

315 Tenth Street
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Date: July 12, 2018
Time: 5:30 to 7:00 PM
Place: BioTechnology Advancement Center, 1527 Prairie Drive, Worthington MN 56187

AGENDA

- 1) Meeting starting promptly at 5:30 p.m.
- 2) Pledge of Allegiance
- 3) "Around the Table"
- 4) Child Care Survey Results
- 5) Housing - Nobles Home Initiative
- 6) Other
- 7) Next Meeting:
August 9, 2018
5:30 to 7:00 PM
BioTechnology Advancement Center, 1527 Prairie Drive, Worthington MN 56187



Vision Statement: Intentional Collaboration with Purpose

	A	B	C	D	E	F
1	Resolution #	Owner	Parcel #	New Home or Replacement	Address	
2	201425	V & O Properties/Lyle Voss and Rodney Obermoller	31-3997-060	New	Crailsheim Drive, Worthington - Sec 28 Twp 102 Rang 40, 1.97 acre tract in NE 1/4 SE 1/4	
3	201428	Dennis & Jean	15-0195-000	Replacement	27474 340th Street, Bigelow - Sec 36 Twp 101 Rang 41 E 1/2 of SW 1/4, 80 acres	
4	201429	Aaron Nystrom	01-0099-000	New	30679 Quine Ave, Worthington - sec 14 twp 101 rang 40 E 1/2 of SE 1/4 , 80 acres	
5	201430	Jay and Lisa Milbrandt	13-0213-500	New	Sec 31 Twp 102 Rang 39 3 tracts totaling 36.57 acres in N 1/2 of SE 1/4 and 16.44' along south line of north 1/2 containing 1.93 acres of sec 31 of Lorain Twp	
6	201438	Johnson Builders & Realty	31-2084-931	New	Lot 2 Block 1 Homewood Hills 10th Addition, Worthington	
7	201439	Johnson Builders & Realty	31-2084-932	New	Lot 3 Block 1 Homewood Hills 10th Addition, Worthington	
8	201441	Ricky and Lori Flatgard	17-0187-000	New	21320 Jones Ave, Rushmore - Sec 32 Twp 103 Rang 41 9.63 Acret Tract in Sw 1/4 of NW 1/4	
9	201442	Richard and Kerri Knips	11-0223-000	New	16323 Cory Ave, Lismore-Knips Subd, part of NE 1/4 of SE 1/4 of NE 1/4 Sec 2 Twp 103	
10	201443	Richard and Kerri Knips	11-0006-500	New	16323 Cory Ave, Lismore - Sec 2 Twp 103 Rang 43, Tract 589' x 1010' in E 1/2 NE 1/4 Exc. Lot 1 Knips Subd.; Acres 12.51	
11	201444	Michael and Steven Johnson	31-1859-810	New	Lot 3 Blk 1 Glenwood Heights First Addition	
12	201445	FDAC LLC/Robert and Donna Tims	31-3776-810	New	Lot 3 Blk 1 Woodland Ridge Addition	
13	201448	Allan and Rhonda Schmidt	01-0262-825	NEW	31151 297th Street, Worthington - Lot 6 Blck 001 Ocheda Heights Addition	
14	201449	Mark and Renae Bullerman	21-0362-200	New	209 E 8th Street, Adrian MN	
15	201450	EXPIRED: Jerome and Linda Heitkamp	21-0362-565	New	821 S Maine Ave Adrian - Lot 4 Block 1 Country Club Second Addition	
16	201453	Larry Von Holtum	11-0195-000	New	21465 Birkett Ave, Magnolia - Sec 32 Twp 103 Rang 43 NE 1/4 Acres 160	
17	201510	Cory and Heidi Klingenberg	12-0041-500	New	17306 300th Street, Adrian - S 785' of W 555' of SE 1/4; 10 acres	
18	201511	DENIED: Chad Wieneke/Dale Wieneke	09-0109-500	New	19116 State Hwy 91, Adrian MN 56110 (7.43 Acre Tract in NW 1/4 NW 1/4)	
19	201514	Mark and Jessica Riley	04-0213-750	New	21486 US Hwy 59, Worthington - Sec 36 Twp 103 Rang 40; 9.68 Acre Tract S 1/2 NW 1/4	
20	201528	Chris Kremer	17-0004-000	Replacement	27200 170th Street, Reading - Sec 01 Twp 103 Rang 41; 19.96 Acre Tract in S 1/2 SW 1/4	
