

1. Agenda Documents

Documents:

- 0. 01-06-2026 IEDC AGENDA.PDF
- 1B. 09-03-25 IEDC MINUTES_DRAFT.PDF
- 1C. 11-05-25 IEDC MTG MINTUES_DRAFT.PDF
- 2A. CONSIDERATION OF ELECTING 2026 IEDC OFFICERS.PDF
- 2B. CONSIDER ADOPTING 2026 IEDC POSITION-ACTION STATEMENTS.PDF
- 2C. CONSIDER PROPOSED 2026 IEDC TABLE TOPICS.PDF
- 3C. ECONOMIC DEV UPDATES.PDF

AGENDA
INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)
Tuesday, January 6, 2026
7:00 a.m. at Monticello Community Center

Members: Chairperson Jarred Merchant, Vice Chairperson Mike Huey, City Council Member Charlotte Gabler, Luke Dahlheimer, Joe Elam, Shawn Hafen, Aaron Holthaus, Liz Kokesh, Sarah Kortmansky, Sonja McElroy, Eric Olson, Joni Pawelk, Cory Ritter, Greg Schultz, Rob Stark, Andrew Tapper, Darek Vetsch, Tony Velishek

Liaisons: City Administrator Rachel Leonard, Tyler Bevier, Missy Meidinger, Deb Meyer, Angela Schumann, Jim Thares, Dave Tombers, Tim Zipoy

1. General Business

- A. Call to Order
- B. September 3, 2025, Meeting Minutes
- C. November 5, 2025, Meeting Minutes
- D. Consideration of Adding Items to the Agenda

2. Regular Agenda

- A. Consideration of electing 2026 IEDC Officers (Chairperson, Vice Chairperson and Secretary)
- B. Consideration of Adopting 2026 IEDC Position-Action Statements
- C. Consideration of Table Topics for 2026 (preferences for meeting topics) – See List –Discussion encouraged

3. Liaison Updates

- A. Wright County Economic Development Partnership (WCEDP)
- B. Chamber of Commerce
- C. Economic Development
 - Sales Tax Revenue Collections – September 2025
 - Building Permits Updates Compare of 2025 and prior years
 - Project Update
 - Prospect List
 - January 6, 2026 Planning Commission Agenda
- D. City Council Update

4. Next Meeting Reminder – Date: Tuesday, March 3, 2026 - as per new meeting schedule
5. Adjournment (8:30 a.m.)

MINUTES
INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)
Wednesday, September 3, 2025 at 7:00 a.m.
Monticello Community Center

Members: Chairperson Jarred Merchant, Vice Chairperson Mike Huey, Luke Dahlheimer, Joe Elam, Charlotte Gabler, Shawn Hafen, Aaron Holthaus, Liz Kokesh, Sarah Kortmansky, Sonja McElroy, Eric Olson, Joni Pawelk, Cory Ritter, Greg Schultz, Rob Stark, Andrew Tapper, Tony Velishek, Darek Vetsch

Liaisons: Deb Meyer, Missy Meidinger, Dave Tombers, Tim Zipoy

Staff: Jim Thares, Rachel Leonard, Angela Schumann, Bob Ferguson, Tyler Bevier,

1. General Business

A. Call to Order

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

B. Roll Call

Chair Merchant did not call the roll.

C. Approval of Minutes

ERIC OLSON MOVED TO APPROVE THE AUGUST 5, 2025, REGULAR MEETING MINUTES. ROB STARK SECONDED MOTION. MOTION CARRIED UNANIMOUSLY.

D. Consideration of Adding Items to the Agenda

None

2. Regular Agenda

A. Table Topic – Development Prospects and Project Pre-Design Process Overview Presentation – Jim Thares

Mr. Thares provided an overview of the Table Topic and introduced Community Development Director Angela Schumann who noted the process of prospects and project pre-design review as a helpful development first step guide for proposals as well as the various support tools available.

B. Table Topic – Data Center Development Proposal Updates – Rachel Leonard

City Administrator Rachel Leonard provided an update relating to the two potential data center development proposals and specific information pertaining to the Alternative Urban Areawide Review (AUAR) process. Ms. Leonard noted the various workshops held with City Council and Planning Commission to discuss and consider a draft zoning ordinance and amendment to the Monticello 2040 Vision + Plan and of the AUAR timeline including scoping document with

public comment period, and process for the various considerations to be brought forward to Council later in the Fall of 2025.

Planning Commission Chair Andrew Tapper weighed in to speak, from his perspective, regarding the importance of carefully listening to citizens' concerns during public comment as well as the timelines for all parties involved.

C. **2025 Manufacturers Breakfast Event (Oct 10, 2025) Planning and Information Update**

Mr. Thares noted that King Banaian is confirmed to speak at the Manufacturer's Appreciation Breakfast event and the Monticello Schools STEM department will attend with students with a presentation of their own; Mr. Thares encouraged all IEDC members to attend next month and suggested members individually promote the event by word of mouth as well.

3. **Liaison Updates**

A. **Wright County Economic Development Partnership (WCEDP)**

Rob Stark, Vice Chair for the WCEDP, spoke of the programs offered through Wright County Partnership and other upcoming events.

B. **Chamber of Commerce**

Deb Meyer, Chamber of Commerce Director, reported on upcoming events and programs offered and hosted by the Monticello Chambers.

C. **Economic Development**

Mr. Thares presented the following City economic development updates:

- Sales Tax Collections Update Actual-Projections
- Business Retention and Expansion (BR&E) Visit to Willow's Landing
- Stoneybrook Residential Subdivision Update
- Project Update
- Prospect List
- September 2, 2025, Planning Commission Agenda

Ms. Schumann shared a printed citizen comment addressed to each of the IEDC members pertaining to the data center zoning ordinance public comment period and encouraged members to read through all comments received posted on the City website.

4. **Special IEDC Meeting Request Consideration – Eric Olson, Superintendent, Monticello Public Schools (Tuesday, October 7, 2025)**

Mr. Thares said Superintendent Eric Olson has asked for an opportunity to present an overview to the IEDC regarding ISD 882 Monticello School Referendum information on the 2025 Special General election ballot. Mr. Thares is proposing a special meeting be scheduled in October, a non-meeting month, to allow time for context with questions.

LIZ KOKESH MOVED TO APPROVE A MEETING NOTICE TO HOLD A SPECIAL MEETING OF THE INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC) ON TUESDAY,

OCTOBER 7, 2025. GREG SCHULTZ SECONDED MOTION. MOTION CARRIED, MIKE HUEY VOTING AGAINST.

