

**MINUTES**  
**ECONOMIC DEVELOPMENT AUTHORITY (EDA)**  
**Thursday, August 18, 2022 – 7:30 a.m.**  
**Academy Room, Monticello Community Center**

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

Members Absent: Hali Sittig

Staff Present: Executive Director Jim Thares, Rachel Leonard, Angela Schumann, and Hayden Stensgard

1. **Call to Order**

President Steve Johnson called the regular meeting of the Monticello EDA to order at 7:35 a.m.

2. **Roll Call**

Mr. Johnson called the roll.

3. **Consideration of Resolution No. 2022-26 Modifying the TIF District No. 1-45 Plan budget in connection with Deephaven Development's Block 52 Mixed Use Proposal**

Executive Director Jim Thares provided an overview of the agenda item to the EDA and the public. The modification is related to the "Sources and Uses of Funds" section of the plan. The proposed modification would not alter the TIF Plan activities nor the proposed development in any manner.

LLOYD HILGART MOVED TO ADOPT RESOLUTION NO. 2022-26 APPROVING A MODIFICATION OF THE TIF PLAN FOR TIF DISTRICT NO. 1-45 REVISING THE SOURCES AND USES OF FUNDS BUDGET. OLLIE KOROPCHAK-WHITE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 6-0.

4. **Consideration of authorizing a Right of Entry with Deephaven Development for the Block 52 development site related to Structure Demolition activities for specific property addresses 103 Pine Street and 112 West River Street.**

Mr. Thares provided an overview of the agenda item to the EDA and the public. The Right of Entry with Deephaven Development would allow the developers to begin demolition efforts at the above-noted addresses before the closing of the property would occur. It should be noted that the EDA attorney advised that the EDA wait until closing occurs prior to any demolition happening, though stated this is a policy call for

the EDA. The developer has noted that the Right of Entry would help keep the project on the desired timeline of completing footings by late October and delivery of the concrete underground garage wall and ceiling panels by early November, 2022.

Mark Buchholz, of Deephaven Development, further explained the critical work tasks in the timeline. He stated that if progress cannot be achieved on structure demolition this fall, it would be best if the work is delayed until the spring of 2023 due to the issues with the amount of excavation in the development and the safety and security of the site.

LLOYD HILGART MOVED TO AUTHORIZE A RIGHT OF ENTRY WITH DEEPHAVEN DEVELOPMENT FOR THE EDA OWNED PROPERTIES AND BUILDINGS IN BLOCK 52 FOR THE PURPOSE OF STRUCTURE DEMOLITION ACTIVITIES SPECIFICALLY FOR BUILDINGS LOCATED AT 103 PINE STREET AND 112 WEST RIVER STREET. JON MORPHEW SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 6-0.

5. **Consideration of EDA Loans Performance Status Update**

6. **Adjournment**

Tracy Hinz moved to adjourn the regular meeting of the Monticello EDA. Jim Davidson seconded the motion. Motion carried unanimously, 6-0. Meeting adjourned at 8:20 a.m.