



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REGULAR MEETING

**Tuesday, January 21, 2020
12:00 P.M. to 1:00 P.M.**

Montrose City Hall
Conference Room
311 Buffalo Avenue South
Montrose, Minnesota 55363

*** * Lunch Will Be Provided * ***

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS
 - A. President
 - B. Vice-President
 - C. Treasurer
 - D. Assistant Treasurer
 - E. Secretary
4. APPROVAL OF AGENDA
5. TREASURER'S REPORT
 - A. Economic Development Authority Fund
 - B. Compensation for Meeting Attendance
6. OLD BUSINESS
7. NEW BUSINESS
 - A. Resolution No. 2019-20 and Past Resolutions
 - B. Establish Meeting Day and Time
 - C. Future Training
 - D. Wright County Economic Development Partnership
8. ADJOURNMENT

CITY OF MONTROSE

01/15/20 11:42 AM

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Cash Balances

Current Period: December 2019

FUND Descr	Account	MTD Debit	MTD Credit	Current Balance
Cash				
GENERAL FUND	G 101-10100	\$420,595.08	\$111,591.22	\$1,075,713.43
BUILDING INSPECTOR FEES	G 201-10100	\$4,791.59	\$9,289.59	\$52,406.42
REVOLVING LOAN FUND	G 202-10100	\$61.00	\$0.00	\$8,802.43
FIRE DEPARTMENT	G 220-10100	\$98,933.44	\$3,529.90	\$535,446.14
PARK AND RECREATION	G 230-10100	\$71,423.67	\$7,168.21	\$250,544.31
PARK & REC DEVELOPMENT	G 235-10100	\$5,096.12	\$25.00	\$7,029.38
COMMUNITY CENTER	G 290-10100	\$15,936.00	\$2,199.01	\$75,566.67
DEBT SERV MONTROSE MEADOWS	G 303-10100	\$30,211.00	\$0.00	\$33,357.08
DEBT 2010-CSAH 12 REFUNDED	G 307-10100	\$50,003.00	\$0.00	\$818.83
DEBT SERVICE BUFAVE	G 308-10100	\$56,271.05	\$0.00	\$367,298.98
DEBT SERVICE-CLEMENTA AVE	G 313-10100	\$73,267.50	\$0.00	\$426,185.35
DEBT SERVICE-WATERMAIN EXT	G 314-10100	\$20,024.50	\$0.00	\$562.33
GENERAL CAPITAL PROJECTS	G 401-10100	\$69,526.00	\$162,955.67	\$280,121.87
FIRE CAPITOL PROJECTS	G 402-10100	\$4,146.00	\$2,500.00	\$655,883.34
WATER EXPANSION FUND	G 405-10100	\$8,860.00	\$0.00	\$234,779.70
SEWER EXPANSION FUND	G 406-10100	\$13,276.00	\$0.00	\$340,482.61
WWTP EXPANSION FUND	G 407-10100	\$9,898.00	\$0.00	\$778,243.93
WATER TRUNK AREA	G 450-10100	\$0.00	\$0.00	\$27.00
SEWER TRUNK AREA	G 451-10100	\$1.00	\$0.00	\$195.97
STORM TRUNK AREA	G 452-10100	\$528.00	\$0.00	\$76,674.75
A.U.A.R.	G 501-10100	\$0.00	\$0.00	-\$266,670.85
GARFIELD AVE/MONTROS MEADOWS	G 502-10100	\$0.00	\$0.00	\$0.00
TH 25 S IMPROVEMENT	G 504-10100	\$451,692.50	\$535,471.00	-\$31,836.80
WELLHOUSE #3	G 505-10100	\$220,134.50	\$230,165.15	-\$76,470.04
EMERSON AVE N PROJECT	G 512-10100	\$133,000.00	\$118,373.25	\$61.75
WATER TOWER #3	G 514-10100	\$0.00	\$0.00	-\$4,580.50
WASTEWATER EXPANSION	G 522-10100	\$0.00	\$0.00	\$0.00
PRESERVE OF MONTROSE	G 529-10100	\$0.00	\$0.00	\$0.00
WATER FUND	G 601-10100	\$49,056.69	\$183,919.30	\$776,277.94
SANITARY SEWER FUND	G 602-10100	\$33,533.08	\$184,260.63	\$348,474.59
REFUSE (GARBAGE) FUND	G 603-10100	\$22,343.50	\$39,332.18	\$255,698.79
STORM WATER FUND	G 604-10100	\$7,776.40	\$5,227.50	\$182,644.10
WASTEWATER PLANT	G 605-10100	\$65,567.59	\$27,616.47	\$394,260.14
DEVELOPERS ESCROW	G 700-10100	\$4,875.00	\$1,095.60	\$191,648.51
Total Cash		\$1,940,828.21	\$1,624,719.68	\$6,969,648.15
EDA Cash				
ECONOMIC DEVELOPMENT AUTHORITY	G 275-10150	\$11,744.33	\$0.00	\$139,093.33
EDA REVOLVING LOAN FUND	G 280-10150	\$842.35	\$0.00	\$253,543.03
Total EDA Cash		\$12,586.68	\$0.00	\$392,636.36
Petty Cash				
GENERAL FUND	G 101-10200	\$0.00	\$0.00	\$200.00
Total Petty Cash		\$0.00	\$0.00	\$200.00
Cash with Fiscal Agent				

MINNESOTA INVESTMENT FUND GRANT

2001 - \$236,000

12/31/2019

	Principal Amount Loaned		Year	Loan Amount	Year	Repayment		Interest	Balance
	Year	Loan Amount				Principal			
Lyman Lumber	2002	\$236,000.00	2008	\$236,000.00	2008	\$236,000.00	\$34,612.94	\$270,612.94	
Alice's Restaurant-Defaulted	2006	\$20,000.00	2008	\$3,446.92	2008	\$576.01	\$254,635.87		
Baumann Enterprises	2013	\$63,750.00	2019	\$59,569.66	2019	\$6,975.83	\$257,431.36		
Remaining \$4,180.34 Principal									
Remaining \$31.41 Interest									

