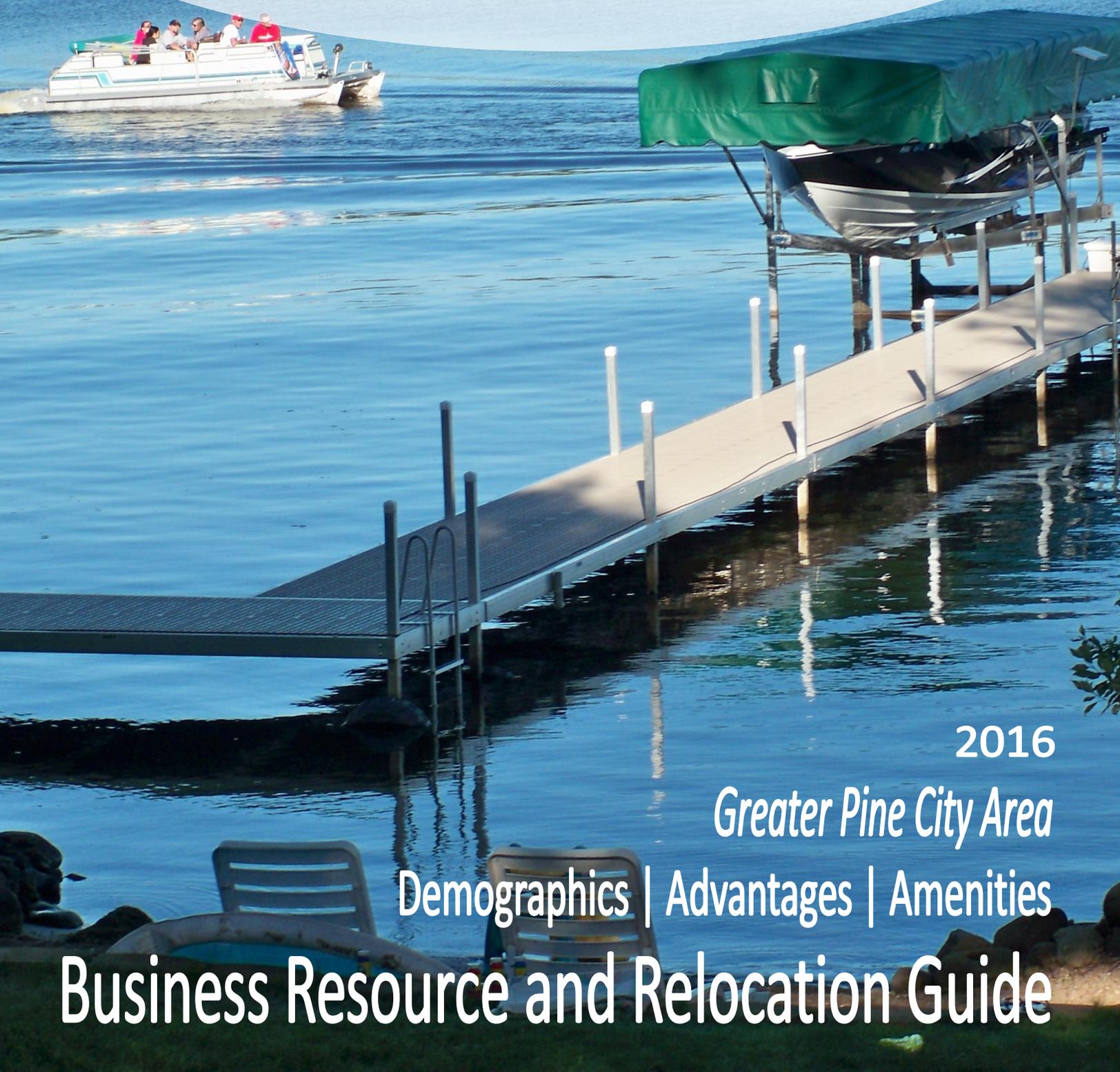




Pine City

North. Nice *and* close.



2016

Greater Pine City Area

Demographics | Advantages | Amenities

Business Resource and Relocation Guide



Pine City Welcomes You



Location, Location, Location. It is a key part of the equation when looking for a place to open a business or finding a place to raise a family. **Quality of life.** It requires sustainable social, economic and environmental components. Pine City has all of these essential elements to offer businesses and residents who call this home. Pine City has so much to offer, nestled between the Twin Cities and the Twin Ports **on the Interstate 35 corridor** and equidistant to the St. Cloud metro to the west.

