

# DESTINATION MEDICAL CENTER CORPORATION

## RESOLUTION NO. 100- 2020

### Adopting Modification Number 2 to the Development Plan (West Transit Corridor)

The following Resolution was offered by Pamela Wheelock, seconded by Paul D. Williams.

#### BACKGROUND RECITALS

- A. Pursuant to Minnesota Statutes Section 469.43, the Destination Medical Center Corporation (“DMCC”), working with the City of Rochester (the “City”) and the Destination Medical Center Economic Development Agency (the “EDA”), adopted a development plan on April 23, 2015, as amended (the “Development Plan”).
- B. The DMCC also adopted a geographic area in the City identified in the Development Plan, in which public infrastructure projects are implemented as the Destination Medical Center development district (the “Development District”).
- C. City and EDA staff recommend a modification to the Development District, set forth in Exhibit A, attached (the “Proposed Development District Modification” or “Modification Number 2”).
- D. Pursuant to Resolution 98-2020, the DMCC submitted Modification Number 2 to the City for its consideration and action.
- E. The City of Rochester Common Council approved Modification Number 2 in a Resolution passed and adopted on July 20, 2020. A copy of that Resolution is attached hereto as Exhibit B.
- F. By June 26, 2020, the DMCC made copies of Modification Number 2 available to the public at the DMCC, City, and EDA offices during normal business hours, and on the websites of the DMCC, the EDA, and the City. On August 11, 2020, the DMCC published notice of a public hearing scheduled for August 27, 2020 in the *Rochester Post-Bulletin*, the official newspaper of the City. The DMCC received written comments through August 18, 2020.
- G. In Resolutions 87- and 89-2019, the DMCC approved the public infrastructure project associated with Modification Number 2 as consistent with the Development Plan.
- H. With the benefit of input from the public, including the opportunity for written comments and public testimony, and comments from the City, EDA staff, and officials, the DMCC makes the following findings of fact and resolution.

## FINDINGS OF FACT

1. Modification Number 2 relates only to the geographic boundary of the Development District and does not otherwise amend the Development Plan. Accordingly, findings 2, 3, and 6 of the DMCC in Resolution A-2015, dated April 23, 2015 concerning the Development Plan, are hereby incorporated by reference.

2. Modification Number 2 is consistent with the Development Plan, advancing the goals and development to support the destination medical center framework.

3. Modification Number 2 affords maximum opportunity, consistent with the needs of the City, Olmsted County, and the State, for the development of the City by private enterprise as a destination medical center.

4. Modification Number 2 conforms to the general plan for the development of the City and is consistent with the City Comprehensive Plan.

5. In the Resolution passed and adopted on July 20, 2020, the City approved Modification Number 2.

6. On August 27, 2020 at 9:30 AM, the DMCC held a meeting and public hearing to receive public input and to consider Modification Number 2. The DMCC published notice of the hearing at least ten days in advance in the *Rochester Post-Bulletin*. The DMCC also received written comments through August 18, 2020.

## RESOLUTION

**NOW THEREFORE, BE IT RESOLVED** by the Destination Medical Center Corporation Board of Directors that the Proposed Development District Modification, or Modification Number 2, attached as Exhibit A hereto, is adopted.

**BE IT FURTHER RESOLVED** that the DMCC Chair, Vice Chair or Treasurer are authorized to take such other actions as are necessary and appropriate to effectuate the adoption of the Proposed Development District Modification.

The question was on the adoption of the Resolution and there were 8 YEAS and 0 NAYS, as follows:

BOARD OF DIRECTORS  
Destination Medical Center Corporation

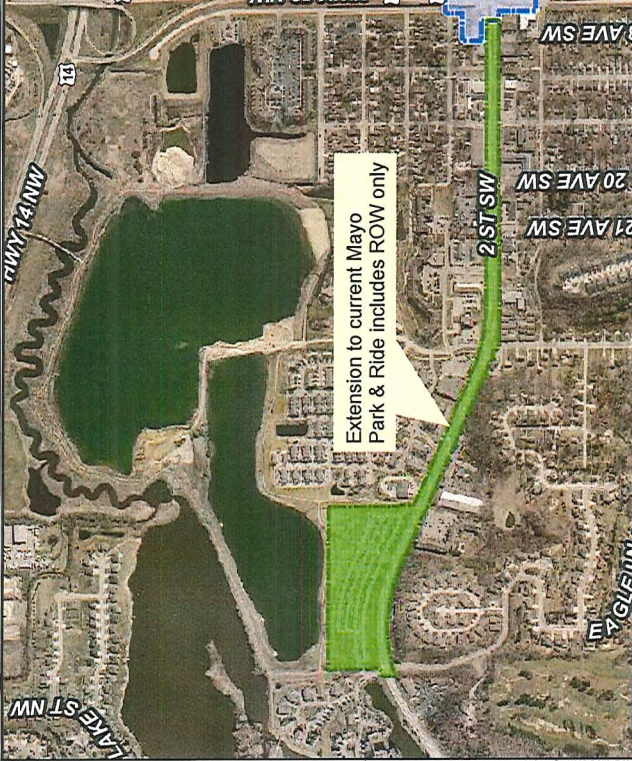
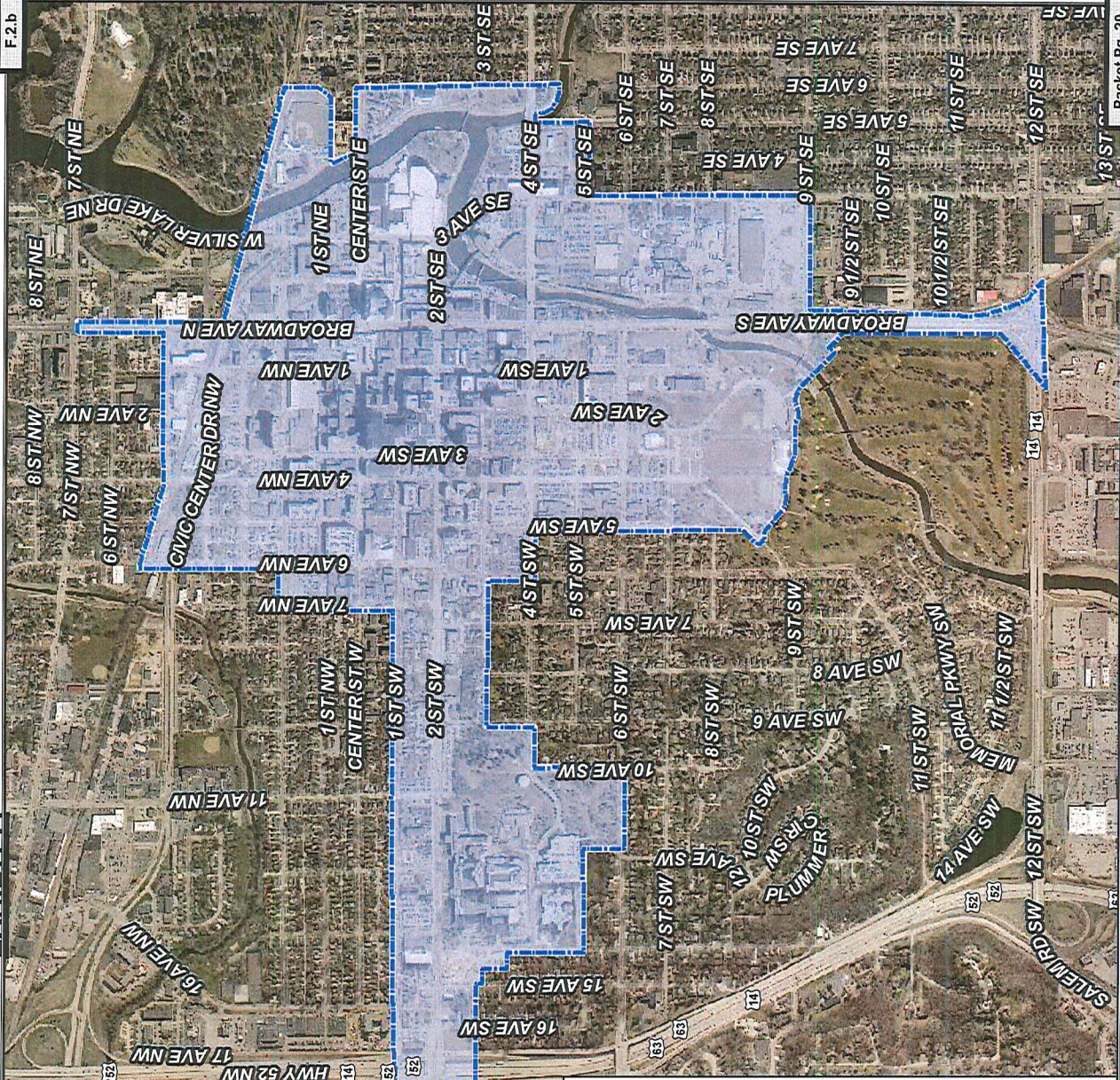
	<u>YEA</u>	<u>NAY</u>	<u>OTHER</u>
James V. Bier	<u>X</u>	_____	_____
James R. Campbell	<u>X</u>	_____	_____
Michael E. Dougherty	<u>X</u>	_____	_____
Kim Norton	<u>X</u>	_____	_____
R.T. Rybak	<u>X</u>	_____	_____
Randy Staver	<u>X</u>	_____	_____
Paul D. Williams	<u>X</u>	_____	_____
Pamela Wheelock	<u>X</u>	_____	_____

