

1. Agenda Documents

Documents:

09-27-22 IEDC AGENDA.PDF
ITEM 2. 09-06-22 IEDC MINUTES.PDF
ITEM 6. EXH A-(A) PROSPECT LIST.PDF
ITEM 6. EXH A-(B) PROJECT UPDATE.PDF

AGENDA
INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)
Tuesday, September 27, 2022
7:00 a.m. at Monticello Community Center

Participants who choose to attend remotely may join via Microsoft Teams:

Click here to join meeting; [Teams](#)

Members: Chairperson Liz Calpas, Vice Chairperson Sarah Kortmansky, Joni Pawelk, Bill Fair, Darek Vetsch, Kevin Steffensmeier, Steve Johnson, Wayne Elam, Luke Dahlheimer, Don Roberts, Andrew Tapper, Randy Skarphol, Eric Olson, Kathleen Massmann

Liaisons: Rachel Leonard, Angela Schumann, Jim Thares, Marcy Anderson, Jolene Foss, Dave Tombers, Tim Zipoy

1. Call to Order
2. Approve Minutes:
 - a. September 6, 2022, meeting minutes
3. Consideration of Adding Items to the Agenda
4. Table Topic – Industrial Zoning Ordinance Amendment Discussion
5. 2022 Manufacturing Appreciation Breakfast – 7:00 a.m., Thursday, Oct. 13th – Update Vicki-Jim
6. Reports (Verbal Reports):
 - a. Economic Development
 - Prospects List
 - Project Update
 - Upcoming Meeting Reminder – Date: November 1, 2022
 - b. City Council
 - c. Wright County Economic Development Partnership (WCEDP)
 - d. Chamber of Commerce
7. Adjournment (8:00am)

MINUTES (Draft)

INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)

Tuesday, September 6, 2022 – 7:00 a.m.

Monticello Community Center, North Mississippi Room

Participants who chose to attend remotely joined via Microsoft Teams.

Members: Chairperson Liz Calpas, Vice Chairperson Sarah Kortmansky, Joni Pawelk, Kevin Steffensmeier, Steve Johnson, Wayne Elam, Randy Skarphol

Liaisons: Rachel Leonard, Jim Thares, Marcy Anderson, Jolene Foss,

Others: Hayden Stensgard, Vicki Leerhoff

1. **Call to Order**

Chairperson Liz Calpas called the meeting to order at 7:00 a.m.

2. **Approve Minutes:**

KEVIN STEFFENSMEIER MOVED TO APPROVE THE AUGUST 2, 2022, MINUTES. MOTION SECONDED BY RANDY SKARPHOL. MOTION CARRIED UNANIMOUSLY.

3. **Consideration of Adding Items to the Agenda**

No additional items were added

4. **Table Topic – Housing Developments Review**

Mr. Thares presented an update of the housing development activity in the city. The completed, under construction, and proposed housing units are 883 multifamily units and 510 single family units for a grand total of 1393. This is a potential of an additional 3,200 people in the city within the next 5-6 years.

Mr. Thares presented information of each project highlighting Block 52 and those included in the Points on Cedar. He then reviewed Block 52 in additional detail. Closing is expected at the of the week. Utilities have been disconnected and properties are being prepared for demo. Construction is expected to start this fall. The schedule for ground excavation is mid-October. The construction is expected to last about 20 months.

The pandemic affected the pace of development due to materials delays or pricing issues. The City of Monticello's projected 2025 population is 15,25. It may reach 17,892 by 2028 if most of the housing developments on this list move forward as approved or concepted.

Discussion was held about the concern of the number of single-family units for citizen ownership

verses rental. A cap enforced by the city on the number of rentals is not currently being considered. Based on current projects and existing buildings the City of Monticello is not currently meeting the demand level addressing rental stress by income.

5. **2022 Manufacturing Appreciation Breakfast**

Mr. Thares noted the speaker for the upcoming October 13, 2022, Manufacturing Recognition Breakfast is St. Cloud State Economist and Dean of Public Affairs, King Banaian. Ms. Leerhoff provided an update of the caterer, flowers, Save the Date email and the printed invitations.

6. **Reports (Verbal Reports):**

a. **Economic Development**

• **Project List**

Mr. Thares shared a list of prospects and projects highlighting Suburban Manufacturing and Project Sing.

