J) - somatom - CH 2	\$ 561,057.62	\$ -	\$ -	\$ 561,057.62	
3rd qtr 2014	CPC2010196/7R140140	Somatom Force CT (Asset 157628)	\$ 1,831,372.00	\$ -	\$ -	\$ 1,831,372.00	
12/11/2014	7R140770	Linear Acc Replace Rm "C"	\$ 185,937.00	\$ -	\$ -	\$ 185,937.00	
08/14/14	CPC2010723/7R140770	VARATHON MEDICAL; TRUE BEAM (Asset 162800)	\$ 2,895,908.00	\$ -	\$ -	\$ 2,895,908.00	
08/14/14	CPC2010184/7R140770	SIEMENS; CT EDGE (Asset 163463)	\$ 856,459.02	\$ -	\$ -	\$ 856,459.02	
08/14/14	CPC2010189/7R140770	SIEMENS; SOMATOM DEFINITION (Asset 164325)	\$ 862,578.20	\$ -	\$ -	\$ 862,578.20	
10/9/2014	7R140160	Incremental MRI Body Scanner	\$ 603,049.87	\$ -	\$ -	\$ 603,049.87	
08/14/14	CPC2010068/7R140160	SIEMENS; SKYRA 3T MRI (Asset 157191, 157322-157339)	\$ 1,859,238.00	\$ -	\$ -	\$ 1,859,238.00	
12/12/2013	7R121290	GO3 Build 2 CT Bays	\$ 656,293.35	\$ -	\$ -	\$ 656,293.35	
11/13/14	CPC2010188/7R121290	SIEMENS; SOMATOM FORCE CT (Asset 149843)	\$ 1,750,000.00	\$ -	\$ -	\$ 1,750,000.00	
05/08/14	CPC2008778/7R120690	PHILLIPS; XPER FD20 (Assets 147302, 147339, 147392)	\$ 1,649,213.30	\$ -	\$ -	\$ 1,649,213.30	
1/9/2015	7R140090	Neurology Renovation, Mayo 8	\$ 4,989,615.93	\$ -	\$ -	\$ 4,989,615.93	
8/21/2014	7R140220	Mayo 8 - Lobby Remodel	\$ 1,137,290.91	\$ -	\$ -	\$ 1,137,290.91	
4/28/2015	7R140700	Vascular OR Core 801 SMH	\$ 1,059,949.88	\$ -	\$ -	\$ 1,059,949.88	
5/30/2014	7R140170	Rad Vascular Imaging Site 90	\$ 144,461.29	\$ -	\$ -	\$ 144,461.29	
5/8/2014	CPC2008468/7R140170	SIEMENS MEDICAL; ARTIS ZEE (Asset 146871, 146872)	\$ 985,408.00	\$ -	\$ -	\$ 985,408.00	
2/4/2014	7R130050	CT MBM Incremental Interventional CT	\$ 1,268,114.01	\$ -	\$ -	\$ 1,268,114.01	
8/1/2013	CPC2002220/7R130050	SIEMENS; DEFINITION EDGE CT (Asset 148622, 148623)	\$ 1,315,697.00	\$ -	\$ -	\$ 1,315,697.00	
10/15/2014	7R140150	CH N Neuro Scanner CN I-119C	\$ 561,796.54	\$ -	\$ -	\$ 561,796.54	
8/14/2014	CPC2010082/7R140150	SIEMENS; PRISMA 3T MRI and Accessories (Asset 157677, 157935-157946)	\$ 2,241,875.00	\$ -	\$ -	\$ 2,241,875.00	
12/11/14		USPS Building Purchase (Asset 156757, 156758)	\$ 2,185,017.25	\$ -	\$ -	\$ 2,185,017.25	
8/14/2014	CPC2007616/7R140130	Land for Ronald McDonald House (Asset 147588, 147589)	\$ 1,000,203.16	\$ -	\$ -	\$ 1,000,203.16	
2/17/2016	7R151530	GE; DISCOVERY 710 PET Scanner (Asset 148389)	\$ 2,103,046.58	\$ -	\$ -	\$ 2,103,046.58	
5/25/2016	7R151390	Fixed Wing Building	\$ 533,262.51	\$ -	\$ -	\$ 533,262.51	
6/29/2016	7R150870	Hematopathology Consolidation, Hilton Building 7th Floor	\$ 2,018,886.34	\$ -	\$ -	\$ 2,018,886.34	
8/31/2016	7R160520	Vacate Et 7-17-2 Dermatology Phototherapy Phototherapy Relocation	\$ 439,830.58	\$ -	\$ -	\$ 439,830.58	
3/31/2016	7R151490	Relocation of Respiratory Care Unit	\$ 1,184,489.68	\$ -	\$ -	\$ 1,184,489.68	
6/30/2016	7R150740	Linen Service Depot-3939 Building	\$ 1,882,309.32	\$ -	\$ -	\$ 1,882,309.32	
7/8/2016	7R151570	Media On Demand Replacement Project	\$ 699,440.19	\$ -	\$ -	\$ 699,440.19	
4/27/2016	7R150760	Temporal Bone Lab remodel (original \$600K)	\$ 126,259.12	\$ -	\$ -	\$ 126,259.12	
6/8/2016	7R160650	Dr. Misra Laboratory, Gugg 6	\$ 314,232.69	\$ -	\$ -	\$ 314,232.69	
9/14/2016	7R160340	Lab Remodel Gugg 17 and 18	\$ 507,816.33	\$ -	\$ -	\$ 507,816.33	
9/28/2016	7R151450	Space assignment for Dr. Burns and Dr. Scarisbrick surgery - Guggenheim 6	\$ 372,474.03	\$ -	\$ -	\$ 372,474.03	
6/30/2016	7R140810	Guggenheim 13 Space Remodel	\$ 286,997.78	\$ -	\$ -	\$ 286,997.78	
11/1/2015	7R151060, 7R15106E	Charlton Desk R Lobby Remodel	\$ 397,223.24	\$ -	\$ -	\$ 397,223.24	
2/17/2016	7R150100	Jacobson Building Operating Rooms	\$ 23,568,520.11	\$ -	\$ -	\$ 23,568,520.11	
2/11/2016	CPC2021826/7R150100	Charlton 1 PET/CT (DRX- 1 Replacement) E-3006	\$ 132,948.22	\$ -	\$ -	\$ 132,948.22	
May 2016	7R150010	GE - Discovery PET/CT 710 (Asset 178322)	\$ 1,500,726.20	\$ -	\$ -	\$ 1,500,726.20	
9/29/2016	CPC2026475/7R150010	Gastroenterology & Hepatology Renovation	\$ 7,362,527.52	\$ -	\$ -	\$ 7,362,527.52	
9/29/2016	CPC2026506/7R150010	Stryker Sales Corporation - Alfred 6 Integration (Assets 180598-180603)	\$ 1,126,322.95	\$ -	\$ -	\$ 1,126,322.95	
Aug 2016	7R160670	Philips Fluoroscopy (Assets 181122-181123)	\$ 1,335,625.38	\$ -	\$ -	\$ 1,335,625.38	
2/1/2014	7R140100	7T MRI Scanner	\$ 1,916,246.30	\$ -	\$ -	\$ 1,916,246.30	
11/1/2015	7R150830	SMH Campus Radiology Consolidation	\$ 23,568,544.51	\$ -	\$ -	\$ 23,568,544.51	
11/1/2015	7R150670 & 7R150671	Mary Brigh East Tower Additional Floors	\$ 17,320,752.84	\$ -	\$ -	\$ 17,320,752.84	
12/1/2015	7R150970	Eisenberg 7-1 and 7-2	\$ 6,312,270.07	\$ -	\$ -	\$ 6,312,270.07	
11/19/2015	7R131510	Pre Post Expansion on Gonda 2 Gonda 2-467	\$ 266,028.69	\$ -	\$ -	\$ 266,028.69	
11/4/2015	7R141050	Franklin Heating Station Chiller #4 Replacement	\$ 2,286,167.61	\$ -	\$ -	\$ 2,286,167.61	
5/5/2016	CPC2023942/7R141050	Mary Brigh 4, Room 106 Heart Rhythm Services Remodeling	\$ 538,995.91	\$ -	\$ -	\$ 538,995.91	
11/4/2015	7R141060	Siemens - Fluoroscopy 106 (Asset 172294)	\$ 1,508,299.00	\$ -	\$ -	\$ 1,508,299.00	
8/11/2016	CPC2020401/7R141060	Mary Brigh 4, Room 111 Heart Rhythm for Equipment Replacement	\$ 217,834.13	\$ -	\$ -	\$ 217,834.13	
11/4/2015	7R150850	Siemens - Siemens fluoroscopy room 111 (Asset 179164)	\$ 801,942.00	\$ -	\$ -	\$ 801,942.00	
	CPC2019384/5/7R150850	Charlton North MR-MCR NU 3T Replacement Scanner	\$ 354,930.50	\$ -	\$ -	\$ 354,930.50	
	7R150840	MAGNETOM Prisma 3T (asset 173601)	\$ 2,184,842.00	\$ -	\$ -	\$ 2,184,842.00	
11/4/2015	CPC2019387/7R150840	Charlton North MR-MCR NT 1.5 Replacement Scanner	\$ 587,509.18	\$ -	\$ -	\$ 587,509.18	
5/1/2015	7R141150	SIEMENS; 1.5T OPEN 70CM (assets 169436, 171642, 171650, 171652-171660)	\$ 1,188,732.00	\$ -	\$ -	\$ 1,188,732.00	
5/1/2015	R2017007/7R141150	Research Biplane Angiography System Replacement	\$ 78,970.28	\$ -	\$ -	\$ 78,970.28	
	7R160100, 7R160101, 7R160102,	SIEMENS; ARTIS ZEE BIPLANE (asset 165045-165046)	\$ 1,158,442.00	\$ -	\$ -	\$ 1,158,442.00	
	7R160103	41st Street Professional Complex	\$ 9,831,862.38	\$ -	\$ -	\$ 9,831,862.38	
	7R160104	Precision Medicine Initiative	\$ -	\$ -	\$ -	\$ -	
May-16	R2025131/7R160100	Autogen (Asset 184543)	\$ 8,392,748.33	\$ -	\$ -	\$ 8,392,748.33	
2Q16	R2025134/7R160100	Motoman (Asset 175437-175447)	\$ 4,031,557.00	\$ -	\$ -	\$ 4,031,557.00	
2Q16	R2025138/7R160100	Autogen (Assets 175437-					

