

**MINUTES**  
**WORKSHOP MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)**  
**Wednesday, July 13, 2022 – 5:00 p.m.**  
**Academy Room, Monticello Community Center**

Members Present: President Steve Johnson, Vice President Jon Morphew, Treasurer Tracy Hinz, Ollie Koropchak-White, Hali Sittig and Councilmembers Lloyd Hilgart and Jim Davidson

Staff Present: Executive Director Jim Thares and Hayden Stensgard

1. **Call to Order**  
President Steve Johnson called the workshop meeting of the Monticello Economic Development authority to order at 5:00 p.m.
2. **Roll Call**  
Mr. Johnson called the roll.
3. **Block 52 Funding Review**  
Executive Director Jim Thares provided an overview of the agenda item to the EDA and the public. Mr. Thares provided an update on the financing and purchase and develop agreement with Deephaven Development regarding the redevelopment of Block 52.
4. **Block 52 Structural Analysis Proposal**  
Mr. Thares provided an overview of the agenda item to the EDA and the public. WSB & Associates developed a proposal related to the demolition of the buildings on Block 52. WSB suggested an additional step in the proposal which includes a review the plans for demolition of the buildings on behalf of the City. If this proposal is supported by the EDA, the City's Building Department, WSB and the demolition contractor for the project are prepared to review and further discuss the demolition plans upon submittal.
5. **Headwaters Country Club Manor Site Environmental Findings Update**  
Mr. Thares provided an overview of the agenda item to the EDA and the public. Headwaters Development received the Phase II report on the EDA land where their proposed development is to be. The findings included "manageable" contamination, which will require a complete Response Action Plan (RAP) to be submitted to the Minnesota Pollution Control Agency (MPCA) along with a Construction Contingency Plan (CCP).
6. **Adjournment**  
TRACY HINZ MOVED TO ADJOURN THE WORKSHOP MEETING OF THE MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY. JIM DAVIDSON SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY, 7-0.

DRAFT