CITY OF MONTROSE
COUNTY OF WRIGHT
STATE OF MINNESOTA

RESOLUTION NO. 2019-20

RESOLUTION AMENDING RESOLUTION NUMBER 92-15
ESTABLISHING THE ECONOMIC
DEVELOPMENT AUTHORITY FOR THE CITY OF MONTROSE

WHEREAS, the City Council of the City of Montrose previously adopted resolution 92-15 providing for the establishment of the City of Montrose Economic Development Authority; and

WHEREAS, the City Council has determined that it is appropriate to alter the membership requirements for the City of Montrose Economic Development Authority to provide additional focus for economic development activities and projects; and


WHEREAS, a public hearing was held on August 26, 2019 for the purpose of receiving public comment on the modification to the Governing Resolution for the City of Montrose Economic Development Authority.

NOW, THEREFORE, BE IT RESOLVED that the Montrose City Council hereby amends the "Governing Resolution, City of Montrose Economic Development Authority", and that said document as amended is incorporated herein and made part of this resolution.

By order of the City Council of the City of Montrose.

Adopted by the City Council of Montrose, Minnesota this 26th day of August, 2019.

CITY OF MONTROSE


Michelle Otto, Mayor

ATTEST:


Deb Boelter, City Clerk-Treasurer

GOVERNING RESOLUTION, CITY OF MONTROSE
ECONOMIC DEVELOPMENT AUTHORITY

- I. Authority to Establish, Governing Law:
 - A. The City of Montrose Economic Development Authority (hereinafter the "Authority") is established under the authority of Minnesota Statutes 469.090 through 469.1081, as amended, and the organization, powers and activities of the Authority shall be governed by those statutes and this resolution.
- II. Commission Size, Appointment, Compensation, and Removal of Commissioners:
 - A. Size: The Authority shall consist of five Commissioners, two of which shall also be members of the City Council.
 - B. Terms and Appointment: Each of the Commissioners that are not City Council members shall be appointed to a 2-year term. Those Commissioners that are also City Council members shall be appointed by the City Council annually.
 - C. Compensation and Reimbursement: Commissioners shall be paid for attending each regular or special meeting of the Authority in an amount to be set by resolution of the City Council. The Authority may budget for additional expenses that may be incurred by Commissioners in conducting the business of the Authority.
 - D. Removal for Cause: A Commissioner may be removed by the City Council for inefficiency, neglect of duty or misconduct in office. Such removal shall be preceded by a hearing wherein the Commissioner charged shall be given an opportunity to be heard in person or by counsel. The Commissioner charged shall be provided a written copy of the charges at least ten days before any hearing. If written charges are submitted against a Commissioner, the City Council may temporarily suspend said Commissioner. When any Commissioner is removed for cause a record of the proceedings of the hearing shall be filed in the office of the City Clerk together with the charges and findings of fact.
- III. Authority Officers and Duties:
 - A. Officers. The officers of the Authority shall be a President, a Vice-President, a Treasurer, an Assistant Treasurer and a Secretary. The President, the Vice-President and the Treasurer shall be members of the Board and shall be elected annually, and no Commissioner may be both President and Vice-President simultaneously. The Assistant Treasurer and the Secretary need not be members of the Board.
 - B. President. The President shall preside at all meetings of the Board. Except as otherwise authorized by resolution of the Board, the President and the Secretary (the Vice-President, in the Secretary's absence or incapacity) shall sign all contracts, deeds and other instruments made or executed by the

Authority, except that all checks of the Authority shall be signed by the Treasurer and Assistant Treasurer. At each meeting the President shall submit such recommendations and information as he or she may consider proper concerning the business, affairs, and policies of the Authority.

- C. Vice-President. The Vice-President shall perform the duties of the President in the absence or incapacity of the President; and in case of the resignation or death of the President, the Vice-President shall perform such duties as are imposed on the President until such time as the Board shall select a new President.
 - D. Secretary. The Secretary shall keep minutes of all meetings of the Board and shall maintain all records of the Authority. The Secretary shall also have such additional duties and responsibilities as the Board may from time to time and by resolution prescribe.
 - E. Treasurer. The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Board may select. The Treasurer and Assistant Treasurer shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Board. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the Board, at least annually (or more often when requested), an account of such transactions and also of the financial condition of the Authority. The Assistant Treasurer shall act as the Treasurer's agent and assistant to perform the above-described duties, subject to the Treasurer's approval thereof.
 - F. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Board or the bylaws or rules and regulations of the Authority.
 - G. Vacancies. Should the office of President, Vice-President, Treasurer, Assistant Treasurer or Secretary become vacant, the Board shall elect a successor at the next regular meeting, or at a special meeting called for such purpose, and such election shall be for the unexpired term of said officer.
 - H. Additional Personnel. The Board may from time to time employ such personnel as it deems necessary to exercise its powers, duties, and functions. The selection and compensation of such personnel shall be determined by the Board.
- IV. Organizational Matters:
- A. Regular Meetings. The regular meetings of the Board shall occur according to a meeting schedule, if any, adopted or revised from time to time by resolution of the Board.

