

MINUTES
WORKSHOP MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, August 10, 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, Angela Schumann, and Hayden Stensgard

1. **Call to Order**

President Steve Johnson called the workshop meeting of the Monticello EDA to order at 5:05 p.m.

2. **Roll Call**

Mr. Johnson called the roll.

3. **Discussion of Façade Improvement Grant Program Proposal – Cornerstone Café in Overall Context of Façade Improvement Grant Program Guidelines**

Executive Director Jim Thares provided an overview of the agenda item to the EDA and the public. The discussion of the Façade Improvement Grant Program was spurred by a property owner in the downtown area who requested the EDA considering using a different formula for calculating the potential grant amount for an eligible property. Greg Ashfeld, owner of 154 W Broadway, location of Cornerstone Café, addressed the EDA and the public regarding his proposal to consider the amount of the square footage of a building that aligns with the public street as the primary factor in considering the grant amount for the façade improvement program.

Mr. Ashfeld further noted that the estimated cost of improvements on the large facades far exceeds the allotted amount for the two sides of the building (\$100,000 or \$50,000 per façade). He suggested that the EDA recalculate the amount of funds given so it would be based off square footage and not number of sides.

Mr. Thares interjected and offered program context by reminding the EDA that they have allocated a total of \$250,000 dollars to the program, and currently only \$200,000 dollars remains for the program at this time. It was also noted the EDA recently expanded the eligibility area to include the buildings to remain on Block 52 following the redevelopment project.

Community Development Director Angela Schumann noted that City staff recognized

the difficulty business owners downtown have had in getting bids towards the work requested through this program. Though the need for multiple bids has been considered a necessity in the application process due to the EDA's responsibility in the public funds that are provided through the program.

The EDA recommended that Mr. Ashfeld get updated project renderings related to the work that would be requested, as well as work towards submitting a new program application for the EDA to review as a first step in any EDA reconsideration of his property for the program in the Spring of 2023.

4. **Summary Review of Block 52 Development Terms and Funding Structure and Financial Assistance**

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

5. **Adjournment**

TRACY HINZ MOVED TO ADJOURN THE WORKSHOP MEETING OF THE MONTICELLO EDA.
JON MORPHEW SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 7-0.
MEETING ADJOURNED AT 6:00 P.M.