

2011 PROJECT HIGHLIGHTS

HOVEN & ANDERSON PROPERTIES (EYE ASSOCIATES OF ALEXANDRIA) ***NEW CONSTRUCTION***



The AAEDC has assisted Hoven and Anderson Properties LLP of Alexandria with securing Tax Abatement benefits from the City of Alexandria to assist with the construction of a 5,400 sq. ft. commercial facility at 1610 Broadway in Alexandria. When completed, this new facility will consist of medical exam rooms, staff offices, retail optical store, administrative area, and reception/waiting room to be leased by Eye Associates of Alexandria. Tax Abatement was granted for this project because of significant development challenges of the property, including significant construction restrictions and short project start timelines due to the parcel's location in Safety Zone A of the Alexandria Airport's clear zone. Total project cost was estimated at \$1.4 million.

NORTH NOKOMIS REDEVELOPMENT PROJECT ***REDEVELOPMENT/NEW CONSTRUCTION***



Cowing Robards Inc of Alexandria has received assistance from the AAEDC in securing Tax Increment Financing benefits from the City of Alexandria for the redevelopment of property located at 1110 North Nokomis St in Alexandria. This site is currently home to a number of structurally substandard buildings. The ownership of Cowing Robards plans to construct a new 12,000 sq. ft. showroom, office, service center and warehouse on this site to be leased by Boomerang Marine & Sports. Redevelopment TIF benefits were granted to assist with this project, which will result in improved tax base and removal of deteriorating structures in a high traffic commercial corridor.

ODYSSEY STEEL & TRIM, INC ***EQUIPMENT PURCHASE***



The AAEDC has approved a \$30,000 Greater Alexandria Industrial Network (GAIN) fund loan to Odyssey Steel & Trim of Brandon to assist with the acquisition of business equipment. Odyssey Steel & Trim is a steel roll forming business which takes large rolls of painted steel and shapes it for use in commercial, residential, and industrial construction projects. The company is located on Douglas County Road 7, just south of the Brandon exchange of I-94.

Additional funding for this project was provided by West Central Initiative of Fergus Falls.

2011 PROJECT HIGHLIGHTS

PRO-AG FARMER'S COOPERATIVE NEW CONSTRUCTION

Pro-Ag Farmers Cooperative of Parkers Prairie has received assistance from the AAEDC in securing Tax Increment Financing benefits from Douglas County to offset the costs of site preparation and infrastructure on an 8.95 acre parcel located on Douglas County Road 7, just south of the Brandon I-94 interchange.

Pro-Ag Farmers Cooperative has expanded their fertilizer facilities onto this site from the company's downtown Brandon location. In addition, an office, warehouse, and shop facility (for the servicing/maintenance of Pro-Ag equipment) have been built on the new site. Total project costs are estimated at over \$2.2 million, with a total of 24,912 sq. ft. of new space being constructed.

Pro-Ag Farmers Cooperative is a private company providing goods and services in retail farm supplies and products. Headquartered in Parkers Prairie, the company has divisions in Parkers Prairie, Garfield, Urbank, Henning, Brandon, and Alexandria. Agricultural products include feed, fertilizer, grain, and other animal health and food products.



TOTAL LOCAL ECONOMIC IMPACT

TOTAL ESTIMATED PROJECT COSTS:	\$24,384,000
TOTAL CONSTRUCTION SQUARE FEET:	125,127 sq. ft.
¹TOTAL JOBS RETAINED:	186
²TOTAL JOBS CREATED:	28

¹Jobs retained figure totals full-time and full-time equivalent positions.

²Jobs created figure totals full-time and full-time equivalent projections within 1-5 year.