EXHIBIT C

Permitted Expenditures from July 1, 2013 to December 31, 2022

Approval Date	Project/Req Number	Project/Equipment Name	2013 - 2021		Prior Years		2022	Total Expenditures reported for 2022	Total Spent as of December 31st 2022
			Expenditures Reported	Expenditures not previously reported	Expenditures reported	Expenditures			
2Q16	R2025249/7R160100	PerkinElmer Spectrophotometer (Asset 169459)	\$ 39,920.00	\$ -	\$ -	\$ -	\$ -	\$ 39,920.00	
3Q16	R2026730/7R160100	Hamilton Robotic Upgrades	\$ 45,951.00	\$ -	\$ -	\$ -	\$ -	\$ 45,951.00	
3Q16	R2026898/7R160100	Hamilton Star (Asset 179090)	\$ 235,653.10	\$ -	\$ -	\$ -	\$ -	\$ 235,653.10	
4Q16	R2027700/7R160100	Hamilton Tube Handler - REQ# 2027700	\$ 34,358.20	\$ -	\$ -	\$ -	\$ -	\$ 34,358.20	
1Q17	R2030177/7R160100	Hamilton Capper/Decapper Motoman Line (Asset 183593)	\$ 77,010.00	\$ -	\$ -	\$ -	\$ -	\$ 77,010.00	
2Q17	R2031170/7R160100	Hamilton Star EasyBlood Liquid Handler (Assets 181647-181649)	\$ 776,489.90	\$ -	\$ -	\$ -	\$ -	\$ 776,489.90	
3Q16	R2026141/7R160100	Verso M2 - (Asset 179334)	\$ 729,256.34	\$ -	\$ -	\$ -	\$ -	\$ 729,256.34	
4Q16	R2027695/7R160100	Hamilton EasyBlood Units (Assets 176522-176524)	\$ 721,818.90	\$ -	\$ -	\$ -	\$ -	\$ 721,818.90	
1Q17	R2029764/7R160100	Hamilton Bios PMI #3 (PO 20028966)	\$ 4,030,363.09	\$ -	\$ -	\$ -	\$ -	\$ 4,030,363.09	
1Q18	R2035655/7R160100	Hamilton Freezer Bios HL20 (PO 20031301)	\$ 2,509,226.94	\$ -	\$ -	\$ -	\$ -	\$ 2,509,226.94	
11/1/2015	7R150570, 7R15057A-7R15057D	Mary Brigh East Operating Rooms	\$ 727,108.67	\$ -	\$ -	\$ -	\$ -	\$ 727,108.67	
8/11/2016	CPC2025789/7R15057B	Siemens - Artis Zeego Card. Thorax (Asset 180570)	\$ 1,466,062.00	\$ -	\$ -	\$ -	\$ -	\$ 1,466,062.00	
8/11/2016	CPC2026999/7R150570A	GE - Discovery IGS 740 (Asset 179172)	\$ 1,363,946.45	\$ -	\$ -	\$ -	\$ -	\$ 1,363,946.45	
12/1/2015	7R151460	Gonda 14 Radiographic Room DR Conversion E15-3011 RAD-MCR-GO14-R	\$ 112,034.00	\$ -	\$ -	\$ -	\$ -	\$ 112,034.00	
12/1/2015	7R151470	Gonda 14-158 Duo DR Replacement, E15-3014 RAD-MCR-GO14-158	\$ 154,034.23	\$ -	\$ -	\$ -	\$ -	\$ 154,034.23	
12/1/2015	7R150980	West Pre/Post Remodel, Mary Brigh Main	\$ 2,022,954.79	\$ -	\$ -	\$ -	\$ -	\$ 2,022,954.79	
8/19/2015	7R150650	Radiology - Charlton 1, VG6 Replacement E15-3003	\$ 138,704.91	\$ -	\$ -	\$ -	\$ -	\$ 138,704.91	
8/19/2015	CPC2015772/7R150650	GE; DISCOVERY 670 PRO	\$ 948,408.45	\$ -	\$ -	\$ -	\$ -	\$ 948,408.45	
9/21/2016	7R160970	Cardiovascular Diseases Patient Appointment Coordinator	\$ 200,409.53	\$ -	\$ -	\$ -	\$ -	\$ 200,409.53	
12/21/2016	7R151630	Reproductive Endocrinology and Infertility Relocation	\$ 2,378,634.23	\$ -	\$ -	\$ -	\$ -	\$ 2,378,634.23	
12/21/2016	7R160540	Remodel Mary Brigh 6 to increase Medical ICU capacity	\$ 1,954,174.55	\$ -	\$ -	\$ -	\$ -	\$ 1,954,174.55	
12/31/2016	7R151000	Mayo Building - Substation MA-E-5 Replacement	\$ 612,251.93	\$ -	\$ -	\$ -	\$ -	\$ 612,251.93	
5/25/2016	7R151380	Pharmacokinetics Core Relocation	\$ 469,019.61	\$ -	\$ -	\$ -	\$ -	\$ 469,019.61	
6/14/2017	7R151660 & 7R170130	Remodel Baldwin 1 for ISP / Baldwin 1 Entry Vestibule Replacement	\$ 4,186,165.25	\$ -	\$ -	\$ -	\$ -	\$ 4,186,165.25	
3/15/2017	7R151400	Mycology/TB Expansion Hilton 8	\$ 3,256,953.15	\$ -	\$ -	\$ -	\$ -	\$ 3,256,953.15	
3/15/2017	7R160790	CMIL/NIL Relocation and Expansion, Hilton 7	\$ 1,511,410.88	\$ -	\$ -	\$ -	\$ -	\$ 1,511,410.88	
9/6/2017	7R151290	Human Cellular Therapy N2 Tank Storage Facility	\$ 491,016.90	\$ -	\$ -	\$ -	\$ -	\$ 491,016.90	
9/6/2017	7R160160	Conversion of OR 609 from Hybrid OR to Conventional OR	\$ 496,613.67	\$ -	\$ -	\$ -	\$ -	\$ 496,613.67	
9/6/2017	7R170260	Gonda 2 Decontamination Space Remodeling	\$ 285,911.99	\$ -	\$ -	\$ -	\$ -	\$ 285,911.99	
9/30/2017	7R170730	Eisenberg AHU S-55 Replacement to Support REI Practice Relocation 41st Street.	\$ 803,858.23	\$ -	\$ -	\$ -	\$ -	\$ 803,858.23	
2/2/2017	7R161520		\$ 4,892,701.70	\$ -	\$ -	\$ -	\$ -	\$ 4,892,701.70	
8/10/2016	7R160940	Guggenheim 15-02 integration of core facility and laboratory program\	\$ 368,357.82	\$ -	\$ -	\$ -	\$ -	\$ 368,357.82	
3/8/2017	7R160110	Aging Center Space Remodel, Guggenheim 7	\$ 551,139.89	\$ -	\$ -	\$ -	\$ -	\$ 551,139.89	
6/22/2016	7R160750	Stable 11 Lab construction - Revzin	\$ 314,372.07	\$ -	\$ -	\$ -	\$ -	\$ 314,372.07	
12/7/2016	7R161510	Installation of Open MRI System, Opus 1	\$ 590,676.24	\$ -	\$ -	\$ -	\$ -	\$ 590,676.24	
1/11/2017	7R170020	Lab renovation ST 11, CRM recruit, Dr. Quinn Peterson	\$ 121,165.35	\$ -	\$ -	\$ -	\$ -	\$ 121,165.35	
10/5/2016	7R160980	Saint Marys Campus Complex Intervention Unit	\$ 2,237,613.54	\$ -	\$ -	\$ -	\$ -	\$ 2,237,613.54	
1/4/2017	7R160290 & 7R160280	E16-3005 MR MCR-GO3 1.5 MR Scanner #1	\$ 1,276,416.38	\$ -	\$ -	\$ -	\$ -	\$ 1,276,416.38	
11/10/2016	CPC2026320/7R160280	Siemens - MAGNETOM Aera (Asset 182886; 182863-182881)	\$ 1,688,565.00	\$ -	\$ -	\$ -	\$ -	\$ 1,688,565.00	
3/30/2017	7R161300	RMC S-8 AHU Replacement	\$ 599,281.36	\$ -	\$ -	\$ -	\$ -	\$ 599,281.36	
12/7/2016	7R140380	SMOP/Radiology Desk	\$ 3,571,641.14	\$ -	\$ -	\$ -	\$ -	\$ 3,571,641.14	
5/25/2016	7R151430	Mary Brigh Main SMC Radiology Hybrid Procedural Suite - MR Suite	\$ 2,180,505.45	\$ -	\$ -	\$ -	\$ -	\$ 2,180,505.45	
5/6/2016	CPC2023488/7R151430	Philips - Ingenia 1.5T Omega HP R5 Q1 (Asset 183632; 183885-183897)	\$ 1,474,847.09	\$ -	\$ -	\$ -	\$ -	\$ 1,474,847.09	
10/1/2018	7R110520	SMH Bulk Medical Gas Systems Replacement	\$ 977,452.73	\$ -	\$ -	\$ -	\$ -	\$ 977,452.73	
10/1/2018	7R140180	Mary Brigh Main WestEntrance Upgrades	\$ 1,136,995.31	\$ -	\$ -	\$ -	\$ -	\$ 1,136,995.31	
7/24/2018	7R140240	Neurology EEG/Epilepsy Remodel - DO 2 & JO 2	\$ 1,149,596.73	\$ -	\$ -	\$ -	\$ -	\$ 1,149,596.73	
6/13/2018	7R150600	Gugg 13 Remodel	\$ 484,303.51	\$ -	\$ -	\$ -	\$ -	\$ 484,303.51	
11/28/2018	7R151140	Plummer Library Renovations Phase 3&4	\$ 433,105.21	\$ -	\$ -	\$ -	\$ -	\$ 433,105.21	
5/3/2018	7R151420/CPC2036523	Philips Healthcare (Asset 196890)	\$ 423,890.40	\$ -	\$ -	\$ -	\$ -	\$ 423,890.40	
2/22/2018	7R160610	Office of Information Security Consolidation	\$ 1,117,001.99	\$ -	\$ -	\$ -	\$ -	\$ 1,117,001.99	
6/30/2018	7R160730	Brackenridge Education Room Build out	\$ 526,051.76	\$ -	\$ -	\$ -	\$ -	\$ 526,051.76	
11/6/2018	7R161270	USP 800 Haszardous Drug Handling Remodel	\$ 1,045,577.42	\$ -	\$ -	\$ -	\$ -	\$ 1,045,577.42	
7/1/2018	7R161450	SMC Chilled Water Distribution Loop	\$ 934,150.96	\$ -	\$ -	\$ -	\$ -	\$ 934,150.96	
10/1/2018	7R161501	Joseph Bldg Scope A Centralized Infrastructure	\$ 3,276,910.54	\$ -	\$ -	\$ -	\$ -	\$ 3,276,910.54	
3/1/2018	7R170050	RMC S-5 Air Handling Unit Replacement	\$ 952,822.05	\$ -	\$ -	\$ -	\$ -	\$ 952,822.05	
3/14/2018	7R170110	Tissue Typing Lab Pre-DNA Extraction Contamination Control	\$ 353,779.74	\$ -	\$ -	\$ -	\$ -	\$ 353,779.74	
5/24/2017	7R170450	Retrofiting Med Sci 5 large animal facility; DCM Phase I	\$ 637,314.97	\$ -	\$ -	\$ -	\$ -	\$ 637,314.97	
2/22/2018	7R170480	Consolidation/Relocation of Revenue Cycle	\$ 2,129,432.35	\$ -	\$ -	\$ -	\$ -	\$ 2,129,432.35	
6/13/2018	7R170500	Gonda 15 Conversation of Family Waiting Room to Pre/Post Space	\$ 587,084.72	\$ -	\$ -	\$ -	\$ -	\$ 587,084.72	
6/27/2018	7R170800	GU 5-Chakraborty lab construction, remodel west bay of GU 5	\$ 848,596.35	\$ -	\$ -	\$ -	\$ -	\$ 848,596.35	
3/14/2018	7R170900	SMC OR 604,608, and 600 Decontamination Room Remodel, MB 1	\$ 1,118,164.67	\$ -	\$ -	\$ -	\$ -	\$ 1,118,164.67	
3/14/2018	7R180140	E-18-3009 NM-MCR-CH1-R-PET/CT DRX2	\$ 159,572.79	\$ -	\$ -	\$ -	\$ -	\$ 159,572.79	
6/13/2018	7R180150	SC18-3002 RAD-MCR-MAE4-I-Thoracic Reading Rooms	\$ 253,593.73	\$ -	\$ -	\$ -	\$ -	\$ 253,593.73	
7/1/2018	7R180440	Medical Sciences 3 (Dr. A. Pandey and Proteomics Core)	\$ 231,534.87	\$ -	\$ -	\$ -	\$ -	\$ 231,534.87	
10/1/2018	R2050798 / 7R180440	190235)	\$ 13,362.24	\$ -	\$ -	\$ -	\$ -	\$ 13,362.24	
10/1/2018	R2050806 / 7R180440	192318)	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	
10/1/2018	R2050567 / 7R180440	190958-190960, 192300)	\$ 1,308,079.83	\$ -	\$ -	\$ -	\$ -	\$ 1,308,079.83	
10/1/2018	R2049967 / 7R180440	189961, 190212, 190906, 193852)	\$ 57,209.39	\$ -	\$ -	\$ -	\$ -	\$ 57,209.39	
10/1/2018	R2050783 / 7R180440	Pandey VWR shaker-REQ#-R2050783 (PO 20033611) (Asset 190242)	\$ 6,893.59	\$ -	\$ -	\$ -	\$ -	\$ 6,893.59	
10/1/2018	R2050789 / 7R180440	Pandey Nikon scope-REQ#-R2050789 (PO 20033602) (Asset 190249)	\$ 18,799.83	\$ -	\$ -	\$ -	\$ -	\$ 18,799.83	
2/1/2018	8R170470	Centralized Distribution of Utilities 41st Street	\$ 4,944,173.53	\$ -	\$ -	\$ -	\$ -	\$ 4,944,173.53	
12/31/2016	7R151620	Hilton Substation Replacement	\$ 2,479,367.29	\$ -	\$ -	\$ -	\$ -	\$ 2,479,367.29	
11/15/2017	7R170850	E17-3006 CT-MCR-GO3-R-3V Scanner	\$ 59,889.05	\$ -	\$ -	\$ -	\$ -	\$ 59,889.05	
11/15/2017	CPC2030830/7R170850	Siemens Somation Force (Asset 185457)	\$ 1,930,400.00	\$ -	\$ -	\$ -	\$ -	\$ 1,930,400.00	
3/15/2017	7R140260	Psychiatry & Psychology Master Plan Phase II	\$ 1,482,321.51	\$ -	\$ -	\$ -	\$ -	\$ 1,482,321.51	
3/16/2017	7R160140	Upgrade of Medium Voltage Switch Center	\$ 1,034,828.91	\$ -	\$ -	\$ -	\$ -	\$ 1,034,828.91	
6/14/2017	7R160370	Mary Brigh Kitchen Replacement East Tower Ground Level	\$ 1,646,319.22	\$ -	\$ -	\$ -	\$ -	\$ 1,646,319.22	
3/15/2017	7R160390	E16-3010 MCR-DT-I-Incremental Downtown CT Scanner #1	\$ 1,726,161.72	\$ -	\$ -	\$ -	\$ -	\$ 1,726,161.72	
3/15/2017	CPC160390/7R160390	Siemens; Somatom Force CT (Asset 188881)	\$ 2,084,921.00	\$ -	\$ -	\$ -	\$ -	\$ 2,084,921.00	
6/14/2017	7R160430	E16-3009 RAD-MCR-GO14 Radiographic Room DR Conversion	\$ 308,593.62	\$ -	\$ -	\$ -	\$ -	\$ 308,593.62	
6/14/2017	7R160640	Patient Lifts for Mary Brigh PCU 5C & 5F	\$ 829,680.46	\$ -	\$ -	\$ -	\$ -	\$ 829,680.46	
9/6/2017	7R160910	Mary Brigh Shell Space Fit-Up (NICU & PICU)	\$ 411,886.88	\$ -	\$ -	\$ -	\$ -	\$ 411,886.88	
3/15/2017	7R160950	Antibody/Protein Immunology & Clinical Immunoassay Lab Relocation	\$ 3,644,272.87	\$ -	\$ -	\$ -	\$ -	\$ 3,644,272.87	
11/15/2017	7R161180	Saint Marys Dialysis Unit	\$ 3,452,808.69	\$ -	\$ -	\$ -	\$ -	\$ 3,452,808.69	
11/15/2017	7R161200	E17-3005 MR-MCR-MBM-R-MR29 Replacement	\$ 780,175.64	\$ -	\$ -	\$ -	\$ -	\$ 780,175.64	
11/15/2017	CPC2032958/7R161200	GE; Signa Artist 1.5T (Assets 188037-188049)	\$ 990,208.00	\$ -	\$ -	\$ -	\$ -	\$ 990,208.00	
11/15/2017	7R161280	Enhanced Critical Care Expansion	\$ 171,586.57	\$ -	\$ -	\$ -	\$ -	\$ 171,586.57	
10/26/2016	7R161350	Lowe, and C-SIG	\$ 280,649.20	\$ -	\$ -	\$ -	\$ -	\$ 280,649.20	
11/8/2017	7R170040	Gonda 19 space remodel	\$ 267,061.02	\$ -	\$ -	\$ -	\$ -	\$ 267,061.02	
12/31/2017	7R170080	SMC Mary Brigh Surgical Services AHU Replacement	\$ 2,047,419.63	\$ -	\$ -	\$ -	\$ -	\$ 2,047,419.63	
1Q17	7R160310, 7R16031E	Mary Brigh 3rd Floor OR Rooms Fit Out	\$ 24,543,539.46	\$ -	\$ -	\$ -	\$ -	\$ 24,543,539.46	
9/27/2017	7R160230	Research PET/CT Charlton 6	\$ 2,291,819.29	\$ -	\$ -	\$ -	\$ -	\$ 2,291,819.29	
	R2050020 / 7R160230	Biograph Vision 600 (asset 192309)	\$ 2,015,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,015,000.00	
4/11/2019	7R181000	REO Makeup and Export Water Tank	\$ 831,767.94	\$ -	\$ -	\$ -	\$ -	\$ 831,767.94	
4/11/2019	ROBB18C0010	Global Business Solutions Consolidation	\$ 353,569.35	\$ -	\$ -	\$ -	\$ -	\$ 353,569.35	
3/13/2019	7R180860	RST SMC/RMC Visitor Cafeteria	\$ 20,786.96	\$ -	\$ -	\$ -	\$ -	\$ 20,786.96	
2/1/2019	7R170210	Mail Order Pharmacy Relocation	\$ 7,545,680.99	\$ -	\$ -	\$ -	\$ -	\$ 7,545,680.99	
	CPC2034616, CPC2049576, CPC2049796, CPC2049797 / 7R170210	Pharmacy Automation - Innovation (Asset 195397)	\$ 2,722,535.76	\$ -	\$ -	\$ -	\$ -	\$ 2,722,535.76	
4Q2019	7R161540, 7R170920, 7R170922-7R170924, 7R17092E	Discovery Square	\$ 11,153,447.00	\$ -	\$ 128,84				