5. **Next Meeting Reminder** – Date: Tuesday, October 7, 2025

6. **Adjournment**

Meeting was adjourned by consensus at 8:19 a.m.

MEETING - MINUTES
INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)
Wednesday, November 5, 2025, at 7:00 a.m.
Monticello Community Center

Members: Chairperson Jarred Merchant, Luke Dahlheimer, Joe Elam, Charlotte Gabler, Aaron Holthaus, Liz Kokesh, Sonja McElroy, Eric Olson, Joni Pawelk, Greg Schultz, Andrew Tapper, Tony Velishek, Darek Vetsch

Members Absent: Vice Chairperson Mike Huey, Shawn Hafen, Sarah Kortmansky, Cory Ritter, Rob Stark

Liaisons: Deb Meyer

Liaisons Absent: Missy Meidinger, Dave Tombers, Tim Zipoy

Staff: Jim Thares, Rachel Leonard, Angela Schumann, Bob Ferguson, Tyler Bevier

1. General Business

A. Call to Order

Chairperson Jarred Merchant called the special meeting of the Monticello IEDC to order at 7:02 a.m.

B. Roll Call

Mr. Merchant did not call the roll.

C. Approval of October 7, 2025, Special Meeting Minutes

D. Consideration of Adding Items to the Agenda

Mr. Thares added continued Manufacturer’s Event topic and additional prospects information for discussion later in the agenda.

2. Regular Agenda

A. Table Topic – Data Center Planned Unit Development (DCPUD) Ordinance Review

Community Development Director Angela Schumann provided a high-level overview regarding the land-use amendments for a zoning ordinance for data centers.

B. Data Center Economic Impact Overview – Amanda Taylor and Morgan Hill, Greater MSP

Amanda Taylor, Business Investment Vice President, Greater MSP, presented an overview on Greater MSP (Minneapolis Saint Paul Economic Development Partnership).

Morgan Hill, Business Investment Director, Greater MSP, provided a high-level overview of the economic impacts of data centers and the impacts for economic strategy, benefits, and overall regional growth.

C. **2025 Manufacturer’s Appreciation Breakfast Recap**

Mr. Thares provided an overview of the appreciation breakfast held on October 10, 2025. He noted the positive connections made between the middle and high school students and local manufacturers. He also noted low attendance by the value-added manufacturing firms.

Members discussed ideas for better planning earlier in the year and additional outreach to community partners to generate interest. Members agreed to present further discussion and ideas at the next meeting in 2026 as part of a table topic agenda item.

3. **Liaison Updates**

A. **Wright County Economic Development Partnership (WCEDP)**

Rob Stark, Board of Directors Vice Chair, provided information on the upcoming WCEDP events.

B. **Chamber of Commerce**

Deb Meyer provided updates and information on Monticello Chamber events and activities.

C. **Economic Development**

Mr. Thares presented information about the following City economic development updates:

- Sales Tax Collections Update Actual-Projections
- Prospect List - Mr. Thares said he will ask for local business contributions to provide funding to satisfy a meeting with prospective developers. Business-owner members agreed to contribute funding for approximately 15 box lunches related to the site visit.
- November 5, 2025, Planning Commission Agendas

Ms. Schumann gave kudos to Mr. Thares for obtaining a Community Energy Transition (CET) grant agreement extension through June 30, 2026. The CET Grant funding is allowing City water utilities to be extended from Otter Creek Business Park to the Northwest area along County Road 39 using \$1,000,000 of CET Grant funds.

D. **City Council Update**

City Administrator Rachel Leonard provided an update to City Council agenda items including the Monticello Tech (data center campus) Draft Alternative Urban Areawide Review (AUAR) at the upcoming November 9 meeting as well as an open house for additional community information on November 20. She also spoke to future funding considerations for City infrastructure projects in 2026 and a proposal to forgo special assessments on properties for future street improvement projects by instead adding a small fee on utility bills.

Ms. Leonard also updated members to the Broadway Plaza development extension and progress including components for the I-94 MN-DOT extension project outside of City jurisdiction.

Mr. Thares provided a list of IEDC members whose terms are set to expire December 31, 2025 - Joni Pawelk, Joe Elam, Tracy Hinz, Sonja McElory, Mike Huey, and Liz Kokesh. He said he will contact each to discuss reappointment for another three-year term and consideration at the next IEDC meeting on Tuesday, January 6, 2026.

4. Adjournment

The IEDC meeting was adjourned by consensus at 8:25 a.m.

2A. Consideration of Electing 2026 Officers

Prepared by: Economic Development Director	Meeting Date: 01/06/2026	<input checked="" type="checkbox"/> Regular Agenda Item
Reviewed by: Administrative Assistant	Approved by: N/A	

ACTION REQUESTED

Motion as appropriate to appoint IEDC 2026 Officers. See below.

ALTERNATIVE ACTIONS:

Motion to nominate _____ as Chairperson of the Monticello IEDC for 2026

Motion to nominate _____ as Vice Chairperson of the Monticello IEDC for 2026

Motion to nominate _____ as Secretary of the Monticello IEDC for 2026.

REFERENCE AND BACKGROUND

As a prelude to the election of officers for 2026, staff will first note that the City Council did approve all the IEDC members whose terms were expiring on 12-31-2025 as an item of consideration at the December 8, 2025, regular meeting. The City Council agenda staff report and attachments are included as exhibit A of this report.

The IEDC’s Organizational and Membership Guidelines require the election of a Chairperson, Vice Chairperson and Secretary each year at the January meeting of the IEDC. The Guidelines allow the officers to serve in their position for up to three years. Traditionally, the IEDC has appointed (voted in) the officers in single-year succession, with the Vice Chair moving to the Chair position.

For perspective, in 2024, Luke Dahlheimer served as Chairperson with Jarred Merchant serving as the Vice Chair. In 2025, Jarred Merchant moved to the Chairperson position and Mike Huey was voted as Vice Chair. The Guidelines also allow a City staff person to serve as the IEDC Secretary, which is the past and current status for that office.

- I. **Staff Workload Impact:** There is minimal staff impact.
- II. **Budget Impact:** The budget impact is minimal.
- III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDATION

City staff recommends the IEDC appoint (nominate and vote) officers and defers to the IEDC on specific officers.

SUPPORTING DATA

- A. City Council Staff Report from December 8, 2025, Regular Mtg.
- B. IEDC Organizational and Membership Guidelines
- C. IEDC Ordinance – Title 2, Chapter 10

2G. Consideration of approving Board and Commission appointments commencing January 1, 2026

<p>Prepared by: City Clerk</p>	<p>Meeting Date: 12/8/2025</p>	<p><input checked="" type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Regular Agenda Item</p>
<p>Reviewed by: Community Development Director, Parks & Recreation Director, Economic Development Manager</p>	<p>Approved by: City Administrator</p>	

ACTION REQUESTED

Motion to approve Board and Commission appointments commencing January 1, 2026.

