



## **AGENDA**

### **ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**Regular Meeting**  
**Tuesday, July 19, 2022**  
**12:00 p.m.**

Montrose City Hall  
311 Buffalo Ave S  
Montrose, MN 55363

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

**A. April 19, 2022 Economic Development Authority Meeting Minutes**

**5. TREASURER'S REPORT**

**A. Economic Development Authority Fund = \$196,681.67**

**B. Economic Development Revolving Loan Fund = \$257,754.78**

**B. Economic Development Authority Accounts Payable – February 14, 2022**

**6. OLD BUSINESS**

**A. The Preserve TIF Discussion**

**B. Development Updates – Ouverson Addition, Northridge 6<sup>th</sup> Addition, Creekside Hollow, South Ridge**

**C. EV Charging Station**

**7. NEW BUSINESS**

**A. Apartment Development**

**B. Attracting Businesses to Montrose Discussion**

**8. NEXT MEETING**

**A. Tuesday, August 16, 2022 at 12:00 p.m. in the Montrose City Hall Conference Room**

**9. ADJOURNMENT**

**LUNCH FROM DOMINOS PIZZA WILL BE SERVED**

City of Montrose  
 Economic Development Authority Meeting  
 311 Buffalo Avenue South  
 Montrose, MN 55363  
 Tuesday, April 19, 2022  
 12:00 P.M.

## 1. CALL TO ORDER

**Pursuant** to call and notice the Montrose Economic Development Authority (EDA) met in Regular Session on Tuesday, April 19, 2022 at 12:00 p.m.

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

## 2. ROLL CALL

Present: Council Member Tom Marszalek  
 EDA Member Sonya Tourville  
 EDA Member Robb Kirkpatrick  
 Mayor Kirby Moynagh via Zoom

Staff Present: Mr. Michael Sommerfeld, City Clerk/Treasurer

Absent: EDA Member Matt Smith

## 3. APPROVAL OF AGENDA

**EDA Member Tourville motioned to approve the agenda as written. EDA Member Kirkpatrick seconded the motion. Motion carried 3-0.**

## 4. APPROVAL OF MINUTES

A. January 19, 2022 Economic Development Authority Meeting Minutes

**EDA Member Tourville motioned to approve the January 19, 2022 Economic Development Authority Meeting Minutes as written. EDA Member Kirkpatrick seconded the motion. Motion carried 3-0.**

## 5. TREASURER'S REPORT

A. Economic Development Authority Fund

Mr. Sommerfeld gave an update on the Economic Development Authority Fund Balances:

Economic Development Authority - \$197,210.05

B. EDA Revolving Loan Fund – \$257,754.78

C. Economic Development Authority Accounts Payable – February 14, 2022

## 6. OLD BUSINESS

A. Development Updates – Ouverson Addition, Northridge 6<sup>th</sup> Addition, Creekside Hollow

Mr. Marszalek stated that the Ouverson Addition and Northridge 6<sup>th</sup> Addition both have final plat approval and the city is waiting on them to submit final documents and sign the developer agreements. City staff continues to work with the developer for Creekside Hollow for a preliminary plat submission.



B. The Preserve TIF Update

Mr. Marszalek stated that the city is still waiting for the developer to submit information to be analyzed for a potential TIF district.

**7. NEW BUSINESS**

A. Lemmerman Industrial Park 3<sup>rd</sup> Addition

Mr. Marszalek stated that the city is still working with a developer for commercial development of an E/V and Gas Station complex that would be designed to host other businesses in a strip mall configuration. Mr. Marszalek suggested that the EDA may be called on to help cut some costs for the developer to help get them set up in the city – perhaps reduce WAC and SAC costs or help in some other financial capacity. Mr. Marszalek stated that he has been working with the consultant from Wright County and they have some research on E/V stations staff can look into.

B. HyVee Fast & Fresh/Dollar Fresh

Mr. Marszalek stated that one of the City Council Members is currently working with their contacts to get a meeting with HyVee to potentially get one of their smaller convenience lines into the City of Montrose. Mayor Moynagh stated that the last he heard from Council Member Paradeise is that HyVee is currently focusing on the southeast portion of Minnesota and a convenience line in Montrose likely will not happen now, but HyVee will keep Montrose in mind for future expansion. One suggestion to alleviate not having a grocery store was to talk to Dollar General about incorporating more fresh food options into their store like they have done in Delano.

C. Montrose Chamber of Commerce Discussion

Mr. Marszalek stated that the Chamber is not very active currently and new businesses are not being approached to join the group, or even welcomed to town. With Headlands newly opening, Mr. Marszalek asked Ms. Tourville if the restaurant will be joining the Chamber or if anyone has asked the business owner to join. Ms. Tourville stated that the Chamber members do not have enough time to do a lot of extra work for the Chamber and that the part-time person out of Buffalo has been helpful with doing some updating on a website for them, but it really is a matter of finding time to devote to Chamber activities. Mr. Marszalek asked how many businesses filed for a renewal to be a member of the Chamber for 2022 and Ms. Tourville said she would have to get that answer for next meeting.

Ms. Tourville, Mr. Kirkpatrick and Mayor Moynagh had a brief discussion about the frustrations of hiring in the current economic and world environment and shared ideas with how they are recruiting and retaining people.

**8. NEXT MEETING**

A. Tuesday, June 21, 2022 at 12:00 p.m. in the Montrose City Hall Conference Room

**9. ADJOURNMENT**

**EDA Member Kirkpatrick motioned to adjourn the Economic Development Authority Meeting at 12:34 p.m. EDA Member Tourville seconded the motion. Motion carried 3-0.**

ATTEST:

\_\_\_\_\_  
Council Member Tom Marszalek  
President  
City of Montrose Economic Development Authority

\_\_\_\_\_  
Jessica Bonniwell  
City Administrator  
City of Montrose

**ECONOMIC DEVELOPMENT AUTHORITY  
ACCOUNTS PAYABLE LIST**

**February 14, 2022**

Carmember Services	EDA Lunch	28.42
Initiative Foundation	Annual Support	500.00
TOTAL ACCOUNTS PAYABLE		528.42

---

MOYNAGH

---

BONNIWELL

---

MARSZALEK

---

TOURVILLE

---

KIRKPATRICK

---

SMITH