



## AGENDA

### ECONOMIC DEVELOPMENT AUTHORITY MEETING

#### Regular Meeting

Tuesday, February 21, 2023

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. January 17, 2023 Economic Development Authority Meeting Minutes

5. **TREASURER'S REPORT**

A. Economic Development Authority Fund = \$254,716.86

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

C. Economic Development Authority Accounts Payable – February 21, 2023

6. **OLD BUSINESS**

A. Preserve Development Update

B. Untiedt's Update

7. **NEW BUSINESS**

A. Initiative Foundation 2023 Contribution - \$260.00

B. EDA Brochure

C. Recap on University of Minnesota Extension Program – Retaining Rural Business Workshop

D. Wright County Economic Development Partnership

8. **NEXT MEETING**

A. Tuesday, March 21, 2023 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, January 17, 2023  
 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, January 17, 2023 at 12:00 p.m.

Mayor Moynagh called the meeting to order at 12:00 p.m.

## 2. ROLL CALL

Present: EDA Member Sonya Tourville  
 EDA Member Matt Smith  
 Mayor Kirby Moynagh  
 Council Member David Paradeise

Staff Present: Ms. Jessica Bonniwell, City Administrator  
 Mr. Michael Sommerfeld, City Clerk/Treasurer

Absent: EDA Member Robb Kirkpatrick

## 3. APPROVAL OF AGENDA

**Council Member Paradeise motioned to approve the January 17, 2023 agenda as written. EDA Member Smith seconded the motion. Motion carried 4-0.**

## 4. APPROVAL OF MINUTES

A. December 20, 2022 Economic Development Authority Meeting Minutes

**EDA Member Tourville motioned to approve the December 20, 2022 Economic Development Authority Meeting Minutes as written. Council Member Paradeise seconded the motion. Motion carried 4-0.**

## 5. TREASURER'S REPORT

A. Economic Development Authority Fund = \$312,548.64

Mr. Sommerfeld gave an update on the EDA Funds.

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

## 6. OLD BUSINESS

A. 2023 Economic Development Authority Membership

The EDA Members had brief discussion about membership and possibly recruiting new members. The EDA Members came to a consensus of removing Mr. Kirkpatrick as he has not been attending meetings regularly.

## 7. NEW BUSINESS

A. Appoint Economic Development Authority President

Mayor Moynagh made a nomination for Council Member Paradeise to be the new EDA President, which was seconded by Mr. Smith. The nomination was accepted by Council Member Paradeise. Nomination carried 3-0-1 with Council Member Paradeise abstaining from voting on the nomination.

**B. 2023 Economic Development Authority Goals**

The EDA Members had discussion regarding the future of EDA and goals for 2023. The EDA Members came up with three goals which were as follows: 1) Add fifth member to EDA; 2) Update the EDA Brochure with current membership and information; and 3) Recruit a developer to complete the Preserve development. Other discussion was had regarding the types of businesses or services they would like to see in town which included day care, senior living and/or assisted living, grocery or other retail store, and restaurants as these business lines are needed in the Montrose area. The EDA Members asked Ms. Bonniwell to talk to Mr. Shannon Sweeney to see if there is anything he can help with or get our brochure distributed to a larger population of potential businesses. The EDA Members asked Ms. Bonniwell to reach out to Untiedt's, who own the property on the northwest corner of Highway 12 and County Road 12, and see what their plans are for the business now that Headland's Cafe closed. The EDA Members also asked Ms. Bonniwell to reach out to the Wright County EDA or EDP to see if there is financial assistance for day care services, or if that is something they could help with.

**8. NEXT MEETING**

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

**9. ADJOURNMENT**

**Mayor Moynagh motioned to adjourn the Economic Development Authority Meeting at 12:43 p.m. EDA Member Tourville seconded the motion. Motion carried 4-0.**

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Council Member David Paradeise  
President  
City of Montrose Economic Development Authority

ATTEST:

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Jessica Bonniwell  
City Administrator  
City of Montrose

**ECONOMIC DEVELOPMENT AUTHORITY  
ACCOUNTS PAYABLE LIST**

**February 21, 2023**

Carmember Services	EDA Lunch	41.00
Carmember Services	EDA Lunch	36.00
TOTAL ACCOUNTS PAYABLE		77.00

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**MOYNAGH**

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**BONNIWELL**

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**PARADEISE**

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**TOURVILLE**

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**SMITH**

(320) 632-9255  
405 First Street SE  
Little Falls, MN 56345



[ifound.org](http://ifound.org)

June 5, 2022

Jessica Bonniwell, City Clerk  
City of Montrose  
PO Box 25  
Montrose, MN 55363-0025

Dear Mayor Moynagh, City Council and Ms. Bonniwell,

For 36 years, the Initiative Foundation has focused on building strong local economies, vibrant communities, and a lasting culture of generosity in Central Minnesota. Our grant-making, lending, and programmatic activities support for-profit and nonprofit business growth, empower new entrepreneurs, address workforce shortages, and increase access to quality childcare for the region's workforce.

