

## **7. Economic Development Director's Report (JT)**

### **A. Summary Notes for Downtown Public Improvements supporting Block 52 Redevelopment – Prepared by Bolton- Menk, Inc. – Exhibit A**

- B. Suburban Manufacturing Expansion Update** – The permit for the construction of the new 21,400 square foot +/- addition onto Suburban's existing 43,840 square foot facility is under review. Excavation activities are expected to begin at the site in late September 2022. Construction of the new building, with sidewall panels and roof components will continue upon the delivery of those materials in the late winter-early spring of 2023. The expansion project is expected to be completed 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.

- C. Broadway Parking Easement Update** – The parking Lot resurfacing project is scheduled for mid-September 2022 – The EDA owns a parcel in Block 36 which has an easement related to the shared parking lot behind the buildings that front on the south side of Broadway. An aerial photo provided by the property manager shows the proposed improvement work phases. **See Exhibit B.**

- D. Wiha Tools Expansion New Warehouse-Assembly Facility** – A Minnesota Investment Fund (MIF) Grant has been awarded to the City in the amount of \$220,000 to help Wiha Tools complete the new development project. The funds will be provided to Wiha as a forgivable loan contingent on their performance in creating new jobs. The total number of new jobs is between 31 and 61 new fte positions over a three-year time frame from the issuance of a certificate of occupancy. **See Exhibit C.**

- E. Prospect List Update: Please see the updated Prospect List as Exhibit D.**



Real People. Real Solutions.

City of Monticello  
Downtown Roadway and Pedestrian Improvements  
Progress Meeting



August 4, 2022 – 1:00 p.m.  
Virtual

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## AGENDA

Attendance: Angela, Matt, Ryan, Rachel, Haley, Tom  
Eric, Andrew, Justin

1. City met with Wright County
  - a. Maybe have City contractor do the County pavement project from TH 25 to Locust. Further discussion with City and County later this month.
  
2. Visual Preferences Discussion
  - a. Crosswalks – wearing significantly due to traffic and plowing
  
  - b. Lighting –
    - i. City moving towards consolidating ped lighting and street lighting onto one pole with 2 fixtures
  
    - ii. City moving towards three standards - Downtown, Major Collectors, Other Roads
  
    - iii. Tom mentioned having art banners, flags, and holiday ornaments on downtown poles
  
    - iv. Like the idea of string lights across Walnut St. – Make space feel welcoming and smaller – Traffic calming aspect
  
    - v. Power poles will come down along Walnut St and Pine St. and River St. with conversion to underground – lighting on current power poles will need to be replaced with new poles and fixtures
  
    - vi. Xcel currently owns the taller green poles (2 along Broadway between Pine and Walnut); Shorter decorative poles are City owned – Shown on City GIS

- c. Retaining Walls
    - i. Developer has no specific details in current plan – condition of approval requires City review and approval for color and stamping
    - ii. Does the City want to continue with current theme from other areas in the community – PMBW Big Block Walls (Ledgestone by Redi Rock) - (7<sup>th</sup> / TH 25 Intersection; 7<sup>th</sup> St. under design)
  - d. Color scheme for concrete walk
    - i. City likes the grey and red color scheme completed at Walnut/Broadway
  - e. Changing is not erasing history – incorporate something into design to reference history
  - f. Wayfinding Signage
  - g. Future of Chamber building unknown – Chamber has moved across from Community Center
  - h. Chamber sign –
    - i. Chamber likes location of current sign – traffic counts
    - ii. City interested in different sign / changes to better coordinate with other streetscape items
  - i. River Street
    - i. Trees in Park along River St. – 3 trees will be coming down anyways due to health of trees – ok to remove with project to add parking
    - ii. Leaning towards adding parking along River St.
  - j. Bike racks / Garbage cans
3. Coordination with Developer
- a. Developer Items
    - i. Reconstruct NW Corner Parking (City pay for it)
    - ii. Pine St. Sidewalk

- iii. Plaza Area along Broadway (City pay for it) – Size of plaza unknown until radius is figured out – need close coordination with TED project and traffic study

b. City Items

- i. River St

- ii. Walnut St

- iii. Broadway sidewalk on north side

c. Justin and Matt to discuss TED scope and coordination

d. Matt – coordinate introduction meeting with City, BMI, Developer – BMI coordinate directly with Developer after that – possibly use the 8/11 at 1:00 standing meeting for this

4. Traffic Study

a. BMI working on a scope and fee to expand the study area

- i. Discussion/Coordination with MNDOT after City and BMI coordinate scope



Beef 'O' Brady's  
Family-friendly · \$\$

North Star Gifts  
Gift shop

242 W Broadway St,  
Monticello, MN 55362  
11 min drive - home

Radiant Skin Spa

Pamela M.  
Bertram, MSW

Atlas Staffing  
- Monticello

Fast Results

MN Nice Home Buyers

Queen Bee's  
Gardens & Floral  
Florist

FA Asset Inc - St Cloud/  
Sherburne County Area

Monday 9/12

Tuesday 9/13

Rivertown Apartments

Layers

Google

August 10, 2022

The Honorable Lloyd Hilgart  
Office of the Mayor  
City of Monticello  
505 Walnut Street  
Monticello, MN 55362

Dear Mayor Hilgart,

I am pleased to inform you that the City of Monticello's application for Minnesota Investment Fund assistance is approved. As outlined in the approved application, the City will make a loan of \$220,000 to Wiha Tools USA, for purchasing machinery and equipment. This award will result in the creation of 61 jobs. If the business achieves all job and wage goals by the Compliance Date, the full amount of the award (\$220,000) will be forgiven.

A grant contract is being prepared by Economic Development & Research Division staff. They will also provide you with additional information about your grant award to ensure that the project meets its goals. Please note that no project expenditures or job creation that occurs prior to execution of the grant contract by all parties will be eligible for reimbursement or count toward job creation requirements. To facilitate the timely delivery of this assistance, all contracts and agreements associated with this financing must be completed within 120 days from the date of this letter or the award may be rescinded. For additional information, contact Muhubo Malin, Senior Loan Officer, at 651-259-7426 or [muhubo.malin@state.mn.us](mailto:muhubo.malin@state.mn.us).

Finally, let me extend my congratulations to you and your staff for developing a successful project application to help fuel your community and economic development growth.

Regards,



Steve Grove  
Commissioner

cc: Senator Bruce Anderson  
Representative Marion O'Neil  
Jim Thares, City of Monticello  
Eric Iverson, Wiha Tools USA.

## PROSPECT LIST

09/12/2022

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

Contacts: M = 03 YTD = 21