EXHIBIT C

Permitted Expenditures from July 1, 2013 to December 31, 2022

Approval Date	Project/Req Number	Project/Equipment Name	2013 - 2021		Prior Years	2022	Total Expenditures reported for 2022	Total Spent as of December 31st 2022
			Expenditures Reported	Expenditures not reported	Expenditures reported			
2/14/2019	7R170400 / ROAW19C0010	Archives Warehouse Tissue Registry Expansion	\$ 6,247,409.20	\$ -	\$ -	\$ 41,510.43	\$ 41,510.43	\$ 6,288,919.63
1/16/2019	7R170540	Redesign of Jacobson Locker Room	\$ 186,270.76	\$ -	\$ -	\$ -	\$ -	\$ 186,270.76
10/24/2018	7R170820	Remodel of GIH Research Space GU 17, Phase 1	\$ 1,287,712.21	\$ -	\$ -	\$ -	\$ -	\$ 1,287,712.21
5/30/2019	7R180100	SMH River Room	\$ 861,050.41	\$ -	\$ -	\$ -	\$ -	\$ 861,050.41
10/22/2019	7R180120	RST E18-3008 MR-MCR-GO3-I-3T MR Scanner	\$ 851,472.87	\$ -	\$ -	\$ -	\$ -	\$ 851,472.87
3/2/2018	R2036200 / 7R180140	Discovery MI 25CM (Asset 189900)	\$ 2,697,744.00	\$ -	\$ -	\$ -	\$ -	\$ 2,697,744.00
9/19/2018	7R180160	Radiology Office Space and 3D Lab on Joseph 6	\$ 3,470,339.73	\$ -	\$ -	\$ -	\$ -	\$ 3,470,339.73
7/27/2018	7R180200	SMC Decontamination Remodel Equipment and Replacement	\$ 1,285,541.44	\$ -	\$ -	\$ -	\$ -	\$ 1,285,541.44
6/26/2019	7R180240	RST Impact Lab Expansion CAR-T Cell Initiative	\$ 5,291,397.02	\$ -	\$ -	\$ 431,498.77	\$ 431,498.77	\$ 5,722,895.79
11/13/2019	7R180310	0068-18 E18-3021-RAD-MCR-MSH-MMB-R-RAD DR Conversion	\$ 413,802.12	\$ -	\$ -	\$ -	\$ -	\$ 413,802.12
8/15/2018	7R180360	Eisenberg Dumbwaiter Replaceme	\$ 2,639,381.76	\$ -	\$ -	\$ 103,875.91	\$ 103,875.91	\$ 2,743,257.67
9/30/2019	7R180450	Administrative Drop In Center	\$ 799,099.21	\$ -	\$ -	\$ -	\$ -	\$ 799,099.21
10/9/2019	7R180480	Dr. Pipe Lab-DiscSq1	\$ 849,865.92	\$ -	\$ -	\$ -	\$ -	\$ 849,865.92
10/18/2018	7R180610	Mayo Clinic Food Service, RMC	\$ 531,733.01	\$ -	\$ -	\$ -	\$ -	\$ 531,733.01
12/10/2018	7R180690	3D Metal Printer for Div of Engineering	\$ 720,429.73	\$ -	\$ -	\$ -	\$ -	\$ 720,429.73
2/14/2019	7R180750	41st Street Complex Employee Cafeteria	\$ 5,716,239.14	\$ -	\$ -	\$ -	\$ -	\$ 5,716,239.14
3Q2019	7R180900	RMC Eisenberg AHU-S62 Replacement	\$ 1,020,508.13	\$ -	\$ -	\$ -	\$ -	\$ 1,020,508.13
2Q2019	ROFF19C0010	41st St Complex Infrastructure Upgrades- Phase 3	\$ 2,050,934.06	\$ -	\$ -	\$ -	\$ -	\$ 2,050,934.06
3Q2019	ROJO18C0020	Joseph 1 Northwest Local Infrastructure-SMC River Room Expansion	\$ 110,586.26	\$ -	\$ -	\$ -	\$ -	\$ 110,586.26
8/28/2019	ROJO19C0010	0050-19 RST Creation of New MED 13 Hospital Service	\$ 5,028,032.77	\$ -	\$ -	\$ -	\$ -	\$ 5,028,032.77
2/14/2019	ROMA18C0020	Mayo 11 Remodel	\$ 7,283,353.56	\$ -	\$ -	\$ -	\$ -	\$ 7,283,353.56
6/26/2019	ROMB19C0030	RST SMC Sterile Processing Renovations	\$ 702,992.55	\$ -	\$ -	\$ -	\$ -	\$ 702,992.55
6/26/2019	ROOP19C0010	Opus MRI install	\$ 153,097.45	\$ -	\$ -	\$ -	\$ -	\$ 153,097.45
6/26/2019	R2064500/ROOP19C0010	3T GE Signa MRI (Assets 200174-200180; 200183)	\$ 1,506,529.08	\$ -	\$ -	\$ -	\$ -	\$ 1,506,529.08
6/13/2019	ROXX18C0020	Healthcare Technology Management Expansion at 1937 Building	\$ 261,827.59	\$ -	\$ -	\$ -	\$ -	\$ 261,827.59
10/2/2019	ROXX19E010	RST Practice Optimization Acceleration	\$ 240,840.07	\$ -	\$ -	\$ -	\$ -	\$ 240,840.07
8/27/2018	7R151420	E17-3007 DE-MCR-CT-MBM-I-MP Hybrid Suite Phase 2	\$ 1,292,174.34	\$ -	\$ -	\$ -	\$ -	\$ 1,292,174.34
5/3/2018	CPC2033104 / 7R151420	PHILIPS; AZURION 7 M20 (Asset 192750)	\$ 1,259,678.14	\$ -	\$ -	\$ -	\$ -	\$ 1,259,678.14
6/28/2018	7R170290	Human Cellular Therapy Expansion	\$ 2,040,947.48	\$ -	\$ -	\$ 612,005.50	\$ 612,005.50	\$ 2,652,952.98
12/2/2018	7R180260	Revenue cycle consolidation / relocation	\$ 3,978,716.31	\$ -	\$ -	\$ -	\$ -	\$ 3,978,716.31
8/12/2019	ROSI19C0010-ROSI19C0016	Subway Refresh Project	\$ 19,932,021.22	\$ -	\$ -	\$ 236,289.11	\$ 236,289.11	\$ 20,168,310.33
10/2/2019	R2047012 / 7R180120	GE; SIGNA PREMIER 3T (Assets 197210; 197272-197290)	\$ 2,635,208.68	\$ -	\$ -	\$ -	\$ -	\$ 2,635,208.68
9/30/2019	7R170280	Remodel Mayo W15 Lobby and Reception	\$ 1,031,244.21	\$ -	\$ -	\$ 219,628.79	\$ 219,628.79	\$ 1,250,873.00
11/01/19	7R170590	Block 6 Parking Ramp Disco Square	\$ 5,903,900.72	\$ -	\$ -	\$ 26,639,493.99	\$ 26,639,493.99	\$ 32,543,394.71
9/7/17/19	7R170750	Saint Marys Hospital Shared Procedural/Simulation/Technology	\$ 2,215,197.16	\$ -	\$ -	\$ 2,540.38	\$ 2,540.38	\$ 2,217,737.54
12/10/2020	7R170980	RMC Surgical Remodel Phase 2 of 5	\$ 16,066,278.27	\$ -	\$ -	\$ 1,435,513.28	\$ 1,435,513.28	\$ 17,501,791.55
09/19/18	7R180180	Patient Lift Installations Mary Brigh 6D	\$ 285,286.53	\$ -	\$ -	\$ 230,261.09	\$ 230,261.09	\$ 515,547.62
12/18/19	7R180280	Gonda 9 GIH Endoscopy Remodel	\$ 2,019,408.83	\$ -	\$ -	\$ 99,964.16	\$ 99,964.16	\$ 2,119,372.99
9/29/2021	7R180300	E18-3004 CT-MCR-ETM-I-MP-HPS-Phase 3	\$ 236,152.39	\$ -	\$ -	\$ 2,234,701.13	\$ 2,234,701.13	\$ 2,470,853.52
3/3/2020	7R180420	2018 Nurse Call System Replacement	\$ 249,939.30	\$ -	\$ -	\$ 21,892.54	\$ 21,892.54	\$ 271,831.84
6/23/2021	7R180590/ROJO18C0030	CV Echo/Stress Consolidation with Renovation on Joseph 4 Infrastructure	\$ 1,326,880.38	\$ -	\$ -	\$ 3,518,560.87	\$ 3,518,560.87	\$ 4,845,441.25
06/26/19	7R180970	E19-3007 MR-CMR-NCL-I-3T	\$ 714,188.30	\$ -	\$ -	\$ -	\$ -	\$ 714,188.30
06/26/19	CPC2053403 / 7R180970	SIEMENS; MAGNETOM VIDA (Assets 203494-203498; 203501)	\$ 2,303,782.00	\$ -	\$ -	\$ -	\$ -	\$ 2,303,782.00
04/10/19	7R180980	E19-3004 MR-MCR-CNL-R-NP MR Scanner	\$ 517,723.41	\$ -	\$ -	\$ -	\$ -	\$ 517,723.41
04/10/19	CPC2051426 / 7R180980	GE; SIGNA PREMIER 3T (Assets 206384,207102,207104,207105,207107,207109)	\$ 2,350,807.00	\$ -	\$ -	\$ -	\$ -	\$ 2,350,807.00
9/30/2020	8R141000	Saint Marys Campus Peace Garden Landscaping	\$ 642,252.16	\$ -	\$ -	\$ 771,810.79	\$ 771,810.79	\$ 1,414,062.95
12/16/20	ROE120C0150	EI 07 Eisenberg 7-4 Remodel	\$ 2,506,985.90	\$ -	\$ -	\$ 458,904.27	\$ 458,904.27	\$ 2,965,890.17
12/18/19	ROFF19C0020	FF 01 Comprehensive Occupational Recovery and Care Coordinat	\$ 541,495.56	\$ -	\$ -	\$ 923,405.27	\$ 923,405.27	\$ 1,464,900.83
12/04/19	ROGE19C0010	GE Inpatient Units Safety Updates and Renovation	\$ 4,333,697.20	\$ -	\$ -	\$ (147,513.06)	\$ (147,513.06)	\$ 4,186,184.14
03/11/20	ROGE20C0010	GO 3 Generose 3W and 3E Safety and Renovations	\$ 3,378,648.54	\$ -	\$ -	\$ 246,081.77	\$ 246,081.77	\$ 3,624,730.31
12/18/19	ROGO19C0020	GO 12 Center for Aesthetic Medicine and Surgery	\$ 1,504,071.61	\$ -	\$ -	\$ (2,217.26)	\$ (2,217.26)	\$ 1,501,854.35
02/26/20	ROGO19C0050	GO 10 SC19-3003 MR-MCR-GO3-I-Patient Prep Remodel	\$ 1,617,248.56	\$ -	\$ -	\$ 42,766.62	\$ 42,766.62	\$ 1,660,015.18
12/16/20	ROGO19C0090	GO 06 Exam Buildout	\$ 4,053,387.93	\$ -	\$ -	\$ 399,567.87	\$ 399,567.87	\$ 4,452,955.80
08/26/20	ROGO19C0100	GO Increase in Capacity for Chemo Chairs	\$ 1,141,177.19	\$ -	\$ -	\$ 1,191,380.44	\$ 1,191,380.44	\$ 2,332,557.63
1/13/2021	ROGO20C0060	GO 12 Mediator Redesign	\$ 286,810.17	\$ -	\$ -	\$ 14,035.29	\$ 14,035.29	\$ 300,845.46
10/02/19	ROJO18C0010	JO Relocation of Occupants to Consolidate Echo Stress	\$ 90,903.83	\$ -	\$ -	\$ 5,266.41	\$ 5,266.41	\$ 96,170.24
11/27/19	ROMB19C0010	MB 01 Frozen Section Laboratory Remodel	\$ 1,732,769.00	\$ -	\$ -	\$ 1,300,550.01	\$ 1,300,550.01	\$ 3,033,319.01
12/07/20	ROMB19C0020	MB MN SC19-3002 DE-MCR-MBM-R-MP Reading Rooms	\$ 657,674.41	\$ -	\$ -	\$ -	\$ -	\$ 657,674.41
10/14/20	ROMB19C0090/ROMB19C0100	MB Core 500 West OR Renovation - North and South	\$ 3,206,421.56	\$ -	\$ -	\$ 97,631.96	\$ 97,631.96	\$ 3,304,053.52
3/3/2020	ROSI19C0020	SI 04 Conferencing Center Refurbish	\$ 3,386,764.63	\$ -	\$ -	\$ -	\$ -	\$ 3,386,764.63
06/26/19	ROXX19C0050	E19-3005 CT-MCR-DT#1-I-CT Scanner	\$ 616,162.47	\$ -	\$ -	\$ 14,874.24	\$ 14,874.24	\$ 631,036.71
06/26/19	CPC2064304 / ROXX19C0050	SIEMENS; SOMATOM DEFINITION (Asset 205102)	\$ 1,979,199.00	\$ -	\$ -	\$ -	\$ -	\$ 1,979,199.00
1/19/2021	ROXX19C0270	Outpatient Hematology & CAR-T Move to Charlton-Eisenberg	\$ 3,532,441.80	\$ -	\$ -	\$ 725,615.17	\$ 725,615.17	\$ 4,258,056.97
4/7/2021	ROET20C0010	E21-3005 VNI-MCR-ETMN-R-Angio Rm 6	\$ 95,204.45	\$ -	\$ -	\$ 6,120.78	\$ 6,120.78	\$ 101,325.23
4/7/2021	CPC2073663 / ROET20C0010	SIEMENS; ARTIS Q (Asset 209373)	\$ 921,342.00	\$ -	\$ -	\$ -	\$ -	\$ 921,342.00
12/16/20	ROGO20C0290	GO 15 Pain Procedure Room Fluoro Equipment Replacement	\$ 159,397.28	\$ -	\$ -	\$ 41,845.33	\$ 41,845.33	\$ 201,242.61
6/9/2021	ROJB20C0010	JB Shell Space to an Incremental OR	\$ 192,553.63	\$ -	\$ -	\$ 475,247.13	\$ 475,247.13	\$ 667,800.76
1/19/2021	ROSU20C0020	RST SDSC Office to Lab Conversion	\$ 2,236,842.53	\$ -	\$ -	\$ 1,393,045.00	\$ 1,393,045.00	\$ 3,629,887.53
7/15/2021	ROOP20C0010	OP SL Opus and Kellen Utility	\$ 259,951.11	\$ -	\$ -	\$ 8,551,706.97	\$ 8,551,706.97	\$ 8,811,658.08
5/1/2019	ROXX19C0140	Kellen Building	\$ 7,690,903.86	\$ -	\$ -	\$ 43,604,890.30	\$ 43,604,890.30	\$ 51,295,794.16
12/18/2019	7R180030	General Care Pediatric Unit PI	\$ -	\$ 365,749.64	\$ -	\$ 332,920.70	\$ 698,670.34	\$ 698,670.34
1/6/2022	ROBA20C0010	E21-3009 Rad-MCR-BA-SL-137-413	\$ -	\$ 35,001.13	\$ -	\$ 774,291.49	\$ 809,292.62	\$ 809,292.62
10/13/2021	ROCH20C0030	CH E21-X-CH-R-Varian-Ethos Lin	\$ -	\$ 49,845.82	\$ -	\$ 303,929.39	\$ 353,775.21	\$ 353,775.21
10/13/2021	ROCH20C0040	CH E20-X-CH-R-Siemens-CT Scann	\$ -	\$ 14,111.35	\$ -	\$ 250,145.89	\$ 264,257.24	\$ 264,257.24
9/15/2021	RODO20C0010	DO Dornitilla Cart Washer	\$ -	\$ 29,131.24	\$ -	\$ 372,672.25	\$ 401,803.49	\$ 401,803.49
10/13/2021	ROEI19C0020	EI Expanded Space for Home Dia	\$ -	\$ 99,353.52	\$ -	\$ 66,562.55	\$ 165,916.07	\$ 165,916.07
5/12/2022	ROEI21C0030	E22-3032 NM-MCR-EI-I-Therapist	\$ -	\$ -	\$ -	\$ 1,232,495.36	\$ 1,232,495.36	\$ 1,232,495.36
5/10/2022	ROFF20C0180	FF ECH Northwest Clinic Phase	\$ -	\$ -	\$ -	\$ 884,252.84	\$ 884,252.84	\$ 884,252.84
7/7/2021	ROFR20C0020	FR GT Francis Staff Cafe & By	\$ -	\$ 106,862.43	\$ -	\$ 1,427,385.65	\$ 1,534,248.08	\$ 1,534,248.08
3/24/2021	ROFR20C0030	FR 03 Lift Installation Peds E	\$ -	\$ 23,537.50	\$ -	\$ 338,804.00	\$ 362,341.50	\$ 362,341.50
3/24/2021	ROGO20C0030	GO 10 Remodel Chemo Pharmacy f	\$ -	\$ 174,658.51	\$ -	\$ 377,705.37	\$ 552,363.88	\$ 552,363.88
9/29/2021	ROGO21C0040	GO Remodel Oncology Team Space	\$ -	\$ 33,404.75	\$ -	\$ 618,182.31	\$ 651,587.06	\$ 651,587.06
5/6/2022	ROGO21C0080	E22-3004 MR-MCR-GO3-R-NY Repla	\$ -	\$ -	\$ -	\$ 97,070.00	\$ 97,070.00	\$ 97,070.00
12/18/2019	ROHA18C0010	HA 05 Data Center Cooling Equi	\$ -	\$ 708,405.28	\$ -	\$ 2,566.61	\$ 710,971.89	\$ 710,971.89
5/19/2021	ROHI20C0020	HI 05 CGSL Expansion on Hillon	\$ -	\$ 76,519.00	\$ -	\$ 1,191,417.02	\$ 1,267,936.02	\$ 1,267,936.02
9/15/2021	ROMA19C0030	MA 04 Remodel Finish Updates o	\$ -	\$ 11,484.80	\$ -	\$ 129,595.36	\$ 141,080.16	\$ 141,080.16
9/15/2021	ROMA20C0010	MA 04 Remodel of Instrumental	\$ -	\$ 23,200.00	\$ -	\$ 244,519.42	\$ 267,719.42	\$ 267,719.42
8/25/2021	ROMA20C0250	MA 17 International Exam Room	\$ -	\$ -	\$ -	\$ 1,055,262.05	\$ 1,055,262.05	\$ 1,055,262.05
6/16/2022	ROMA22C0010	E22-3012 CT-MCR-MA3-42W-I-CT S	\$ -	\$ -	\$ -	\$ 335,834.54	\$ 335,834.54	\$ 335,834.54
9/15/2021	ROMB20C0020	MB SMC Core 400 West OR Renova	\$ -	\$ 202,378.73	\$ -	\$ 2,009,245.95	\$ 2,211,624.68	\$ 2,211,624.68
7/14/2021	ROMB20C0270	MB Nursing Simulation and Skil	\$ -	\$ 152,266.08	\$ -	\$ 1,650,252.09	\$ 1,802,518.17	\$ 1,802,518.17
11/24/2021	ROMB20C0300	MB SMC IORT						