- B. Special Meetings. Special meetings of the Board may be called by the President or any two members of the Board for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered at any time prior to the time of the proposed meeting to each member of the Board or may be mailed to the business or home address of each member of the Board at least two (2) days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the call, but if at least four members of the Board are present at a special meeting, any and all business may be transacted at such special meeting. Notice of any special meeting shall be posted and/or published as may be required by law.
- C. Quorum. The powers of the Authority shall be vested in the Board. Three Commissioners shall constitute a quorum for the purpose of conducting the business and exercising the powers of the Authority and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Board upon a vote of a majority of the Commissioners present.
- D. Order of Business. At the regular meetings of the Board the following shall be the order of business:

Roll call.
 Approval of the minutes of previous meeting.
 Bills and communications.
 Reports.
 Unfinished business.
 New business.
 Adjournment.

All resolutions shall be written or transcribed and shall be retained in the journal of the proceedings maintained by the Secretary.

- E. Adoption of Resolutions. Resolutions of the Board shall be deemed adopted if approved by not less than a simple majority of all Commissioners present, unless a different requirement for adoption is prescribed by law. Resolutions may but need not be read aloud prior to vote taken thereon and may but need not be executed after passage.
- F. Rules of Order. The meetings of the Board shall be governed by the most recent edition of Robert's Rules of Order.
- V. Powers of the Authority.
- A. Powers: The Authority shall have all of the powers listed and granted in Minnesota Statute 469.090 through 469.1081, as amended, and those powers granted to a Housing and Redevelopment Authority in Minnesota Statutes 460.01 through 469.047 as amended.

- B. Bonding and Other Obligations: The Authority shall have the power to issue bonds and incur other obligations as granted in Minnesota Statute for an Economic Development Authority and a Housing and Redevelopment Authority. All financial obligations will require the approval of the Montrose City Council prior to being incurred.
- C. Tax Levy: The City of Montrose may levy a tax in any year for the benefit of the Authority. Said tax cannot be more than .01813 percent of the taxable market value. The City of Montrose may increase its levy for the Authority's purposes in accordance with Minnesota Statute 469.107, Subd. 2, as amended.

VI. MISCELLANEOUS

- A. Conflicts of Interest. Except as authorized in Minnesota Statute 471.88 a Commissioner or employee of the Authority shall not acquire any financial interest, direct or indirect, in any project or any property included or planned to be included in any project.
- B. Budget to the City. The Authority shall submit its detailed budget to the Montrose City Council by August 1 of each year.
- C. Fiscal Year. The fiscal year of the Authority shall coincide with the fiscal year of the City of Montrose.

CITY OF MONTROSE
COUNTY OF WRIGHT
STATE OF MINNESOTA

A RESOLUTION ESTABLISHING SALARIES FOR COMMISSIONERS
OF THE MONTROSE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NUMBER 93-01

WHEREAS, the City of Montrose has duly established an Economic Development Authority by resolution passed on the 9th day of November, 1992; and

WHEREAS, the Montrose Economic Development Authority must meet and establish bylaws, a depository, a budget and address various other matters; and

WHEREAS, the time required of the Commissioners in performing their duties has been considered; and

WHEREAS, this Council has considered the salary level that would represent fair compensation for that time and meet the budgetary restraints of the City;

NOW THEREFORE BE IT RESOLVED, that the salary for the Commissioners of the Montrose Economic Development Authority be set in the following amounts:

1. President: \$25.00 per meeting and all justifiable and necessary expenses incurred performing the business of the Authority.
3. Commissioners: \$25.00 per meeting and all justifiable and necessary expenses incurred performing the business of the Authority.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Montrose Economic Development Authority shall set the salary to be paid to the Treasurer, Assistant Treasurer and Secretary for performance of their duties outside of regular meetings, subject to approval by the City Council.

Passed this 11th day of January, 1993 by the Montrose City Council.


Charles W. Nelson, Mayor

ATTEST:


Barbara Swanson, City Clerk

CITY OF MONTROSE
COUNTY OF WRIGHT
STATE OF MINNESOTA

A RESOLUTION FUNDING THE MONTROSE ECONOMIC DEVELOPMENT
AUTHORITY FOR CALENDAR YEAR 1993

RESOLUTION 93-2

WHEREAS, the City of Montrose has duly established an Economic Development Authority by resolution passed on the 9th day of November, 1992; and

WHEREAS, the City of Montrose has approved a per meeting salary for the commissioners of the Montrose Economic Development Authority by resolution passed January 11, 1993; and

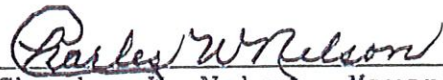
WHEREAS, the Economic Development Authority has established a depository; and

WHEREAS, the Economic Development Authority will require funds to meet financial obligations as set forth by Minnesota state statute:


NOW THEREFORE BE IT RESOLVED, that the City of Montrose will transfer the sum of \$5000.00 from the general fund to the Economic Development Authority to subsidize their first year of operation.

BE IT FURTHER RESOLVED, that the City of Montrose will review the financial position of the EDA as deemed necessary.

Passed this 11th day of January, 1993 by the Montrose
City Council.


Charles W. Nelson, Mayor

ATTEST:


Barbara Swanson, Clerk

93-2.RES

CITY OF MONTROSE
COUNTY OF WRIGHT
STATE OF MINNESOTA

RESOLUTION NO. 92-15

RESOLUTION ESTABLISHING AN ECONOMIC DEVELOPMENT AUTHORITY
FOR THE CITY OF MONTROSE

THE 9th DAY OF November, 1992

WHEREAS, the City Council of the City of Montrose recognizes the need for economic development within the City; and

WHEREAS, the City Council of Montrose desires to encourage, attract, promote and develop economically sound industry and commerce within the City; and

WHEREAS, such economic development will enhance the community and the economic welfare of the citizens of the City of Montrose; and

WHEREAS, the above said economic development requires the encouragement of the City and assistance in making suitable land available for development; and

WHEREAS, the above said economic development requires control by the City to prevent conflicts with the City of Montrose Comprehensive Plan and the desired orderly development of the City; and