In Wright County, we have provided a total of \$3,639,889 in grants to support nonprofit organizations and local government projects, as well as \$5,343,429 in business loans to secure 1,227 quality jobs. The Foundation's community and economic development services continue to provide essential resources and supports for local cities, and across Central Minnesota.

Alongside our economic and community development work, we continue to support the region's recovery from the COVID-19 pandemic, responding to ongoing and emerging needs. In 2021, the Foundation secured and then invested into Central Minnesota \$12,600,000 in emergency relief and recovery funds, supporting businesses, nonprofits, childcare providers, and local communities. This funding was sourced from organizations outside of Central Minnesota, and through partnerships with the Minnesota Department of Employment and Economic Development and the Minnesota Department of Education. Much of relief and recovery funding secured in 2021 will continue to be deployed throughout 2022.

Financial contributions from cities and counties increase our capacity to support economic and community development projects. Local contributions also position us to leverage additional resources from sources outside Central Minnesota, generating a substantial return on the investment. For every dollar we raise locally, we reinvest an average of \$3.98 back to the communities we serve in the form of grants, loans, and scholarships.

**We respectfully request that you consider allocating \$260 to the Initiative Foundation in your 2023 budget.**

Please contact us if you have any questions or to request a presentation. We sincerely appreciate your past investment and look forward to your continued support in 2023.

We can present in person or facilitate an online option. If possible, after your budget for 2023 is finalized, please let us know your decision by signing and returning the enclosed confirmation form. Thank you for your consideration!

All the best,

Matt Varilek  
President

Carl Newbanks  
Grants and Development Manager

The Initiative Foundation is a 501(c)(3) nonprofit organization. All contributions to the Foundation are tax-deductible to the extent allowed by law. The Foundation owns and manages all financial contributions for the benefit of communities served in the 14-county region of Central Minnesota.



**Powering Possible**

Equal opportunity lender, provider and employer.





## Initiative Foundation at work in WRIGHT COUNTY

**\$832,513**

in local donations to the Initiative Foundation.

**\$9.6 MILLION**

returned to Wright County in grants and loans.

### **Our Mission:**

To empower people throughout Central Minnesota to build a thriving economy, vibrant communities and a lasting culture of generosity.

405 First Street SE  
Little Falls, MN 56345  
(877) 632-9255  
[ifound.org](http://ifound.org)

## **Return on Investment**

For every local dollar contributed, the Initiative Foundation has invested **\$11.52** back into Wright County.

## **Economic Impact**

[1986 to present]

- Delivered 432 grants totaling **\$3.6 million**
- Partnered on 79 loans totaling **\$5.3 million**
- Created or retained **1,227 quality jobs**
- Leveraged **\$39 million** in outside capital
- Hosted **6** Partner Funds



**Powering Possible**

Equal opportunity lender, provider and employer.

# WRIGHT COUNTY **Investment Highlight**

For a full listing of Initiative Foundation investments in Wright County, Contact us at (877) 632-9255.

## **Grants** Thriving Economy, Thriving Communities

True Friends	Support to Identify Project Funding Potential
Rivers of Hope	Capacity Building for Victim and Survivor Financial Empowerment
Wright County Economic Development Partnership	Workforce Pathways Reboot
Kid's Haven, LLC*	Essential Worker & Child Care Relief
A to Z Children's Academy*	Essential Worker & Child Care Relief
Cafe Jules, LLC**	Small Business Relief Grant
The Travel Gallery, Inc.**	Small Business Relief Grant
Huikko's Bowling Center, Inc.**	Small Business Relief Grant

\* Indicates Minnesota Department of Education grant administered by the Initiative Foundation.

\*\* Indicates Minnesota Department of Employment and Economic Development grant administered by the Initiative Foundation.

## **Business Financing** Local Ownership, Quality Jobs

Sota Car Wash LLC and RRG Holdings, Monticello	Service
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## **Charitable Funds** Activating Generosity

Delano Area Community Foundation | Delano Area Emergency Fund | Dorn Family Fund | Minnesota Pioneer Park Endowment Fund | Wright County Historical Society Fund | Childcare & Early Childhood Education Fund

## **Nonprofit Assistance** Helping Organizations Thrive

Rivers of Hope	Executive Roundtable
Wright County Community Action	Lunchtime Learning
Central Minnesota Jobs and Training Services, Inc.	Lunchtime Learning

## **Community Action** The Power of Partnership

→ When someone is living in a domestic violence situation, they may be financially dependent on their abuser. An Initiative Foundation grant is helping staff at Monticello's Rivers of Hope implement a program that will aid domestic abuse victims on their path to financial independence so they might escape their situation. The mission of Rivers of Hope is to end family violence through advocacy, education and collaboration.