REFERENCE AND BACKGROUND

City Council is asked to affirm reappointments to boards and commissions with terms beginning January 1, 2026, including:

- *IEDC*: Joni Pawelk, Joe Elam, Sonja McElory, Mike Huey, and Liz Kokesh are all recommended for reappointment with terms expiring December 2028.
- *Library Board*: The Library Board is meeting on December 9 and will determine any appointments/reappointments. This will be brought to the City Council in January.
- *Parks, Arts, and Recreation Commission*: Julie Jelen, Steve Peterka, and Adam Leiferman are recommended for reappointment to terms expiring December 2028.
- *Planning Commission*: Melissa Robeck is recommended for reappointment to a term expiring December 2028.

A summary of the boards and commissions with the full member list is attached. Members recommended for reappointment are listed in red and vacancies are highlighted yellow. Current council liaisons are noted for reference, but council representatives will be appointed separately in January 2026.

STAFF RECOMMENDED ACTION

City staff recommend approving the reappointments beginning January 2026.

SUPPORTING DATA

- Draft 2026 Board and Commission Appointments

DRAFT 2026 ANNUAL BOARD AND COMMISSION MEMBERS

<u>COMMISSIONS/BOARDS</u>	<u>NAME</u>	<u>TERM</u>	<u>EXPIRES</u>
Planning Commission (3-year staggered terms)	Teri Lehner	3 yr	12/2026
	Rob Stark	3 yr	12/2026
	Richard Kothenbeutel	3 yr	12/2027
	Andrew Tapper	3 yr	12/2027
	Melissa Robeck	3 yr	12/2028
Parks, Arts, and Recreation Commission (3-year staggered terms)	Danielle Murdoff	3 yr	12/2026
	VACANCY	3 yr	12/2026
	Maria Onnen	3 yr	12/2027
	Janine Kopff	3 yr	12/2027
	Julie Jelen	3 yr	12/2028
	Steve Peterka	3 yr	12/2028
Adam Leiferman	3 yr	12/2028	
Library Board (3-year staggered terms)	Joan Brezlin	3 yr	12/2025
	Jamie Driscoll	3 yr	12/2026
	Shea Roskowiak	3 yr	12/2026
	Lisa Bush	3 yr	12/2027
	Beth Metzger	3 yr	12/2027
Economic Development Authority (6-year staggered terms)	Jon Morphew	6 yr	12/2026
	Hali Sittig	6 yr	12/2027
	Rick Barger	6 yr	12/2028
	Steve Johnson	6 yr	12/2029
	Clint Berglof	6 yr	12/2030
	Tracy Hinz (voting)	Council rep	
	Lloyd Hilgart (voting)	Council rep	
IEDC: (3-year staggered terms)	Andrew Tapper	3 yr	12/2026
	Eric Olson	3 yr	12/2026
	Rob Stark	3 yr	12/2026
	Tony Velishek	3 yr	12/2026
	Aaron Holthaus	3 yr	12/2026
	Sarah Kortmansky	3 yr	12/2026
	Jarred Merchant	3 yr	12/2026
	Sean Hafen	3 yr	12/2027
	Darek Vetsch	3 yr	12/2027
	Luke Dahlheimer	3 yr	12/2027
	Greg Schultz	3 yr	12/2027
	Corey Ritter	Chamber Rep	12/2027
	Joni Pawelk	3 yr	12/2028
	Joe Elam	3 yr	12/2028
	Sonja McElory	3 yr	12/2028
	Mike Huey	3 yr	12/2028
	Liz Kokesh	3 yr	12/2028
Chamber Director	ex-officio		
Charlotte Gabler (voting)	Council rep		
Bertram Chain of Lakes Advisory Council	VACANCY	Parks rep	12/2026

INDUSTRIAL AND ECONOMIC DEVELOPMENT COMMITTEE

§ 32.075 NAME OF COMMITTEE.

The name of the organization shall be the city's Industrial and Economic Development Committee (IEDC).

(Prior Code, § 2-10-1)

§ 32.076 AUTHORIZATION.

Duties are delegated to the IEDC by the City Council by the ordinance codified herein dated June 28, 2010, and by Res. 2008-44, approved May 27, 2008.

(Prior Code, § 2-10-2)

§ 32.077 MEMBERSHIP.

The city's IEDC shall consist of 16 to 18 regular members to be appointed by the City Council. The Committee members shall consist of city business representatives or residents of the city. Specific general membership eligibility on the IEDC shall be defined in the Organizational and Membership Guidelines. One councilmember shall be appointed annually to serve on the IEDC. The Director of the city's Chamber of Commerce and Industry shall be an ex-officio member of the IEDC.

(Prior Code, § 2-10-3) (Ord. 637, passed 4-25-2016; Ord. 715, passed 3-25-2019; Ord. 782, passed 8-8-2022; Ord. 836, passed 11-12-2024)

§ 32.078 TERM OF OFFICE.

The term of the regular members shall be for three years and shall be staggered so that no more than one-half of the terms expire in a given year. All regular terms shall expire on December 31 of any given year.

(Prior Code, § 2-10-4)

§ 32.079 ATTENDANCE.

It is the City Council's intention to encourage IEDC members to attend all IEDC meetings. It is desired that IEDC members attend at least 75% of meetings in a calendar year. Members may be subject to replacement by the Council in the event attendance does not meet this standard.

(Prior Code, § 2-10-5)

§ 32.080 VACANCY.

Any vacancy in the regular or at large membership shall be filled by the City Council, and such appointee shall serve for the unexpired term so filled.

(Prior Code, § 2-10-6)

§ 32.081 OFFICERS.

(A) *Elections.* The city's IEDC shall elect at its annual meeting from its membership a Chair, Vice Chair, and a Secretary who shall serve for a term of one year and shall have powers as may be prescribed in the rules of the Committee.

(B) *Duties of Chair.* The Chair shall preside at all meetings of the IEDC and shall have the duties normally conferred and parliamentary usage of such officers.

(C) *Duties of Vice Chair.* The Vice Chair shall act for the Chair in his or her absence.

(D) *Duties of Secretary.* The Secretary shall keep the minutes and records of the Committee with the assistance of city staff.

(Prior Code, § 2-10-7)

§ 32.082 MEETINGS.