Suburban Manufacturing's expansion plans review process by the building department is nearly finished. The permit should be issued within the next 3 weeks. Excavation activities and footings and foundation work will start in late September. Building construction is expected to occur in the winter and spring. Project Sing is a Minnesota DEED prospect. It is a precision machining and semi-conductor related type of products manufacturer. It is seeking a 50-acre site for a campus allowing development of several buildings that will total over 400,000 square feet. The total number of new jobs with the business would be 500.

b. **Planning Commission Agenda (attached)**

Mr. Thares provided an overview of the Planning Commission Regular Meeting agenda scheduled for September 6, 2022.

c. **City Council**

Rachel Leonard, City Administrator, presented an update on recent Council actions including approving a levy by the end of September, THC moratorium regarding sale, manufacturing and distribution, Downtown Walnut Street Corridor, and the Master plan for the Points on Cedar which will be presented to council this month.

d. **Wright County Economic Development Partnership (WCEDP)**

Jolene Foss, Executive Director at Wright County Economic Development Partnership had prior engagement and signed out at 8:00 a.m.

e. **Chamber of Commerce**

Marcy Anderson, Chamber of Commerce Director, highlighted candidate forum

on October 17th at 6:00 p.m. National renowned Erik Therwanger, founder & author of [Think GREAT](#), will be the guest speaker at the 10/18 Chamber meeting.

Mr. Thares noted the next meeting will be September 27, 2022, and there is no meeting in October due to the Manufacturers' Recognition Breakfast event.

7. **Adjournment**

RANDY SKARPHOL MOVED TO ADJOURN. VICE-CHAIRPERSON SARA KORTMANSKY
SECONDED THE MOTION, MOTION CARRIED UNANIMOUSLY.
MEETING ADJOURNED AT 8:08 A.M.

Recorder: Vicki Leerhoff ____

Approved: September 27, 2022

Attest:

James Thares, Economic Development Manager

DRAFT

PROSPECT LIST

09/02/2022

Date of Contact	Company Name	Business Category	Project Description	Building-Facility	Retained Jobs	New Jobs	Total Investment	Project Status
6/22/2017	Project #6580	Metal Mfg.	New Facility Constr.	70,000 sq. ft.	0	49	\$5,480,000	On Hold
5/22/2018	Karlsburger Foods	Food Products Mfg.	Facility Expansion	20,000 sq. ft. +/-	42	10 to 20	\$4,500,000	On Hold
11/29/2018	Project Blitzen	Precision Machining	Exist Bldg or New Const.	12,000 sq. ft.		10	\$1,200,000	Concept Stage
3/28/2019	Project Nutt	Co-Working Space	Existing Building	?	?	?	?	Concept Stage
5/9/2019	Project FSJP	Light Mfg-Res. Lab	New Construction	20,000 sq. ft.	0	20 +/-	\$1,400,000	Active Search
8/16/2019	Project Jaguar	Office	New Construction	22,000 sq. ft.	22	4	\$2,700,000	Active Search
1/20/2020	Project Panda v3	Service-Child Care	New Construction	10,500 sq. ft.	0	21	\$4,100,000	Active Search
8/27/2020	Project Nuss	Combo Service-sale	New Construction	30,000 sq. ft.	0	20 to 30	\$3,500,000	Almost Done
12/23/20 - 6-30-22	Project TDBBST	Industrial	New Construction	10,000 to 15,000 sq. ft.	0	9	\$1,850,000	Concept Stage
11/5/2020	Project Flower	Office	Existing	7,000-8,000 sq. ft.	0	12	\$750,000	Concept Stage
2/16/2021	Project Cold	Industrial-Warehouse-Distri	New Construction	80,000 sq. ft.	0	21	\$12,000,000	Concept Stage
3/19/2021	Project Orion	Warehouse-Distribution	New Construction	832,500 sq. ft.	0	500	\$125,000,000	Active Search
2/28/2022	Project Emma II	Light Ind-Assembly	New Construction	20,000 sq. ft.	0	4	\$1,350,000	Active Search
6/16/2021	Project LJBAA	Child Care Services	New Construction or Exist	5,000 sq. ft.	0	14 to 19	\$2,000,000	Act Search