21	201532	Todd Schwebach / Ron & Kathy Tangen	31-3267-000	New	2430 Dayton Drive, Worthington - Lot 10 of Park View Acres	
22	201533	Jerry and Julie Brake	19-0119-500	New	13976 Edwards Ave, Wilmont - Sec 22 Twp 104 Rang 42 10.82 Acret Tract SW Corner Sw 1/4	
23	201536	Jesse Feeken	15-0095-500	New	30562 Hesselroth Ave, Rushmore - Sec 18 Twp 101 Rang 41 8.85 acre\ tract NW 1/4 SW 1/4	
24	201540	Larry Davis	31-1859-875	New	Sterling Ave Lot 6, Block 2 Glenwood Heights First Addition, Worthington	
25	201541	Larry Davis	31-2739-000	New	1103 Grand Ave, Worthington - Lot 11 Block 8, Moulton's Resurvey and Subdivision	
26	201542	Douglas and Lori Nau	31-0193-000	New	620 Lake Street, Worthington - Lot 11 except Northeast 100' Block 21	
27	201543	V & O Properties/Lyle Voss and Rodney Obermoller	31-3997-060	New	1058 and 1068 South Crailsheim Road, Worthington - Sec 28 Twp 102 Rang 40, 1.516 Acre Tract in NE 1/4 SE 1/4	
28	201604	Larry Davis	31-0994-000	New	Lot 2, Castlewood Knolls, Worthington	
29	201610	Steven Lohr	04-0204-000	New	21428 Paul Ave, Worthington - Sect 35 Twp 103 Rang 40, 6.11 Acres in SW Corner of NW 1/4	
30	201614	Rick and Karen Bullerman	21-0362-100	New	217 Eighth Street West, Adrian MN-Lot 1 Blk 2 Country Club First Addition	
31	201615	Rick and Karen Bullerman	21-0362-450	New	Outlot A of Country Club First Addition & W 15.24' of S 48.40' of Lot 1 Blk 1 & W 15.24' of Lot 1, Blk4, Both in Landuis First Addition	
32	201624	EXPIRED: Melvin Janssen Jr and Jane Janssen	22-0010-000	New	Lot 16 Block 2 Bigelow MN	
33	201627	J. Scot and Kathleen Henning	21-0261-000	New	First Addition, Lots 10,11,12 Block 32, Adrman MN	
34	201631	Todd Schwebach	31-3267-015	New	Lot 3 Block 1 Parkview Acres Second Addition, Worthington MN	
35	201632	Clayton and Carla Schilling	06-0200-000	Replacement	13927 330th Street, Ellsworth - North 30 Acres NE 1/4, Sec. 34 Twp. 101 Range 43	
36	201635	Mike and Jenna Ahlers	16-0073-000	New	SW 1/4, Section 13, Seward Twp (US Hwy 59)	
37	201636	Larry Davis	31-0611-000	New	Portion of SW 1/4, Section 13, Davis Addition, Worthington	
38	201639	Ted and Lindsey Buhner	01-0262-835	New	31123 297th Street Worthington - Lot 008 Blk 001 Ocheda Heights Addition	
39	201640	Larry Davis	31-0611-000	New	Portion of NW 1/4, SW 1/4, Section 13, Davis Addition, Lot 2, Worthington	
40	201651	Nicholas Hagen Larry Drost	31-4003-400	New	SECT-34 TWP-102, a triangular tract in NW 1/4 of NE 1/4 of Railroad except .89 acre tract, 6.50 acres	
41	201652	EXPIRED: North Development Group LLC	31-3845-000	New	SECT-13 TWP-102 RANG-40 11.36 Acres in NE 1/4 SW 1/4 South of I-90	
42	201656	Eugene and Melanie Cleland	28-0081-000	New	110 1st Ave, Round Lake MN (Craven's addition, Lots 13 thru 15, Block 1)	
43	201711	Larry Davis	31-1534-210	New	1713 Grand Ave, Worthington MN (Auditors Plat of Lot 3 of Davis Addition, City of Wgtn or NW 1/4 SW 1/4, Section 13, Twp 102 North, Range 40 West)	
44	201712	Larry Davis	31-1534-215	New	1707 Grand Ave, Worthington MN (Auditors Plat of Lot 4 of Davis Addition, City of Wgtn or NW 1/4 SW 1/4, Section 13, Twp 102 North, Range 40 West)	
45	201713	Thomas and Corinne Lonneman	21-0362-560	New	819 Maine Ave, Adrian MN (Lot 3, Blk 1, Country Club Second Addition, City of Adrian)	
