

MINUTES
INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)
Tuesday, April 04, 2023
7:00 a.m. at Monticello Community Center

Members Present: Chairperson Sarah Kortmansky, Liz Calpas, Tracy Hinz, Eric Olson, Ryan Schmitz, Rob Stark, Randy Skarphol, Kevin Steffensmeier, Andrew Tapper, Tony Velishek, Darek Vetsch

Members Absent: Vice Chairperson Luke Dahlheimer, Joni Pawelk, Wayne Elam,

Liaisons Present: Jim Thares, Marcy Anderson

1. **Call to Order**

Chairperson Sarah Kortmansky called the regular meeting of the Monticello IEDC to order at 7:00 a.m.

2. **Approve Minutes:**

ANDREW TAPPER MOVED TO APPROVE THE FEBRUARY 7, 2023, REGULAR MEETING MINUTES. ERIC OLSON SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 9-0.

3. **Consideration of Adding Items to the Agenda**

4. **Table Topic – Local and Regional Transportation Project Updates**

Matt Leonard, Public Works Director-City Engineer for the City of Monticello presented information about current and upcoming local and regional transportation projects affecting residents of the City of Monticello.

Plans for installing 6 lanes between Monticello and Albertville are 90% completed. A total of \$6.9 million of the needed \$20 million has been secured. Representative Tom Emmer has secured the project as a priority for future federal funding. The MN-Road test lanes are a challenge. The goal is to have trucks continue to use the pavement study-testing section. It is an important part of our freeway as vehicles represented from all over the US come here to drive on this part of I-94. When the final leg of the funding is approved a third west bound lane will be added.

The MN-TH 169 improvements in Elk River are scheduled to be completed in November 2024. Also, upgrades and repairs continue to be made to MN-TH 25 south of MN-TH 55 in Buffalo. To improve safety and traffic flow, especially near the new Wright County government center, several roundabouts will be added to MN-TH 25 on the north edge of Buffalo.

Re-decking of the MN-TH 25 Mississippi River crossing bridge on the north border of Monticello will impact traffic most of the summer in 2024. This will result in lane closures in both directions. Also, the re-deck project on the MN-TH 25 bridge crossing over I-94 is scheduled to begin in 2026.

As for local roads, two roundabouts will be added in the City of Monticello....at Edmondson and School Blvd, and Cedar & School Blvd. Construction is scheduled to begin in the Spring of 2024 and be completed by September of 2024.

Downtown Walnut Street, River Street and West Broadway road improvements are scheduled in the summer of 2023. This project will bring significant changes to this area. A question was asked if westbound vehicles will be allowed to make a left turn (south) from Broadway to

Walnut once these changes are completed. Matt answered that no westbound left turns will be allowed at Walnut in the future. Drivers will need to go one block further to the west to Linn Street to make the left turn.

Reports

a. Economic Development

i. Business Round Table

1. Jim Thares provided an update of the sub-committees' planning efforts. The tentative date for the event is September 14, 2023, from 3:00-5:00 p.m.

ii. Prospects List

1. Mr. Thares highlighted the prospect list. Project Shepard (Wiha Tools) submitted documents and payments and is expected to break ground in May.
2. Currently there are no other projects on the list. Prospects are continuing to reach out to City staff. They are mostly initial concepts that are kind of exploratory in nature.

iii. Planning Commission

1. Mr. Thares reviewed the Planning Commission 04/04/2023 Agenda and highlighted a Workshop prior to the regular meeting reviewing the Monticello 2040 Vision + Plan land use designations. The regular agenda features a Public Hearing considering a Conditional Use Permit (CUP) for Cross/Joint Parking Easement on Downtown Broadway enhancing Block 52 development supply.

b. City Council

- i. Hayden Stensgard, Community and Economic Development Coordinator, presented a written report from Rachel Leonard, City Administrator highlighting updates of the City Council and Staff.
 - City website continues to be updated as we receive additional information from Xcel Energy and the State of MN agencies regarding the tritium leak at the plant. Xcel confirmed on Friday the leak has been permanently fixed and they have pumped out about 35% of the groundwater plume. City staff are waiting for additional details about Xcel's plans for the groundwater removal. Members of the board are welcome to call Rachel with any questions.
 - City Council approved resolutions amending the land use chapter to re-guide a specific section of Monticello along I-94 from Industrial to Industrial and Employment for greater flexibility – matches the intent of the Monticello 2040 Plan.
 - Council approved an amendment to the Deephaven 3 Development contract to reflect a new proposed multi-tenant commercial building on the northwest edge of the Pointes At Cedar development.
 - City Council formally made comment on a pending application to the Monticello Orderly Annexation Area Board. The agreement between township and city allows both jurisdictions to provide formal comment. It's a somewhat unusual step, but City officials believe the application is not in alignment with the purpose of the orderly annexation area to guide land from rural to urban. The City supports the subject property being developed and want to see the appropriate process followed.

c. Wright County Economic Development Partnership (WCEDP)

Darek Vetsch, District 2 County Commissioner provided an update on behalf of Jolene

Foss, Wright County Economic Development Partnership Executive Director, who was absent.

- A Business Retention & Expansion visit with Cargill is scheduled for June.
- The Wright Tech Center Bonding request for \$9.5M is still underway with hopes that politics at the Capital will improve and various projects could be funded.
- The WCEDP Workforce Pathways initiative was invited into the Monticello Middle School to present to 7th and 8th graders about the employment and training opportunities in Wright County. Other Wright County Schools will be asked to allow presentations in the coming year.
- The CEO class at the Wright Tech Center is ending its 8th year and seeing record numbers of pre-registrations for 2023-2024. (Over 40 signed up for 24 spots). The Student's Business Expo, open to the public, will be held May 24th from 4-6pm at the Wright County Gov. Center. Attendance is encouraged.
- The next Capacity Building Seminar is May 11th. It involves a free breakfast with guest speaker, SCSU Dean of the School of Public Affairs, Dr. King Banian, speaking about the Central MN economy. Attendance is encouraged, registration is required. Register at [CAPACITY BUILDING SEMINAR \(wrightpartnership.org\)](http://CAPACITY BUILDING SEMINAR (wrightpartnership.org))

d. Chamber of Commerce

Marcy Anderson, Monticello Chamber of Commerce Director, presented an upcoming event called the Puzzle Paluza. She explained that 4 member teams outside of the area are entering. The spots are almost full. This 2-day event is on Saturday & Sunday, April 15 & 16th. It is expected to be a huge success.

5. Next Meeting Reminder – Date: May 2, 2023

6. Adjournment (8:01 a.m.)

KEVIN STEFFENSMEIER MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO IEDC.
DAREK VETSCH SECONDED THE MOTION. MOTION CARRIED BY CONSENSUS

Recorder: Vicki Leerhoff _____

Approved: May 2, 2023

Attest:

James Thares, Economic Development Manager