Regular meetings shall be held on a date established by the IEDC. In the event of a conflict with a holiday or special events, a majority at any meeting may change the date and location of the meeting. The meeting shall be open to the general public.

(Prior Code, § 2-10-8)

§ 32.083 QUORUM.

A majority of the total IEDC members shall constitute a quorum for the transaction of business.

(Prior Code, § 2-10-9)

§ 32.084 DUTIES OF THE COMMITTEE.

It shall be the duty of the Committee, with staff assistance, to advocate and make recommendations to the Economic Development Authority and City Council, relative to and including influencing industrial and economic development in and for the city, with an emphasis on industrial land, increasing tax base and number of livable wage-level jobs by promoting industrial and economic growth, and working to maintain a desirable business environment.

(Prior Code, § 2-10-10)

§ 32.085 AMENDMENTS.

This subchapter may be amended as recommend by the majority vote of the existing membership of the IEDC and only after majority vote of the City Council.

(Prior Code, § 2-10-11) (Ord. 519, passed 8-23-2010)

**MONTICELLO INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE
(IEDC)
ORGANIZATIONAL AND MEMBERSHIP GUIDELINES**

- I. Meeting Time and Place: Regular meetings are held the first Tuesday of each month at 7:00 a.m. at the Monticello Community Center. Special meetings may be called by the Chair.
- II. Mission Statement and Objectives: As written and adopted by the Monticello IEDC in the Annual Action Statement.
- III. Committee Size: While there is no set or definite size established, it is generally understood that the committee will not exceed 16-18 members.
- IV. Make-up of the Committee: Committee members must either work or reside in the community of greater Monticello. Individuals who are involved in an occupation or profession that provides services to the community of Monticello but is not headquartered within the community may also serve as members of the committee.

Standing Committee Members: The City Council shall appoint a representative of either the Mayor or a Council Member to the IEDC as a voting member. The Board of Directors of the Monticello Chamber of Commerce & Industry shall appoint a voting member to the IEDC. These members shall be considered in committee size.

City Staff Members: Non-voting
Administrator of the City of Monticello
Economic Development Manager of the City of Monticello
(serves as the EDA Executive Director)
Community Development Director of the City of Monticello (in
the absence of the Economic Development Manager)

- V. Officers: The Chair, the Vice Chair, and the Secretary shall be appointed annually at the January meeting. Length of office term shall not exceed three consecutive years. Minutes of each meeting are the responsibility of the Secretary. Committee correspondence is the responsibility of the Economic Development Manager.
- VI. Length of Membership Term: Members shall serve for three-year terms on a three-year rotating basis so that approximately one-third of the membership expires each year.

Individuals wishing to continue serving on the committee may so indicate prior to the expiration of their term. Any member wishing to relinquish his/her position on the IEDC may do so by submitting a letter of resignation.

- VI. Filling a Vacant Position: A list of potential committee members shall be kept by the Executive Director. The IEDC must recommend approval of new members by a majority vote. The City Council must ratify the appointment of new members to the IEDC.
- VII. Membership Attendance: In order to make a positive contribution to the committee, each member is expected to attend at least 75 percent of the meetings in any given year. A year is defined as beginning on the 1st of January and ending on the 31st of December

Amended: 01/05/2016, 12/06/2016, 03/05/2019, 11/12/2024

2B. Consider Adopting 2026 IEDC POSITION-ACTION STATEMENTS

Prepared by: Economic Development Manager	Meeting Date: 01/06/2026	<input checked="" type="checkbox"/> Regular Agenda Item
Reviewed by: N/A	Approved by: Community Development Director	

REFERENCE AND BACKGROUND

ALTERNATIVE ACTIONS

Motion to adopt the 2026 IEDC POSITION-ACTION STATEMENTS.

REFERENCE AND BACKGROUND

The IEDC is asked to adopt its “2026 POSITION-ACTION STATEMENTS”. As you recall, the title of the Statements is adjusted slightly from 2023 to better match the IEDC’s actual mission of acting as an advisory, feedback and communications forum related to City development policies, marketing efforts, and proposals as well as several “action oriented” efforts related to Business Retention-Expansion (BRE) visits, the Manufacturers Breakfast activities and the Roundtable events. The attached redline document (Exhibit A) shows the changes from 2025. A clean version of the 2026 POSITION-ACTION STATEMENTS document is also included as Exhibit B. Finally, the adopted 2025 ACTION STATEMENTS document (Exhibit C) is included for easy comparison.

- I. **Staff Workload Impact:** There is minimal staff impact.
- II. **Budget Impact:** The budget impact is minimal.
- III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDATION:

Staff recommend the IEDC adopt the 2026 POSITION-ACTION STATEMENTS with or without any additional changes.

SUPPORTING DATA:

- A. Redline 2026 IEDC POSITION-ACTION STATEMENTS
- B. Clean Version 2026 IEDC POSITION-ACTION STATEMENTS
- C. 2025 IEDC ACTION STATEMENTS

INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE
20265 POSITION-ACTION STATEMENTS

Mission Statement: The Monticello IEDC will advocate for industrial and economic growth within the City of Monticello by promoting awareness and communication efforts on behalf of the business community.

Goal: The IEDC is dedicated to being pro-active in following the objectives and policies established in the Monticello Comprehensive Plan. It is the intention of the IEDC to work within the areas identified below as supporting objectives and actions.

Objective: Workforce Development, Job Creation and Retention

- 1. Encourage and Support Business Retention within Monticello.**
 - a. In collaboration with Wright County Economic Development Partnership (WCEDP), participate in Business Retention (BR&E) visits with key business in the community to help grow stronger relationships between businesses and Governmental units.
 - b. Using shared information and relevant data points obtained in BR&E visits, offer comments and feedback in ~~the implementing compilation of~~ a Business Retention Action Plan.
 - c. Provide comments and feedback of economic development marketing materials and format related to various assistance programs available via the City and EDA.

- 2. Enhance Workforce Development through Partnerships with Local Educators, Businesses, Organizations and Agencies.**
 - a. Based on the need of the businesses, ~~support~~ partnering with Wright County and key leaders of local businesses, educators, and others in developing and executing a Workforce Development Plan.
 - b. Encourage collaboration with and support of the Monticello School District in growing their initiatives to bring businesses into the classrooms.
 - c. Explore and support ways business can bring relevance to educational classes & programs.
 - d. Encourage collaboration with the Wright Technical Center (WTC), Buffalo, in developing and promoting career training programs and courses.
 - e. Support and collaborate with regional partners' engagement of stakeholders raising awareness of labor force demographics and potential solutions such as youth career building initiatives.
 - f. Support residential land development and workforce housing as it correlates to workforce development.