6/30/2021	Project Ecosphere	Industrial Tech Mfg.	New Construction	1,000,000 sq. ft.	0	1122	\$85,000,000	Act Search
7/29/2021	Project BA710	Lt Assem-Distribute	New Construction	6,500 to 7,000 sq. ft.	0	10	\$650,000	Active Search
10/28/2021	Project Stallion	Technology Service	New Construction	42,000 sq. ft.		40	\$3,600,000	Active Search
2/7/2022	Project Shepherd III	Lt Assembly Distribution	New Construction	75,000 sq. ft.		75	\$10,500,000	Active Search
4/28/2022	Project Cougar	Precision Machining-Mfg.	New Construction	35,000 to 45,000 sq. ft.		38	\$4,700,000	Active Search
8/11/2022	Project Sing	Precision Machining	New Construction	400,000 sq. ft.	0	500	\$90,000,000	Active Search

Contacts: M = 04 YTD = 22

6. Project Update

Block 52 Redevelopment: The Block 52 redevelopment site land sale transaction occurred on September 16, 2022. Building demolition is underway at the present time. This may take another week or two. The underground parking garage trench will be excavated out over the new week or two as well. After site cleanup and excavation is wrapping up, construction activities will start in late October. The underground parking garage wall and ceiling concrete planks will be the first building components to be formed. The construction timeline for the \$26,000,000 development is about 20 months, placing the completion date in early June 2024. When completed, the development will bring online 87 new market rate residential apartment units and almost 30,000 square feet of ground floor commercial (office-retail) space. The developer has been in discussions with several restaurant operators. The goal is to have a restaurant occupy the northeast end of the building which features an outdoor patio overlooking West Bridge Park.

A total of 45 new jobs are expected to be generated by the development (by the new businesses that locate in the building).

Suburban Manufacturing Expansion: Suburban Manufacturing will begin the excavation work in late September for its 21,400 square foot addition onto its 43,840 square foot facility. Construction of the new building is planned for spring 2023 with completion by late summer 2023.

Suburban Manufacturing is involved engineering and manufacturing critical functional and safety products used in fluid power-hydraulic equipment and machinery. The specific industrial sectors that utilize their products include Construction, Agricultural, Transportation, Industrial and Utilities.

Sunny Days Therapy: This is a new business in the City of Monticello, is also expected to start constructing its 7,000 square foot building on a vacant lot located at 1336 - 7th Street East, next to the former McDonald's Restaurant which is south of Home Depot. Sunny Days Therapy which has facilities in four communities in the greater Twin Cities region, provides pediatric Occupational and Speech Therapy services to help infants, toddlers, children, and young adults achieve milestones, independence, and confidence in all aspects of their lives. Construction of the new Sunny Days Therapy facility is expected to be completed in the spring of 2023.

Take Five Car Wash: Take Five is currently constructing a 5,400 square foot automated car wash facility located at 3880 Deegan Avenue. The project is expected to be completed in late October 2022. Take Five Car Wash is part of a larger corporate structure that has 900 car wash facilities worldwide with 200 of those in the USA.

Wiha Tools: Wiha Tools recently purchased a 12-acre parcel along 7th Street East for its new warehouse and assembly facility. A 74,000 square foot building is proposed to be constructed to accommodate the needs of its growing assembly and distribution activities of its branded hand tools. These tools are typically used by contractors. Site excavation activities may start in the fall of 2022 or in the spring of 2023. The City and the City of Monticello Economic Development Authority (EDA) and the State of Minnesota are providing financial assistance for the nearly \$13,000,000 development project. Wiha Tools assembles small hand tools such as, screwdrivers, allen wrenches, bits, bit drivers, pliers, etc. and distributes them throughout the USA. Wiha Tools is experiencing steady growth that is causing them to build a new facility and add 41 new fte (full time equivalent) employees to their exiting workforce of approximately 67 fte staff. The timeline for completion of the new facility is expected to be in December of 2023.

Runnings Farm and Home Store: Located at 300 – 7th Street East, Runnings, is nearing the completion of a 13,000 square foot store expansion. The home and farm supply chain retailer pursued the new addition to accommodate its yard and outdoor equipment product lines.