WHEREAS, the City Council of Montrose recognizes a substantial need for low and moderate income housing in the City; and

WHEREAS, the housing stock in the City is ageing and, in some instances, approaching substandard condition; and

WHEREAS, the establishment of an Economic Development Authority will promote and enhance the above said economic development

WHEREAS, the Economic Development Authority can use the powers of a Housing and Redevelopment Authority under Minnesota Statutes 469.01 et seq. to assist in alleviating housing problems within the City; and

WHEREAS, a notice of public hearing to consider the need for an economic development authority was duly published in the Wright County Journal Press once a week for two weeks, said publication having been on October 29 and November 5; and

WHEREAS, a public hearing was held on November 9, 1992 and all concerned members of the public were heard; and

WHEREAS, the City Council has considered the comments made at the hearing and the facts presented there;


NOW, THEREFORE, BE IT RESOLVED that the Montrose City Council hereby establishes an Economic Development Authority to be known as the Montrose Economic Development Authority. The Montrose Economic Development Authority shall be established in the form and shall and operate with the powers established in the attached document titled "Governing Resolution, City of Montrose Economic Development Authority" and that said document is incorporated herein and made part of this resolution.

By order of the City Council of the City of Montrose.

CITY OF MONTROSE


Charles Nelson, Mayor

ATTEST:


Barbara Swanson, City Clerk

GOVERNING RESOLUTION, CITY OF MONTROSE
ECONOMIC DEVELOPMENT AUTHORITY

I. Authority to Establish, Governing Law:

- A. The City of Montrose Economic Development Authority (hereinafter the "Authority") is established under the authority of Minnesota Statutes 469.090 through 469.1081, as amended, and the organization, powers and activities of the Authority shall be governed by those said statutes and this resolution.

II. Commission Size, Appointment, Compensation and Removal of Commissioners:

- A. Size: The Authority Commission shall consist of the members of the serving City Council.
- B. Terms and Appointment of Commissioners: The members of the Commission shall serve as Commissioners during their regularly elected term of office as a member of the Montrose City Council.
- C. Increase in Commission Members: The Authority Commission may be increased in number from five to seven members by a resolution adopted by the City Council following the same procedure used to pass this resolution or that prescribed by Minnesota Statute 469.095, Subdivision 3, as amended.
- D. Compensation and Reimbursement: Commissioners, including the President, shall be paid for attending each regular or special meeting of the Authority in an amount to be set by resolution of the City Council. In addition to the said payment for attending regular and special meeting Commissioners shall be reimbursed for actual expenses incurred in doing official business of the Authority. All money paid for compensation or reimbursement shall be drawn from the Authority's budget.
- E. Removal for Cause: A Commissioner may be removed by the City Council for inefficiency, neglect of duty or misconduct in office. Such removal shall be preceded by a hearing wherein the Commissioner charged shall be given an opportunity to be heard in person or by counsel. The Commissioner charged shall be provided a written copy of the charges at least ten days before any hearing. If written charges are submitted against a Commissioner the City Council may temporarily suspend the said Commissioner. When any Commissioner is removed for cause a record of the proceedings of the hearing shall be filed in the office of the City Clerk together with the charges and findings of fact.

III. Authority Officers, Duties and Organizational Matters:

- A. The Authority shall adopt bylaws, rules of procedure and an official seal.
- B. Officers Required: The Authority shall elect a president, vice president, secretary, treasurer and an assistant treasurer. The president, treasurer and secretary shall be elected on an annual basis. The office of president and vice-president shall not be held by the same Commissioner, the other offices may be held by the same Commissioner. The offices of secretary and assistant treasurer need not be held by a Commissioner.
- C. Duties and Powers of Officers:
 - 1. The officers shall have the usual duties and powers of their offices. They may be granted other duties and powers by resolution of the Authority.
 - 2. Treasurers Duties: The treasurer:
 - a. shall receive, and is responsible for, all Authority monies;
 - b. is responsible for the acts of the assistant treasurer;
 - c. shall disburse money by check only;
 - d. shall keep an account of the source of all receipts, and the nature, purpose and authority of all disbursements; and
 - e. shall file the Authorities detailed financial statement with its secretary at least once a year at times to be set by the Authority.
 - 3. Assistant Treasurer: The assistant treasurer has the powers and duties of the treasurer if the treasurer is absent or disabled.
 - 4. Treasurers Bond: The treasurer shall give bond to the state conditioned for the faithful discharge of official duties. The said bond shall be approved as to form and surety by resolution of the Authority and shall be for twice the amount of money likely to be on hand at any one time as determined annually by the Authority. In no case shall the bond exceed \$300,000.
 - 5. Public Money: Authority money is public money.
 - 6. Checks: All Authority checks must be signed by the treasurer and one other officer named by resolution of the Authority. The check must state the name of the payee and the nature of the claim for which the check is issued.
- D. Financial Statement:
 - 1. Contents: The Authority's financial statement must show all receipts and disbursement, their nature, the money on hand, the purposes to which the money on hand is to be applied, the authorities credits and assets and its outstanding liabilities in the form required for the financial statements of the City of Montrose.

2. **Examination and Approval:** The Authority shall examine the financial statement along with the treasurers vouchers. If the Authority finds the financial statement and vouchers are correct the Authority shall approve them by resolution and enter the said resolution in its records.