- 3. Recognize the contributions of Monticello manufacturers through organization of and participation in industry-related events.**

- a. Promote ~~and host~~ and host Manufacturer's Week 20256 events, including an Appreciation Breakfast and tours of local manufacturing firms.

Objective: Industrial Growth and Tax Base Expansion Through Recruitment and Retention

1. Support the recruitment of business which furthers the goals and objectives for the community as guided by the Comprehensive Plan.

- a. Provide feedback and appropriate support in implementing the Integrated Marketing and Communications Plan (IMCP).
- b. Support exploration of development of an incubator-accelerator as way of supporting start-up businesses and entrepreneurs in the community.

2. Provide encouragement to the City in supporting moving forward key transportation projects which support economic development.

- a. Participate in ~~the~~ "Day at the Capitol" event(s) and lobby on behalf of the Monticello community to help City staff bring attention to local transportation needs.
- b. Support and collaborate in the creation of a needs-based transportation priority statement for lobbying/support purposes.
- c. Encourage and support key transportation projects which improve product delivery for businesses, such as interchange, freeway, and bridge crossing projects.
- d. Encourage and support the City and its regional partners in efforts related to process and location of a 3rd local interchange which provides benefits to businesses and general economic development in the community.
- e. Monitor the initiatives and efforts of CMRRPP (Central Mississippi River Regional Planning Partnership) or its replacement entity ~~and offer comments on various land and transportation system development plans.~~
- f. Monitor and support periodic review of accessibility to Interstate 94 and State Highway 25 and utility capabilities.

3. In an advisory capacity, provide feedback and support to the City related to general land use, industrial land supply and availability, tax base matters and economic development strategies.

- a. Encourage and support periodic evaluation of current property inventory and uses for industrial properties with the objective of providing adequate land supply and better marketing efforts.
- b. Encourage and support periodic assessment of industrial land availability with the following metrics:
 1. Total acreage with developed infrastructure, zoned, and available to purchase and the maximum acreage of a contiguous, buildable lot.
 2. Total acreage with undeveloped infrastructure, zoned, and available to purchase. Owner contact information.
 3. Total acreage preserved in Land Use Plan for future development.

~~e.a. Monitor and support periodic review of accessibility to Interstate 94 and State Highway 25 and utility capabilities.~~

~~d.c.~~ Monitor and provide comments on the site selection process related to locating future industrial-business park development.

~~e.d.~~ Monitor the status of the Monticello Nuclear Generating Plant in relation to its [long-term operations license renewal in 2030](#) and as it relates to potential NW Interchange (Orchard Road) Land Use and Environmental Studies.

4. Support community quality of life initiatives which enhance Monticello's objectives for high quality development across the land use spectrum, including residential, commercial, industrial, and civic uses.

a. Support and encourage the development of the Bertram Chain of Lakes Regional Park and recommend the development of a pathway connection to Monticello Businesses.

b. Support and encourage the development of Points at Cedar project and recommend the development of a pathway connection to Monticello Businesses.

c. Promote CentraCare Health Monticello to industrial businesses.

d. Assess through [discussion and feedback a visioning worksheet](#) the IEDC members' views on residential, commercial, and industrial needs and challenges related to needed future planning and ordinance changes.

e. Provide feedback and support efforts/solutions related to childcare services barriers, opportunities, and programs.

f. [Support collaborative efforts](#) e, as needed, with partner entities in [accessing funding and through lobbying activities to enhance and support efforts](#) to bring economical childcare services into the community.

~~g. Support and enhance efforts to recruit a new restaurant and lodging facility into the City.???~~

5. Support regional development plans and initiatives.

a. Support the implementation of the Regional 2022 CEDS (Comprehensive Economic Development Strategy) Update Plan through strategy review, feedback, and identification of local projects for federal funding support.

b. Monitor the CMRRPP (Central Mississippi River Regional Planning Partnership) initiative and provide comments, as appropriate, on various stages of plan development.

6. Encourage and promote communications & engagement with Monticello businesses and prospects.

a. Organize and host a Monticello business round table event which offers businesses a platform for discussion and information sharing about financial assistance programs, development entitlement processes and labor training funding resources.

b. Organize and host "Industrial Round Tables" allowing sharing of information about available industrial sites, development financial assistance programs, labor training funding programs and entitlement review and approval processes.

c. Sponsor networking individually and in small groups for input.

INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE
2026 POSITION-ACTION STATEMENTS

Mission Statement: The Monticello IEDC will advocate for industrial and economic growth within the City of Monticello by promoting awareness and communication efforts on behalf of the business community.

Goal: The IEDC is dedicated to being pro-active in following the objectives and policies established in the Monticello Comprehensive Plan. It is the intention of the IEDC to work within the areas identified below as supporting objectives and actions.

Objective: Workforce Development, Job Creation and Retention

- 1. Encourage and Support Business Retention within Monticello.**
 - a. In collaboration with Wright County Economic Development Partnership (WCEDP), participate in Business Retention (BR&E) visits with key business in the community to help grow stronger relationships between businesses and Governmental units.
 - b. Using shared information and relevant data points obtained in BR&E visits, offer comments and feedback on implementing a Business Retention Action Plan.
 - c. Provide comments and feedback of economic development marketing materials and format related to various assistance programs available via the City and EDA.

- 2. Enhance Workforce Development through Partnerships with Local Educators, Businesses, Organizations and Agencies.**
 - a. Based on the needs of the businesses, partner with Wright County and key leaders of local businesses, educators, and others in developing and executing a Workforce Development Plan.
 - b. Encourage collaboration with and support of the Monticello School District in growing their initiatives to bring businesses into the classrooms.
 - c. Explore and support ways business can bring relevance to educational classes & programs.
 - d. Encourage collaboration with the Wright Technical Center (WTC), Buffalo, in developing and promoting career training programs and courses.
 - e. Support and collaborate with regional partners' engagement of stakeholders raising awareness of labor force demographics and potential solutions such as youth career building initiatives.
 - f. Support residential land development and workforce housing as it correlates to workforce development.

- 3. Recognize the contributions of Monticello manufacturers through organization of and participation in industry-related events.**
 - a. Promote and host Manufacturer's Week 2026 events, including an Appreciation Breakfast and tours of local manufacturing firms.

Objective: Industrial Growth and Tax Base Expansion Through Recruitment and Retention

- 1. Support the recruitment of business which furthers the goals and objectives for the community as guided by the Comprehensive Plan.**
 - a. Provide feedback and appropriate support in implementing the Integrated Marketing and Communications Plan (IMCP).
 - b. Support exploration of development of an incubator-accelerator as way of supporting start-up businesses and entrepreneurs in the community.

