

3C. Economic Development Updates

Prepared by: Economic Development Director	Meeting Date: 3/4/2025	<input checked="" type="checkbox"/> Liaison Updates
Reviewed by: N/A	Approved by: N/A	

REFERENCE AND BACKGROUND

Information overview by Jim Thares, Economic Development Manager. IEDC members are encouraged to ask questions as so inclined. Attachments include the Project Updates report List and the Planning Commission Agenda (3/4/2025 Mtg.). The Project Status will be presented at the meeting.

- A. Prospect List
- B. Planning Commission Meeting Agenda – March 4, 2025

PROSPECT LIST								
02/07/2025								
Date of Contact	Company Name	Business Category	Project Description	Building-Facility	Retained Jobs	New Jobs	Total Investment	Project Status
5/22/2018	Karlsburger Foods	Food Products Mfg.	Facility Expansion	20,000 sq. ft. +/-	42	10 to 20	\$4,500,000	On Hold
2/28/2022	Project Emma II	Light Ind-Assembly	New Construction	20,000 sq. ff.	0	4	\$1,350,000	Active Search
10/28/2021	Project Stallion	Technology Service	New Construction	42,000 sq. ft.		40	\$3,600,000	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
11/9/2022	Project Tea	Mfg	New Construction	25,000 sq. ft.	55	20	\$5,800,000	Active Search
4/20/2023	Project Lodge DH1	Lodging-Service	New Construction	?	?	?	\$9,500,000 to \$12,500,000	Active Search
5/30/2023	Project Flower-M & M	Commercial	Concept Expansion	?	?	?	?	Concept
6/9/2023	Project Pez	Mfg	New Construction	6,000 to 8,500 sq. ft.	12	2	\$1.300,000	Active Search
8/16/2023	Project Lodge RT4	Lodging-Hopsitality	New Construction	98 Room Hotel	N/A	30	\$19,500,000	Identified Site
9/19/2023	Project Panda #4 SZ	Childcare Facility	New Construction	?	N/A	?	\$2,000,000 +/-	Active Search
1/17/2024	Project Tex	Industrial	New Construction	500,000 sq. ft.	0	100	\$500,000,000	Active Search
1/17/2024	Project G	Industrial	New Construction	1,000,000 sq. ft.	0	?	\$120,000,000	Focused Search

AGENDA
REGULAR MEETING – PLANNING COMMISSION
Tuesday, March 4, 2025 – 6:00 p.m.
Mississippi Room, Monticello Community Center

JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP
Mississippi Room

4:45 p.m. Concept Stage Submittal for a 106.05 acre development including data center uses, within a Light Industrial Park, Mixed Neighborhood, Commercial and Residential Flex and Estate Residential land use designation areas as identified by the Monticello 2040 Vision + Plan.

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. Consideration of Additional Agenda Items
- D. Approval of Agenda
- E. Approval of Meeting Minutes
 - Regular Meeting Minutes – February 4, 2025
- F. Citizen Comment

2. Public Hearings

- A. Consideration of a Request for Development Stage and Final Stage Planned Unit Development/Rezoning to Planned Unit Development for Phased Industrial Development including Industrial Service and Industrial Self-Storage as Principle Uses in the I-2 (Heavy Industrial) District.
Applicant: Timothy Flander
- B. Consideration for a Conditional Use Permit for a proposed Entertainment/Recreation, Indoor Commercial Facility in an I-2 (Heavy Industrial) District.
Applicant: Elizabeth Barthel

C. Consideration of a Conditional Use Permit for a proposed Auto Repair-Minor Facility in an B-4 (Regional Business) District and Consideration of a Conditional Use Permit for Cross Access and Parking.

Applicant: RA Smith, Inc.

D. Consideration of a Conditional Use Permit for Cross Parking Agreement in the Central Community District (CCD)

Applicant: Zach Barthel

3. Regular Agenda

A. Consideration of Site Plan Review for The Nordic at 106 Walnut Street

B. Consideration of approving Corrective Resolution PC-2025-03A – Meadowbrook Development Stage PUD

4. Other Business

A. Community Development Director's Report

5. Adjournment