EXHIBIT C

Permitted Expenditures from July 1, 2013 to December 31, 2022

Approval Date	Project/Req Number	Project/Equipment Name	2013 - 2021	Prior Years	2022	Total	Total Spent as
			Expenditures	Expenditures		Expenditures	of December
			Reported	not previously reported	Expenditures	reported for 2022	31st 2022
1/30/2020	ROGO19C0080	GO Food Services Catering Area Remodeling	\$ -	\$ 29,400.00	\$ 306,430.01	\$ 335,830.01	\$ 335,830.01
9/18/2019	ROHI18C0010	HI Deionized Water Distribution	\$ -	\$ 2,750,516.63	\$ 309,670.37	\$ 3,060,187.00	\$ 3,060,187.00
6/26/2019	ROJO19C0030	Jo Infrastructure 2019 Scope B	\$ -	\$ 574.80	\$ 1,026,789.91	\$ 1,027,364.71	\$ 1,027,364.71
11/27/2019	ROMB19C0060	MB 07 Patient Lift Installation for MB 7BG	\$ -	\$ 17,450.79	\$ 526,725.86	\$ 544,176.65	\$ 544,176.65
3/11/2020	ROMB19C0110	MB Gamma Knife Upgrade	\$ -	\$ 290,258.75	\$ -	\$ 290,258.75	\$ 290,258.75
	ROMB20C0070	MB 5D-E CONVERTING TO NICU	\$ -	\$ 2,813,613.24	\$ -	\$ 2,813,613.24	\$ 2,813,613.24
4/25/2019	ROPP19C0010	PP SMC Essential Power Controls	\$ -	\$ 1,503,810.37	\$ 266,859.35	\$ 1,770,669.72	\$ 1,770,669.72
3/27/2019	ROXX18E0050	Exterior LED Lighting Energy Efficiency Improvement - Expens	\$ -	\$ 524,128.68	\$ 23,060.75	\$ 547,189.43	\$ 547,189.43
12/18/2019	ROXX19C0040	IV Transfusion Specialty Team Space	\$ -	\$ 610,050.37	\$ 1,281.89	\$ 611,332.26	\$ 611,332.26
7/7/2021	ROHI20C0020/CPC2082275	NovaSeq	\$ -	\$ -	\$ 792,850.00	\$ 792,850.00	\$ 792,850.00
6/16/2022	ROMA22C0010/CPC2080913	CT-MCR-MA3-42W-I-CT Scanner and Inj	\$ -	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
5/12/2022	ROEI21C0030/CPC2080017	NM-MCR-El-I-Theragnostics Treatment Center- Phase 2 - Equipment	\$ -	\$ -	\$ 1,248,423.99	\$ 1,248,423.99	\$ 1,248,423.99
4/14/2022	ROBA20C0010/CPC2073540	RAD-MCR-MA16-R-Siemens Peds Fluoro Rm	\$ -	\$ -	\$ 499,797.00	\$ 499,797.00	\$ 499,797.00
1/20/2022	RONT21C0010/CPC2078573	Rapids Food Service	\$ -	\$ -	\$ 210,072.77	\$ 210,072.77	\$ 210,072.77
1/6/2022	ROBA20C0010/CPC2073358	RAD-MCR-BA-SL-137-&138 R-Rad Rm DR Conv (2)	\$ -	\$ -	\$ 343,005.00	\$ 343,005.00	\$ 343,005.00
3/3/2022	ROCH20C0030/CPC2078959	Varian	\$ -	\$ -	\$ 77,000.01	\$ 77,000.01	\$ 77,000.01
			\$ 762,070,188.98	\$ 16,133,812.30	\$ 156,498,648.76	\$ 172,632,461.06	\$ 934,702,650.04

ATTACHMENT
THREE

EXHIBIT C
ATTACHMENT 3

Certification of Expenditure
Destination Medical Center

For Calendar Year 2022

Due to Commissioner of Employment and Economic Development (DEED) by April 1, 2023

The Medical Business Entity and the Destination Medical Center Corporation (DMCC) Board of Directors (assisted by the City of Rochester) hereby submit to the Department of Employment and Economic Development (DEED) the following report for expenditures that relate to the Destination Medical Center (DMC) Development for the calendar year 2022, and the certifications required to support the documentation under the City of Rochester Commissioner of Employment and Economic Development State Infrastructure Aid Agreement.

Expenditures Reported this Year

Total Expenditures Reported This Year by Medical Business Entity ¹	\$172,632,461.06	1
Total Expenditures Reported This Year for other Private Entities ^{1,2}	\$26,456,228.36	2
TOTAL Expenditures This Year	\$199,088,689.42	3

All Expenditures claimed since June 30, 2013

Previous Years Expenditures (cumulative)	\$1,262,043,959.32	4
TOTAL Expenditures This Year ³ (from Box 3)	\$199,088,689.42	5
All Claimed Expenditures as of 12/31/22 (Box 4 plus Box 5)	\$1,461,132,648.74	6
Qualified Expenditures claimed in 2022 (Box 6 minus \$200,000,000)	\$1,261,132,648.74	7

State Aid Qualified for This Year (local government match also required)

General State Infrastructure Aid Qualified for (Box 7 multiplied by .0275)	\$34,681,147.84	8
State Transit Aid Qualified for (Box 7 multiplied by .0075 and then multiplied by .6)	\$5,675,096.92	9

By providing my signature below, I am hereby certifying that, to the best of my knowledge, the information stated herein is accurate, true, and complies with the provisions of Minnesota Statutes Section 467.47 and the approved methodology as outlined in the City of Rochester Commissioner of Employment and Economic Development State Infrastructure Aid Agreement.

For Expenditures By the Medical Business Entity:

Alexis Nahler 3-20-23
 Mayo Clinic Chief Financial Officer Date

For all other Expenditures:

Pamela Wheelock 3/28/23
 Destination Medical Center Corporation Date

¹Expenditures need to be after June 30, 2013

²Other Private Entities' certification of expenses may be certified retroactively in 2014 after the Destination Medical Center District and Development Plan are adopted.

³This figure is based solely upon project building permit costs. Minn. Stat. § 469.47, subd 1(d) permits additional expenditures, and discussion is underway as to how to document such additional expenditures, which may result in adjustments.

EXHIBIT

D

**ANNUAL
CERTIFICATION
OF CITY EXPENDITURES.**

**CITY OF ROCHESTER'S
CERTIFIED
EXPENDITURES
JUNE 2013 THROUGH
DECEMBER 2022**



Total Expenditures

March 22, 2023

Kevin McKinnon
Interim Commissioner
Minnesota Department of Employment and Economic Development
Economic Development Division
1st National Bank Building
332 Minnesota Street Suite E200
St Paul, MN 55101-1351

RE: City of Rochester DMC Certificate of Contributions for January 1, 2022 through December 31, 2022

Dear Interim Commissioner McKinnon:

The City of Rochester is hereby certifying local contributions of \$4,053,263.02 under General Aid Contributions and \$9,081,280.13 under Transit Aid Contributions for calendar year 2022 towards the local matching contributions for the Destination Medical Center development. This amount is in addition to the City's previous certification of \$56,861,752.64 for the period from June 30, 2013 through December 31, 2021. This brings the total amount for the period from June 30, 2013, to December 31, 2022, to \$60,915,015.66 under General Aid Contributions and \$9,081,280.13 under Transit Aid Contributions on the attached Certification of Contributions. This certification is pursuant to the executed agreement between DEED and the City of Rochester. The certification is made based on unaudited numbers. Pursuant to that agreement, the City may revise this certification based on adjustments made prior to June 1 of this year.

The City looks forward to working with your staff to review this information and to provide any explanations or documentation that they should require.

The City sincerely appreciates the assistance that has been and continues to be provided to us from you and your staff as we undertake this important DMC Development for Minnesota.

Sincerely,



Kim Norton, Mayor
City of Rochester, Minnesota

cc: Jeremy LaCroix
Brent Svenby
Pamela Wheelock
Alison Zelms
Aaron Parrish

Cindy Steinhauser
Dale Martinson
Amanda Mack
Kaela Brennan
Patrick Seeb

Certification of Contributions

City of Rochester

For Calendar Year 2022

Due to Commissioner of Employment and Economic Development (DEED) by April 1

The City of Rochester hereby submits to the Department of Employment and Economic Development (DEED) the following report for Contributions that relate to the Destination Medical Center (DMC) Development for the calendar year 2022, as required by the City of Rochester Commissioner of Employment and Economic Development State Infrastructure Aid Agreement. The city may revise this certification based on audit adjustments prior to June 1.

GENERAL STATE AID

General Aid Contributions Reported this Year

TOTAL Contributions Reported This Year by the City of Rochester¹ \$ 4,053,263.02 1

General State Aid Qualified for this Year (Medical Entity/DMCC match also required)

General State Infrastructure Aid Qualified for (Annual Exp. multiplied by \$2.55) \$ 10,335,820.70 2

Cumulative City General Aid Contributions

Cumulative Previous Contributions \$ 56,861,752.64 3

Contributions This Year From Box 1 \$ 4,053,263.02 4

Cumulative Contributions as of 12/31/2022 Add Box 3 and Box 4 \$ 60,915,015.66 5

Cumulative State Aid Qualified for as of 12/31/2022 \$ 155,333,289.93 6

State GSIA expended this year \$ 10,556,907.44 7

TRANSIT AID

Transit Aid Contributions Reported this Year

Transit Aid Contributions Reported This Year by the City of Rochester^{1,2} 9,081,280.13 8

Transit State Aid Qualified for this Year (Medical Entity/DMCC match also required)

State Transit Aid Aid Qualified for Add Box 8 multiplied by 1.5 13,621,920.20 9

Cumulative City Transit Aid Contributions

Cumulative Previous Contributions 0 10

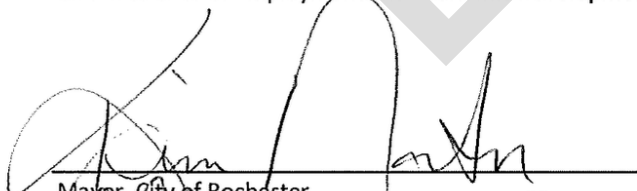
Contributions This Year (from Box 8) From Box 8 9,081,280.13 11

Cumulative Contributions as of 12/31/20202 9,081,280.13 12

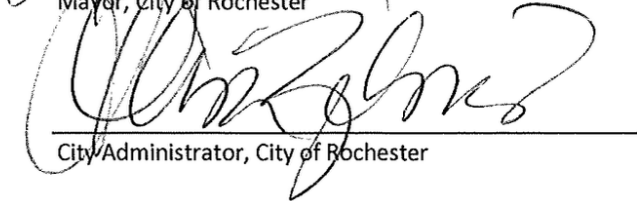
Cumulative State Aid Qualified for as of 12/31/2022 Add Box 12 multiplied by 1.5 13,621,920.20 13

State Transit Aid expended this year 0 14

By providing my signature below, I am hereby certifying the information stated herein is accurate, true and complies with the provisions of Statute 469.47 of the State of Minnesota and the approved methodology as outlined in the City of Rochester Commissioner of Employment and Economic Development State Infrastructure Aid Agreement.



 Mayor, City of Rochester



 City Administrator, City of Rochester

3/22/23

 Date

3/24/23

 Date

¹ Funds expended need to be after June 30, 2013
² Transit Aid match may come from the City or Olmsted County

EXHIBIT

E

**DEED
CERTIFICATIONS**

June 16, 2023

The Honorable Kim Norton
Mayor, City of Rochester
201 4th Street SE – Room 281
Rochester, MN 55904-3708

Dear Mayor Norton:

Thank you for submitting the 2022 Certification of Contributions for Destination Medical Center (DMC). We are excited to assist with this initiative to make the Mayo Clinic, Rochester, and Minnesota a premier medical destination.

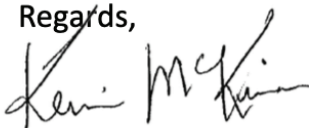
Your 2022 Certification listed \$4,053,263.02 in city general aid contributions between July 1, 2013 and December 31, 2022. You provided a detailed listing of 367 expenditures. These expenditures consisted of direct DMC expenses paid by the city as well as DMC Corporation and DMC Economic Development Authority expenses paid for by the city. From that list, DEED randomly selected 25 expenses for review. We reviewed invoices, payments and city payroll files for accuracy and eligibility.

Your 2022 Certification also listed \$9,081,280.13 in city transit contributions between July 1, 2013 and December 31, 2022. You provided a detailed listing of 99 expenditures. These expenditures consisted of DMC expenses paid by the city for transit projects. From that list, DEED randomly selected 13 expenses for review. We reviewed invoices, payments and city payroll files for accuracy and eligibility. Additionally, the city provided DEED with an independent third party report from Clifton Larson Allen stating the law and procedures for certifying contributions are being followed properly.

The amount of your general aid contributions qualifies the city for the annual maximum of \$30,000,000 of general state infrastructure aid and the annual maximum of state transit aid of \$7,500,000. We will be providing these payments prior to September 1 as mandated by statute.

