

DESTINATION MEDICAL CENTER CORPORATION (DMCC)  
BOARD MEETING

Thursday, May 25, 2023  
9:30 A.M.

MINUTES

- I. Call to Order. Chair Pamela Wheelock called the meeting to order at 9:30 a.m.
- II. Roll Call. Doug Baker, James Campbell, Council President Brooke Carlson, Mayor Kim Norton, R.T. Rybak, Commissioner Mark Thein, and Chair Pamela Wheelock were present.
- III. Approval of Agenda. Mayor Norton moved to approve the agenda, revised to remove Resolution C from the consent agenda. Council President Carlson seconded the motion. Ayes (7), Nays (0). Motion approved.
- IV. Approval of Minutes: February 9, 2023. Mr. Baker moved to approve the February 9, 2023 minutes. Commissioner Thein seconded the motion. Ayes (7), Nays (0). Motion approved.
- V. Public Comment. Al Lun, Rochester resident, described the value of metrics and requested updates to website dashboards. Erin Sexton, Director of Enterprise Community Engagement at Mayo Clinic, discussed the 2023 legislative session, affirmed Mayo Clinic's support for nurses, and noted on-going discussions for strategic investment in the DMC Development District. D'Angelo Tines, owner/operator of Popus Gourmet Popcorn, discussed the positive impacts of his grant award from the Main Street Economic Revitalization Program.
- VI. Chair's Report. Chair Wheelock described several Board agenda items, including the DMCC audit and 2024 budget and work plan priorities discussion.
- VII. Election of Officers and Appointments.
  - A. Election by Board. DMCC Counsel Brennan opened the floor for officer nominations. Mr. Campbell nominated Pamela Wheelock for Chair, Mayor Norton for Vice Chair, and Commissioner Thein as Treasurer. No other nominations were presented. Ayes (7), Nays (0). Motion approved.
  - B. Appointment by Chair. Chair Wheelock appointed Paul Williams to the office of Board Secretary and Dale Martinson to the office of Assistant Treasurer. She reserved appointment of this office following Mr. Martinson's expected retirement.
- VIII. Resolution C: Commending Dale Martinson, Assistant Treasurer. Mayor Norton expressed appreciation for Mr. Martinson's dedication and hard work. She moved approval of Resolution C. Council President Carlson seconded the motion. Ayes (7), Nays (0). Motion approved.

IX. Consent Agenda.

- A. April 1 Report to DEED.  
Resolution A: Ratifying and Confirming the April 1, 2023 Certification to DEED Pursuant to Statute.
- B. Revisions to Bryk on Broadway Apartments Project.  
Resolution B: Ratifying and Confirming Revisions to the Bryk on Broadway Apartments Project.
- C. DMCC 2023 Budget Year-to-Date Update.
- D. 2022 Capital Improvement Plan (CIP) True-Up and Update.
- E. DMCC Data Practices Act Policy.

Commissioner Thein moved approval of the consent agenda. Mayor Norton seconded the motion. Ayes (7), Nays (0). Motion approved.

- X. DMCC Audit for Year Ending December 31, 2022. Craig Popenhagen, CliftonLarsonAllen, presented the audited financial statements. He noted the highest level of assurance; no audit findings, internal controls, or Minnesota legal compliance findings were reported. Mayor Norton moved to accept the financial statements and audit results. Mr. Baker seconded the motion. Ayes (7), Nays (0). Motion approved.
- XI. EDA Board President Comments. Dr. Clark Otley, DMC EDA President, described the ongoing administration of the Main Street grant program.
- XII. DMC Metrics. Catherine Malmberg, DMC EDA Director of Public Infrastructure and Development Strategy, presented a private investment update. She explained previous investment by Mayo Clinic and other private investment, current market demand drivers, and existing market challenges.
- XIII. Discussion Items (City of Rochester, EDA).
  - A. Discovery Square (Marketing/Lead Generation and Shared Lab Infrastructure). Michael Flynn, DMC EDA Senior Director of Economic Development, described current business recruitment priorities, work plan progress to-date, and maturing statewide partnerships. He also highlighted site visits to Rochester. Chris Schad, DMC EDA Director of Business Development, outlined a plan for “Discovery Labs,” shared, low-cost, short-term lab space.
  - B. District Energy (Potential Expansion of Downtown System). Kevin Bright, DMC EDA Director of Housing and Sustainability, provided an update on progress towards 2050 climate goals. He also described project staging and financing progress for the proposed downtown district energy system.
  - C. West Transit Village (Development Concepts). Ms. Malmberg discussed progress toward the development of the West Transit Village, including Mayo Clinic’s convening of a development team and multiple concepts for the overall site plan.

- D. Rochester Downtown Task Force (Action Plan and Next Steps). Jamie Rothe, DMC EDA Director of Community Engagement and Experience, Ryan Parsons, President of the Rochester Area Chamber of Commerce, and Kathleen Harrington, Interim Executive Director of the Rochester Downtown Alliance, described the Task Force findings and action plan.
- XIV. 2024 DMC Work Plan and Budget: Priorities/Points of Emphasis. Patrick Seeb, DMC EDA Executive Director, described the budget and work plan preparation timeline and priorities.
- XV. Adjournment. Mr. Baker moved to adjourn. Mayor Norton seconded the motion. Ayes (7), Nays (0). Motion approved.

1748791-3.DOCX