



AGENDA

ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, June 15, 2021
12:00 P.M.

*** * ZOOM Meeting * ***

Join Zoom Meeting At:

<https://zoom.us/j/93019282549?pwd=OXRtTU1YYjJLVWJqdjU1K3NobzJqQT09>

Meeting ID: **930 1928 2549**

Passcode: **719861**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**

A. April 20, 2021 Economic Development Authority Meeting Minutes

5. **TREASURER'S REPORT**

A. Economic Development Authority Fund

6. **OLD BUSINESS**

A. Updates from City Planner Mr. Matt Brillhart

B Other

7. NEW BUSINESS

8. NEXT MEETING

A. Tuesday, July 20, 2021 from 12:00 p.m. to 1:00 p.m. in the Montrose City Hall Conference Room or via ZOOM

9. ADJOURNMENT

City of Montrose
 Economic Development Authority Meeting
 ZOOM Meeting
 311 Buffalo Avenue South
 Tuesday, April 20, 2021
 12:00 P.M.

1. CALL TO ORDER

Pursuant to call and notice the Montrose Economic Development Authority (EDA) met in a ZOOM Meeting on Tuesday, April 20, 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

Staff Present: Ms. Jessica Bonniwell, City Administrator

Absent: EDA Member Patrick Baumgard
 EDA Member Sonya Tourville
 EDA Member Joe Rasmussen

3. APPROVAL OF AGENDA

No motions made due to lack of quorum.

4. APPROVAL OF MINUTES

A. January 19, 2021 Economic Development Authority Meeting Minutes

No motions made due to lack of quorum.

5. TREASURER'S REPORT

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

No motions made due to lack of quorum.

B. Economic Development Authority Fund

6. OLD BUSINESS

A. Updates

1. The Preserve Housing Development

Brummer has purchased Preserve Housing Development. They have begun testing on the water and sewer lines and will submit a plat once that testing has been completed.

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 Conditional Use Permit (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.

Mr. Trelstad may have some interested parties to lease the building so he may be delaying completing tasks with the City while he sees if he can get someone to lease the property.

3. Laundromat Business Proposal Update – Jon Boike

Mr. Boike is having trouble with an equipment supplier and because of this is unable to come up with a final budget amount that it will cost to develop the laundromat. He is in limbo while he waits for his supplier to contact him with final pricing.

4. Subway Business Proposal Update

Mr. Elder is working with the owner of the potential Subway business to have them apply for a Conditional Use Permit (CUP) which will be needed if the restaurant intends to have a drive-thru. The Subway restaurant will likely be going forward even if the laundromat does not.

5. Update on Aldi Grocery Store

Mr. Marszalek will be following up with Aldi soon regarding some research he did on the location and distance between other Aldi stores.

6. Rolling Meadows – Fourth (4th) Addition

The addition as proposed by Loomis Homes was not approved at the April 12, 2021 City Council Meeting. The City Council would like to see that addition be only the nine (9) homes it was originally platted for during the Rolling Meadows First (1st) Addition.

B. No Other.

7. NEW BUSINESS

A. Ouverson 2nd Addition – Townhome Development

Mr. Kent Pfeifer has shown renewed interest in the Ouverson 2nd Addition (behind existing Rosehaven) to continue development of 12 townhomes. This was originally approved as a final plat in 2005, however, it was not recorded at Wright County and no further action had been taken since 2005. So, staff has requested that Mr. Pfeifer re-submit a development application and pay the \$10,000 escrow and \$650 application fee. The fees have been paid, but staff has not yet received the application from Mr. Pfeifer.

B. Untiedt's Business at 221 Nelson Boulevard

Mr. Elder has been in contact with the new owners of 221 Nelson Boulevard, Untiedt's, and he is working with them on their desired business model. Staff has limited information currently, but expect more developments from them soon. They are hoping to have a canning kitchen, possibly a restaurant, a fruit/vegetable stand and an outdoor greenhouse. They have already started some demolition and property improvement measures.

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.

Ms. Bonniwell stated that lunch will be provided for the EDA Members at the Meeting if it takes place at City Hall.

9. ADJOURNMENT

Meeting was informally adjourned at 12:15 p.m.

Council Member Tom Marszalek
President
City of Montrose Economic Development Authority

ATTEST:

Jessica Bonniwell
City Administrator
City of Montrose

CITY OF MONTROSE

06/10/21 3:17 PM

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Cash Balances

Current Period: May 2021

FUND Descr	Account	MTD Debit	MTD Credit	Current Balance
Cash				
GENERAL FUND	G 101-10100	\$234.97	\$100,982.86	\$1,129,909.87
BUILDING INSPECTOR FEES	G 201-10100	\$0.00	\$1,683.44	\$27,269.06
REVOLVING LOAN FUND	G 202-10100	\$0.00	\$0.00	\$8,883.43
FIRE DEPARTMENT	G 220-10100	\$5.57	\$19,814.40	\$556,119.81
PARK AND RECREATION	G 230-10100	\$23.65	\$46,846.27	\$237,884.89
PARK & REC DEVELOPMENT	G 235-10100	\$0.00	\$2,552.50	\$101,521.82
COMMUNITY CENTER	G 290-10100	\$17.63	\$2,889.41	\$74,186.57
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	\$140.00	\$390,563.00
FIRE CAPITOL PROJECTS	G 402-10100	\$0.00	\$0.00	\$494,191.11
WATER EXPANSION FUND	G 405-10100	\$0.00	\$0.00	\$287,686.70
SEWER EXPANSION FUND	G 406-10100	\$0.00	\$0.00	\$447,400.61
WWTP EXPANSION FUND	G 407-10100	\$0.00	\$0.00	\$669,502.93
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	\$82.00	-\$230,101.40
WELLHOUSE #3	G 505-10100	\$0.00	\$590.00	\$46,813.54
DOWNTOWN IMPROV	G 507-10100	\$0.00	\$142,365.25	-\$439,208.80
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	\$20,799.07	\$781,328.57
SANITARY SEWER FUND	G 602-10100	\$5.86	\$8,400.39	\$638,642.31
REFUSE (GARBAGE) FUND	G 603-10100	\$0.00	\$6,997.42	\$233,210.21
STORM WATER FUND	G 604-10100	\$0.00	\$353.76	\$224,508.08
WASTEWATER PLANT	G 605-10100	\$0.00	\$24,045.09	\$588,889.10
DEVELOPERS ESCROW	G 700-10100	\$0.00	\$10,057.00	\$157,962.33
Total Cash		\$287.68	\$388,598.86	\$6,436,108.97
EDA Cash				
ECONOMIC DEVELOPMENT AUTHORITY	G 275-10150	\$0.00	\$0.00	\$171,145.39
EDA REVOLVING LOAN FUND	G 280-10150	\$0.00	\$0.00	\$257,754.78
Total EDA Cash		\$0.00	\$0.00	\$428,900.17
Petty Cash				
GENERAL FUND	G 101-10200	\$0.00	\$0.00	\$200.00