2011 COMPLETED PROJECTS

GRAND ARBOR BY KNUTE NELSON ***SENIOR HOUSING PROJECT - NEW CONSTRUCTION***



Knute Nelson, a non-profit organization based in Alexandria, has completed construction of Grand Arbor, a new senior living facility located on Pioneer Road on the south east side of Alexandria during 2011. This project had an estimated construction cost of nearly \$27 million and resulted in the construction of 137 senior living units including senior apartments, assisted living apartments, enhanced assisted living, and memory care assisted living units. Increased regional employment, in the form of 30 new FTEs and 35 new PTE positions, is currently underway because of this project.

The AAEDC assisted Knute Nelson in applying for and securing Industrial Development Bonds through the City of Alexandria to finance a portion of this project. Industrial Development Bonds are a financing program for commercial, industrial, recreational, and health care projects and do not create any additional burden on the City's taxpayers.

LAKWOOD TERRACE, LLC ***MULTI-FAMILY HOUSING PROJECT - NEW CONSTRUCTION***



Lakewood Terrace, LLC, a multi-family housing development, was completed during 2011. This project had an estimated \$5.2 million construction cost and resulted in the construction of approximately 50,000 sq. ft. of new multi-family housing space in the Alexandria marketplace. Each of the two facilities within this development includes 18 housing units that range from 1 to 3 bedrooms in size.

The AAEDC assisted Lakewood Terrace, LLC with applying for Housing Tax Increment Financing (TIF) benefits from the City of Alexandria to assist with the infrastructure costs of this project. In return for the TIF benefits, the development has committed 20% of the housing units to individuals/families whose income is at 50% or less than the area's median gross income.

This project resulted in the creation of 2 new FTE and 4 new PTE positions. Lakewood Terrace is located on South Broadway Street in Alexandria.

JOBZ MINNESOTA LOCAL IMPACTS



At the close of FY 2003, former Governor Pawlenty unveiled the Job Opportunity Building Zones (JOBZ) program as a new rural Minnesota economic development plan. The goal of JOBZ is to stimulate economic development in rural Minnesota by providing local and state tax exemptions to offer assistance to value-added manufacturing and industrial, or high wage service-type businesses. Retail and housing projects are not eligible to receive JOBZ benefits.

Local entities participating in the JOBZ program include the Cities of Alexandria, Brandon, Garfield, and Osakis; and the Townships of Carlos and LaGrand. Designated industrial sites in these areas offer growing and expanding businesses the opportunity to substantially benefit from tax exemptions through December 31, 2015. Tax exemptions apply only to qualified businesses. Businesses will become qualified for JOBZ through the execution of a Business Subsidy Agreement (BSA). On an annual basis the company must report to the MN Department of Employment & Economic Development and local units of government their progress in creating jobs and wages.

Throughout the life of the JOBZ program, the Alexandria/Douglas County region has benefitted from a significant number of businesses starting up and growing within the area in connection with receiving these benefits. Businesses utilizing JOBZ benefits locally have included:

2004

Quick Attach Attachments (*New Construction*)
 TWF Industries (*Expansion*)
 SunOpta Aseptic (*Expansion*)
 GCI, Inc. (*Expansion*)
 Pan O'Gold Baking Company (*Relocation*)

2005

The Aagard Group, LLC (*Expansion*)
 Donnelly Custom Manufacturing Company
 (*Expansion*)

2006

Apol's Harley Davidson (*New Construction*)
 Quick Attach Attachments (*Expansion*)

2007

Heritage Transport, Inc (*Relocation*)
 The Aagard Group, LLC (*Expansion*)

2008

Quick Attach Attachments (*Expansion*)

2009

3M – Abrasive Systems Division (*Expansion*)

TOTAL LOCAL JOBZ ECONOMIC IMPACT

TOTAL ESTIMATED PROJECT COSTS:	\$65,780,000
TOTAL CONSTRUCTION SQUARE FEET:	350,400 sq. ft.
¹ TOTAL JOBS RETAINED:	780
² TOTAL JOBS CREATED:	164

¹Jobs retained figure totals full-time and full-time equivalent positions.

²Jobs created figure totals full-time and full-time equivalent projections within 1-5 year.

Total Local JOBZ Economic Impact figures for projects from 2004 to 2010.

