

MIINUTES
REGULAR MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, April 27th, 2022 – 7:00 a.m.
Mississippi Room, Monticello Community Center

Commissioners Present: President Steve Johnson, Vice President Jon Morpew,
Treasurer Tracy Hinz, Ollie Koropchak-White, Hali Sittig,
Councilmember Jim Davidson
Commissioners Absent: Mayor Lloyd Hilgart
Staff Present: Executive Director Jim Thares, Angela Schumann, Hayden
Stensgard

1. **Call to Order**
President Steve Johnson called the regular meeting of the Monticello EDA to order at 7:00 a.m.
2. **Roll Call 7:00 a.m.**
Mr. Johnson called the roll.
3. **Consideration of Additional Agenda Items**
None
4. **Consent Agenda**
 - a. **Consideration of Adopting EDA Resolution No. 2022-11 authorizing entering into a MN-DEED Redevelopment Grant Agreement related to the Block 52 Redevelopment Funding Award in the amount of \$517,500**

TRACY HINZ MOVED TO APPROVE THE CONSENT AGENDA. OLLIE KOROPCHAK-WHITE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

Regular Agenda

5. **Consideration of Update and Direction regarding Mike Mitchel's dba Nicollet Investments request for permanent parking solution – 154 East Broadway (Block 34)**
Executive Director Jim Thares provided an overview of the agenda item to the EDA and the public. The property located at 154 East Broadway does not have parking for the tenants of the building and the property owner. The EDA reviewed potential solutions in a prior regular meeting, and asked City staff to research added diagonal parking on Cedar Street East of the property. City staff researched this potential solution and are in agreement that there would not be enough added spaces to fully resolve the property's lack of parking. City staff recommended that a lease agreement for parking on the block may be the best solution.

Commissioner Hali Sittig arrived at 7:13 a.m.

Councilmember Davidson asked why the lease agreement would be necessary if the tenants are already parking in a vacant public lot on the block. Ms. Schumann clarified the property owner of 154 East Broadway was seeking private parking for the tenants of the building. The lease agreement would allow the City and the EDA to work with the property owner on parking during potential redevelopment in the future.

The EDA came to a consensus that the property and its tenant can remain to use the public parking on the block without a lease agreement, and plan to work with the property owner on parking during redevelopment of the block. The EDA asked City staff to further convey this position with the developer and the City Council.

6. **Consideration of Adopting Revised Façade Improvement Grant Program Guidelines**

Mr. Thares provided an overview of the agenda item to the EDA and the public. The revision in the grant guidelines is related to the eligibility area in downtown Monticello. The eligibility area would include the buildings to remain on block 52 following redevelopment.

JON MORPHEW MOVED TO APPROVE THE AMENDMENT TO THE FAÇADE IMPROVEMENT GRANT PROGRAM GUIDELINES. JIM DAVIDSON SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 6-0.

7. **Consideration of Discussion of Draft Pooled TIF Allocation and Spending Plan**

Item 7 was presented to the EDA after item 8.

Mr. Thares provided an overview of the agenda item to the EDA and the public. A workshop held on April 13th, 2022, provided a brief understanding of the scope of the allocation potentials. Mr. Thares recommended commissioners review the report for the time being and be prepared to discuss at a future workshop meeting due to time constraints.

8. **Consideration of Update - Industrial Land Study – CET Grant Work Component, Bolton & Menk Staff**

Item 8 was presented to the EDA before item 7.

Mr. Thares provided an overview of the agenda item to EDA and the public and introduced Bolton & Menk staff members Andrew Dresdner and Mike Thompson to provide an update on the Industrial Land Feasibility Study funded through the Community Energy Transition grant awarded to the City in March of 2021.

Andrew Dresdner and Mike Thompson presented an overview of the Industrial Land Feasibility Study currently being prepared for the City of Monticello and its future

growth areas for Industrial land use. A main purpose for the study included addressing the dynamics and opportunities on industrial land uses in Monticello, with particular emphasis on the east side of the City and on the northwest side of the community near the nuclear power plant on the south side of the freeway. Both the East and Northwest areas of study are roughly 1,300 acres.

9. **Economic Development Director's Report**

Mr. Thares provided an overview of the agenda item to the EDA and the public.

10. **Adjourn**

TRACY HINZ MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO EDA.
JIM DVIDSON SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 6-0.