IV. **Employees, Services and Supplies:**

- A. **Employees:** The Authority may employ an executive director, a chief engineer, other technical experts and agents and other employees as it may require and determine their duties, qualifications and compensation.
- B. **Contracts for Services:** The Authority may contract for the services of consultants, agents, public accountants and other persons needed to perform its duties and exercise its powers.
- C. **Legal Services:** The Authority shall use the services of the City Attorney and said City Attorney shall serve as its chief legal advisor.
- D. **Supplies:** The Authority may purchase the supplies and materials it needs to carry out its duties and exercise its authority as prescribed by this resolution and Minnesota Statute 469.090 to 469.108, as amended.
- E. **City Purchasing:** The Authority may use the facilities of the City of Montrose in connection with construction work and to purchase equipment, supplies or materials.
- F. **City Facilities and Services:** The City of Montrose may furnish any offices, structures and space, and stenographic, clerical, engineering or other assistance to the Authority required in the performance of its duties or the exercise of its powers.

- V. **Conflict of Interest:** Except as authorized in Minnesota Statute 471.88 a Commissioner, officer or employee of the Authority shall not acquire any financial interest, direct or indirect, in any project or any property included or planned to be included in any project, nor shall the said party have an financial interest, direct or indirect, in any contract or proposed contract for materials or service to be furnished or used in connection with any project.

VI. **Depositories, Default and Collateral:**

- A. **Depositories:** Every two years the Authority shall name a national or state chartered bank located within the State of Minnesota as a depository. Before acting as a depository the named bank shall give the Authority a bond approved as to form and surety by the Authority. The said bond shall be conditioned for the safekeeping and prompt repayment of all deposits and shall be at least

equal in amount to the maximum sums expected to be deposited at any one time. The Authority may deposit all funds from any source in one account.

- B. Liability for Deposits: When Authority funds are deposited in a bonded depository, the treasurer and the surety of the treasurer official bond are exempt from liability for the loss of those said deposits because of the failure, bankruptcy or other act or default of the depository. The Authority may accept assignments of collateral from its depository to secure deposits just as assignments of collateral are permitted by law to secure deposits of the City of Montrose.

VII. Obligations:

- A. Taxes and Assessments Prohibited: The Authority must not levy a tax or special assessment, except as otherwise provided in Minnesota Statutes 469.090 to 469.108, pledge the credit of the State of Minnesota or the City of Montrose or incur an obligation enforceable on any property not owned by the Authority.
- B. Budget to the City: Annually, at a time to be fixed by resolution or ordinance of the City of Montrose, the Authority shall send its budget to the Montrose City Council. The budget must include a detailed written estimate of the amount of money that the Authority expects to need from the City of Montrose to do Authority business during the next fiscal year. The needed amount shall be that amount in excess of any expected receipts from other sources.
- C. Fiscal Year: The fiscal year of the Authority shall be the same as the fiscal year of the City of Montrose.
- D. Annual Report: Annually, at a time and in the form fixed by the Montrose City Council, the Authority shall make a written report to the Montrose City Council giving a detailed account of the Authorities receipts and expenditures during the preceding calendar year together with additional matters and recommendations the Authority deems advisable for the economic development of the City of Montrose.
- E. Audits: The financial statements of the Authority shall be prepared, audited, filed and published or posted in the manner required for the financial statements of the City of Montrose. The date of the audit for the Authority financial statements shall be substantially the same as the date for audit of the financial statements of the City. The Authorities financial statements shall be such form to permit comparison and reconciliation with the City of Montrose accounts and financial reports. The above said financial report shall be filed with the state

auditor by June 30 of each year. The auditor shall review the Authorities financial report and may accept it or, in the public interest, audit the books of the Authority.

- F. Compliance Examinations: At the request of the City of Montrose, or on the state auditor's initiative, the state auditor may make a legal compliance examination of the Authority for the City of Montrose in accordance with Minnesota Statute 469.100, Subdivision 6, as amended.

VIII. Powers of the Authority, General obligation Bonds, Revenue Bonds:

- A. Powers: The Authority shall have all of the powers listed and granted in Minnesota Statute 469.090 through 469.1081, as amended and those powers granted to a housing and Redevelopment Authority in Minnesota Statutes 469.01 through 469.047, as amended.
- B. General Obligation Bonds: The Authority shall have the authority to issue such bonds in the amounts and by the process established by Minnesota Statute 469.102, as amended.
- C. Revenue Bonds: The Authority shall have the authority to issue such bonds in the amounts and by the process established by Minnesota Statute 469.103, as amended.
- D. Housing and Redevelopment Authority Financing: The Authority shall have the authority to issue bonds and levy taxes for the purposes of housing redevelopment only as described in Minnesota Statutes 49.01 through 469.047, as amended.

IX. City Tax Levy:

- A. The City of Montrose may levy a tax in any year for the benefit of the authority. The said tax must not be more than 0.01813 percent of the taxable market value. The amount levied must be paid by the City of Montrose treasurer to the treasurer of the Authority to be spent by the Authority.
- B. The Authority shall request the levy of the above said tax in a manner set by the City Council.
- C. The City of Montrose may increase its levy for the Authority's purposes in accordance with Minnesota Statute 469.107, Subdivision 2, as amended.



ABOUT US

The Wright County Economic Development Partnership, commonly referred to as the WCEDP, is the primary point of contact for existing, start-up, and relocating businesses. We are the economic development arm of the County—a not for profit partnership of area businesses, communities, and the County working together to enhance the economic vitality of our region. WCEDP is governed by an active Board of Directors. Our Mission: Support You!

WCEDP's mission is to create a healthy and diverse environment for existing, expanding, and new businesses- which in turn creates employment opportunities and enhances the overall economic vitality of the region thereby benefiting the businesses, communities, and citizens of Wright County.

WCEDP fulfills its mission by providing technical and financial assistance to businesses in Wright County and those looking to locate here. The Partnership also provides economic development and marketing assistance to its 16 communities. WCEDP is financially supported by local community governments, the county, and area businesses dedicated to supporting sustainable growth. We invite you to explore the opportunity and welcome your support!

