

# Tell Me More...

## What is the EDA & what is its role in the City?

The Monticello Economic Development Authority (EDA) is established by the City of Monticello City Council for the purpose of coordinating and administering economic development activities for the city.

The EDA's activities also include supporting housing and redevelopment for the community, as the EDA acts as Monticello's Housing and Redevelopment Authority.

The EDA works to achieve the goals established in the Monticello Comprehensive Plan. The current Comprehensive Plan sets out the following goals for the EDA:

- Attracting & Retaining Jobs
- Expanding Tax Base
- Enhancing Downtown
- Facilitating Redevelopment
- Housing Choice for Life-Cycle

You can find out more about the EDA's workplan and goals here:

<https://www.ci.monticello.mn.us/vertical/sites/%7B46185197-6086-4078-ADDC-0F3918715C4C%7D/uploads/Item 8. Consideration of 2019 EDA Workplan.rpt v2.pdf>

## Who is on the EDA?

The EDA is made up of 7 members appointed by the Mayor and confirmed by the City Council. It is required that two of the voting members of the EDA are also City Council members.

All of the members who are not members of the City Council must be either residents of the City, business-owners in the City, or property-owners in the City.

You can view the full membership roster, as well as agendas and minutes at:

<https://www.ci.monticello.mn.us/eda>

## What is Block 52?

Block 52 is located at the northwest corner of the intersection of Broadway (CSAH 75) and Pine Street (TH 25). It looks like this from above:



The "block" is bounded by Walnut Street on the west, Pine Street on the east, River Street on the north and Broadway on the south. The block is located at the heart of downtown, situated at the intersection of Walnut Street and Broadway.

Block 52 is one of the most visible locations in the community, with over 35,000 vehicles at the Pine Street and Broadway intersection each day. This block has been identified in the City's Downtown Plan as a focus for revitalization and development of a signature project that brings additional energy and vitality to Downtown Monticello.

## What is happening with Block 52 and why am I hearing so much about it?

The City has been working to tell the story of Monticello's incredible downtown. The Monticello EDA has been part of that effort, actively seeking interested parties to help revitalize the block. Together, the City of Monticello and the Monticello EDA own a number of parcels on the block, representing about 55% of the block's ownership.

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Early in 2019, the EDA held public meetings to allow interested developers to present their ideas for revitalizing all or portions of Block 52. At a Downtown Round (a gathering of downtown stakeholders) in April, City staff asked attendees to provide feedback on each of those concepts. Then in May, the EDA reviewed the presented development proposals, recommending continued discussions with the Beard Group.

In July, the EDA approved a preliminary agreement with the Beard Group. The Beard Group specializes in redevelopment and mixed-use projects. The preliminary agreement with the Beard Group allows the EDA and the Beard Group to evaluate site issues, development plans, project feasibility and financing.

The City and EDA cannot use eminent domain (often referred to as condemnation) for economic development purposes. Property owners on Block 52 have complete discretion in whether and how they choose to participate in a redevelopment project on the block. It has been made clear to the Beard Group that the redevelopment project would be limited to the area the City and EDA own, unless property owners choose to sell.

### What are the plans for development on Block 52?

The City received public feedback on what was important to the community as part of the Downtown Plan process. Those ideas, paired with the input of downtown business and property owners (by way of the Downtown Rounds), as well that of City leaders, has helped shape a vision for Block 52. The vision includes a river-facing restaurant, street-level commercial space, and residential units. In addition, any plan would incorporate public spaces which tie the downtown to the river. And we won't forget the parking.

### What is the timeline?

The timeline for development is based to some extent on the developer who ultimately proceeds

with a project. The City and EDA are hopeful that a project occurs in the next 1-2 years.

### What about the rest of downtown?

The City, along with supporters and stakeholders, have been focused on creating community in the Downtown. Activities that have taken place over the last year in the downtown include:

- **MontiArts Initiative**
  - Murals on Cedar and Pine Streets
  - Shimmer Wall on Pine Street
  - Center median art on Broadway
  - A new MontiArts building on Broadway
  - A full schedule of art classes & events
- **New picnic tables** in downtown locations: Thanks, Monticello Rotary!
- **New streetlight banners** created with artwork from a local art contest
- **New lighting** in the downtown
- **Music on the Mississippi.** These summer evenings of music and fun on the river are made possible by Central MN Arts Board and numerous local sponsors
- **Pedestrian and street improvements** at Walnut & Broadway
- **A new façade improvement grant program** for downtown buildings across from Block 52
- **Downtown Rounds**, an event for downtown business and property owners to network and share ideas and questions



### What's next for downtown & how do I keep up with what is happening?

Visit any of the City Council, EDA, Planning or Parks Commission pages to see what decisions will be coming next: [www.ci.monticello.mn.us](http://www.ci.monticello.mn.us).