Pine City boasts state-of-the-art facilities, including a new fire hall, public works facility, water treatment system and public library. The community is home to outstanding educational institutions from Pre-K through post-secondary. Each of the auditoriums and fine arts facilities

offer elegant audio-visual experiences. Pine Technical and Community College (PTCC) offers a comprehensive list of core programs, ranging from Health Science and Nursing, Business, Automotive Technology, Information Technology and Advanced Manufacturing Programs. In addition offering unique programs such as a Child Care Aware certification program and gunsmithing, which is one of the highest-rated in the country. A recent and exciting addition to campus is the Pine Innovation Center, a technology business incubator designed to nurture the development of entrepreneurial companies during start-up and expansion periods.

The City of Pine City is very active in economic development. Pine City Technology Park, just off of I-35 on the north end of Pine City, offers plenty of acreage prime for development, 40 acres of which is State-certified shovel ready property. Pine City's historic downtown and town square is accessible on the I-35 business loop and Old US Highway 61, America's North-South byway.

Year-round recreational opportunities are abundant: offering: hiking, biking and snowmobiling trails, softball leagues, hockey programs, ice fishing, a public 9 hole, par 36 regulation length golf course with driving range and banquet facility, community theatre, farmer's market, and a plethora of yearly festivals and celebrations. Pine City is home to some of the best fishing in the state. Cross Lake is a 943-acre fertile basin full of walleye and muskellunge, in addition to other species such as northern pike, perch, black crappie, blue gill, and bass. Just west, and also navigable by water via the Snake River, is Pokegama Lake, a 1,474-acre lake abundant with the same species of fish.

I encourage you to continue reading the information in this pamphlet. I hope you get the sense of what this great city has to offer and explore further. If you do, you will not be disappointed. My wife and our family did just that 18 years ago and we never left!

Carl Pederson, Mayor



Mayor Pederson, left, at one of the city's recent groundbreakings

As of 2014, Pine City (zip code 55063)'s population was **9,147** people. Since 2000, it has had a population growth of **9.53 percent**.