46	201714	Thomas and Corinne Lonneman	21-0362-565	New	819 Maine Ave, Adrian MN (Lot 4, Blk 1, Country Club Second Addition, City of Adrian)	
47	201726	V & O Properties/Lyle Voss and Rodney Obermoller	31-3997-060	New	1078 and 1088 South Crailsheim Road, Worthington - Sec 28 Twp 102 Rang 40, 1.516 Acre Tract in NE 1/4 SE 1/4	
48	201727	Gregory and Lesli Kramer	06-0072-000	Replacement	Section 13, Twp 101, Range 43, W 1/2 of SE 1/4 of Grand Prairie Twp, Portion of Parcel 06-0072-000	
49	201728	Larry Davis	31-1534-220	New	Auditors Plat of Lot 5 of Davis Addition, City of Wgtn or NW 1/4 SW 1/4, Section 13, Twp 102 North, Range 40 West	
50	201730	Larry Davis	31-1534-225	New	Auditors Plat of Lot 6 of Davis Addition, City of Wgtn or NW 1/4 SW 1/4, Section 13, Twp 102 North, Range 40 West	
51	201742	Todd Schwebach	31-3267-010	New	Park View Acres Second Addition, Lot 2 Block 1, Worthington MN	
52	201741	Seth Jacoby	21-0351-000	New	Campbell's East Side Addition, Lot 5 Exc. S'yly 62 2/3' and all of Lot 6 Block 2 (401 Tennessee Ave, Adrian MN)	
53	201752	North Development Group LLC	31-3845-000	New	SECT-13 TWP-102 RANG-40 11.36 Acres in NE 1/4 SW 1/4 South of I-90	
54	201756	Scott Brunk	04-0111-000	Replacement	28210 200th Street, Reading MN (Tract 650' x 523' in S 1/2 of SW 1/4, Sect 19 Twp 103 Rang 40 7/80 Acres	
55	201757	Donald and Helen Brands	20-0185-500	New	29261 260th Street, Worthington MN (2.53 Acre Tract in N 1/2 NW 1/4 Sect 29 Twp 102 Rang 40)	
56	201770	Dan Krueger, South Lake Development	31-4003-400	New	Sect-34 Twp-102 Rang-40, a triangular tract in NW 1/4 of NE 1/4 North of Railroad except .89 Acre	
57	201769	Nicholas Hagen (now Terry Gaalsywk)	31-3776-845	New	Lot 5 Block 2, Woodland Ridge Addition, City of Worthington, (1932 Woodland Court, Wgtn)	
58	201807	Gene & Misty Tschertter	23-0029-000	New	Lot-003 Blk-014 and vacated alleys between Lots 2 & 3 and Lots 3 & 4 Blk 14 (314 11th Street, Brewster) a tract 474' x 578' x 463.91' x 577.9' in S 1/2 SW 1/4,	
59	201819	Roger & Tami Henning	15-0011-500	Replacement	Sect-02 Twp-101 Rang-41(26282 290th Street, Rushmore MN)	
60	201820	SW Design Build, Inc. Diane Weick President	21-0628-100	New twinhome	Lot 1 Block 3 Suedkamp Addition, City of Adrian (100 & 102 9th Street East, Adrian MN)	
61	201821	Tim Honermann	21-0352-000	New twinhome	Lot 6 Exc. S 35 1/2' & Lot 7 Exc. N 30.34" Block 2, Campbell's East Side Addition, City of Adrian (309 & 311 Tennessee Avenue, Adrian MN)	
62	201824	South Lake Development, Dan Krueger	31-4003-400	New	Sect-34 Twp-102 Rang-40 Triangular Tract in NW 1/4 of NE 1/4 , north of railroad except .89 acre (1885 & 1887 1st Avenue SW, Worthington MN)	
63	201826	Brad And Jen Lonneman	18-0146-500	Replacement	Sect-26 Twp-102 Rang-43 Tract cont. 8.20 acres NE 1/4 SE 1/4 (26617 Cory Ave, Adrian MN)	
64	201830	Al Drost	31-3406-285	New	Lot 10 Block 1 Six Fairway View Plat (1520 N. Crailsheim Rd), City of Worthington MN	
65	201831	Kenny & Jana Willers	31-2084-942	New	Lot 5 Block 1 Homewood Hills Eleventh Additi Plat (1781 Donovan Drive), City of Worthington MN	



