



AGENDA

ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, April 20, 2021
12:00 P.M.

*** * ZOOM Meeting * ***

Join Zoom Meeting At:

<https://zoom.us/j/96700200334?pwd=dWlrZmtKckNlZjZMbzBHUnpUkxnQT09>

Meeting ID: 967 0020 0334

Passcode: 262166

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**

A. January 19, 2021 Economic Development Authority Meeting Minutes

5. **TREASURER'S REPORT**

A. Accounts Payable Economic Development Authority Fund – April 20, 2021

B. Economic Development Authority Fund

6. **OLD BUSINESS**

A. Updates

1. The Preserve Housing Development

2. The Former Casey's Building

3. **Laundromat Business Proposal Update – Jon Boike**
4. **Subway Business Proposal Update**
5. **Update on Aldi Grocery Store**
6. **Rolling Meadows – Fourth (4th) Addition**

B Other

7. **NEW BUSINESS**

- A. **Ouverson 2nd Addition – Townhome Development**
- B. **Untiedt's Business at 221 Nelson Boulevard**
- C. **Other**

8. **NEXT MEETING**

- A. **Tuesday, May 18, 2021 from 12:00 p.m. to 1:00 p.m. in the Montrose City Hall Conference Room or via ZOOM**

9. **ADJOURNMENT**

1. CALL TO ORDER

Pursuant to call and notice the Montrose Economic Development Authority (EDA) met in a ZOOM Meeting on Tuesday, January 19, 2021 at 12:00 p.m.

Council Member Marszalek called the meeting to order at 12:00 p.m.

2. ROLL CALL

Present: Mayor Kirby Moynagh
Council Member Tom Marszalek
EDA Member Joe Rasmussen
EDA Member Sonya Tourville – *Joined the Meeting at 12:07 p.m.*

Absent: EDA Member Patrick Baumgard

Staff Present: Ms. Deborah Boelter, City Clerk-Treasurer
Ms. Jessica Bonniwell, Office Administrator

3. APPROVAL OF AGENDA

Mayor Moynagh motioned to approve the Tuesday, January 19, 2021 Economic Development Authority Agenda. Mr. Rasmussen seconded the motion. Motion carried 3-0.

4. APPROVAL OF MINUTES

A. October 20, 2020 Economic Development Authority Meeting Minutes

Mayor Moynagh motioned to approve the Tuesday, January 21, 2020 Economic Development Authority Meeting minutes. Council Member Marszalek seconded the motion. Motion carried 3-0.

5. TREASURER'S REPORT

A. Account Payable – Economic Development Authority Fund – January 19, 2021

Council Member Moynagh motioned to approve the January 19, 2021 Accounts Payable for the Economic Development Authority Fund. Council Member Marszalek seconded the motion. Motion carried 3-0.

B. Economic Development Authority Fund

6. OLD BUSINESS

A. Updates

1. The Preserve Housing Development

Brummer has purchased Preserve Housing Development. They will soon be doing testing on the water lines and then submitting a revised plat.

2. The Former Casey's Building

Current owner is committed to working with the City to change the zoning on the property from B-1 to B-2/Commercial and develop a CUP for the property. City Planner still waiting for plans for parking lot/driveway. City willing to work with current owner on cost of rezoning and CUP to charge him \$400.00 for rezoning and \$7,000 - \$8,000 in escrow funds. Interior of building potentially available for another business if there is any interest.

B. No Other.

7. **NEW BUSINESS**

A. Rolling Meadows – Fourth (4th) Addition

Loomis Homes sent in development application sent in on January 12, 2021 to propose 14 lots to build at the end of the northern portion of Steamboat Lane. Ms. Boelter has forwarded all information to the City Planner Daniel Elder and he will prepare Public Hearing Notice to be held on February 10, 2021 at the Planning and Zoning Commission meeting.

B. Business Proposal – Laundromat and Subway Restaurant

Potential interest in Laundromat/Subway to go into the old Snap Fitness space at 125 Nelson Blvd. Jonathan Boike is looking at 19 washers and 12 dryers. SAC and WAC calculations for that number of washers and dryers came to \$25,420 and would like to discuss having EDA split cost of SAC and WAC with Mr. Boike.

Ms. Tourville motioned to give a grant to split SAC and WAC fees in the amount of \$12,710 for the potential laundromat and Subway business located at 125 Nelson Blvd. Mayor Moynagh seconded. Motion carried 4-0.

C. Other

8. **NEXT MEETING**

A. Tuesday, March 16, 2021 from 12:00 p.m. to 1:00 p.m. in the Montrose City Hall Conference Room.

Ms. Boelter stated that lunch will be provided for the EDA Members at the Meeting.