→ Fifty-six child care providers received CPR and first-aid training with support from Wright County Economic Development Partnership and a Minnesota Department of Education grant distributed by the Initiative Foundation. In a recent survey, Wright County child care providers cited a lack of in-person training as a barrier to completing licensing requirements.

→ Thanks to a 2020 Initiative Foundation grant, True Friends Camp has a fresh

approach to seasonal staff recruitment and training in its effort to lead 25,000-plus children and adults with disabilities through summer camp and other services. About 300 staff members annually assist with a variety of programs at the Annandale-area camp. Updated recruitment and training techniques helped the camp provide the right supports while also creating a larger pool of qualified workers to fill regional employment gaps.

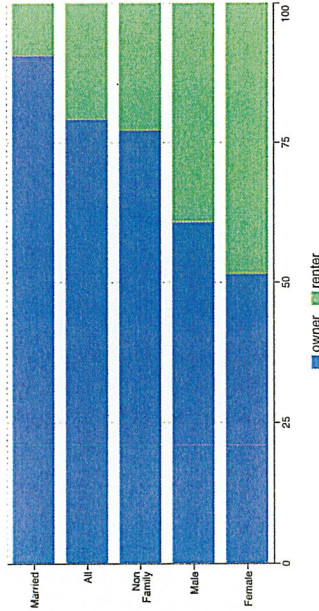




## Housing

Our affordable housing has created an extremely desirable community environment to those commuting into the Cities or for those who seek a quieter lifestyle.

Montrose Renter vs Owner Occupied by Household Type



Description	Amount*
Median household income	\$74,390.00
Median household income (householder under 25)	\$0.00
Median household income (householder 25 to 44)	\$84,130.00
Median household income (householder 45 to 64)	\$75,000.00
Median household income (householder 65 and over)	\$36,750.00
Mean household income	\$80,773.00
Per capita income	\$28,273.00

Earnings	Number of Households
Less than \$24,999	248 (15.16%)
\$25,000 to \$49,999	233 (14.24%)
\$50,000 to \$74,999	347 (21.21%)
\$75,000 to \$99,999	320 (19.56%)
\$100,000 to \$149,999	337 (20.60%)
\$150,000 to \$199,999	91 (5.56%)
\$200,000 or more	60 (3.67%)



## Economic Development Authority

Contact:

Robb Kirkpatrick  
MinnesotaGermanAutowerks@gmail.com

Tom Marszalek  
tmarszalek@montrose-mn.com

Kirby Moynagh  
kmoynagh@montrose-mn.com

Matt Smith  
matt\_smith@CarpentryContractors.com

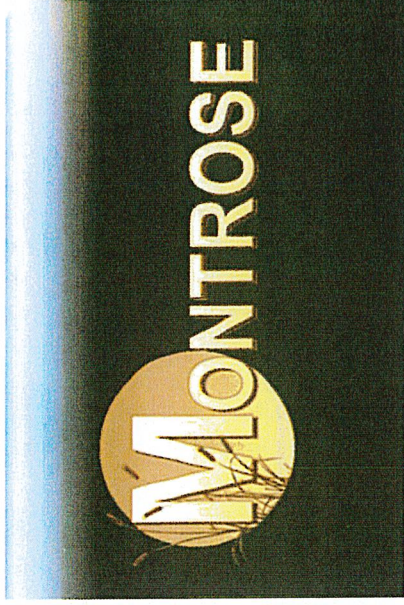
Sonya Tourville  
sonyatourville@yahoo.com

## Montrose - Waiver Chamber of Commerce

Contact:

info@montrosewaiverchamber.org

P.O. Box 421  
Montrose, MN 55363



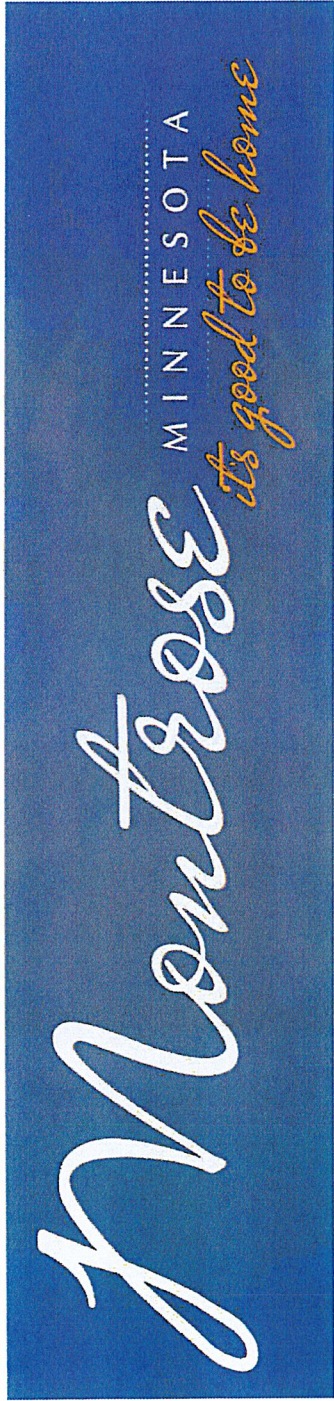
Nestled among a serene agricultural splendor, the City of Montrose, located in Wright County, is an example of the distinctive and thriving small-town atmosphere. Home to nearly 3,800 residents, the city is also home to commercial and industrial communities.

The village of Montrose, officially incorporated in 1881, was located on the Great Glacier Trail (which would become today's U.S. Highway 12) approximately 30 miles west of Minneapolis. Montrose was surrounded by beautiful prairies and lakes.

As time went by, growth of the community followed. New businesses and residents came to town. While some things have changed since the early days, the strong sense of community values remain. The City of Montrose believes that residential quality of life is shaped by the people who live here, community businesses, volunteer groups and service oriented associations.

Our many parks, greenspaces and trails provide a beautiful and peaceful escape.





### Demographics

- \* Population - 3775
- \* Median Age - 32.0
- \* Families with kids under 18 - 66%
- \* Population within 10 miles - 41,061

**Table 6-2. 2017 Comprehensive Plan Population Projections**

Year	Projected City Population	Population Growth (2010 base)
2015	3,079	232
2020	3,500	421
2025	4,000	500
2030	4,600	600
2035	5,300	700
2040	6,055	755
<b>Projection Range</b>		
2040 - Conservative	4,465	1,618
2040 - Fast	7,500	4,653

September 2017 Update to AUAR, available at City of Montrose website: [www.Montrose-MN.com](http://www.Montrose-MN.com)

### Education

- Buffalo-Hanover-Montrose Schools
- Montrose Elementary School of Innovation
- Buffalo Community Middle School
- Buffalo High School
- Wright Technical Center

### Transportation

- \*\* Traffic Flow \*\*

**Table 21-1. Trip Generation Data**

Scenario	Zonal Area	AM Peak		PM Peak		Daily Total
		Entering	Exiting	Entering	Exiting	
2030 No-Build	AUAR	709	1,414	1,841	983	25,633
	Total	1,253	2,149	2,830	1,774	41,734
2030 Interim Build	AUAR	3,749	4,212	6,352	5,611	116,355
	Total	4,283	4,968	7,332	6,375	131,774
2030 Full Build	AUAR	5,923	6,975	10,109	8,638	178,202
	Total	6,477	7,734	11,089	9,421	193,744

\*\* Data obtained from the September 2017 revision to our A.U.A.R. (Alternative Urban Area-wide Review) available on the City of Montrose website. ([www.montrose-mn.com](http://www.montrose-mn.com))

- \* Freight Railroad - BNSF

- \* Bus Service

Trailblazer Transit provides general public transportation and serves Sibley, McLeod, and Wright Counties.

- \* Minneapolis-St. Paul Intl. Airport  
47 miles - 55 minutes

- \* US Hwy 12, MN Hwy 25, Wright County Hwy 12

### Available Land

- \* Montrose Business Park - US Hwy 12 & Clementa Ave.  
29.31 acres - Zoned I-2 Industrial and B2 Highway Business - US Hwy 12 visibility - subdivided sites available  
Contact Todd Rymmer 763-479-5613
- \* SW Corner of US12 & MN 25  
144 acres - Visibility and access to US Hwy 12 and MN Hwy 25 - Commercial & Residential - Sewer & Water access - mixed use development potential  
Contact Jeremy Grittner/ Ted Gonsior 952-897-7744
- \* Third St. S. between Arizona & Zephyr  
3.52 acres - Zoned B-2 Hiway Business District - US Hwy 12 access & frontage  
Contact Wayne Elam 763-229-4982
- \* County 12 - North of 55th St. SW  
45 acres developmental land - concept planned for 115 single family homes  
Contact: Joe Lemmerman 612-716-2546