WCEDP provides the following services:

- Business Development and Counseling
- Site Selection and Promotion
- Marketing the County
- Financial Packaging
- Capacity Building Seminars
- Direct Networking
- Workforce Development

January 2020 NEWSLETTER



Wright County
Economic Development Partnership

Partnering for Opportunities



Events

Hanover EDA Brings You!

Thursday, January 30th, 8 – 9 a.m., Hanover City Hall

HANOVER EDA PRESENTS

GAINING CUSTOMERS THROUGH GOOGLE

Strong businesses make strong communities. Please join us for a free community enhancement event.

Hanover resident, business owner, and international speaker Kelly Baltzell, MA will give an engaging talk on how to gain customers using the four categories of Google Search: Ads and organic, local, and mobile search.

—What do each of the four types of search do and how do people engage with them?

—What does a company need to do to be seen in all four areas, and to get customers through the door?

—How do all four search areas interact together to form a seamless search experience for the consumer

—This is a foundational workshop for future topics, including how to set up Google My Business.

**A light breakfast and coffee will be provided.
Please bring a digital device.**



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RSVP TODAY!

2019 Annual Meeting Jan. 31, 2020

Wright County
Economic Development Partnership
Partnering to Prosperity

JOIN US AT THE Wright County Economic Development Partnership's Annual Meeting

PRESENTING:

2019 Award Winners:
Outstanding Citizen
Outstanding Entrepreneur
Outstanding High Viability Business
Outstanding Member Investiture
&
National Speaker Ross Bernstein

DATE: January 31, 2020

TIME: Doors open at 7:30am
Concludes at 10:00am

LOCATION: St. Michael City Hall
11800 Town Center Dr
St. Michael, MN 55376

*First 100 Attendees will be
Guaranteed a signed copy of
Bernstein's Book
"America's Coach"*

Ross Bernstein



*"The Champion's Code:
Building Relationships
Through Life Lessons of
Integrity and
Accountability from
the Sports World to the
Business World"*

In an engaging, provocative, and visually entertaining style, Ross will use inspirational stories and poignant life lessons from the world of sports to show attendees how to:

- Create a "culture of excellence" by giving extraordinary customer service...
- Generate momentum by utilizing the "currency of karma"...
- Follow their moral compasses to win "the right way," with respect, ethics, and integrity...
- Be better leaders and create more "buy-in" by embracing change and failure...
- Evolve from "order takers" to "trusted partners" by enhancing the quality of their relationships...

THE CHAMPION'S CODE



BUILDING RELATIONSHIPS THROUGH LIFE LESSONS OF INTEGRITY AND ACCOUNTABILITY FROM THE SPORTS WORLD TO THE BUSINESS WORLD

**Thank You
to our Special
Sponsors!!**
Premier Sponsors:



Book Sponsors:



Commissioner
Michael
Potter



Sponsorship Opportunity

We are looking for sponsors to
assist in making this the best
Annual Meeting Yet!

Sponsorships will go toward the
attendees giveaway-

A signed copy of Ross's Book
"America's Coach" (A \$20 Value) All
proceeds from the book goes to support
the Herb Brooks Foundation!

Become a Sponsor for this
Great Event!

☒ Event Sponsor: \$1000 - FILLED!

☐ Book Sponsor: \$500 and \$200

☐ Supporting Sponsor: _____

*Sponsorships Include free admission
for sponsor and guest, signage, Social
Media promotion and on logo on all
print materials*

**To RSVP Today or
Sponsor go to:**

Eventbrite: <https://bit.ly/2QAIYf0>

or Email Missy at

admin@wrightpartnership.org

TO PURCHASE TICKETS OR BECOME A SPONSOR TODAY GO TO EVENTBRITE:

RSVP TODAY!

High Vitality Business of the Year

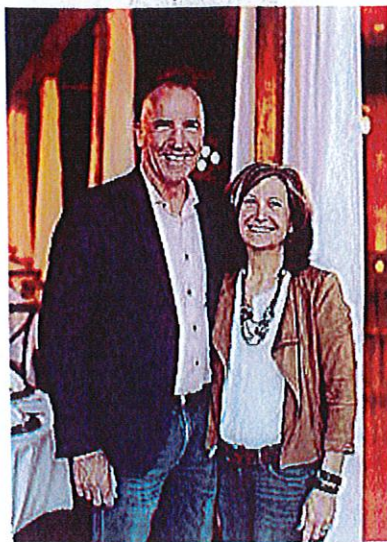
Industrial Louvers of Delano



CEO Jo Reinhardt

Outstanding Citizen of the Year

Dale & Lynn Graunke



Outstanding Start-Up Entrepreneur Of the Year

What's the Scoop of Buffalo



Owner Brady Elsenpeter and his family

Outstanding Member of the Year

Kelly Hinnenkamp
City of Annandale



director hopes to increase involvement

GABELICH
Editor

As volunteer coordinator at RiverWorks Community Development in the Rockford/Greenfield area, Jo Ann Huebsch helped volunteerism increase from 30 hours per week to more than 100 hours per week.

As the new executive director of the Delano Area Chamber of Commerce, Huebsch is hoping to grow membership and involvement in the local business-minded organization.

"I know with them hiring me on, a strong focus the board has voiced, and I totally agree, is increasing the amount of businesses joining the Chamber and going the next step of helping current members get more involved and utilizing the Chamber to grow their business, strengthen their contacts, and reach more customers," Huebsch said.

A key to doing so is responding quickly if someone seems interested.

"When they show interest, you need to follow up right away," Huebsch said.

Having answers for their questions is also important.

"People need to know what the benefits of membership are, and how they join the Chamber, and have a personal connection with the Chamber, whether with me or one of the board members," Huebsch said.

She hopes to improve the organization's website and social media presence to show that it is connected with the community.

Huebsch has lived in Delano with her husband, Jeremy, and three daughters for five years.