9. **ADJOURNMENT**

Mayor Moynagh motioned to the adjourn the Economic Development Authority Meeting at 12:23 p.m. Ms. Tourville seconded the motion. Motion carried 4-0.

Council Member Tom Marszalek
President
City of Montrose Economic Development Authority

ATTEST:

Jessica Bonniwell
City Administrator
City of Montrose

EDA ACCOUNTS PAYABLE LIST

APRIL 20, 2021

Patrick Baumgard	2020 Mtg. Attendance	100.00
Initiative Foundation	2021 Contribution	260.00
Sonya Tourville	2020 Mtg. Attendance	125.00

ACCOUNTS PAYABLE	485.00
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MARSZALEK	BONNIWELL	MOYNAGH
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TOURVILLE	BAUMGARD	RASMUSSEN
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CITY OF MONTROSE

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Cash Balances

Current Period: April 2021

FUND Descr	Account	MTD Debit	MTD Credit	Current Balance
Cash				
GENERAL FUND	G 101-10100	\$0.00	\$31,508.06	\$1,180,527.18
BUILDING INSPECTOR FEES	G 201-10100	\$0.00	\$2,221.69	\$23,549.79
REVOLVING LOAN FUND	G 202-10100	\$0.00	\$0.00	\$8,883.43
FIRE DEPARTMENT	G 220-10100	\$0.00	\$2,026.43	\$576,840.49
PARK AND RECREATION	G 230-10100	\$0.00	\$2,392.23	\$297,222.58
PARK & REC DEVELOPMENT	G 235-10100	\$0.00	\$0.00	\$103,589.65
COMMUNITY CENTER	G 290-10100	\$0.00	\$1,361.15	\$79,104.40
DEBT SERV MONTROSE MEADOWS	G 303-10100	\$0.00	\$0.00	-\$18,075.92
DEBT 2010-CSAH 12 REFUNDED	G 307-10100	\$0.00	\$0.00	-\$191,325.59
DEBT SERVICE BUFAVE	G 308-10100	\$0.00	\$0.00	\$155,134.94
DEBT SERVICE-CLEMENTA AVE	G 313-10100	\$0.00	\$0.00	\$348,660.35
DEBT SERVICE-WATERMAIN EXT	G 314-10100	\$0.00	\$0.00	-\$96,041.42
GENERAL CAPITAL PROJECTS	G 401-10100	\$0.00	\$0.00	\$390,703.00
FIRE CAPITOL PROJECTS	G 402-10100	\$0.00	\$0.00	\$494,191.11
WATER EXPANSION FUND	G 405-10100	\$0.00	\$0.00	\$276,886.70
SEWER EXPANSION FUND	G 406-10100	\$0.00	\$0.00	\$431,800.61
WWTP EXPANSION FUND	G 407-10100	\$0.00	\$0.00	\$655,102.93
WATER TRUNK AREA	G 450-10100	\$0.00	\$0.00	\$27.00
SEWER TRUNK AREA	G 451-10100	\$0.00	\$0.00	\$197.97
STORM TRUNK AREA	G 452-10100	\$0.00	\$0.00	\$77,381.75
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	\$0.00	\$0.00	-\$256,098.02
WELLHOUSE #3	G 505-10100	\$0.00	\$220.00	\$27,427.29
DOWNTOWN IMPROV	G 507-10100	\$0.00	\$77,249.50	-\$296,843.55
EMERSON AVE N PROJECT	G 512-10100	\$0.00	\$0.00	\$0.00
WATER TOWER #3	G 514-10100	\$0.00	\$0.00	\$0.00
2020 STREET IMPROVEMENT	G 515-10100	\$0.00	\$0.00	-\$343.00
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	\$0.00	\$12,306.28	\$750,958.53
SANITARY SEWER FUND	G 602-10100	\$0.00	\$511.23	\$603,154.05
REFUSE (GARBAGE) FUND	G 603-10100	\$0.00	\$332.51	\$203,107.68
STORM WATER FUND	G 604-10100	\$0.00	\$181.44	\$216,798.31
WASTEWATER PLANT	G 605-10100	\$0.00	\$3,635.48	\$533,909.94
DEVELOPERS ESCROW	G 700-10100	\$0.00	\$2,750.00	\$147,307.63
Total Cash		\$0.00	\$136,696.00	\$6,457,068.96
EDA Cash				
ECONOMIC DEVELOPMENT AUTHORITY	G 275-10150	\$0.00	\$485.00	\$169,826.32
EDA REVOLVING LOAN FUND	G 280-10150	\$0.00	\$0.00	\$257,754.78
Total EDA Cash		\$0.00	\$485.00	\$427,581.10
Petty Cash				
GENERAL FUND	G 101-10200	\$0.00	\$0.00	\$200.00