

(Draft) MINUTES

INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)

Tuesday, August 2, 2022 – 7:00 a.m.

Monticello Community Center

Participants who chose to attend remotely joined via Microsoft Teams.

Members: Chairperson Liz Calpas, Vice Chairperson Sarah Kortmansky, Joni Pawelk, Bill Fair, Luke Dahlheimer, Wayne Elam, Don Roberts, Andrew Tapper, Randy Skarphol, Kathleen Massman

Liaisons: Rachel Leonard, Jim Thares, Jolene Foss, Dave Tombers

1. **Call to Order**

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

2. **Approve Minutes:**

WAYNE ELAM MOVED TO APPROVE THE JUNE 7, 2022, MINUTES. MOTION SECONDED BY SARAH KORTMANSKY. MOTION CARRIED UNANIMOUSLY.

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

Chairperson Liz Calpas added an item to the agenda.

3.5 **Announcement**

JONI PAWELK announced that she is leaving CentraCare to start a new business called IFFI Creative. Discussion was held to address the continuance of Ms. Pawelk's membership as she lives west of the City of Monticello in the Silver Creek Township and will be working out of her home. The consensus was that this situation would be addressed in Item 4.

4. **Consideration of proposed Industrial and Economic Development Committee (IEDC), Chapter 10, Ordinance Amendment (membership language clarification)**

Chairperson Calpas introduced the item. Mr. Thares presented the consideration of amending Chapter 32, Organizations, Section 32.077 Membership – Industrial Economic Development Committee (IEDC) to clarify membership eligibility. Membership of guidelines includes "greater Monticello". Mr. Thares suggested this would have an immediate impact as several current members who have recently changed employment are seeking to remain involved with the IEDC.

The current Ordinance is somewhat confusing and more restrictive than the Organizational and Membership Guidelines ("Guidelines") which provide a broader interpretation of residency. The guidelines allow individuals engaged in key professions typically involved in economic development to participate in the IEDC regardless of residency in the city limits.

The proposed amendment clarifies the membership criteria and a definitive status by deferring to the "Guidelines" to broaden the eligibility criteria. The amendment would also be helpful as over the past several years, the IEDC has struggled to keep its membership at the total of 16 members (non-students).

It was also suggested that for new prospective members, it would be helpful to have them participate in an interview process and clarify duties and expectations. This would be an opportunity if the considered member does not live or work within the city limits to share how they feel their profession-job is supportive to the IEDC and the city.

MOTION WAS MADE BY VICE-CHAIR SARAH KORTMANSKEY TO AMEND LANGUAGE CLARITY AND CONSISTENCY IN THE TWO KEY DOCUMENTS, ORDINANCE, CHAPTER 32, SECTION 32.077 AND THE ORGANIZATIONAL AND MEMBERSHIP GUIDELINES, CHAPTER 210-3. SECONDED BY LUKE DAHLHEIMER

5. Table Topic – Guest Speaker, Brian Koslofsky, Executive Director, Wright County Technical Center.

Mr. Koslofsky shared information regarding the impact that Wright County Technical has had on the current lives of youth and their futures. The Wright County Technical Center serves District School 966 as a vocational operative with eight-member school districts in both Wright and Sherburne counties. The eight local districts include: Annandale, Big Lake, Buffalo-Hanover-Montrose, Delano, Howard Lake-Waverly-Winsted, Maple Lake, Monticello, and St. Michael-Albertville. The WTC provides students with fourteen different career and technical program choices to meet their needs, skills, and career interests. It is also a grade 7-12 alternative school program servicing students from our eight member districts. It offers many different educational options to meet the unique needs of students. Programs offered include automotive, early childhood & elementary careers, construction technology, law enforcement, horticulture, and welding to name a few.

WTC offers a Practical Assessment Exploration System (PAES) where students can learn through hands-on job exploration activities. WTC provides job-simulation classroom experiences using up-to-date equipment to prepare students for either a career upon graduation or to provide students a first-time experience in a variety of career and technical classes. Students receive postsecondary credits.

Cooperative agreements with Hennepin Community College and Bridgewater Community College are aimed at supporting starting Adult Technical classes as well as Bridgewater and St Cloud Tech bringing other classes to WTC.

CEO program is different from the traditional classroom instruction. This gives student exposure to real-world experiences provided by business leaders in the community.

Mr. Koslofsky offered to lead a tour of the WTC facilities-campus for the IEDC members after the meeting.

6. **2022 Manufacturing Appreciation Breakfast - 7:00 a.m., Thursday, October 13th.** Chair Liz Calpas and Vice-Chair Sarah Kortmansky agreed to meet with staff to plan the event. Staff will report the plans and status and the next meeting.
- 7.
8. **Reports (Verbal Reports):**
 - a. **Economic Development**
 - **Project List**

Mr. Thares provided an overview of current projects prospects highlighted on the

staff report. Two key projects are:

Block 52 - The Purchase and Development Contract (TIF Development) will be considered by the EDA at the August 10th meeting. If it is approved, building demolition could begin in mid-September with construction activities excavation) starting in October. The project completion goal is spring of 2024. The project meets many of the goals outlined in the Small Area Plan adopted by the EDA and the City Council in late 2017. The total project cost will be approximately \$26,000,000.

Wiha Tools New Facility Expansion – The Tax Increment Financing (TIF) and Job Creation Fund (JCF) Grant have been approved. The MIF (Minnesota Investment Fund) Grant application is under review by Minnesota DEED staff. Wiha Tools is proposing to build a new 78,400 square foot warehouse and assembly facility and add 61 new FTE jobs over 5 years. The total project cost, including land acquisition, is approximately \$13,000,000. A future second phase expansion of the new facility would increase the size to approximately 156,800 square feet and create an additional 35 new FTE jobs.

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

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

c. **City Council**

Rachel Leonard, City Administrator, presented an update on recent Council actions including the budget process; Council Member Gabler and Ms. Leonard went to Washington D.C. to advocate for funding to support 3 lanes from Albertville to Monticello, Public approval for the Walnut Street Corridor to Block 52.

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

Jolene Foss, Executive Director at Wright County Economic Development Partnership provided a summary report of recent activities and events.

e. **Chamber of Commerce**

A short report about Riverfest was and the upcoming August meeting was provided.

9. **Adjournment**

LUKE DAHLHIEMER MOVED TO ADJOURN. JONI PAWELK
SECONDED THE MOTION, MOTION CARRIED UNANIMOUSLY.
MEETING ADJOURNED AT 8:06 A.M.

Recorder: Vicki Leerhoff ____

Approved: September 6, 2022

Attest:

James Thares, Economic Development Manager

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