Thank you again for your efforts on this groundbreaking economic development effort.

Regards,



Kevin McKinnon
Commissioner

C: Pamela Wheelock, Chair of Destination Medical Center Corporation
Dennis Dahlen, Chief Financial Officer Mayo Clinic
Patrick Seeb, Economic Development Agency Executive Director

June 16, 2023

Pamela Wheelock, Chair
Destination Medical Center Corporation
C/O Kaela Brennan
McGrann Shea Carnival
Straughn & Lamb, Chartered
800 Nicollet Mall, Suite 2600
Minneapolis, MN 55402-7035

Dennis Dahlen, Chief Financial Officer
Mayo Clinic
200 First Street SW
Rochester, MN 55905

Dear Ms. Wheelock and Mr. Dahlen:

Thank you for submitting the 2022 Certification of Expenditures for Destination Medical Center (DMC). We are excited to assist with this initiative to make the Mayo Clinic, Rochester, and Minnesota a premier medical destination.

Your certification listed \$172,632,461.06 in Mayo Clinic expenditures and \$26,456,228.36 in other expenditures. The Mayo Clinic provided DEED with information on all invoices and payments (more than 15,000 entries) to account for their certification amount. You also provided an independent third party report from Ernst & Young LLP stating the law and procedures for certifying expenditures are being followed properly. Additionally, DEED staff reviewed invoices and payments in your certification. We selected 66 expenditures totaling \$8,480,253.15. We selected one expenditure from each of the 56 new projects listed. All invoices for the selected expenditures were on file and payments were made in a timely fashion. DEED staff also confirmed that projects had building permits secured after June 30, 2013. DEED acknowledges the expenses and payments met guidelines and the internal accounting and auditing system the Mayo Clinic has in place is sufficient.

Additionally, the DMCC and the City of Rochester provided DEED with a list of 19 completed projects for \$5,956,841.00 in expenditures. DEED randomly selected 10 permits and was provided with copies of the permit application, permit, project closeout, and map of projects. From this information, DEED confirmed the 10 projects' values, dates, eligibility, and completion. The city also approved \$20,499,387.30 in expenditures on 16 projects that are completed over multiple years. DMCC contracted with Clifton Larson Allen (CLA) to complete a review on its Certification to insure it is correct. CLA issued an opinion that the DMCC certification process was correct.

As required by law, I have determined that the amount of 2022 Destination Medical Center Expenditures are the \$199,088,689.42 as you certified. DMC cumulative Expenditures are now \$1,461,132,648.74. As directed by statute, \$200 million is subtracted from this amount to provide

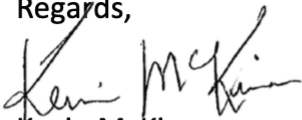
Qualified Expenditures of \$1,261,132,648.74.

Based on this figure and adequate general aid Contributions from the city, I have determined the City of Rochester has qualified for \$30,000,000 of General State Infrastructure Aid in 2023. As per state statute, this payment will be made prior to September 1.

Also based on Qualified Expenditures of \$1,261,132,648.74 and adequate Transit Aid Contributions from the city, I have determined the City of Rochester has qualified for \$7,500,000 of Transit State Aid in 2023. This payment will be made prior to September 1.

Thank you again for your efforts on this groundbreaking economic development effort.

Regards,



Kevin McKinnon
Interim Commissioner

C: Patrick Seeb, Economic Development Agency Executive Director
Brent Svenby, City of Rochester

DRAFT

EXHIBIT



DRAFT

CITY DEBT SERVICE SCHEDULE

\$21,265,000

ROCHESTER, MINNESOTA

General Obligation Tax Increment Revenue Bonds, Series 2017B (Parking Ramp Project)

Post-Sale

DEBT SERVICE SCHEDULE

DATE	PRINCIPAL	COUPON	INTEREST	TOTAL P+I
02/01/2018	-	-	-	-
08/01/2018	-	-	540,639.84	540,639.84
02/01/2019	550,000.00	5.000%	381,628.13	931,628.13
08/01/2019	-	-	367,878.13	367,878.13
02/01/2020	735,000.00	5.000%	367,878.13	1,102,878.13
08/01/2020	-	-	349,503.13	349,503.13
02/01/2021	775,000.00	5.000%	349,503.13	1,124,503.13
08/01/2021	-	-	330,128.13	330,128.13
02/01/2022	815,000.00	5.000%	330,128.13	1,145,128.13
08/01/2022	-	-	309,753.13	309,753.13
02/01/2023	855,000.00	5.000%	309,753.13	1,164,753.13
08/01/2023	-	-	288,378.13	288,378.13
02/01/2024	895,000.00	5.000%	288,378.13	1,183,378.13
08/01/2024	-	-	266,003.13	266,003.13
02/01/2025	940,000.00	5.000%	266,003.13	1,206,003.13
08/01/2025	-	-	242,503.13	242,503.13
02/01/2026	990,000.00	5.000%	242,503.13	1,232,503.13
08/01/2026	-	-	217,753.13	217,753.13
02/01/2027	1,035,000.00	5.000%	217,753.13	1,252,753.13
08/01/2027	-	-	191,878.13	191,878.13
02/01/2028	1,090,000.00	2.000%	191,878.13	1,281,878.13
08/01/2028	-	-	180,978.13	180,978.13
02/01/2029	1,110,000.00	2.250%	180,978.13	1,290,978.13
08/01/2029	-	-	168,490.63	168,490.63
02/01/2030	1,135,000.00	3.000%	168,490.63	1,303,490.63
08/01/2030	-	-	151,465.63	151,465.63
02/01/2031	1,170,000.00	2.750%	151,465.63	1,321,465.63
08/01/2031	-	-	135,378.13	135,378.13
02/01/2032	1,200,000.00	2.750%	135,378.13	1,335,378.13
08/01/2032	-	-	118,878.13	118,878.13
02/01/2033	1,235,000.00	2.875%	118,878.13	1,353,878.13
08/01/2033	-	-	101,125.00	101,125.00
02/01/2034	1,270,000.00	2.875%	101,125.00	1,371,125.00
08/01/2034	-	-	82,868.75	82,868.75
02/01/2035	1,305,000.00	3.000%	82,868.75	1,387,868.75
08/01/2035	-	-	63,293.75	63,293.75
02/01/2036	1,345,000.00	3.000%	63,293.75	1,408,293.75
08/01/2036	-	-	43,118.75	43,118.75
02/01/2037	1,385,000.00	3.000%	43,118.75	1,428,118.75
08/01/2037	-	-	22,343.75	22,343.75
02/01/2038	1,430,000.00	3.125%	22,343.75	1,452,343.75
Total	\$21,265,000.00	-	\$8,185,705.47	\$29,450,705.47

SIGNIFICANT DATES

Dated Date.....	11/16/2017
Delivery Date.....	11/16/2017
First Coupon Date.....	8/01/2018

Yield Statistics

Bond Year Dollars.....	\$254,390.21
Aaverage Life.....	11.963 Years
Aaverage Coupon.....	3.2177754%
Net Interest Cost (NIC).....	2.7176241%
True Interest Cost (TIC).....	2.6417803%
Bond Yield for Arbitrage Purposes.....	2.6130470%
All Inclusive Cost (AIC).....	2.6889724%

IRS Form 8038

Net Interest Cost.....	2.6154299%
Weighted Average Maturity.....	11.612 Years

Minnesota MedTech 3.0 (MMT3.0) Grant Application

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024

Request of the board of directors:

Acknowledge that DMC is a partnering organization within the MMT3.0 consortium, and as such will meaningfully contribute to the MMT3.0 grant application project plan.

Background

- What is MMT3.0?
 - A strategy to grow Minnesota's global market share in the medical technology industry by building an ecosystem that is even more connected, more strategic, and "smarter" through the incorporation of cutting-edge technologies, such as artificial intelligence, machine learning, and data science.
 - Grow the ecosystem to develop Smart MedTech products that are patient-ready, embraced by providers, and market-ready with an accelerated timeline.
 - Doing so will attract Smart MedTech businesses from the region and the world, bringing their technology to the doorstep of the largest and smartest medical device ecosystem in the world.
- The U.S. Economic Development Administration posted a notice of funding opportunity (NOFO) for the 31 federally recognized Regional Tech Hubs, as authorized by the 2022 CHIPS and Science Act.
 - Aims to invest in regions across the country in key technology areas.
 - Requires deep collaboration among industry, higher education, government, economic development, and workforce/labor organizations.
 - Designates U.S. regions with global leadership potential, which makes them eligible for federal programming and access to federal funding.
- The grant opportunity is for \$40-70M over 2-5 years for each of 5-10 regional tech hubs.
- The MMT3.0 strategy and the grant team are built around our rich history in medical devices.
 - Led by GREATER MSP, the MN coalition includes 140+ individuals from ~30 organizations, including Mayo Clinic, Destination Medical Center, University of MN, Medtronic, Allina Health, Boston Scientific, Fogarty Innovation, gener8tor, HealthPartners, Medical Alley Association, Minnesota State Universities, Shakopee Mdewakanton Sioux Community, Office of Governor Tim Walz, and many more.

DMC role in Grant Preparation

- Co-leading one of the five project streams, which involves engagement across all project streams and participants.
- Coordinating connections across multiple Mayo Clinic entities for their engagement in the initiative.

DMC Contributions to Grant Deliverables (examples)

- The MMT3.0 ecosystem becomes additive to the value proposition for our already-existing DMC lead generation activities. Thus, DMC EDA will be positioned to bring Smart MedTech businesses into the Minnesota (including Rochester) ecosystem.
- Coordinate and convene Rochester-based MMT3.0-related ecosystem meetings, conferences, and workshops as needed.
- Contribute to developing and executing workforce development strategies.

Next Steps and Timelines

- Write first draft of project application by February 6.
- Three rounds of reviews, edits, and design by February 26.
- Submit grant February 28.

City of Rochester: Preparing for Transformation

To: DMCC Board of Directors
From: DMC EDA Staff
Date: January 26, 2024

Request of the board of directors:

Learn about the City of Rochester's efforts to advance its organizational designs, succession planning, and resourcing to meet this transformational moment in Rochester's history. Discuss how DMC can strengthen its collaboration, aligning and optimizing resources.

Background:

On January 17, 2024, the Rochester City Council held the first of at least two discussions regarding the transformative impacts of projects across the city. As examples, these projects include the renewal of the local option sales tax and associated community investments, Mayo Clinic's *Bold. Forward. Unbound. in Rochester* program, and Link rapid transit. Because the City of Rochester is a key DMC stakeholder and the entity with responsibilities for DMC public infrastructure project delivery and fiscal management, shared understanding of City capabilities and needs will be necessary to effectively enable and leverage these public and private projects.

The City staff narrative that informed the City Council discussion is below:

"The City of Rochester is experiencing significant transformation. This transformation results from several factors, including our success in pursuing state and federal funding to support the City Council's strategic priorities. The City has received significant State and Federal Funding for these priorities including funding for the \$143 million Link Rapid Transit project, the \$29.9 million 6th Street Neighborhood & Riverfront improvements, and the \$20 million Soldiers Field renovation. Further, the Legislature and Rochester voters entrusted the City with a \$205 Million extension of the Local Sales Tax. This will provide investment in a new Regional Sports and Recreation Complex, Street Reconstruction, Flood Control and Water Quality improvements, and Economic Vitality focused on housing. Finally, the state has invested bonding dollars toward a Regional Parks and Forestry Maintenance Facility, jumpstarted a North Broadway Park and Ride (built with a Federal Grant of \$7.4 million) and we continue to leverage access to Inflation Reduction Act funds to continue to expand sustainability in our downtown building energy transition. These successes, coupled with Mayo Clinic's announcement to invest \$5 billion as part of their *Bold. Forward. Unbound* initiative, will present a once-in-a-lifetime opportunity for Rochester.

As the City, along with partner organizations, begins to understand the challenges and opportunities associated with this unprecedented growth, we want to review with the City Council our current organizational landscape, succession planning, and the teammates and resources needed to 1) secure resources for projects, 2) deliver projects, and 3) meet future service needs. This conversation will be coordinated over two study sessions on January 17 and February 12, 2024."

DMC Development Plan Update

To: DMCC Board of Directors

From: DMC EDA

Date: January 26, 2024

Request of the board of directors:

Support or direction on current planning process, including identifying data needs to ensure informed decision making.

Overview:

In accordance with the DMC Act, the DMC EDA will prepare an updated DMC Development Plan for DMCC and Rochester City Council consideration in 2025. The update will ensure that the plan meets legislative requirements and stakeholder expectations.

The DMC Act requires that the DMC development plan:

- Provides an outline for the development of the City as a destination medical center, and the Plan is sufficiently complete, including the identification of planned and anticipated projects, to indicate its relationship to definite State and local objectives;
- Affords maximum opportunity, consistent with the needs of the City, County, and State, for the development of the City by private enterprise as a destination medical center;
- Conforms to the general plan for the development of the City and is consistent with the city Comprehensive Plan;
- Includes strategic planning consistent with a destination medical center in the core areas of:
 - commercial research and technology
 - learning environment
 - hospitality and convention
 - sports and recreation
 - livable communities, including mixed-use urban development and neighborhood residential development, retail/dining/entertainment, health and wellness, and transportation
- Estimates short- and long-range fiscal and economic impacts
- Provides a framework to identify and prioritize short- and long-term public investment and public infrastructure project development and to facilitate private investment and development, including the criteria and process for evaluating and underwriting development proposals
- Includes land use planning; transportation and transit planning; operational planning required to support the medical center development district; and ongoing market research plans

Additionally, as the 2020 DMC plan update did, this update can:

- Reflect the progress to-date against agreed-upon DMC goals
- Incorporate and/or complement other plans and strategies which may impact DMC
- Address community priorities
- Create opportunity to share and reaffirm DMC's primary mission, vision, and purpose

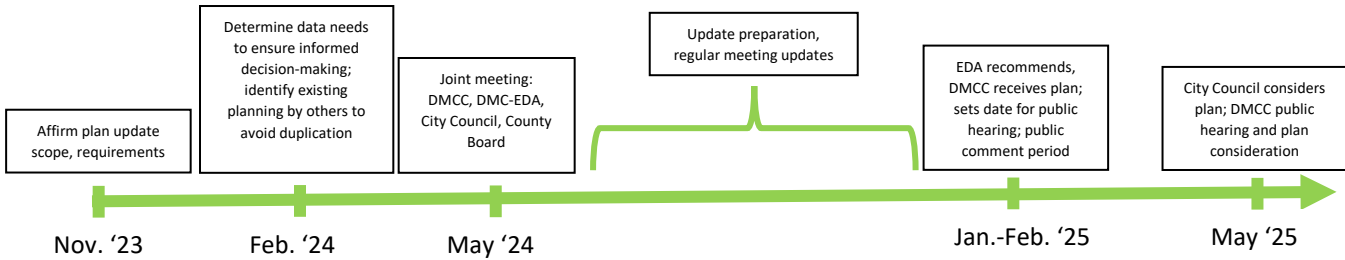
Next Steps:

As the DMC initiative approaches the half-way (ten year) point of implementation, this update presents an opportunity to comprehensively update the development plan.

Build out necessary data set to establish baseline assumptions and inform future decision making.
Identify existing plans or planning processes by others to avoid duplication of efforts.

Timeline:

Proposed update deadlines and approval dates are noted below. If this general schedule is agreed upon by the DMCC, the majority of plan update work will occur from June 2024 to January 2025, with staff updates at each regular board meeting.