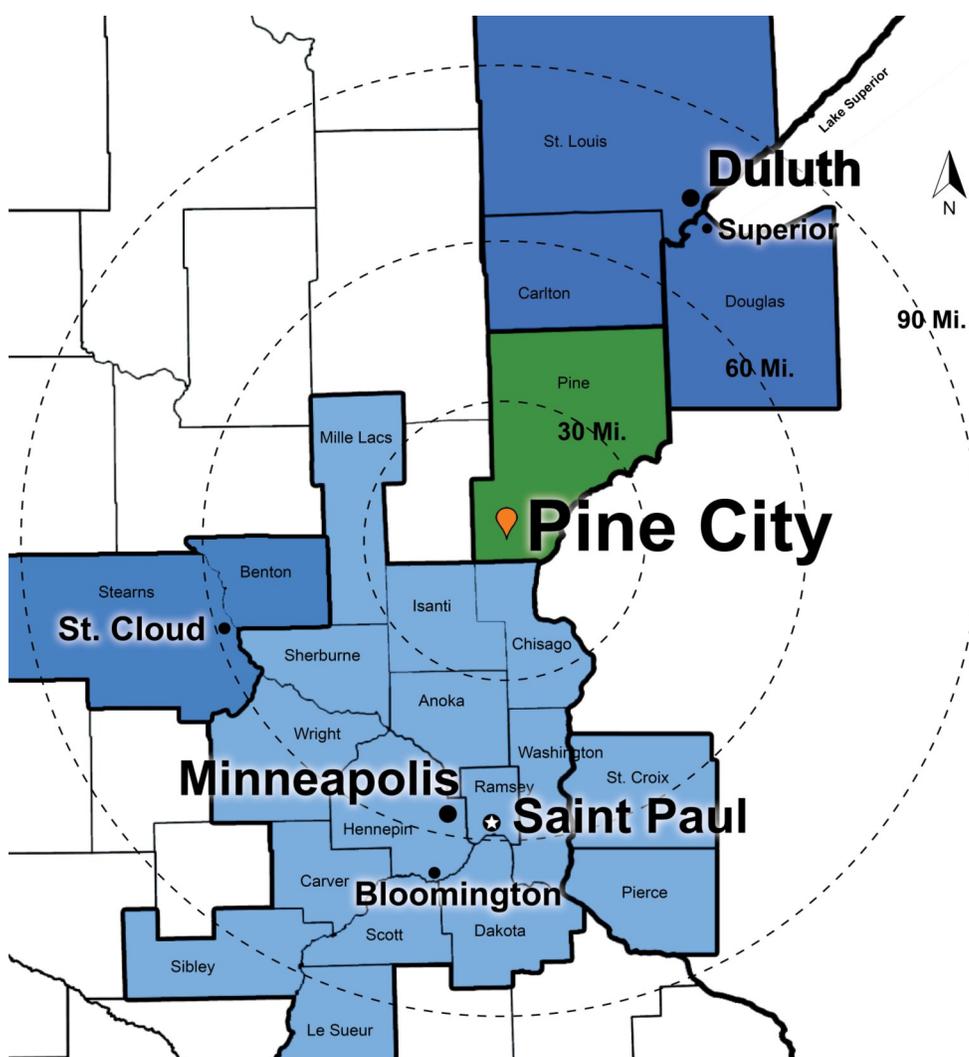
Central Location

THE PINE CITY MARKET AREA

Pine City is not your typical small town. The community boasts an educated and skilled workforce, a high level of community engagement and a widely-diversified commercial and industrial base. The town’s roots are in agriculture and logging but its future is in new technologies. From Post-it® notes to docks and boat lifts, Pine City has a solid business base in a wide range of industries. Being the county seat of Pine County, Pine City is also a commercial and cultural hub for surrounding communities. The market area stretches south to the northern Twin Cities’ suburbs, east to Siren, Wis., west to Mora and north to Moose Lake, a commercial base of over 55,000 consumers. This thriving regional center is a place of promise for companies ready to relocate or expand. To stimulate economic growth and development, the Greater Pine City area has more than 500 acres of land for commercial and light industrial expansion, demonstrating the community commitment to sustaining a healthy and growing economy.

THE TWIN CITIES

Often rated among the America’s most livable metropolitan areas, the Minneapolis-St. Paul-Bloomington MSA is home to over three million people, 34 Fortune 1000 corporations, a top research university and industry leading companies. With agricultural processing giants like Cargill and General Mills, retail household names Target and Best Buy, and innovators in medical technology and manufacturing like Medtronic and 3M, the Twin Cities are the economic engine of the upper Midwest. The metro area draws people and resources that are easily reached from Pine City.



THE TWIN PORTS

The Duluth-Superior, WI MSA serves as the economic hub of northeastern Minnesota. It has a great tourism industry with an international airport and access to the St. Lawrence Seaway.

ST. CLOUD

The St. Cloud MSA is the fastest growing and third largest metro area in the State. Electrolux Home Products and Capital One 360 are among its largest employers.

PINE COUNTY

Pine County’s proximity to virtually everything in Minnesota offers substantial benefits to companies in certain industries. The county is defined as a rural/exurban county, and therefore enjoys favorable tax rates and economic development opportunities designed to stimulate and sustain rural economies. Pine City is the largest city in the county. Sandstone is the next largest city and home to a federal correctional facility and Hinckley (home to Grand Casino, a large tourist draw) is the next in population size.



Economic Development Focus

CITY OF PINE CITY AND PINE CITY ECONOMIC DEVELOPMENT AUTHORITY

Pine City has a powerful combination of public and private organizations to help business thrive. The Economic Development Authority (EDA) and City Staff work closely with the East Central Regional Development Commission (ECRDC) and other economic development consortiums charged with providing the resources – land and buildings, technical assistance, and access to professional services – to strengthen the local economy. From seeking tax abatements to applications for grants and project based loans, Pine City's focus is on helping businesses get up and running, and helping existing business thrive.

City staff, together with a network of elected officials, citizen volunteers and development partners, welcomes the opportunity to work with individual businesses to identify the right strategies for relocations, start-ups and expansions. From the development of a large-scale technology park, to finding existing locations and buildings for smaller business throughout the community, Pine City is a community that supports its own.

The unemployment rate
in Pine County:

4.5% (Aug., 2015)
and job growth remains
positive.

INFILL OPPORTUNITIES

Pine City offers a wide range of available buildings and development properties. From office and retail space in the historic downtown, to commercial property with convenient highway access along Interstate 35, to Industrial spaces in the Pine City Technology Park, Pine City offers flexibility and competitive prices for buildings, land, and rents. Many available properties are listed in the Minnesota Department of Employment and Economic Development's Positively Minnesota website (www.mnprospector.com). For information on smaller properties, or to discuss a specific need, Pine City's Economic Development Authority is available to help.