WORKFORCE DEVELOPMENT EFFORTS

The industries of the Douglas County region are experiencing the beginning of a workforce shortage that is being felt throughout the United States and around the world. Even though there are people currently unemployed and actively looking for work, manufacturing and healthcare companies throughout the area are unable to fill positions because of skills and education mismatches. This challenge is projected to continue and grow in the coming years, creating a significant hiring (and business growth) challenge.

To proactively build regional workforce capacity and increase understanding of local career opportunities, the AAEDC in partnership with regional employers and community organizations have undertaken a number of efforts with the goal of building local talent and career opportunity appreciation to meet future employment needs of our businesses.

2011 Careers in Demand Event

On Monday, November 21st parents, teachers, students, and regional citizens from throughout the Runestone Area Education District (RAED) were invited to participate in the region's first Careers in Demand event. Including a keynote presentation by former MN Viking Keith Nord, an employer panel/Q&A session, and an opportunity to interact directly with business representatives, this event focused on providing participants with information on current and future manufacturing and healthcare career opportunities from throughout the region. Attendees responded very positively to the entire event, with significant extra time being required for the employer panel/Q&A session and business interaction session.



Keith Nord
Keynote Presenter



Careers in Demand Employer Panel

In addition to the event, students and parents were provided with information on career opportunities in manufacturing and healthcare through informational flyers highlighting career opportunities, position descriptions, and wage ranges. These publications were distributed to the family of each student in 7-12th grade as well as to teachers and schools throughout the RAED District.

The Runestone Area Education District includes the School Districts of Alexandria, Brandon, Evansville, Minnewaska, Osakis, Parkers Prairie, and Sauk Centre.

2011 CAREERS IN DEMAND EVENT SPONSORS:

WORKFORCE DEVELOPMENT EFFORTS

Packaging Machine Manufacturers Consortium (PMMC)



The AAEDC has completed its 3rd year as a member of the Packaging Machine Manufacturers' Consortium (PMMC). PMMC is a group focused on developing strategies in the areas of recruiting, hiring, and retaining employees. To accomplish this, the group provides leadership and resources throughout the region. Specific initiatives include: Providing industry expertise and resources for regional educators, spearheading promotional efforts to increase awareness and appreciation of careers in manufacturing, and financially support manufacturing-related activities and competitions in local school districts.

PMMC members include The Aagard Group, Douglas Machine, ITW Heartland, Massman Automation Designs, and the AAEDC. The mission of PMMC is: "The Alexandria area will be known throughout the automated packaging machinery industry as the hub for automation technology and as a community where talented individuals build successful careers with growing companies that are committed to best-in-class performance."

For additional information on the Packaging Machine Manufacturers Consortium and packaging machine manufacturing companies in the Alexandria area, go to www.alexandriapmmc.com.

2011 Career Exploration Day

High School juniors from throughout the Runestone Area Education District (Alexandria, Brandon, Evansville, Minnewaska, Osakis, Parkers Prairie and Sauk Centre) participated in the annual Career Exploration Day event at the Arrowwood Resort & Conference Center on Tuesday, November 22nd. This event is designed to provide students with exposure to local career opportunities and the chance to learn more about their education and experience requirements. Throughout the day-long event, students choose to participate in 4 of 20 possible career breakout sessions and interact with approximately 40 regional employers in an expo area. Career breakout sessions are presented by regional professionals and focus areas are chosen by the participating juniors early in the school year.



In a growing effort to strengthen regional career awareness and appreciation by our local young people in connection with other workforce development efforts, the AAEDC is an active member of the Career Exploration Day organizing committee. Specific contributions to the 2011 event included securing all career breakout session presenters and leading a breakout session on Business Ownership & Management.

The Career Exploration Day event is sponsored by The Runestone Partnership, AAEDC, Alexandria Technical & Community College, and Arrowwood Resort & Conference Center and supported through the donations and participation of many local businesses and organizations.