Budget:

The approved 2024 DMC Capital Plan includes \$750,000 to support the DMC plan update.

DRAFT Table of Contents:

1) Executive Summary

- a. Mission, Goals, and Vision
- b. Governance Model
- c. Guiding Principles of Development Plan
- d. Market Overview
- e. DMC Investment Priorities and Success Metrics

2) Significant Development Considerations

- a. Mayo Clinic “Bold. Forward. Unbound.”
- b. Post-COVID 19 Impacts on Downtown (Retail, workforce)
- c. Major Project Construction Impacts (LINK BRT, UMR, etc.)
- d. Macroeconomic Impacts on Real Estate Investment and Development (capital access, interest rates, workforce, supply chain, etc.)
- e. District Energy

3) Market Trends and Demand Forecasts (through 2029 and 2035)

- a. Health (sq ft)
- b. Bio-Med-Tech (sq ft)
- c. Office (sq ft)
- d. Hotel (rooms)
- e. Residential (units)
- f. Retail / Dining / Entertainment (sq ft)

4) Economic and Fiscal Impacts

- a. Impact of DMC investments, 2015-2024
 - i. Jobs
 - ii. Taxes
 - iii. Private Development and Investment
 - 1. Growth (units, keys, sq ft)
 - 2. Investment (\$\$\$, Mayo and non-Mayo)
 - iv. Experience
- b. Estimated impacts of DMC plan implementation, 2025-2029
 - i. Jobs
 - ii. Taxes
 - iii. Private Development and Investment
 - 1. Growth (units, keys, sq ft)
 - 2. Investment (\$\$\$, Mayo and non-Mayo)

5) Plan Implementation Factors

- a. Business Recruitment and Lead Generation
- b. City for Health
- c. Communications
- d. Community Engagement and Experience
- e. Equitable Economic Development
- f. Historic Preservation
- g. Mobility Strategies
- h. Public Art and Design
- i. Sustainability
- j. Targeted Workforce and Business Participation
- k. Workforce Development

6) 2025-2029 DMC Capital Plan

- a. Overview of the DMC Financial Model
- b. Planned and Anticipated Public Infrastructure Projects (Streets, Sewers, Energy, Mobility, Public Realm, etc.)
- c. Strategic Private Development
 - i. Private Investment Priorities
 - ii. Process to Apply for Funding
 - iii. Evaluation Criteria for Projects
 - iv. DMC Development District Investment and Development Opportunities
- d. Operations Model
- e. Comprehensive Investment Framework (Sources and Uses)

Discovery Square Med-Tech Infrastructure

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024

Request of the board of directors:

Provide guidance on potential DMC support for Shared Wet Lab, the first of the three Med-Tech Infrastructure projects in Discovery Square.

Background

- This is infrastructure that fosters healthcare technology innovation, supports workforce development, and broadens the employment base.
- Objectives of this infrastructure:
 - Attract early-stage companies and the follow-on economic impacts.
 - Be a resource for businesses already in the Discovery Square ecosystem.
 - Be an environment for advanced workforce training and education.
- Includes three specific types of infrastructure:
 - Maker Lab – light manufacturing space for the design and development of medical devices.
 - Sim Lab – simulated healthcare space for workforce development and medical device validation.
 - Shared Wet Lab – laboratory space with a shared equipment model for life sciences technologies.

Status

- Maker Lab
 - Exploring funding and partnership opportunities.
- Simulation Lab
 - Led by Greater Rochester Advocates for Universities and Colleges (GRAUC), in collaboration with numerous organizations, including DMC.
 - Secured \$500K appropriation in 2023, launching pilot in 2024, location TBD.
 - Seeking ~\$11M to design & develop space, acquire technology, hire staff for permanent operation.
 - Included in City bonding request.
- Shared Wet Lab
 - Discussions underway with potential operator and Mayo Clinic around operating agreement and the business model.

Downtown Property Support

To: DMCC Board of Directors
From: DMC EDA Staff
Date: January 26, 2024

Request of the board of directors:

Discuss a downtown property support strategy intended to advance economic vitality, downtown vibrancy, property preservation, and other board priorities. Direct staff to prepare and propose program parameters and goals for consideration at a future DMCC board meeting.

Background:

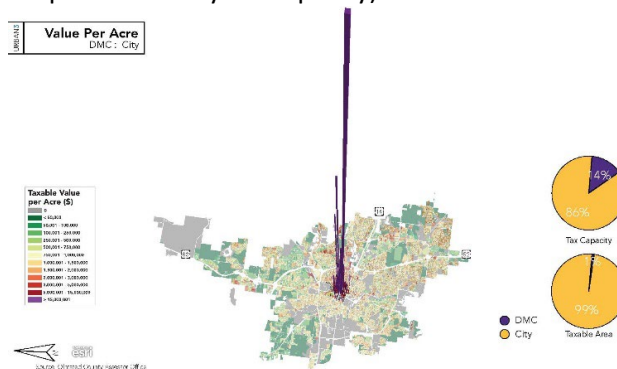
Since 2020, the DMCC board of directors has engaged in discussions and directed staff to evaluate opportunities to identify eligible DMC investments in downtown properties. These discussions and directions to staff included:

- I. November 2020: DMCC board approval of the 2020 Update to the DMC Development Plan
- II. September 2021: DMCC board discussion of DMC funding application, direction to staff to provide further updates
- III. October 2021: DMC EDA is awarded funding through DEED’s Main Street Economic Revitalization Program
- IV. May 2023: DMC EDA report on outcomes of DEED Main Street Economic Revitalization Program
- V. September 2023: DMCC board approval of 2024 DMC Capital Improvement Program, including the possibility of downtown property support
- VI. January 2024: Rochester City Council designation of downtown historic landmark district

More detail on each of these decision points is provided below:

- I. November 2020 Update to the DMC Development Plan
The approved 2020 update to the DMC Development Plan prioritized:
 - 1. Supporting existing local businesses
 - 2. Prioritizing public infrastructure
 - 3. Creatively reusing excess real estate capacity
 - 4. Diversifying the economy
 - 5. Proactively supporting development

Additionally, the updated plan included an analysis of the City of Rochester’s tax capacity, demonstrating that downtown is a substantial contributor to city economic and tax generation activity (the DMC development district is approximately one percent of the city’s geographic area but accounts for approximately fourteen percent of city tax capacity).



II. September 2021 Board Discussion and Direction to Staff

In September 2021, the DMC EDA proposed an initiative to the DMCC board to support downtown properties. The proposal was presented by the DMC EDA, in part, in recognition of the fact that DMC capital has only been approved for projects involving large-scale development and infrastructure. The DMC EDA was evaluating mechanisms for DMC capital to be made accessible for small- and medium-scale development projects. Contemporary discussions with DMCC legal counsel indicated that DMC “public infrastructure” funds could be directed to properties, subject to the uses allowable under state law (and specifically, the ability to direct funds to “demolish, repair, and rehabilitate buildings”).

III. October 2021 DEED Main Street Economic Revitalization Program grant award

In October 2021, the DMC EDA became a partner organization in the administrations of DEED’s Main Street Economic Revitalization Program, providing the funding opportunity necessary to evaluate the need for and interest in a downtown property revitalization effort. Given the awarding of these funds to the DMC EDA, the DMCC board suspended further discussion of the use of DMC funds for small- and medium-scale downtown property revitalization.

IV. May 2023 report to DMCC board regarding outcomes of DEED Main Street Economic Revitalization Program

By May 2023, the DMC EDA had allocated the \$3 million provided through the Main Street grant program:

1. 54 total awards
 - \$23,000 median project award
 - 13 awards to Black, Indigenous, and People of Color (BIPOC) applicants (24%)
 - 16 awards to non-BIPOC women-led applicants (30%)
2. Variety of projects
 - 31 retail and dining projects
 - 13 office, technical and mixed use projects
 - 5 non-profit projects
 - 5 housing and lodging projects
 - 22 previously unoccupied project sites (41%)
3. 270 permanent jobs created (estimated)

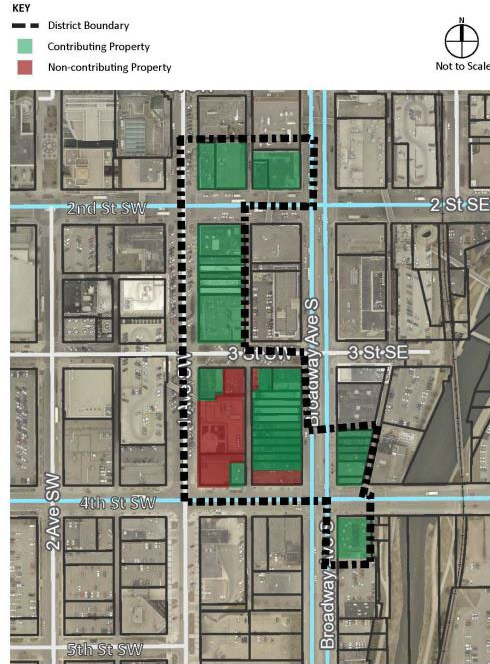
V. September 2023 DMCC approval of 2024 Capital Improvement Plan

In September 2023, the DMCC board of directors approved the 2024 Capital Improvement Plan (CIP) that noted, as a possible use of funds, downtown property support. Additionally, the DMC EDA and community partners convened the Downtown Rochester Task Force. The task force produced four findings, two of which are noted below and relevant to this work:

1. Address Barriers to doing Business Downtown:
 - Simplify, improve, streamline policies and processes
 - Decrease costs of conducting business downtown
2. Support Downtown Growth:
 - Recruit new businesses
 - Retain small businesses
 - Understand new market demand

VI. January 2024 Rochester City Council designation of downtown historic landmark district

In January 2024, the Rochester City Council designated a downtown historic landmark district. The district includes thirty-two properties.



The designation of this district provides an opportunity to evaluate these properties as a part of a general class rather than on a case-by-case basis. The designation could serve as an additional consideration in board and City Council funding decisions (similar to the way the board has emphasized its interest in supporting the development of workforce housing and bio-med-tech infrastructure). Also, preserving these properties could contribute to the economic success of the DMC development district and enhance the patient, visitor, resident, and employee experience.

Next Steps:

If directed by the DMCC board of directors the DMC EDA, in collaboration with the DMCC legal counsel, the City of Rochester, and other stakeholders, would conduct further due diligence regarding a downtown property support program, including program parameters, funding application process, and goals. The results of this work would be presented at a future board meeting.

Riverfront Reimagined

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024

Request of the board of directors:
No action requested.



Background:

The Riverfront Small Area Plan consists of two sites with a total of approximately 5.5 acres. The first site is a 2.5 acre study area located southeast of the downtown core and bounded by 4th St SE to the south, S Broadway to the west, 2nd St SE to the south, and 3rd Ave SE to the east. The 3-acre parking lot and attached parcel north of 4th Street SE and east of 3rd Ave SE will also be included in the study. The site is located at the intersection of the Arts and Culture District and Main Street Mixed-Use District in the Rochester Downtown Master Plan, and it is located in the Waterfront Sub-District of the DMC Development Plan.

Gamble Associates was selected in 2021 to lead the creation of a new vision for the Riverfront Small Area Plan. That work was completed in 2022. Gamble Associates is currently working on a second scope of work that includes:

- Interim activation (in partnership with the Rochester Downtown Alliance and other organizations), *Complete*
- Advance flood wall work with the Army Corps of Engineers, *Complete*
- Due diligence analysis of former Red Owl and Time Theater buildings, *Complete*
- Continue discussions with Olmsted County regarding the county-owned portion of the site, *Complete*
- East site preparation, *In-progress*
- Prepare developer RFQ/RFP, *In-progress*

Progress:

The City and DMC have continued to work closely with Gamble Associates to complete all work associated with the current scope of work, including:

- Finalizing a draft RFQ structure to select a partner to develop the property.
 - A date to release the RFQ is still being determined.
- The purchase of Mr. Muffler site is now complete and Olmsted County plans to vacate the building in the spring of 2024. Site prep will begin in the summer of 2024.
- City team members are preparing for a Spring/Summer 2024 interim activation implementation including adding lighting, consolidated garbage, art, and programming.

The City of Rochester has submitted a request for Minnesota State bonding support for this property, a total estimated cost of \$52.9M. The City has indicated this is its priority bonding request. The project includes design, engineering, further environmental analysis, site remediation and preparation, limited demolition, and construction of public realm improvements, including trail improvements, tree planting, public wayfinding, public amenities, and related infrastructure for the reuse of properties.

The City and DMC staff will present more details about this request at the Q1 2024 DMCC board meeting.

Business Development and Lead Generation

To: DMCC Board of Directors

From: DMC EDA

Date: January 26, 2024

Request of the board of directors:

No action requested.

DMC Business Development Strategy

- **Build Awareness** of Rochester as a business destination, DMC as an economic development initiative, and Mayo Clinic's close connection to both.
- **Build Infrastructure** to reduce business risk in Rochester, decrease speed-to-market, and make our Rochester "bigger."
- **Build Ecosystem** in the life science community by defining the partners we have, engaging those partners in setting a comprehensive ecosystem strategy, and utilizing their knowledge and experience to make our product better.

2024 Business Development Program

- Building Awareness
 - Addition of two staff members to allow for increased activity, and improved process.
 - *Business Development Manager*: responsibilities include out-of-market lead generation, networking with key decision influencers, and supporting DMC's Ecosystem building work.
 - *Data, Research, and Analytics Coordinator*: responsibilities include improving lead generation processes, CRM and reporting management, and supporting DMC's Ecosystem building work.
 - Digital marketing initiative to allow for "always on" awareness building.
 - Overhaul of DMC's BD-focused website
 - Refinement of DMC pitch materials
 - Creation of DMC sales collateral
 - Development of DMC communications strategy and processes
- Building Ecosystem
 - Launch an ecosystem mapping and gap analysis research project.
 - Begin ecosystem programming activities in late 2024.
- Building Infrastructure
 - Develop turn-key real estate solution in response to 2022 research findings.
 - Begin scoping workforce development infrastructure opportunities for future investment requests.

Q1 2024 Program Activities

- Events
 - Facilitate Advanced Therapies Week (January): co-exhibit with Mayo Clinic CRB
 - Lead Generation Campaigns (February, March): Southern California and Northern California
- Initiatives
 - Launch the 2024 digital marketing initiative (January 11-12)

Chateau Theatre



To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024

Request of the board of directors:
No action requested.

Background:

To-date, the DMCC and City Council have approved approximately \$7.7 million in DMC funding for the purchase, maintenance and operation of Chateau Theatre. The DMCC and City Council approved an additional \$1 million for HVAC upgrades in 2024.

The City of Rochester also secured a U.S. Economic Development Administration tourism grant to support restroom renovations.

Chateau Theatre

- Facility Update:
 - o The restroom renovations are now complete.
 - o The HVAC is in the process of getting installed, a temporary system is in place.
- The historic Chateau Theatre is open daily for guests to explore the space and shop at Threshold Art’s art boutique. The Chateau holds many events for the community and visitors as well.
- Please see the enclosed 2023 activation summary.