- 2. Provide encouragement to the City in supporting key transportation projects which support economic development.**
 - a. Participate in “Day at the Capitol” event(s) and lobby on behalf of the Monticello community to help City staff bring attention to local transportation needs.
 - b. Support and collaborate in the creation of a needs-based transportation priority statement for lobbying/support purposes.
 - c. Encourage and support key transportation projects which improve product delivery for businesses, such as interchange, freeway, and bridge crossing projects.
 - d. Encourage and support the City and its regional partners in efforts related to process and location of a 3rd local interchange which provides benefits to businesses and general economic development in the community.
 - e. Monitor the initiatives and efforts of CMRRPP (Central Mississippi River Regional Planning Partnership) or its replacement entity and offer comments on various land and transportation system development plans.
 - f. Monitor and support periodic review of accessibility to Interstate 94 and State Highway 25 and utility capabilities.

- 3. In an advisory capacity, provide feedback and support to the City related to general land use, industrial land supply and availability, tax base matters and economic development strategies.**
 - a. Encourage and support periodic evaluation of current property inventory and uses for industrial properties with the objective of providing adequate land supply and better marketing efforts.
 - b. Encourage and support periodic assessment of industrial land availability with the following metrics:
 1. Total acreage with developed infrastructure, zoned, and available to purchase and the maximum acreage of a contiguous, buildable lot.
 2. Total acreage with undeveloped infrastructure, zoned, and available to purchase. Owner contact information.
 3. Total acreage preserved in Land Use Plan for future development.
 - c. Monitor and provide comments on the site selection process related to locating future industrial-business park development.
 - d. Monitor the status of the Monticello Nuclear Generating Plant in relation to its long-term operations and as it relates to potential NW Interchange (Orchard Road) Land Use and Environmental Studies.

- 4. Support community quality of life initiatives which enhance Monticello's objectives for high quality development across the land use spectrum, including residential, commercial, industrial, and civic uses.**
 - a. Support and encourage the development of the Bertram Chain of Lakes Regional Park and recommend the development of a pathway connection to Monticello Businesses.
 - b. Support and encourage the development of Points at Cedar project and recommend the development of a pathway connection to Monticello Businesses.
 - c. Promote CentraCare Health Monticello to industrial businesses.
 - d. Assess through discussion and feedback the IEDC members' views on residential, commercial, and industrial needs and challenges related to needed future planning and ordinance changes.
 - e. Provide feedback and support efforts/solutions related to childcare services barriers, opportunities, and programs.
 - f. Support collaborative efforts as needed, with partner entities in accessing funding and through lobbying activities to bring economical childcare services into the community.

- 5. Support regional development plans and initiatives.**
 - a. Support the implementation of the Regional 2022 CEDS (Comprehensive Economic Development Strategy) Update Plan through strategy review, feedback, and identification of local projects for federal funding support.
 - b. Monitor the CMRRPP (Central Mississippi River Regional Planning Partnership) initiative and provide comments, as appropriate, on various stages of plan development.

- 6. Encourage and promote communications & engagement with Monticello businesses and prospects.**
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 - d. Monitor and provide comments on the site selection process related to locating future industrial-business park development.
 - e. Monitor the status of the Monticello Nuclear Generating Plant in relation to its license renewal in 2030 and as it relates to potential NW Interchange (Orchard Road) Land Use and Environmental Studies.

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- c. Promote CentraCare Health Monticello to industrial businesses.
- d. Assess through a visioning worksheet the IEDC members' views on residential, commercial, and industrial needs and challenges related to needed future planning and ordinance changes.
- e. Provide feedback and support efforts/solutions related to childcare services barriers, opportunities, and programs.
- f. Collaborate, as needed, with partner entities in lobbying to enhance and support efforts to bring economical childcare services into the community.
- g. Support and enhance efforts to recruit a new restaurant and lodging facility into the City.

5. Support regional development plans and initiatives.

- a. Support the implementation of the Regional 2022 CEDS (Comprehensive Economic Development Strategy) Update Plan through strategy review, feedback, and identification of local projects for federal funding support.
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2C. Table Topics – Consideration of Table Topics for 2026

<p>Prepared by: Economic Development Manager</p>	<p>Meeting Date: 1/6/2026</p>	<p><input checked="" type="checkbox"/> Regular Agenda Item</p>
<p>Reviewed by: N/A</p>	<p>Approved by: Community Development Director</p>	

REFERENCE AND BACKGROUND

Staff have provided a list of potential table topics for 2026. **The IEDC members are encouraged to discuss the proposed topics and add, delete, or modify as determined through group discussion.** The Table Topics at the regular meeting are intended to offer an opportunity for the IEDC to discuss and learn about issues and trends that are impacting economic development as well as providing relevant information about economic development, efforts, activities, legislation, proposals, etc. and gain feedback from the members. Staff will defer to the IEDC regarding action. The primary objective is to seek feedback for pertinent 2026 table topics.

SUPPORTING DATA:

- A. Proposed 2026 Table Topic ideas

Industrial Economic Development Committee (IEDC)

Potential Calendar Year 2026 Table Topics

IEDC discussion encouraged. Please circle the items that you want to have as Table Topics in 2026. Please note there may be some worthy topics that may be pushed into 2027.

1. Local School District Facilities and Programs (STEM) Update – Eric Olson – Follow up of the recent levy referendum funds use
2. Cannabis Ordinances and trends - May
3. Legislative Update – June
4. Commercial - Industrial Land Inventory Update and Absorption Trends – Indicators
5. New Industrial Park Discussion – Northwest Area, South Side...??
6. Review of Strategic Energy Transition Plan Industrial Development Concepts
7. Housing Development Update and SAHA and other Assistance Programs (MHFA, local resources)
8. MN-DOT Transportation Improvement Projects impacting Monticello in 2026 through 2030
9. Wright County EDA Activities Update – Darek Vetsch
10. Central Mississippi River Regional Planning Partnership Progress Report - Update
11. Pointes At Cedar and City Projects Updates-Local Streets, etc.
12. Xcel Energy Monticello Nuclear Generating Plant (MNGP) Update
13. Wright Tech Center (Buffalo Facility) Programs Update
14. Monticello Building Permits Update – Trends – Indicators
15. Data Centers Updates???
16. Manufacturer’s Month-Week Activities – Partnerships - in Depth Discussion
17. Other: _____
18. Other: _____

3C. Economic Development Updates

Prepared by: Economic Development Director	Meeting Date: 01/06/2065	<input checked="" type="checkbox"/> Liaison Updates
Reviewed by: Administrative Assistant	Approved by: N/A	

REFERENCE AND BACKGROUND

The Economic Development Update includes an overview of various information provided by Jim Thares, Economic Development Manager. IEDC members are encouraged to ask questions as so inclined. Attachments include the Sales Tax Revenue Collections, Building Permits Summary, the Project Updates Summary and Projects-Prospects List. The Planning Commission Agenda for January 6, 2026, meeting is also included.