RESOLUTION ADOPTED on August 27, 2020.

ATTEST:   
\_\_\_\_\_  
R.T. Rybak, Chair  
Destination Medical Center Corporation



EXHIBIT A




### Proposed DMC Boundary Modifications

5/21/2020

DMC Development District - Active

#### Proposed DMC Boundary Modifications:

-  Proposed Modification to Accommodate Mobility Villages\*
  - \*The proposed boundary modification will follow 2 Street SW along the southern edge of the public ROW from the current western-most DMC district boundary to the southwest corner of the public ROW at the intersection of 2 Street SW and Wimbledon Hills Drive SW. The proposed boundary continues north to the northwest corner of the public ROW at the intersection of 2 Street SW and Avalon Cove Circle SW. The proposed boundary then continues east to the northeast corner of the public ROW at the intersection of 2 Street SW and Avalon Cove Circle SW. The proposed boundary then encompasses the current Mayo Employee Park & Ride West parking lot (parcel 79778). The proposed boundary then continues east along the northern edge of 2 Street SW until intersecting with the current western-most DMC district boundary.



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**EXHIBIT B****RESOLUTION****Approval of the Destination Medical Center (DMC) Development District Boundary Modification.**

WHEREAS, on May 28, 2020, the Destination Medical Center Corporation (DMCC) Board of Directors adopted Resolution No. 98-2020 which authorized the submission to the City of a modification to the DMC Development District for the West Transit Corridor; and

WHEREAS, the City has 60 days to review and take action on the proposed DMC Development District modification pursuant to Minnesota Statutes 469.43; and

WHEREAS, the Council previously approved a Locally Preferred Alternative for a high amenity Rapid Transit Line on Broadway and 2nd Street SW which included the definition of the mode, conceptual alignment, general station locations, authorized expenditures; and

WHEREAS, the Council approved application to the Federal Transit Administration for federal funding for the Rapid Transit system; and

WHEREAS, the area included in the proposed DMC Development District boundary incorporates the proposed route and transit village for phase I of the Rapid Transit system.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Rochester that, pursuant to Minnesota Statutes 469.43, the City approve of the modification of the Destination Medical Center Development District Boundary as shown on the attached Exhibit A.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 20th DAY OF July, 2020.