Nobles Home Initiative

Nobles County Guidelines

Intent

The purpose of Nobles Home Initiative (NHI) is to provide incentives to encourage the construction of new owner occupied and rental residential housing units, and to encourage replacement of dilapidated housing structures within Nobles County until and through December 31, 2022.

Tax Abatement Availability

Minnesota Statute 469.1813 Subdivision 8 places limitations on tax abatement. In any given year, the total amount of taxes abated by a municipality shall not exceed 10% of the net tax capacity (NTC) of the political subdivision for the taxes payable year to which the abatement applies, or (2) \$200,000, whichever is greater.

Eligible Participants

Any person who constructs a new single family home, duplex, or multi-family complex and who files application material and seeks formal approval from appropriate local jurisdiction between April 1, 2014 and December 31, 2022 may be eligible to receive 100% property tax abatement of the County, and appropriate City and School District share of increased real estate taxes as a result of building newly constructed housing or a home, for a period of 5 years provided all of the following are met:

1. Property is located within Nobles County and zoned properly for the proposed development project.
2. The applicant shall not have received other local financial assistance (tax increment financing/TIF, Workforce Housing, SCDP).
3. Project is built to building codes adopted at the time building permit is obtained.
4. Property taxes are current and paid on time and in full.
5. Program approvals must be obtained prior to the start of construction of the new housing/home.

Multifamily projects of a minimum of 4 rental units may seek approval for longer tax abatement period not exceeding the maximum defined by State Statute. Each of these multi-unit requests will be considered on an individual basis.

The real estate taxes to be abated shall be for up to the full amount of the real estate taxes collected from added tax base of the newly constructed housing/home annually. Real estate taxes collected for the value of the land or any current additional structures value are not eligible for tax abatement, and will not be abated as part of this program.

This abatement will transfer with the sale of the property for the balance of the five years abatement period.

This abatement will not include voter approved school referendums.

This abatement does not apply to, or include, existing and/or new assessments to the property.

The County shall provide the awarded abatement payment following payment of due real estate taxes annually. One single payment shall be made to the owner of record at the time of the payment, by December 30th for that calendar year.

Application

Statute requires the County to approve each abatement application. Thus, all applications will be considered on a “first come - first served” basis. The acceptance of new applications will be contingent upon board approval and abatement capacity as defined above.

A complete application for Abatement shall consist of:

- A letter requesting abatement for eligible projects addressed to the Nobles County Administrator.
- Legal description of the subject property, including address and property identification number.
- A site plan and construction plans for the proposed project.
- Submit a copy of the building permit once received.

Applications are to be submitted to Worthington Regional Economic Development Corporation (WREDC), 1121 3rd Avenue, Worthington, Minnesota, 56187, or, Nobles County Administration, 315 Tenth St., Worthington, MN 56187. Upon receipt of a completed application, it will be submitted to the county board and to the appropriate city and school district to schedule a date on which to consider the application. Notice of that date shall be sent to the applicant within 30 days of the application being filed. Upon consideration by the appropriate taxing authority, each taxing authority will approve a resolution outlining the details of the abatement program and authorization of staff to enter into a tax abatement agreement with the developer/builder/owner.

The abatement period will commence with receipt of the Certificate of Occupancy, or not more than one year following approval of the taxing authority’s resolution, whichever is first, and shall continue for 5 years.

Adopted
Revised

May 20, 2014
October 3, 2017; March 22, 2016; July 7, 2015; August 5, 2014