GREENFIELD DEVELOPMENT

In addition to space in the Pine City Technology Park, Pine City offers hundreds of acres of prime development land in all corners of the city. Northridge Business Park and Evergreen Square conveniently present direct frontage along the Interstate 35 corridor at both ends of the community, offering easy access to Minneapolis-St. Paul, Duluth, and beyond.

UTILITY SERVICES

Electricity and natural gas service to Pine City is provided by East Central Energy and Minnesota Energy Resources, respectively. There are programs targeted toward those businesses committed to sustainable energy use. Water and sewer services are provided by the City of Pine City, at rates well below those of the Twin Cities metro area. Basic telephone, high-speed Internet, and fiber-optic connection services are provided by a variety of companies, including CenturyLink, Genesis Wireless and East Central Energy's WildBlue, by Northland Connect.





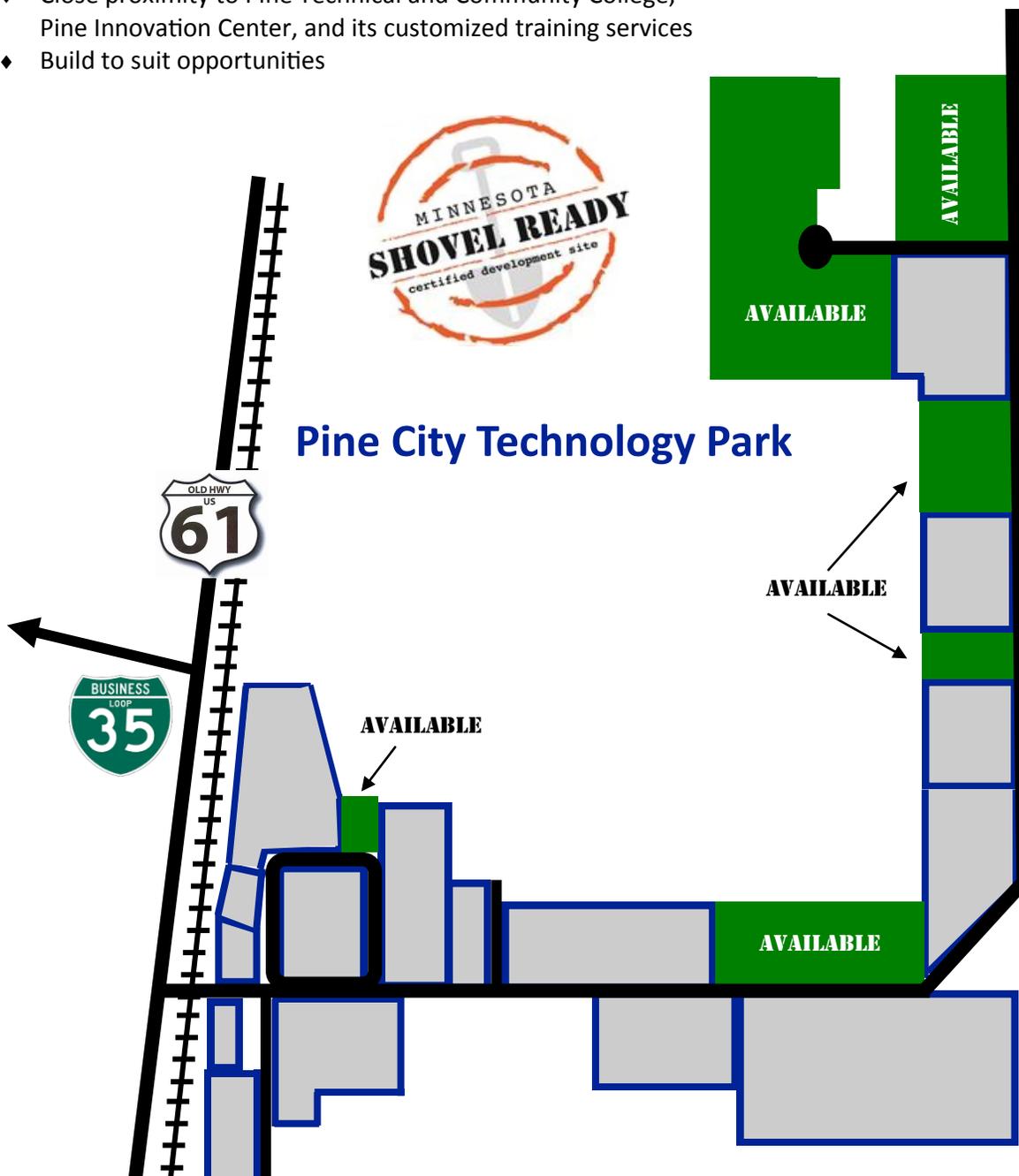
Certified Shovel Ready Sites

CERTIFIED DEVELOPMENT SITES CURRENTLY AVAILABLE

Pine City Technology Park Highlights:

- ◆ Over 40 acres certified as Minnesota Shovel Ready with DEED
- ◆ Easy access to I-35 with frontage and visibility on I-35 Business Loop
- ◆ Infrastructure in place—including fiber optic network
- ◆ Easy subdivision possible
- ◆ Zoned General Industrial and located in well-established industrial park
- ◆ Close proximity to Pine Technical and Community College, Pine Innovation Center, and its customized training services
- ◆ Build to suit opportunities

Compared to the rest of the country, Pine City (zip 55063)'s cost of living is **8.60% Lower** than the U.S. average.





Partnership Resources



The ECRDC mission is to provide leadership and direction through problem solving to bring about positive change for the region.

- ◆ Provide technical assistance for project development.
- ◆ Developed a Revolving Loan Fund to provide gap financing to new, expanding and relocating small businesses in East Central MN.

www.ECRDC.org



Pine Innovation Center

The technology business incubator has adaptable space designed to house up to three companies. The incubator will consist of two interior office spaces for incubator occupants along with the open light-industrial advanced technology floor. Consultants will evaluate products, services and markets to assist with business and financial planning.

www.PINEINNOVATIONCENTER.com



A regional economic development partnership dedicated to growing and attracting businesses with high paying jobs to the East Central MN Region.

- ◆ Created a virtual incubator tool designed to create more jobs and reduce unemployment.
- ◆ Assembles all of the regional economic development partners on a monthly basis to collaborate on economic development initiatives.

www.GPS4593.org

The Initiative Foundation's combination of targeted business financing and consulting services helps to leverage private investment and create living wage employment in the region.

- ◆ Provides a diverse set of business loan programs to fit the needs of the region.
- ◆ Offers intensive 1:1 technical assistance, resource referral, and consultants with sector-specific expertise.
- ◆ Grant programs for workers that lead to employment; training & mentorship support for business.



www.IFOUND.org



The mission of the Pine County Economic Development Office is to grow the county tax base, improve economic diversity, and enhance the quality of life in the County.

- ◆ Developing a county-level effort that creates jobs in the region
- ◆ Works to coordinate existing efforts within the cities and townships
- ◆ Partnering with community programs and officials to fill the gaps in economic development

www.CO.PINE.MN.US



CNBC recently named Minnesota as the best state for business. The Department of Employment and Economic Development (DEED) Office will help you better understand why Minnesota is consistently named a best place to live, work and do business.

- ◆ Principal economic development agency for the state.
- ◆ Focus on business recruitment, expansion and retention
- ◆ Driver of workforce development
- ◆ Primary resource for international trade development

www.MN.GOV/DEED

The Chamber works to promote business activity within the region. Through its members, meetings and public forums the Chamber serves as a pro-business advocate for a wide range of business issues in the community.



- ◆ Marketing and promotion of the Pine City area through community events to celebrate - and support - Pine City.
- ◆ Online presence through website and social media to promote and market tourism within the community.
- ◆ Provide support to create networking and training opportunities to existing businesses and entrepreneurs in the region.

www.PINECITYCHAMBER.com



Business and Industry Partners

ATSCOTT MANUFACTURING

www.atscott.com

An industry leading manufacturer since 1963. Atscott Manufacturing offers high-tolerance machining, metal fabrication, stamping and assembly, and metal finishing, including painting a silk screening. Besides producing precision machine parts and mechanical assemblies, they also make portable towers for lighting and communications uses.

ADVANCE DESIGN & SYSTEMS

www.advancedesign-sys.com

Specializing in engineering and fabricating automated equipment and precision fixtures for the medical, aerospace, automotive, and assembly industries.

BROEKEMA BELTWAY USA, INC.

www.broekema-usa.com

2014 marked the 25th year in business here in the U.S. with its overseas operations in Holland and France. The various branches of business performed by Broekema Beltway include agricultural engineering, automotive, mechanical engineering, solar technology and environmental technology.

