

5a. **Project Update**

Headwaters Twin home and Apartment Development (Affordable Housing for ages 55+):

Headwaters Development was able to close on the purchase of the 16.71 acres along 7th Street West from the EDA for its affordable twin home and apartment development projects (TIF District 1-42 and TIF District 1-43). Development activity at the site is expected to begin on Monday, December 5, 2022. Headwaters is using a modular style of construction for the actual development units. The units are completely built to spec in the new AVA facility in nearby Albertville and trucked to the construction site and craned onto the building slab for final assembly. Grubbing and removal of trees and bushes will be the first activity on the site followed by excavation-grading. Headwaters expects to see actual twin home units arriving on the site in February 2023. The 60 units will be final assembled on site in groups of 5 over the next several months, starting in February.

Headwaters' 102-apartment development will not see construction occurring until the spring of 2023 (May-June). Of the total 162 new housing units in both projects, the developer will need to make 65 units (or 40 percent of the units) available to households with income at 60 percent of the Wright County area median income level. This is a requirement for the life of the TIF Districts.

| PROSPECT LIST | | | | | | | | |
|--------------------|-------------------|-----------------------------|---------------------------|--------------------------|---------------|----------|------------------|----------------|
| 12/06/2022 | | | | | | | | |
| 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 LJBA | Child Care Services | New Construction or Exist | 5,000 sq. ft. | 0 | 14 to 19 | \$2,000,000 | Act Search |

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|------------|----------------------|--------------------------|-------------------------|--------------------------|---|------|--------------|---------------|
| 6/30/2021 | Project Ecosphere | Industrial Tech Mfg. | New Construction | 1,000,000 sq. ft. | 0 | 1122 | \$85,000,000 | Act Search |
| 7/29/2021 | Project BA710 | Lt Assem-Distribute | New Construction | 6,500 to 7,000 sq. ft. | 0 | 10 | \$650,000 | Active Search |
| 10/28/2021 | Project Stallion | Technology Service | New Construction | 42,000 sq. ft. | | 40 | \$3,600,000 | Active Search |
| 2/7/2022 | Project Shepherd III | Lt Assembly Distribution | New Construction | 75,000 sq. ft. | | 75 | \$10,500,000 | Active Search |
| 4/28/2022 | Project Cougar | Precision Machining-Mfg. | New Construction | 35,000 to 45,000 sq. ft. | | 38 | \$4,700,000 | Active Search |
| 8/11/2022 | Project Sing | Precision Machining | New Construction | 400,000 sq. ft. | 0 | 500 | \$90,000,000 | Active Search |

Contacts: M = 02 YTD = 28

AGENDA
REGULAR MEETING - MONTICELLO PLANNING COMMISSION
Tuesday, December 6th, 2022 - 6:00 p.m.
Mississippi Room, Monticello Community Center

Commissioners: Paul Konsor, Andrew Tapper, Eric Hagen and Teri Lehner,
Melissa Robeck
Council Liaison: Charlotte Gabler
Staff: Angela Schumann, Steve Grittman (NAC), Hayden Stensgard, and
Ron Hackenmueller

1. General Business

- A. Call to Order
- B. Consideration of approving minutes
 - a. Regular Meeting Minutes—November 1, 2022
- C. Citizen Comments
- D. Consideration of adding items to the agenda
- E. Consideration to approve agenda

2. Public Hearings

- A. Consideration of a Request for Preliminary and Final Plat of Jefferson Commons
Fourth Addition
Applicant: The Robbins Living Trust

3. Regular Agenda

- A. Consideration of recommending appointments for expiring terms of Planning
Commissioner Melissa Robeck
- B. Consideration of Planning Commission 2022-2025 Workplan
- C. Consideration of Community Development Director's Report

4. Added Items

5. Adjournment