

INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)

DRAFT MINUTES

Tuesday, May 02, 2023

7:00 a.m. at Monticello Community Center

Members Present: Chairperson Sarah Kortmansky, Vice Chairperson Luke Dahlheimer, Tracy Hinz, Joni Pawelk, Darek Vetsch, Kevin Steffensmeier, Wayne Elam, Andrew Tapper, Randy Skarphol, Eric Olson, Ryan Schmitz, Rob Stark

Members Absent: Liz Calpas, Tony Velishek

Liaisons Present: Rachel Leonard, Jim Thares, Marcy Anderson, Jolene Foss

1. **Call to Order**

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

a. **Approve Minutes:**

ANDREW TAPPER MOVED TO APPROVE THE APRIL 4, 2023, REGULAR MEETING MINUTES WITH CLERICAL CORRECTION. RANDY SKARPHOL SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 12-0.

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

Chairperson Sarah Kortmansky added an item to the consideration of approving Cory Ritter as a member of the IEDC.

WAYNE ELAM MOVED TO APPROVE THE APPROVAL OF MEMBERSHIP AND THE AGENDA. ERIC OLSON SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 12-0.

2. **Table Topic**

A. **Xcel Energy EV Charging Infrastructure Network Development Overview +**

Funding Programs, Neal Callinan, Strategy & Policy Principal for Xcel Energy, presented information about clean transportation vision programs. Currently there are over 80 team members on the EV Team committee of which Mr. Callinan is a part of.

The attention to EV programs has created the need for energy, auto, and transportation groups to work together to achieve the 2030 goal of 1 in 5 vehicles being electric and 2050 goal of 0 carbon fuel.

Xcel is serving its eight states to bring easy and accessible charging. Xcel is the

first in the industry to have an all-electric bucket truck as well as its own fleet.

The gas savings for electric vehicle owners is approximately \$1 per gallon which has been confirmed by studies at the Federal level and the State level. The current annual tax for EVs is higher than that of non-EVs in the state of Minnesota. Some studies have shown that the current tax rate on EV vehicles is higher than required.

There are several studies focusing on charging availability for all EV owners including solutions for multi-family units. Some of the cost considerations for EV transportation is the upfront expense of charging stations. This impacts fleet operators and commercial users. Cost incentives will provide a desire to charge vehicles off hours. It will be a matter of educating and will help make the energy provided at a lower cost.

There is a pilot program measuring the amount of energy used to charge individual vehicles to help evaluate costs for multi-family units.

Xcel Energy's goal is to provide 1470 charging ports by 2030, following Minnesota's goal of 20% of all vehicles be EV.

B. Local Option Sales Tax (LOST) Update

Rachel Leonard, City Administrator, gave a presentation on Monticello LOST Analysis conducted by the University of Minnesota Extension. The analysis showed that 31.4% of tax proceeds come from Monticello residents and 68.6% from non-residents.

3. Reports

a. Economic Development

i. Business Round Table

Jim Thares provided an update of the sub-committees' planning efforts. The event is scheduled for September 14, 2023, from 3:00-5:00 p.m. Potential location in Nordic Brewery.

ii. Prospects List

1. Mr. Thares reviewed the Building Permit Activity and Valuation Report highlighting a decrease from 1st quarter last year, suggesting it is not a surprise due the current cost of construction and recent interest rate hikes.
2. Mr. Thares highlighted the prospect list. During the past month three hotel developers contacted the City regarding potential hotel developments concepts. The 2020 Hotel Study results showed

Monticello is in need of hotel space of at least a hundred rooms.

3. 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 exploratory in nature.

iii. Planning Commission

Mr. Thares reviewed the Planning Commission 06/04/2023 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 an Accessory Structure Single Family Residential District. A Public Hearing on an Amendment to the Headwaters West Planned Unit Development District related to Subdivision Ordinance Requirements related to private utilities is also on the agenda.

b. City Council

Rachel Leonard, City Administrator, highlighted the Special Meeting held on April 3, 2023, to review the plans for Downtown street improvement project involving Block 52 as well as the area from Pinewood to Elm Street, a CUP to maximize public parking at Block 51, the purchase property on West River Street, approval of construction at Cargill, and the School Pedestrian Project.

c. Wright County Economic Development Partnership (WCEDP)

Jolene Foss, Wright County Economic Development Partnership Executive Director, highlighted the next Capacity Building Seminar previously scheduled for May 11th has now been shifted to May 24th. 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 \(wrightpartnership.org\)](https://wrightpartnership.org)

d. Chamber of Commerce

Marcy Anderson, Chamber of Commerce Director, highlighted the upcoming Golf Tournament, the success of the State of the City Chamber Luncheon. Also, the Puzzle Palooza event was so successful another one is being scheduled for September 30, 2023. This event brings visitors to the community and is interesting to observe.

4. **Next Meeting Reminder – Date: June 6, 2023**

5. **Adjournment (8:01 a.m.)**

ROB STARK MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO IEDC.
ANDREW TAPPER SECONDED THE MOTION. MOTION CARRIED BY CONSENSUS

Recorder: Vicki Leerhoff _____

Approved: JUNE 6, 2023

Attest:

James Thares, Economic Development Manager

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