She grew up on a farm 20 miles north of Watertown, SD, attended

South Dakota State University, and graduated from the University of Sioux Falls.

After getting married, the Huebschs spent four years in Minot, ND, where Jo Ann worked in youth ministry. When they moved to St. Cloud, she served as a volunteer coordinator for a large humane society. The couple spent 10 years in

North Mankato, where Jo Ann stayed at home with their daughters.

After moving to Delano, she worked at RiverWorks for almost two years.

"As much as I enjoyed working at RiverWorks, and I loved their volunteer base, I really had a longing to give back in my own community," Huebsch said. "... I like the idea of getting more connected in town."

She said the school district is what initially drew her family to the community, but she has learned of other strengths, as well.

"Now that I'm here, I realize we do have a lot of jobs right here if people are wanting to shorten their commute," Huebsch said. "... I think Delano is a very hardworking community. I see a lot of people giving back to the community."

As she is getting more involved in the community and the Chamber, she is learning an important message that she would like to share with others, including those outside of the community.

"Delano is open for business," Huebsch said. "We want to build more opportunities out here."



Jo Ann
Huebsch

Article found in Delano Herald Journal 12/6/2019 Front Page

COBORN'S GROCERY STORE PROJECT WINS ABATEMENT

Otsego City Council members voted on Nov. 25 in favor of a resolution approving property tax abatements for the Parkview Retail development. The abatements will be used to help finance public infrastructure improvements for the property, which are estimated to cost \$871,171. Wright County has agreed to partner with the city to help provide funding for the improvements through its own tax abatement program, up to a maximum of \$400,000. Nick Anhut, the city's development financial consultant, prepared tax abatement cash flow

itself in approximately 14 years.

Otsego 2020 street maintenance plans moving forward

Plans for 2020 street maintenance projects in Otsego are well underway. Council approved motions for Hakanson Anderson, an Anoka-based firm, to prepare plans and specifications for various projects throughout the city. These include an overlay project for Page Avenue, various micro-surface projects, and seal coating, fog sealing and striping of several city roads. Council should expect plans and specifications to consider for approval by February 2020.

Kendall, Mattick of Campbell Knutson to work with Otsego

The Otsego City Council has formally approved an agreement for city attorney services with Campbell Knutson P.A.; David Kendall and Soren Mattick will be the specific attorneys representing the city.

Article found in Star News 11/30/2019 Edition

RIVERVIEW LANDING CELEBRATES FIRST YEAR ANNIVERSARY WITH COMMUNITY



Photo and Information found in Star News 11/23/2019 Edition

Residents at Riverview Landing celebrated the one-year anniversary of the Otsego facility on Nov. 14. Guardian Angels Senior Services has devoted over 50 years of care for seniors in the Elk River area. Riverview Landing is the newest community, located on the Mississippi River. It has 142 apartments offering independent, assisted living, memory care and adult day services as well as a wellness center with pickleball court and a warm-water therapy pool. Guardian Angels is a faith-based nonprofit organization. It offers HUD income qualifying senior housing along with market rate apartments. Services include independent living, assisted living, memory care, transitional care, long-term care and adult day services.

GreaterMSP's goal for 2020: Work to close the growth gap

Greater MSP has long been a regional booster of economic growth. But leaders of the organization this week laid out plans to make sure that economic growth benefits everyone.

As CEO Peter Frosch noted in his annual speech to government, civic and business leaders Monday evening, the Twin Cities region has been recognized by The Brookings Institute for its efforts in areas such as affordable housing and access to transit.

"Our strategy looks like an outline of a new model for economic development - a model that recognizes affordability and mobility and inclusion are as important to long-term competitiveness as job growth, talent migration and regional brand," Frosch said.

Frosch was giving his first speech as CEO of the regional economic development organization at its annual meeting at the Ordway Center in St. Paul. He was promoted to the post in March.

As Brookings Metropolitan Policy Program Director Amy Liu said on a video presentation, some of the fastest-growing



FILE PHOTO

places in the United States - particularly those with lots of tech companies - have left many residents behind.

"Tech growth is concentrated and creating wide inequalities on the coasts," she said. "You all have an opportunity to show you can achieve global competitiveness and innovation in an inclusive way, in which every member of the community can be part of that future prosperity."

Minneapolis/St. Paul has been an affordable place to live relative to markets like Seattle, Denver, Boston and Austin, Texas. But median home prices are climbing - they hit an all-time high of \$290,000 in June - and apartment rents jumped by 4.8 percent year-over-year.

Nearly two-thirds of Twin Cities residents have commute times of 30 minutes or less, which is the best of 12 peer

cities. But only 4.7 percent live within 30 minutes of a large job center via transit or bike. In other words, the Twin Cities is an easy place to commute by car, but not so much for walking and transit.

And while 66 percent of jobs pay a sustainable wage here, the employment gap between whites and people of color is 11.3 percent, ranking 11th out of 12 peer cities.

As to how Greater MSP can help solve those problems, that should become more clear in the next year. The organization, whose board includes the mayors of both major cities, Fortune 500 CEOs and university presidents, is beginning to formulate a 10-year plan for remaking the Twin Cities economy by 2030.

"The work has quietly started, but in 2020 the aim is to have a 10-year ambition around affordability, a 10-year ambition around transportation and mobility and the rest of the regional objectives," Frosch said in an interview. "Those ambitions are going to be bold because they are going to be based on what we believe the residents and employers are going to need, not what we believe we are capable of."

Article Found in Minneapolis/St.Paul Business Journal 11/15/2019 Edition pg. 6

ANCHOR PLASTICS INC.