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

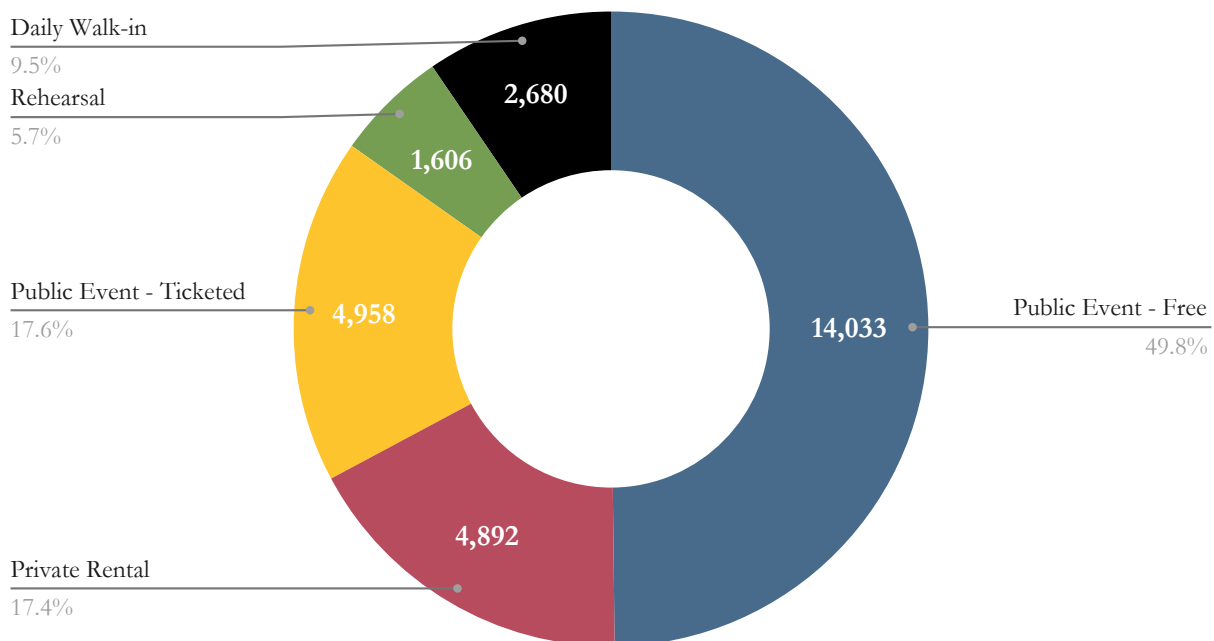
Heart of the City subdistrict is a long-standing priority for the DMC Corp. board. It is home to many hotels, restaurants, entertainment venues, and medical facilities, many of which have been undergoing reinvestment.



2023 MILESTONES

- 292 Days of activation
 - 45 Free public events
 - 28 Ticketed public events
 - 39 Private events
 - 82 Rehearsals
 - 98 Days open to the public without specific programming
- 28,169 Visitors
- Restroom renovations complete
- A/V system purchased/installation being finalized
- HVAC replacement in progress
- Successful alley parklet installation (de-installed for winter)

2023 Attendance Tracking | 28,169 guests



West Transit Village

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024



Request of the board of directors:

No action requested.

Background:

The DMC vision for the West Transit Village is to provide an authentic place where people want to be and leverage the opportunity to make the BRT journey better than a trip in a private single occupant vehicle.

To realize this ambitious vision, Mayo Clinic, the City of Rochester, DMC and a private developer need to collaborate. The parties have agreed to a public-private partnership approach but are also mindful of the FTA transportation funding schedule for the transit elements of the site as well.

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

The DMC goal of mode shift for transportation requires a significant portion of commuting trips downtown to shift away from Single Occupant Vehicle (SOV) trips and towards other modes including Bus Rapid Transit. The West Transit Village is a key element of enabling the BRT to function well and provide an experience befitting the goal of DMC vision of a world class destination.

The conceptual site plan (work-in-progress):



Approvals, milestones, and decision points:

Real estate advisory firm NTH was retained by DMC EDA and Mayo Clinic to assist in positioning the Mayo Clinic West Lot on 2nd Street SW for future development as the “West Transit Village” and to take advantage of the BRT line being developed along 2nd Street SW. Through that RFP process Mayo has selected a team of Kraus Anderson, Aeon, and Perkins + Will as the preferred development partner.

Mayo, the development partner, City staff and EDA staff are participating in a series of design charettes to develop a preferred final development site plan and BRT infrastructure plan for the site. The preferred site plan has now been agreed upon and is advancing into more detailed design development.

The next steps include:

- Mayo Clinic and developer to establish base conditions of the site transaction and move towards a codified agreement, targeting fall 2024 to sign development agreement
- Further advancement of the site design to provide conceptual pricing and definition of the needed infrastructure components of the site
- Return to DMC Board with a request for support of needed infrastructure components (anticipated 2Q or 3Q 2024)

District Energy/Thermal Energy Networks

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024

Request of the board of directors:

No action requested; update regarding DMC district energy system investment to advance DMC carbon emission reduction goals.

Project Updates:

1. The City of Rochester is convening stakeholders and consultants to develop the business plan that will support the desired outcomes of the District Energy system, as well as entering into conversations with Mayo Clinic about the possibility of connecting the Mayo system with the City system for greater overall efficiency of the system due to large heating loads that are currently exhausted as waste heat by Mayo.
2. With its downtown location, proximity to infill redevelopment sites and other factors, the City and DMC EDA have been partnering for a period of years to leverage the City investment in its facilities to create an electrified + geothermal district energy system.
3. Rochester will be hosting the Thermal Energy Network Symposium March 12-14, which will convene leaders in geothermal energy systems and highlight the leading role of the City of Rochester and DMC in developing this downtown system

Background:

In 2015, DMCC adopted the DMC Development Plan, where the principles of sustainability planning are interwoven throughout, through an integrated mix of medium-to-high density uses, integrated live-work environments and green/park space features throughout the downtown. Subsequent action by the DMCC board further reinforces its commitment energy, environmental sustainability and the evaluation and strategic pursuit of district energy systems (DES):

- 2015: DMC Sustainability Goals Adoption within DMC Development Plan
- 2015: Sustainable Energy Options Report Accepted by DMCC
- 2016: District Energy System Resolution Passed by DMCC
- 2019: EIC Strategic Energy Project Plan Approval by DMCC
- 2023: Rochester City Hall installs first downtown geothermal wells
- March 2024: Rochester hosting national thermal energy network symposium

Recognizing the role that a downtown district energy system could have on realizing its energy consumption and carbon footprint reduction goals, DMCC authorized \$2 million in the 2021 and 2022 Capital Improvement Program, building off prior investment in preliminary engineering studies in 2019 and 2020.

Since 2007, the City of Rochester has made substantial gains toward meeting its climate goals and is on track to achieve a 50% reduction community-wide by 2030. That said, more focus is needed to achieve a 100% reduction by 2050. Electrification of heating systems for homes and buildings and electrifying car and truck fleets are critical to achieving this next stage of reduction.

District Energy helps achieve this goal by connecting buildings to the system that already has an electrified heating and cooling source, allows this to happen at scale, and at the pace of private development. The more who connect, the lower the utility rate and efficiency of the system. The DMC EDA and City staff leading this project believe this will also help attract private developers to our market aligned with the sustainability approach, and goal of realizing additional housing affordability for rent and ownership in the downtown.

Equitable Economic Development

To: DMCC Board of Directors

From: DMC EDA

Date: January 26, 2024

Request of the board of directors:

No action requested.

Workplan Update:



1. Community Co-Design Updates:

- a. We started the third cohort of Community Co-design Facilitator Training in December, 2023. The participants who are receiving this training are from the following organizations: United Way of Olmsted County, Olmsted County, Cradle 2 Career, Rochester Public Schools, IMAA, Mayo Clinic, and NAACP. The training is 25 hours total over the next four months. The graduation of cohort 3 will be in May 2024.
- b. We offered the Community Co-design Leadership Training in October 2023. This was the third cohort where we trained a total of 24 community and organization leaders from City of Rochester, Rochester Public Schools, Olmsted County, Mayo Clinic, Three Rivers Community Action, Rochester Art Center, and many other organizations. The total number of community leaders who received the training so far is 68.
- c. We are continuing with the community co-design bi-monthly meetings to inform the community about co-design efforts, projects, reports, and all the resources to ensure the success of community co-design. All the information related to community co-design can be found in the Rochester co-design page on the DMC website.

2. Equity Alliance Updates:

- a. **Equity Series:** We will be presenting the Equity Series on the second Wednesdays of every month beginning January 2024. The series will be an opportunity to introduce diversity, equity, and inclusion best practices, build sustainable DEI community strategies, and build advocacy and allyship within the Rochester community.

3. DEI Best Practices:

- a. **Goodenough Consulting DEI Partnership:** In July, DMC EDA formed a partnership with Goodenough Consulting to complete the following items:
 - i. DMC EDA Diversity, Equity, and Inclusion Assessment- 2023
 - ii. Provide a report and recommendations-2023.
 - iii. Assist in creating DEI implementation plan-2024.
 - iv. Provide DEI training and consultation for DMC EDA staff-2024.

Update: Goodenough Consulting will provide the DMC EDA staff with the final report on the Diversity, Equity, and Inclusion assessment on the 24th of January. The report will include an assessment of the HR practices, Stakeholder Dialogues, Environment Scan, and Anonymous Feedback. On March 5th, 2024, Goodenough Consulting will begin the Diversity, Equity, and Inclusion professional training for the DMC EDA staff.

- b. Community Connections and Capacity Building:** We are continuing to work with grass root organizations and BIPOC led nonprofits to build relationships with the communities they work with. We established monthly check-ins with the following organizations to build trust with BIPOC and unrepresented communities and provide resources and capacity building opportunities:
 - i. NAACP
 - ii. Community Mobilization Resource Coalition
 - iii. Cradle 2 Career
 - iv. Pamoja Women
 - v. Rochester Downtown Mosque
 - vi. Sports Mentorship Academy/Andre Crockett
 - vii. Rochester Public Schools.
 - viii. ACHLA
- c. Black History Traveling Museum:** The Rochester Black Legacy exhibit is a traveling museum to honor local and regional black history. Andre Crockett Sr. and Nicole Asong Nfonoyim-Hara are the organizers for this exhibition. The City of Rochester, Olmsted County, and DMC Eda partnered to host the kickoff of the traveling museum in the City Hall early February 2024 to honor the observation of Black History Month.

4. Affordable Housing Updates:

- a. Housing Developers Monthly Check-ins:** We are continuing our monthly check-ins with 10 developers who are interested in the Rochester community. We provide the developers monthly updates about the following sites: Riverfront, West Transit, and Kmart. We will continue to provide DMC district site opportunities and City of Rochester opportunities to housing developers, and emerging/BIPOC developers.
- b. Real Estate Summit:** We began the preparation for the Real Estate Summit we will host on April 24th, 2024 in partnership with ULI. We are working on including BIPOC communities and emerging developers to have inclusive attendance of the event.

Housing

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024



Request of the board of directors:
No action requested.

Workplan Update:

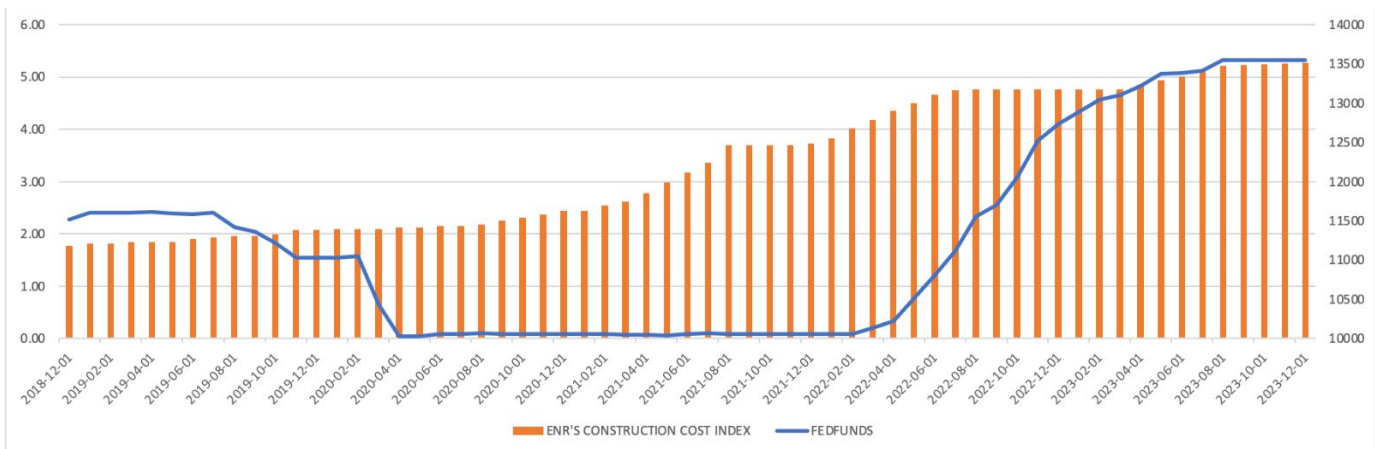
To meet the downtown housing demands outlined in the background section of this update, the DMC EDA has developed a housing strategy within the 2024 workplan, we are working collaboratively with City, County, non-profit and private development partners to develop an implementation toolkit to begin rolling out.

Background:

The downtown housing market demand for market rate units, affordable and subsidized units, and senior housing units by 2030 totals **3,972 housing units** needed by 2030 (22% of county-wide housing market demand).

The last housing project to be delivered in the DMC District was Bryk, 180 units that opened in March 2023. Several other multifamily housing projects have been floated but none have yet committed to breaking ground. It is typically 18 months from when a project breaks ground to units being open and available for move-in. Therefore, we can anticipate it will be 18-24 months *at the earliest* that any new units of housing will open in the District. If no project can commit to breaking ground in 2024, then that timeline gets pushed out another 12 months.

At the same time, we are in a very different point in the market cycle than any time previously since DMC was established, and since 2019 the costs of construction and interest rate environment has shifted significantly:



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

To support the economic growth and new jobs that will be generated within the DMC District, there must be sufficient housing opportunities at a wide range of price points. Denser development in the downtown core also supports the DMC and City GHG reduction goals and mobility strategies as well, and highly efficient from a tax perspective.

Current Status:

In collaboration with City and other partners, a public facing presentation (for DMCC Q1 meeting and City Council Feb. 26 study session) is being developed to surface and showcase the housing data and current costs, as well as proposed new tools for consideration. We are at a unique moment where the market is facing stronger headwinds than ever before (during DMC's existence) while the community will also be experiencing unprecedented growth and construction activity in the next 5 years. Therefore staff will posit some new opportunities in order to spur more housing construction.

Next Steps:

Communication

Digital and Print Communication Strategies:

- Create digital campaigns on the DMC website and social media platforms to ensure visibility to DMC's housing priority.
- Create a housing prospectus that outlines the DMC's development process, Rochester community housing funding resources, sustainability goals, and equity in the built environment goals.
- Update the current development application.

Engagement

Share market needs and recruit developers to deliver the various housing products needed within downtown.

Community Housing Partnerships

Collaborate with public and private partners to realize the downtown and community-wide outcomes:

- Rochester Housing Coalition Leadership Council Member.
- Collaborate with Rochester financial institutions to research the opportunity to create a coalition for community reinvestment act to secure additional funding for Rochester community housing needs.

Housing Data Analysis:

- **Analyze promising housing approaches:**
 - Cooperative Housing.
 - Rent to Ownership Models.
 - Accessory Dwelling Units.
 - Prefabricated construction methods.
 - Assess current vacant office spaces and hotels.
 - IRA related opportunities.
- **Research Development & Housing Grants to Identify Additional Funding Sources**

Mobility

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024



Request of the board of directors:

No action requested.

Background:

A multi-modal mobility strategy for the DMC has been developed that includes the implementation of a Rapid Transit Circulator, which is the current focus of DMC's mobility infrastructure investments.