- A. Sales Tax Collections Update – September 2025
- B. Building Permits Summary – Annual Compare 2025 and prior years by Category
- C. Project Updates
- D. Prospect List
- E. Planning Commission Meeting Agenda – January 6, 2026

Monticello Local Option Sales Tax

Collection Month	Amount Collected	Admin Fees	Admin Start Up Fees	Total Received
May-25	\$ 175,249.36	\$ (1,577.24)	\$ (16,116.45)	\$ 157,555.67
Jun-25	\$ 204,919.19	\$ (1,844.27)		\$ 203,074.92
Jul-25	\$ 203,551.14	\$ (1,831.96)		\$ 201,719.18
Aug-25	\$ 217,249.10	\$ (1,955.24)		\$ 215,293.86
Sep-25	\$ 200,916.80	\$ (1,808.25)		\$ 199,108.55
Oct-25				\$ -
Nov-25				\$ -
Dec-25				\$ -
Jan-26				\$ -
Feb-26				\$ -
Mar-26				\$ -
Apr-26				\$ -
May-26				\$ -
Jun-26				\$ -
	\$ 1,001,885.59	\$ (9,016.96)	\$ (16,116.45)	\$ 976,752.18

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Commercial Addition																					
Number of Permits	0	0	1	0	1	1	1	3	0	1	0	2	2	2	0	0					
Valuation of Units	\$0	\$0	\$250,000	\$0	\$30,000	\$50,000	\$8,200,000	\$883,064	\$0	\$300,000	\$0	\$1,325,000	\$2,300,000	\$872,343	\$0	\$0					
Commercial Alteration																					
Number of Permits	25	10	18	17	22	16	17	12	22	13	15	15	9	19	20	25					
Valuation of Units	\$1,403,926	\$1,265,019	\$628,699	\$1,226,538	\$550,326	\$1,379,900	\$1,980,282	\$499,209	\$7,389,271	\$449,602	\$1,068,566	\$2,835,706	\$519,810	\$1,100,500	\$1,788,350	\$4,884,900					
Commercial New Construction																					
Number of Permits	3	5	2	3	3	2	6	3	4	4	1	4	5	6	7	7					
Valuation of Units	\$2,070,000	\$1,987,000	\$880,000	\$1,790,000	\$2,106,000	\$763,000	\$19,425,000	\$3,270,264	\$6,783,829	\$7,228,571	\$1,050,000	\$6,112,240	\$21,675,719	\$20,610,426	\$3,774,000	\$21,522,384					
Commercial Tenant Build Out																					
Number of Permits	7	4	1	2	10	10	3	9	4	13	6	9	9	2	8	4					
Valuation of Units	\$171,075	\$67,000	\$35,000	\$52,216	\$1,265,216	\$809,000	\$281,000	\$1,399,760	\$532,000	\$948,864	\$360,000	\$1,116,730	\$1,131,300	\$243,000	\$3,355,500	\$1,204,004					
Yearly Total	\$3,645,001	\$3,319,019	\$1,793,699	\$3,068,754	\$3,951,542	\$3,001,900	\$29,886,282	\$6,052,297	\$14,705,100	\$8,927,037	\$2,478,566	\$11,389,676	\$25,626,829	\$22,826,269	\$8,917,850	\$27,611,288	\$0	\$0	\$0	\$0	\$0
Total Number of Permits	35	19	22	22	36	29	27	27	30	31	22	30	25	29	35	36	0	0	0	0	0
	Walgreens	Walmart Alteration	McDonald's South	Cornerstone Ford Auto	Goodwill	Kwik Trip	Autozone	Polaris	Target Alteration	Monticello Fire Station			Taco Bell Addition	Kwik Trip	Panera	Discount Tires					
		Napa Trip Mall		Marshalls New Construction	Aldi		Aspen Dental	Dental Center	Walmart Alteration	Open Road RV			Aldi Addition Quarry Church Alteration from Auto Dealership	Sunny Days Therapy	WiHa	Chipotle	Big Bore BBQ				
		Pet Hospital		Marshalls Build Out			Fleet Farm Gas Station	Affordable Storage	Theater Alteration	Plumbing & Heating			US Bank	Block 52	Scooters	Starbucks	MN Sports Cards Famous Footwear Build out				
							Fleet Farm		Ryan Auto				Deephaven Apts	Storage Link	West Metro Eye	Jensen Machinery Simplicity	Les Schwab Tire				
							Sherburne Bank		Affordable Storage	Twin Cities Staffing			Good Day Car Was	Office Space	Cielo Car Wash	Group Build Out	Boulder Tap House				
												Nuss Trucking		Vista Apts		Starbucks Build Out					

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Totals
Single Family Detached													
Number of Units	26	24	56	33	22	48	42						251
Valuation of Units	\$5,734,400	\$5,250,000	\$15,101,854	\$8,563,676	\$5,996,936	\$12,250,154	\$11,243,701						\$64,140,721
Single Family Attached													
Number of Units	30	44	39	0	22	38	24						197
Valuation of Units	\$4,978,480	\$7,223,311	\$6,891,968	\$0	\$2,200,000	\$3,800,000	\$4,896,521						\$29,990,280
Multi-Family													
Number of Buildings	2	1	4	0	2	0	0						9
Number of Units	109	42	97	0	202	0	0						450
Valuation of Units	\$20,625,000	\$6,750,000	\$13,638,738	\$0	\$30,400,000	\$0	\$0						\$71,413,738
Mixed Use													
Numer of Buildings				1									
Number of Units				92									
Valuation				\$18,417,959									
Total Housing Units	165	110	192	125	246	86	66	0	0	0	0	0	990
Total Housing Valuation	\$31,337,880	\$19,223,311	\$35,632,560	\$8,563,676	\$38,596,936	\$16,050,154	\$16,140,222	\$0	\$0	\$0	\$0	\$0	\$165,544,739