DAKA CORPORATION

www.dakacorp.com

A leader in serving the construction & manufacturing industry since 1977. Metal Division: Structural steel, misc. metals, custom metalwork for commercial/industrial buildings, also OEM metal fabrication. Energy Division: High-quality wood burning furnaces. Marine Division: Design and fabrication of commercial and residential docks, lifts and lakeshore equipment.

INNOVATIVE BASEMENT SYSTEMS

www.innovativebasementsystems.com

While serving both North Dakota and Minnesota, the company offers award-winning basement waterproofing solutions, including crawl space encapsulation, and foundation repair solutions. The company takes on drainage system installation, wet basements, crawl space moisture issues, dampness, water seeping through foundations walls, bowing and buckling walls, and basement floor cracks, among other services.

LAKE SUPERIOR LAUNDRY

www.lslaundry.com

Commercial laundry company serving the health care and hospitality industries across the State and into Western Wisconsin.

LEISURE DESIGNS, INC.

www.premierplasticsmn.com

Performs customized, rotational molding and thermoforming of plastic goods that are sold primarily in the marine and recreation industries.

MERCURY TECHNOLOGIES, INC.

www.mercurytechnologies-mn.com

Recycling of fluorescent and mercury-bearing lamps is the primary service offered at Mercury Technologies, Inc. The company is working to make a difference in the environment by removing mercury from the solid waste stream. Also providing recycling services for PCB ballasts, electronics and a wide range of batteries.

MINPACK, INC.

www.minpack.com

Offering commercial printing, finishing, converting, assembly, and packaging solutions for the global market. Process engineering, project management, cost containment, and inventory control are key aspects of the business.

NU DESIGN

www.nu-designinc.com

Family owned for over 20 years, Nu Design, Inc. specializes in the design, development and operation of custom-built, high volume production machinery. The company's focus is custom production machinery to create custom parts, and it gets into design and development, assembly, wire forms, spot welding, wire straightening, and packaging.

PRODUCT FABRICATORS, INC.

www.productfab.com

A premier, precision sheet metal fabrication and finishing manufacturer. Product Fabricators offers the latest technology in laser cutting, machining, custom sheet metal fabrication and powder coating services. It is a full-service shop.



Tools for Business Development

LOCAL SOURCES FOR ASSISTANCE

PINE CITY EDA: REVOLVING LOAN FUND

The City's Revolving Loan fund can provide a low-interest, short-term gap loan to assist in the financing of projects of special interest to the City.

PINE CITY EDA: SHOVEL READY CERTIFIED SITES

Our Shovel-Ready sites put Pine City in the best possible position to attract new business and industry. We've eliminated the most time-consuming, technical and regulatory aspects of development. They are already complete; you just dig in and get started.

PINE CITY EDA: TAX INCREMENT FINANCING (TIF)

TIF financing is used to write down the cost of land and improvements. TIF is basically the difference between the property's original property taxes and the property taxes due after the property improvements have been completed. The tax increment can be used to help finance eligible costs associated with the project.

PACE

Pine City participates in the property assessed clean energy (PACE) program, a renewable energy financing program, whereby commercial/industrial/non-profit property owners take out loans to finance the installation of generation capacity/energy efficiency equipment or such upgrades, secured with property liens and paid off via property taxes. Financing is available from the St. Paul Port Authority (SPPA), made possible by a Joint Powers Agreement entered into with the SPPA.

REGIONAL SOURCES FOR ASSISTANCE

INITIATIVE FOUNDATION

Offers a variety of financial loan programs to assist businesses with gap financing.

MINNESOTA INVESTMENT FUND

Loan funds are available from the Dept. of Employment and Economic Development through the City of Pine City. The loan amount is based upon the number of jobs created or retained and the wages paid.

ECRDC: REVOLVING LOAN FUND

The East Central Regional Development Commission (ECRDC) serves businesses that locate within Region 7E and can provide a low-interest, short-term gap loan to assist in the financing of qualifying projects.

EAST CENTRAL ENERGY: REVOLVING LOAN FUND

East Central Energy serves businesses in its service territory and can provide a low-interest, short-term gap loan to assist in the financing of qualifying projects.

MINNESOTA JOB SKILLS PARTNERSHIP

This is a competitive program to assist with customized worker training. The training is provided at the business site by qualified trainers from a state college.

CENTRAL MN JOBS & TRAINING

CMJTS is a nonprofit employment and training agency and a partner in the Minnesota Workforce Center System whose mission is to match job seekers, youth, businesses, and those seeking training with the resources available to them.

