

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

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