ATTEST: *Cynthia Blaylock*  
CITY CLERK

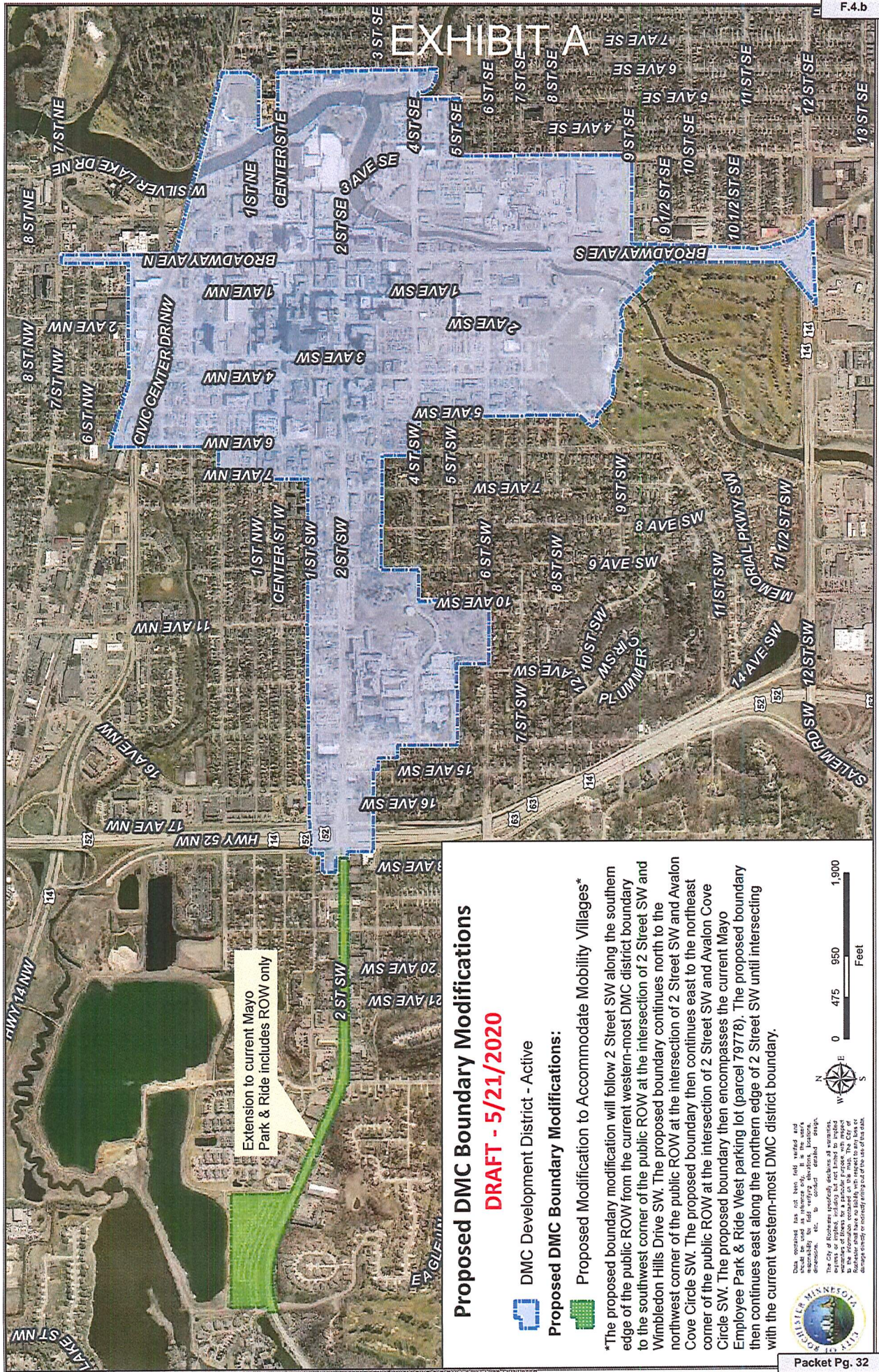
*Randy Staver*  
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 22nd DAY OF July, 2020.



*Kim Norton*  
MAYOR OF SAID CITY







# EXHIBIT A

## Proposed DMC Boundary Modifications

**DRAFT - 5/21/2020**

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