PINE CITY FINANCIAL INSTITUTIONS

The Economic Development Authority and local financial institutions work closely with new and expanding businesses to explore all available sources of financing, loan guarantees and grants.

FRANDSEN BANK & TRUST

Your Bridge to Financial Success for Life



Frandsen Bank & Trust
560 3rd Avenue SW
Pine City MN 55063

320.629.2561

www.frandsenbank.com

Northwoods Bank
1015 Hillside Avenue
Pine City MN 55063

320.629.5000

www.northwoodsbank.com

Spire Credit Union
900 Main Street S
Pine City MN 55063

320.629.1178

www.myspire.com

Stearns Bank
600 Hillside Avenue
Pine City MN 55063

320.629.6716

www.stearnsbank.com

U S Bank
625 Hillside Avenue
Pine City MN 55063

320.629.6777

www.usbank.com



Education and Workforce

PUBLIC & PRIVATE K-12 PROGRAMS

PINE CITY PUBLIC SCHOOLS

The Pine City Public Schools provide an excellent, comprehensive Pre-K through 12 education serving 1,600+ students in the area. There are early childhood opportunities, an elementary school for students K-6, a junior/senior high school for grades 7-12, as well as the Alternative Learning Center and Vision programs. Pine City students consistently perform well in comparison to other schools. Multiple times over the years, Pine City has been named a “Best Community for Music Education” by the NAMM foundation.

Pine City’s nationally-recognized public schools spend **\$12,063** per student and there are about **14.4 students per teacher**, rivaling private schools.

ST. MARY’S CATHOLIC SCHOOL

St. Mary’s Catholic School provides a faith-filled Catholic education to students in pre-kindergarten through sixth grade. Open to all faiths and families, St. Mary’s is an accredited school with a strong emphasis on helping each child grow to his or her full potential, but God is at the center of their academic curriculum building. They offer daily religion classes, morning prayer, service projects, character training and weekly Mass.

POST-SECONDARY PROGRAMS

PINE TECHNICAL & COMMUNITY COLLEGE

Pine Technical & Community College has been one of the fastest growing colleges in the MNSCU system over the past decade. A recent expansion to the mission of the college reflects the diverse opportunities available here. The college offers a unique blend of classes in gunsmithing, prototyping and reverse engineering as well as automotive technology, nursing and health sciences. Students, faculty, staff and alumni contribute to making Pine City one of the best-educated communities in the region. Combine that with the traditional values, ingenuity and the work ethic of a resourceful rural community and you’ve got a can-do workforce capable of meeting almost any employment need.

Located in the Pine Innovation Center, the office of Continuing Education and Customized Training provides tools for businesses to increase training opportunities to improve the skills of their employees.



PINE CITY HEALTHCARE

Pine City is served by Fairview and FirstLight Health Systems– The Fairview Clinic provides a variety of family medicine, obstetrics, orthopedic, physical therapy, occupational therapy and speech-language pathology services. FirstLight Health System opened a new family practice clinic in January 2011 and added a freestanding emergency facility (urgency center) in 2015.



Essentia Health - Sandstone

109 Court Ave S, Sandstone MN 55072

320.245.3249

www.essentiahealth.org

Fairview Clinics-Pine City

100 Evergreen Sq SW, Pine City MN 55063

320.629.6721

www.fairview.org

FirstLight Health System

1425 Main St N, Pine City MN 55063

320.629.7505

www.firstlighthealthsystem.org



Economic Impact of the Arts

NORTH WEST COMPANY FUR POST

WWW.MNHS.ORG

Travelers can visit a wintering post, reconstructed on the exact site of the original, which operated during the winter of 1804-1805. Costumed interpreters demonstrate pelt handling, cooking and other tasks of the post and Ojibwe life.



A Visitor Center features exhibits from the fur trade era, a Great Room, fireplace and museum store. A variety of special programs are shared throughout the summer months, making it possible to return to the post multiple time to learn about the era.

Special events like the Winter Frolic, Queen Charlotte's Ball, Fall Gathering and the Mystery at the Fur Post keep visitors coming back.

Open Memorial Day through Labor Day.



Pine City benefits from nearly **\$1 million dollars** in economic impact from the nonprofit arts and culture.

"There is a big impact from the presence of nonprofit arts and culture organizations in Pine City, bringing people to town who wouldn't otherwise be there to spend their money in local businesses"

*~ Sheila Smith, Executive Director,
MN Citizens for the Arts*

Five nonprofit arts and cultural organizations support the equivalent of

18

full time jobs in the county, and

21,150

people attend nonprofit and cultural arts events annually.