BY MOLLEE FRANCISCO, CONTRIBUTING WRITER



SUBMITTED

CLOSER LOOK

President: Steve Rogers
Headquarters: Golden Valley
Revenue: \$2.5 million
Employees: 15
Founded: 2008
Business: Injection-molded product manufacturer
Web: anchor-plastics.com

Anchor Plastics Inc. started as a family business in 1968, and since purchasing the company from his father in 2008, Steve Rogers has endeavored to retain that family feel.

"I've got the absolute best employees," he said. "Everybody works together. This place is really run by the people."

Rogers describes his employees as all "alpha personnel." That may sound like a recipe for disaster, but he insists it works for them, explaining that the most successful employees at Anchor Plastics have three distinct characteristics: They are extremely capable, have very low patience, and have an adverse opinion to authority.

"The biggest threat I can make is, 'Do you want me to come help you do your job?'" Rogers chuckled.

When it comes to pitching in though, Anchor employees step up to the plate. Rogers explained that all employees go through corporate training. "I'm a big believer in cross training. If we understand the ability of cross training then when someone's not here, the effect is not as big."

The Golden Valley-based manufacturer of injection-molded products - which serves a number of markets including automotive, aerospace, military and medical - also has an internship program to help people learn new skills and make connections for future careers in the industry.

And though the company is small just 15 team members at the moment - Rogers says their abilities are huge. Over the past decade, the company has grown from \$200,000 in revenue to more than \$2 million.

"We're smaller than most of our competitors," Rogers said. "We can maneuver better than them and pretty much pick and choose who we want to work with."

Rogers said a good example of the company's might is the output of his small production team where five employees have turned out more than \$2 million worth of product so far this year.

"That's amazing," he said. "It doesn't sound like a big deal. But when you sell parts at a nickel a piece, \$100,000 is a big deal. The end goal is I want to be \$5 million in sales."

And when his employees save him money, Rogers makes sure they are rewarded. "I call it my 10 percent deal - if you can save me money and document it, I'll give you 10 percent of the savings."

Article Found in Minneapolis/St.Paul Business Journal 12/6/2019 Edition pg. A10

FROM THE EXECUTIVE DIRECTOR

HAPPY NEW YEAR.

I realize how blessed we are in Wright County. We have a growing county intermixed with strong population growth, expanding businesses offering quality wages and careers along with a great quality of life. Each of our communities saw growth in 2019, much of which rivaled the historic growth of the early 2000's. Our schools annually are rated among the finest in the state. We should remember to give thanks for being able to live in Wright County, a place that offers a balance between all the amenities of larger cities while retaining our rural atmosphere as every city is surrounded by farms, lakes and nature that we can enjoy every day.

All Wright County businesses and communities are invited to the **2020 WCEDP Annual Breakfast Meeting on Friday, January 31st**. This meeting will include the presentation of our four annual Wright County awards and a short business meeting. This year we have recruited a Nationally Acclaimed **Speaker, Ross Bernstein**, to discuss building relationships, leadership and integrity in the business world. Mr. Bernstein travels the country sharing his message as the Keynote Speaker to over 100 of the largest companies in the country. Mr. Bernstein is a Minnesota boy, a Golden Gopher and an author of a dozen books and he is willing to share his unique messages at a non-profit rate so we can hear from a great speaker that is normally outside of our budget. We have also arranged for **the first 100 attendees to receive a copy of one of his books "America's Coach"**.

Local sponsors have stepped up to cover the cost for breakfast, Mr. Bernstein's speaking fee and have purchased a book for the first 100 attendees.

Thank You to Xcel Energy, Bauer Design Build, CorTrust Bank, Grindstone Construction, Wright Hennepin Electric, Commissioner Potter and CliftonLarsonAllen.

All proceeds for the books will be given to the Herb Brooks Foundation.

Here is your chance as community members and business associates to join us for breakfast, learn a little about the WCEDP and to be motivated and wowed by a top-notch speaker, Ross Bernstein. Please put this date on your calendar. **You do not need to be a WCEDP member to attend as our guest**, RSVP on [Eventbrite](#) or email Missy at admin@wrightpartnership.org.

Let us know how we can better promote Wright County, your community or business. Again, PARTNER NEWS, is for you. Help us spread the word that Wright County is a special and progressive county. Let us know how we can help you.

Duane Northagen, WCEDP Executive Director

MEMBER NEWS - ADVERTISE HERE



We're celebrating our new office in Monticello!
Join us for our OPEN HOUSE EVENT
 Tuesday January 14th
 3:00pm – 7:00pm
 9766 Fallon Ave. Suite 106
 Monticello, MN 55362

Come check out our new space, enjoy snacks and refreshments, connect with our team, and make new friends.

We hope you will join us!

CLAAconnect.com

Create Opportunities

We Want to Share Your Good News!!

Send any events, awards and press releases with us
 and we will share with everyone else!

For more information email admin@wrightpartnership.org

MEMBERSHIP INVESTOR INFORMATION



WCEDP fulfills its mission by providing technical and financial assistance to businesses in Wright County and those looking to locate in Wright County. The Partnership also provides economic development assistance to the 16 communities. WCEDP is a non-profit corporation financially supported by local community governments, the county, and area businesses dedicated to supporting and creating a sustainable economic profile in Wright County. We maintain a powerful and resourceful website at www.wrightpartnership.org. Wright County, its communities, and businesses are prepared for growth—we invite you to explore the opportunity of working together with us to further our impact!

MISSION STATEMENT

The Wright County Economic Development Partnership's mission is to create a healthy and diverse environment for existing, expanding, and new businesses- which in turn creates employment opportunities and enhances the overall economic vitality of the region thereby benefiting the businesses, communities, and citizens of Wright County.

The value member's gain from the Partnership is both direct and indirect. Member's directly gain from the functions listed below.



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Our mailing address is:

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Executive Assistant - Missy Meidinger, 763.477.3035

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