

DESTINATION MEDICAL CENTER CORPORATION (DMCC)
BOARD MEETING

Tuesday, March 23, 2021
8:30 A.M.

MINUTES

- I. Call to Order. Chair R.T. Rybak called the meeting to order at 8:30 a.m.
- II. Roll Call. Chair R.T. Rybak, Mayor Kim Norton, Paul Williams, Jim Campbell, Commissioner Jim Bier, Michael Dougherty, Pamela Wheelock, and Council President Brooke Carlson were present.
- III. Approval of Agenda. Commissioner Bier moved approval of the Agenda. Mr. Campbell seconded.

Ayes: Commissioner Bier, Mr. Campbell, Council President Carlson, Mr. Dougherty, Mayor Norton, Chair Rybak, Mr. Williams.

Nays: None.
- IV. Approval of Minutes: February 3, 2021. Commissioner Bier moved approval of the Minutes. Mr. Dougherty seconded.

Ayes: Commissioner Bier, Mr. Campbell, Council President Carlson, Mr. Dougherty, Mayor Norton, Chair Rybak, Mr. Williams.

Nays: None.
- V. Public Comment. No public comments were offered.
- VI. Chair's Report. Chair Rybak briefly described the meeting agenda.
- VII. April 1 Report to DEED. Patrick Seeb, EDA Executive Director, described the report. Doug Holtan, Chair of Mayo Clinic Department of Facilities and Support Services, provided an overview of Mayo Clinic's 2020 investments, which totaled \$60.3 million. Terry Spaeth, City of Rochester Assistant Administrator, described the investments made by other private developers, which totaled \$83.8 million. Mr. Seeb noted that cumulative DMC private investment now totals more than \$1.1 billion and will lead to \$24.9 million in annual state aid.

Resolution A: Authorizing and Approving the April 1, 2021 Report to DEED Pursuant to Statute. Mr. Williams moved approval of Resolution A. Commissioner Bier seconded.

Ayes: Commissioner Bier, Mr. Campbell, Council President Carlson, Mr. Dougherty, Mayor Norton, Chair Rybak, Ms. Wheelock, Mr. Williams.

Nays: None.

VIII. Project Approvals.

A. Bryk on Broadway Apartments Project. Mr. Seeb introduced Kevin Bright, EDA Energy and Sustainability Director, and Catherine Malmberg, EDA Interim Economic Development Director, to present the project recommendation. Jeremy Emmi, Coalition for Rochester Area Housing Director, and Dave Dunn, Olmsted County Housing and Redevelopment Authority Executive Director, also joined the Board meeting to present a community housing priorities update. Mr. Bright, Ms. Malmberg, and Mr. Spaeth summarized the EDA and City of Rochester project evaluations.

Resolution B: Approving the Bryk on Broadway Apartments Project, Contingent Upon Evidence of Funding and Certain Conditions. Ms. Wheelock moved approval of Resolution B. Council President Carlson seconded.

Ayes: Commissioner Bier, Mr. Campbell, Council President Carlson, Mr. Dougherty, Mayor Norton, Chair Rybak, Ms. Wheelock, Mr. Williams.

Nays: None.

B. Discovery Walk. Chris Schad, EDA Discovery Square Business Development Director, presented the EDA recommendation to expand and approve issuing a request for Discovery Walk construction bid documents. The expanded bid scope would include community shelters and a snowmelt system. Mr. Schad described the community benefits and development opportunity created by the development of Discovery Walk.

Resolution C: Approving an Expanded Scope of Construction Bid Documents for the Discovery Walk Project. Commissioner Bier moved approval of Resolution C. Mayor Norton seconded.

Ayes: Commissioner Bier, Mr. Campbell, Council President Carlson, Mr. Dougherty, Mayor Norton, Chair Rybak, Ms. Wheelock, Mr. Williams.

Nays: None.

IX. Project Updates.

A. South of Downtown Waterfront Small Area Plan. Cindy Steinhauser, City of Rochester Community Development Director, and Principal Planner Ryan Yetzer presented the small area plan, highlighting the development potential, community engagement process, and next steps. Mike Lamb, of Perkins and Will, described the conceptual site plan. It is anticipated that the small area plan will be presented to the DMCC in greater detail at its May 20, 2021 meeting.

B. Downtown District Energy. Mr. Bright outlined DMC's energy efforts to date and described the downtown district energy evaluation undertaken by DMC, the City, and Olmsted County. Mr. Bright noted that Olmsted County has recently elected to pursue an independent energy solution. Many buildings and sites could be

connected to a district energy system. The EDA expects to return to the DMCC with another update at the May 20, 2021 meeting.

X. Rochester COVID-19 Response. Bill Von Bank, EDA Marketing and Communications Director, and Aaron Parrish, City of Rochester Deputy Administrator, described the community response to the COVID-19 pandemic over the last year, noting community collaborations, financial aid to local businesses, programmatic initiatives, and education and training efforts. Mr. Von Bank and Mr. Parrish noted the impacts of these efforts, including aid to hundreds of businesses, Rochester's best-in-Minnesota hotel occupancy rate, a high county-wide COVID-19 vaccination rate, and a limited impact to local sales tax collections.

XI. Meeting Schedule.

A. Next Regular Meeting: May 20, 2021 at 9:30 A.M.

XII. Adjournment. Mr. Dougherty moved to adjourn. Mayor Norton seconded.

Ayes: Commissioner Bier, Mr. Campbell, Council President Carlson, Mr. Dougherty, Mayor Norton, Chair Rybak, Ms. Wheelock, Mr. Williams.