Pine City is the **sixth largest arts economy** in Minnesota, per capita, behind just Minneapolis, St. Paul, Duluth, Cook County and Grand Rapids. More money is spent on souvenirs here than any other place in Minnesota.

PINE CITY HISTORY ASSOCIATION

www.pinecityhistory.weebly.com



The mission of the Pine City Area History Association is the collection, preservation and dissemination of knowledge about the history of the Pine City Area and to relate that history to that of the State of Minnesota. It is our goal to complement and support the goals and mission of the Pine County Historical Society.

EAST CENTRAL MINNESOTA PRIDE

www.eastcentralminnesotapride.com



East Central Minnesota Pride is one of the world's only small-town LGBT pride festivals in the World. It has been held in Pine City the first Sunday in June, annually, since 2005 and has become a stage for many renown performing artists, including musicians, comedians and others.



Pine City: an Arts Destination

PINE CENTER FOR THE ARTS

www.pinecenter.org

The Art Center opened in 2009 on a quiet corner of real estate in Downtown Pine City. The location provides a gathering place for artists and students to hone their skills and share their work with the Pine City community. Each month a new artist is featured in the gallery space - photography, painting, sculpture, fiber arts and more. The variety sparks the creativity for new artists as they take painting classes, learn about jewelry making, or take piano lessons.



Spotlight on the Highway 61 Film Festival



A local grass roots effort began in 2012 to showcase filmmakers from the local area as well as the region. The first year was a two day event featuring both short films and full length features. In 2014, over 600

submissions across 58 countries were under consideration for the Festival. The event is now an annual tradition, held the first weekend in October.

PINE CITY SCHOOLS: MUSIC, DRAMA & ARTS

www.isd578.org

Pine City High School opened the new 790-seat performing arts auditorium in the fall of 2014. The facility provides a state of the art facility for both music and theater arts. While the space is prioritized for use by school programs, community groups like the Heritage Players and Arts Council are also regular users of the facility.



The music department hosts choir and band concerts for both junior and senior high students for a total of six concerts each year.

The Fall Show & One-Act are also performed as extracurricular options for students in 7 - 12. Every other year an elementary musical for 5th & 6th grade students is also offered.

For elementary-age students there are also arts opportunities. An after school choir program is made available to grades 1-6 with over 200 students participating each year. Beginning band for 5th & 6th graders is offered as well. Both programs include a winter and spring concert.

“The arts are not only integral to our lifestyle; they are a powerful agent for economic development and property values. A community without them is hollow and lacks the vibrant texture that attracts employers to grow business and in turn, create demand for services.”

~ Mary Kay Brautigam, Coldwell Banker Burnet, Pine City

PINE CITY ARTS COUNCIL

www.facebook.com/pinecityartscouncil



Hosted each year by the Pine City Arts Council, the ‘Art in the Park’ events begin Memorial Day weekend and run through the end of July. A different musical group performs a free outdoor concert in Robinson Park each week. The evening is

complete with dining options from different local non-profit groups each week. A tradition of over 35 years, the annual Art Fest event is held on the 3rd Saturday in July each year. Over 75 unique arts and crafts vendors set up for a full day of sales. Local food vendors, musical guests, and activities for the kids make it a memorable day in Downtown Pine City.

PINE CITY HERITAGE PLAYERS

www.facebook.com/pcheritageplayers

The local community theatre group that performs at various venues across town. It has built a solid reputation in the region with outstanding performances of comedies, musicals and other genres such as “Joseph and the Amazing Technicolor Dreamcoat”, “Don’t Hug Me”, “Lend Me a Tenor”, and “She Loves Me” to name a few. The Heritage Players contribute to the social capital of a community,



insofar as it develops the skills, community spirit, and artistic sensibilities of those who participate, whether as producers or audience-members.



Situated along the banks of the Snake River in the rich agricultural region of East Central MN, the city is bursting with vibrant culture, esteemed academics, celebrated arts, progressive technology, innovative businesses, and a cherished history. The City of Pine City, the Economic Development Authority and a wide-ranging professional community are committed to helping current and prospective businesses obtain the resources necessary for success.



CITY OF PINE CITY

PineCity.govoffice.com

PINE CITY AREA CHAMBER OF COMMERCE

www.PineCityChamber.com



Nathan Johnson
 Community Development Director
 City Planner
 njohnson@pinecitygov.com
 Office: 320.629.2575
 Cell: 320.591.0732

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