Total Housing Units 2020	5664	5774	5966	6091	6337	6423	6489	6489	6489	6489	6489	6489	6489
Growth Percentage Each Year		1.94	3.33	2.10	4.04	1.36	1.03	0.00	0.00	0.00	0.00	0.00	0.00
Growth Percentage since 2020		1.94	5.33	7.54	11.88	13.40	14.57	14.57	14.57	14.57	14.57	14.57	14.57
Total Population*		14455	14619	error - no data	14840								
Growth Percentage/Year			1.13	#VALUE!	#VALUE!	-100.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Growth Percentage since 2020			1.13	#VALUE!	2.66	-100.00	-100.00	-100.00	-100.00	-100.00	-100.00	-100.00	-100.00

*2020 - Census | Following years - State Demographer

3C. Project Update

Big River Commercial Development - Chelsea Road:

Construction of a 15,136 sq. ft. Les Schwab Tire Center is nearing completion with final inspections scheduled for the first two weeks of January 2026. A Valvoline Oil facility (2,673 sq. ft.) is also under construction. Both of those projects are in the Big River Commercial Development near the Chipotle Restaurant along Chelsea Road. The Big River Development has numerous pad ready sites in the 10-acre development project.

Fairfield By Marriott Hotel:

Construction of the 98-room hotel development project is progressing. The four-story hotel wall framing has been completed, and work is progressing on the interior build out. Similarly, interior finish work is progressing on the attached Boulder Tap House Restaurant. The targeted opening date for the restaurant is April 2026. The hotel is scheduled to open in early July 2026. The hotel will also have small conference rooms to accommodate meetings and events in its facilities. The cost of the entire project is approximately \$21,500,000. A total of 45 to 50 jobs will be created through this development. The City and County both provided financial assistance through Tax Abatement. This was the City's first use of this financial assistance tool in support of a non-infrastructure development project. The combined assistance from the City and County will total \$742,655 over a 10-year time frame.

Minnesota Sports Cards - Retail:

Construction of the Minnesota Sports Cards retail center (4,409 sq. ft. building) on a 1.09-acre site located just east of the former McDonald's fast-food restaurant (located along the freeway in front of Home Depot) is progressing.

Big Bore Restaurant (formerly the McDonald's Restaurant on East 7th Street):

The extensive remodeling of the former McDonald's restaurant is also continuing. The Big Bore Restaurant, featuring convenient pick-up and drive-through options. It is planned to be open in March or April 2026.

Discount Tire:

Construction of Discount Tire (2.04-acre parcel located at 1300 7th Street East) at sales and service store is underway on the north side of I-94 adjacent to the Sunny Days Therapy facility

on 7th Street East.

Wendy's Restaurant:

The Wendys developer, HAZY, received an extension of its land-use approval entitlements performance timeline to allow it to start construction of the restaurant in the spring of 2026. The location of the proposed 2,300 sq. ft. restaurant development is at 261 Highland Way near Home Depot.

Block 52 Mixed Use Building:

City staff are in discussions with a prospective tenant who may be seeking an equipment loan through the SCDP Gap Funding program.

Recently Completed Multi-Family Rental Development Updates:

- ✓ Block 52 MF Apartment Lease Up = 100 percent occupied (87 units) – open 23 months ago
- ✓ CHC Twin homes – Phase 1 Lease Up = 51 out of 60 units now leased – opened February 2024 (21 months). Phase 2 Development – Phase 2 work continues as several roof truss systems have been moved to the site. The modular pre-built units are expected to arrive in coming weeks through spring and summer of 2026 and placed on pads as they are completed. The EDA authorized amendments to the TIF Development Agreements allowing flexibility in filling the designated units between the two development phases (TIF Dist. 1-42 and 1-43).

Downtown Façade Improvement Forgivable Loan Program Update:

See attached exhibit (C-1) EDA Summary Report information about the Downtown Façade Improvement Forgivable Loan Program.

Downtown Monticello

Façade Improvement Projects



Agosto Law Office

- New signage
- New EFIS siding
- New Windows



Bliss Salon

- New signage
- New Stucco
- New Windows
- Removed previous awnings



Block 52

- New EFIS siding



Monticello Family Dentistry

- New Signage
- Brick staining
- New Doors



Murray Dance Studio

- New Windows
- New Metal Siding
- New Awnings



Nordic TapHouse

- Stucco Repair
- New Paint
- Signage
- Railings for Rooftop Patio



Liquor Lounge

- Stucco Repair
- Windows
- Roofing
- Soffit



L&L Homestyle Cafe

- Stucco
- Paint
- Awnings
- Entry

Eligible Projects

- Within the Downtown target area
- \$5,000 to \$50,000 per project
- Façade improvements, including windows, doors, siding, brick, stucco, masonry, painting, steps, cornices, parapets, shutters, dormers, signage, awnings, and roof repairs
- All projects are subject to the approval of the Economic Development Authority, zoning, and building safety compliance.

Downtown Target Area



- Project completed
- Project in-progress
- Project interest for 2026



AGENDA
REGULAR MEETING – PLANNING COMMISSION
Tuesday, January 6, 2026– 6:00 p.m.
Mississippi Room, Monticello Community Center

JOINT CITY COUNCIL/PLANNING COMMISSION/PARC WORKSHOP Monticello Community Center 5:00 p.m. Park Dedication Analysis
--

Commissioners: Chair Andrew Tapper, Vice-Chair Melissa Robeck, Rick Kothenbeutel,
Teri Lehner, Rob Stark

Council Liaison: Councilmember Kip Christianson

Staff: Angela Schumann, Steve Grittman, Bob Ferguson, Tyler Bevier

1. General Business

- A. Call to Order
- B. Roll Call
- C. Appointment of Officers
- D. Consideration of Additional Agenda Items
- E. Approval of Agenda
- F. Approval of Meeting Minutes
 - Regular Meeting – December 2, 2025
 - *Joint City Council & Planning Commission Workshop – December 2, 2025*
To be approved by the City Council
 - *Joint City Council & Planning Commission Workshop – December 15, 2025*
To be approved by the City Council
- G. Citizen Comment

2. Public Hearings

- A. Consideration of a Conditional Use Permit for Auto Repair-Major and a Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District.
Applicant: Mohammad Awad (Rockstone Automotive)
- B. Consideration of Amending the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Section § 153.012 Definitions, § 153.090 Use Table, § 153.070 Building Materials, § 153.064 Signs, § 153.091 Use-Specific

Standards, and § 153.043 Residential Base Zoning Districts.

Applicant: City of Monticello

- C. Consideration for adoption of the 2026 Monticello Official Zoning Map, including appendices

Applicant: City of Monticello

3. Regular Agenda

- A. Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City

Applicant: City of Monticello

4. Other Business

- A. Community Development Director's Report

5. Adjournment