Bus Procurement

- Estimated RFP Closing Date: Wednesday, January 24, 2024
- Estimated Interview Dates: Week of February 5, 2024
- Estimated Council Approval of RFP: March 2024

Right of Way (ROW) / Land Acquisition

- Request to begin ROW / Land Acquisition negotiations: January 22, 2024 City Council Meeting
- Initial Offers sent to property owners following Council approval
- Negotiation with Property Owners: January 2024 thru March 2024
- Closing & Recording of Properties: August 2024

Vehicle Design:

Goals:

- High amenity to provide a unique experience.
- Futuristic and innovative visual features.
- Experience equal to or better than driving.

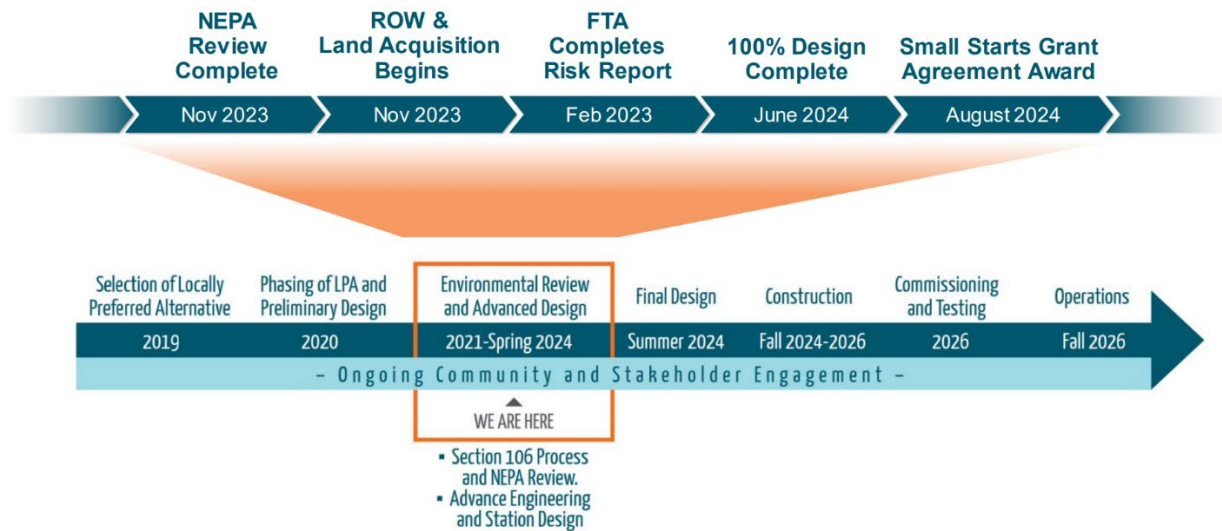
Areas of influence:

- Exterior design
- Interior layout, materials, amenities, air quality
- Technology utilization
- Safety features

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

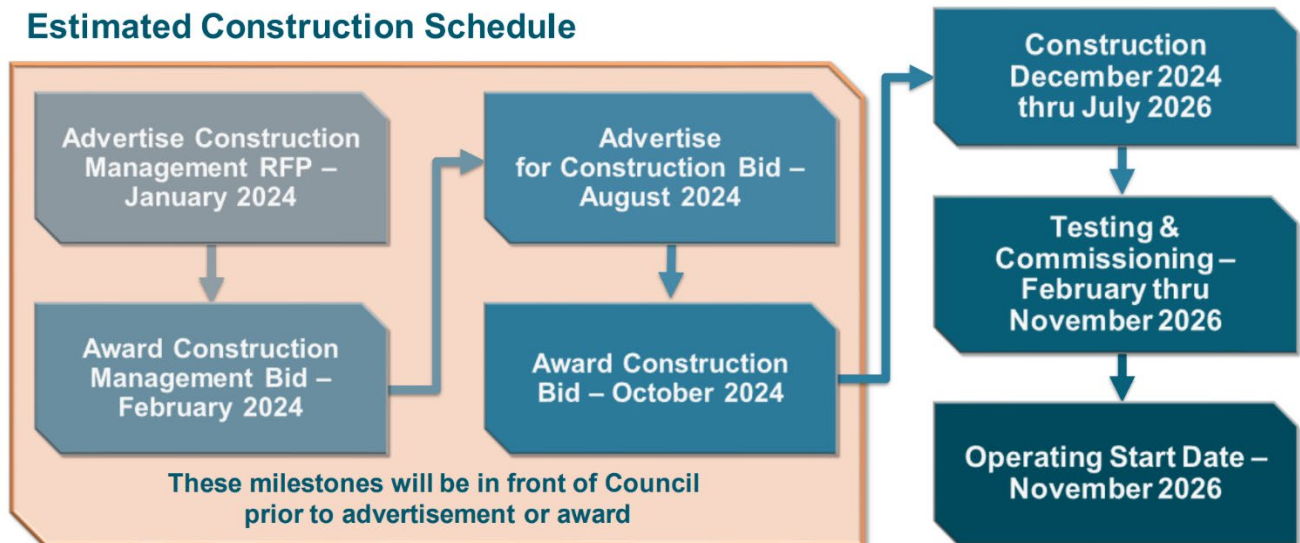
DMC EDA Staff are working in collaboration with the City staff and the consultant team, SRF, with a continued focus on the goal of creating a world-class experience that centers equity of access and foregrounds BRT as a desirable consumer choice.

Current Status:



Next Steps:

Estimated Construction Schedule



Discovery Walk

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024



Request of the board of directors:

No action requested.

Background:

Discovery Walk is a linear parkway along 2nd Avenue SW in downtown Rochester that will serve pedestrians as well as vehicle access.

Discovery Walk will connect Heart of the City to Soldiers Memorial Field and will create a high amenity pedestrian experience while also maintaining flexibility for bike and vehicular access, civic events, and future development.

Updates:

- Construction is anticipated to be complete in spring 2024, including final planting, road striping, site element placement, and installation of the climate accommodating structures.
- Pedestrian lighting art and the snowmelt system is installed and will be operational this winter.
- The 200 block of 2nd Ave. SW is closed to vehicular through-traffic but open for Mayo Clinic's blood donor center.

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.

Work plan or capital improvement budget implications:

Completion of Discovery Walk has been budgeted for within the DMC CIP.

Heart of the City

To: DMC EDA Board of Directors
From: DMC EDA
Date: January 26, 2024

Request of the board of directors:

No action requested.

Background:

Heart of the City Phase 1:

- Construction Update:
 - o Catenary lighting system poles were installed in early October 2023
 - o Catenary lights are anticipated to be installed in spring 2024.
- Paver Performance Update:
 - o A formal review of the performance of different paver sections is now complete
 - Some pavers have shifted due to unknown underground issues
 - A workgroup including designers, engineers, and city staff is in place to address findings in the report
- Raiser Letter Art Pavers:
 - o Concerns have been raised by community members regarding their experience related to the raised letter pavers within the Peace Plaza (Art Installation).
 - o DMC is working closely with city colleagues to develop a strategy to review concerns and developing a plan to address them.



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

Heart of the City subdistrict is a long-standing priority for the DMCC 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, is 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.

Soldiers Memorial Field

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024



Request of the board of directors:
No action requested.

Project Update:

Construction activities continue at Soldiers Field Memorial Park. The construction team has mobilized for winter conditions. The aquatics area is progressing as scheduled. The tile work has started on the new 50-meter lap pool, and the concrete foundations for the water slides have been poured. The exterior walls of the new mechanical building are in place, which will house the pumps, filters, and chemicals for the new aquatics center.

Background:

Soldiers Field Memorial Park is 150 acres in size with 4,000 feet of riverfront. It is currently comprised of memorials, active recreation space, an 18-hole golf course, aquatic amenities, a track and field facility (with winter skating), tennis courts, a baseball field, playgrounds, hockey rinks in winter, and trails.

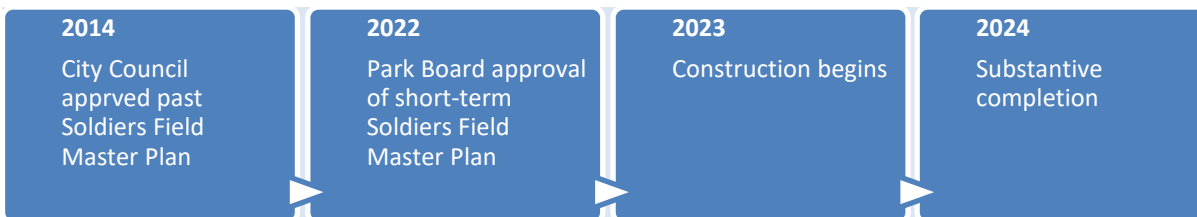
Project improvements underway include a new aquatics area with a lazy river, 3 waterslides, 50-meter lap pool, a renovated bathhouse, a shallow pool, and a splash pad. Additional improvements also include an inclusive playground and shelter at Roy Sutherland Park (east side), new basketball courts, and a SW trail connection.

Work plan or capital improvement budget implications:

Included in the 2023 Capital Improvement Budget: \$10,000,000.

In 2020, Rochester voters approved a referendum for park investment, with \$7M allocated towards Soldiers Field Memorial Park. In 2022, the City of Rochester Parks & Recreation Department was awarded a Federal Land and Water Conservation Fund (LWCF) grant for the redevelopment of the recreation facilities at Soldiers Field Memorial Park. Additional funding is approved by the Destination Medical Center (DMC) Board, with a total budget of \$18.5 Million.

Approvals, milestones, and decision points:



Private Development Previews

To: DMCC Board of Directors
 From: DMC EDA
 Date: January 26, 2024

Request of the board of directors:

No action requested.

Background:


While all private development projects submitted to DMC must meet the “but for” test, DMC EDA staff evaluates each submitted project against the priorities set by the Board before developing a recommendation for the Board. Below is a summary of Board priorities as staff understand them:





- Geographic priorities: Heart of the City, Discovery Square, TOD corridor
- Product Type: Preferencing med-tech and workforce housing development
- Prioritize projects most likely to achieve DMC goals: private investment, job creation, tax base growth
- Validate market demand; support first-in-market opportunities
- Meet or exceed Sustainability targets
- Contribution to City of Health experience goals

Areas of focus adopted as part of the Phase 2 development update (Nov. 2020 adoption):

- Economic diversification
- Housing affordability
- Mainstreet innovation
- Local entrepreneurs
- Local minority and women-owned business capacity

Below is a summary of the active conversations underway with private developers within the DMC District. Inclusion on this list does not mean that these projects will ultimately apply for DMC funding, but rather is included to give you an overview of what kinds of projects are currently being contemplated within the district that *may* come forward in the future for a funding request.

HOUSING	
 <p>Civic Center North Lot</p>	<p>In fall 2021, The City of Rochester issued an RFP to developers for the parking lot across from the Civic Center. The City elected to enter exclusive negotiations with Sherman Associates as the preferred development partner, and are in the midst of those negotiations. Potential alignment with the District Energy system under development in downtown is also being explored with this project.</p> <p>Due to the current interest rate environment and continued high costs of construction, the project gap on this project has grown significantly. City and DMC EDA staff are working closely with the developer to scenario plan what options are possible to keep this project advancing forward. Staff anticipates advancing this project for consideration by this Board in 2024.</p>

 <p>Gerrard 2nd Street</p>	<p>Proposing a mid-to-large apartment building (~150 units) with ground floor commercial space on 2nd Street near 6th. A smaller (4-6 unit) building planned as affordable for-sale units, and a mid-block pedestrian path are also part of the project.</p> <p>This project is currently waiting for market conditions to improve before proceeding (specifically lower interest rates). In the meantime, First Homes received an Economic Development and Housing Challenge Grant in the amount of \$502,000 for the Gerrard Condos (the smaller building referenced above).</p>
<p>West Transit Village (WTV)</p>	<p>The western terminus of the LINK Rapid Transit line is envisioned as a transit village that will accommodate several hundred units of housing and amenity retail in addition to the transit and parking infrastructure needed on the site. Mayo Clinic is in active negotiations with Kraus Anderson as their developer partner and has refined the project vision to two options that include +/- 300 units of housing, retail, parking and public realm.</p> <p>It is expected that this project will come before the Board for action in 2024.</p>
 <p>CityWalk Apartments</p>	<p>This is an approximately 140-unit market rate apartment building on the south side of 2nd Avenue and 6th Street. They have received Main Street grant funding.</p>
 <p>YMCA Development</p>	<p>Redevelopment of the downtown YMCA site into approximately 215 units of multifamily housing including some ground floor live-work spaces. Thoughtful integration of the project into the adjacent Soldier's Field and the approach to affordability levels are main topics of discussion.</p> <p>Demolition is currently underway on the existing building and permits are filed and proceeding, so our expectation is that construction will commence at the conclusion of demolition.</p>
<p>HOSPITALITY</p>	
 <p>Olmsted Bank Building</p>	<p>14 units of residential on top of an adaptive reuse of the existing bank building for a restaurant/cafe use on the ground floor. Opportunity to show potential of adaptive reuse above an existing building and revitalization of a central location that can leverage existing parking infrastructure.</p> <p>The project was awarded \$200,000 in Main Street Grant funds and then received additional Main Street grant funds. However it is likely this project site will be put up for sale.</p>



Post Office

The Post Office building on Broadway is owned by a Utah-based hospitality developer with local ties.

Owners of the building are proposing a 140-key boutique hotel for longer-term travelers. The developer is interested in sustainability and considering a flag that aligns with this environmental approach.

This project has submitted a TIF application to the City of Rochester. However, currently interest rate environment has added additional project costs and widened the gap for feasibility, so the project is under continued review for possible solutions. There are several hurdles the developer has outlined (access to a long-term parking agreement, TIF) that need to be crossed for this project to proceed.

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

DMC aims to support private investment that is in line with the overall mission of the DMC Initiative. The 20-year goal is to attract more than \$2.1B of non-Mayo private investment.

Approvals, milestones, and decision points:

As projects further develop their plans we will continue to update the Board and if an application for funding is submitted the formal review process will begin. Currently Discovery Square 3 is an active application under review.

Rochester Downtown Task Force Grow Downtown Together Workgroup

To: DMCC Board of Directors
From: DMC EDA
Date: January 26, 2024



Request of the board of directors:
No action requested.

Background:

In early 2023, the Downtown Rochester Task Force was established to help accelerate Rochester's path forward and build a more resilient downtown.

DMC took the lead in focusing on growth strategies related to task force priorities. DMC developed the "Grow Downtown Together" strategy that focuses on strengthening the demand drivers of downtown which include workforce, education, downtown housing, cultural anchors (Mayo Civic Center, Art Center, Civic Theatre, Chateau Theatre), and catalytic retail

This work leads to the most impactful work DMC and downtown stakeholders can do together: attracting people downtown.

DMC EDA staff are gathering information and exploring tools to support this work, including developing strategies to manage data related to available space downtown, determining demand drivers and identifying specialized recruitment services.

Progress:

- Mayo Clinic
 - o Team members from Bold. Forward. Unbound. and DMC meet regularly to align strategies and are actively building work plans
- University of Minnesota Rochester
 - o Members of the DMC team have continued to attend community sessions and meet with UMR Campus and Climate Action Plan (CCAP) planning team
- Improved communications
 - o Feedback out of the working sessions with downtown business stakeholders asked for clearer communications to better understand topics impacting the downtown
 - o With the Rochester Downtown Alliance taking the lead, task force members are now sending a bi-monthly update to downtown stakeholders
- City Permit Improvements
 - o Council approval of simplifications to business licensing 12/11/24