



AGENDA

ECONOMIC DEVELOPMENT AUTHORITY MEETING

Regular Meeting
Tuesday, July 18, 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. May 16, 2023 Economic Development Authority Meeting Minutes

5. **TREASURER'S REPORT**

A. Economic Development Authority Fund = Update from City Clerk/Treasurer at July 18, 2023 Meeting

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

C. Economic Development Authority Accounts Payable – June 20, 2023

6. **OLD BUSINESS**

A. New Member Recruitment

B. Update on Information for Child Care/First Children's Finance

7. **NEW BUSINESS**

A. Preserve Development Proposal Review

- a. JP Brooks Proposal
- b. Pat Briggs Proposal

B. Other Updates

- a. Wright County
- b. League of MN Cities

8. **NEXT MEETING**

A. Tuesday, August 15, 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, May 16, 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, May 16, 2023 at 12:00 p.m.

EDA President Paradeise called the meeting to order at 12:00 p.m.

2. ROLL CALL

Present: EDA President David Paradeise
 EDA Member Matt Smith
 EDA Member Sonya Tourville

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

Absent: Mayor Kirby Moynagh

3. APPROVAL OF AGENDA

EDA Member Smith motioned to approve the May 16, 2023 agenda as presented. EDA Member Tourville seconded the motion. Motion carried 3-0.

4. APPROVAL OF MINUTES

- A. January 17, 2023 Economic Development Authority Meeting Minutes
- B. February 21, 2023 Economic Development Authority Meeting Minutes

EDA Member Smith motioned to approve the January 17, 2023 and February 21, 2023 Economic Development Authority Meeting Minutes as written. EDA Member Tourville seconded the motion. Motion carried 3-0.

5. TREASURER'S REPORT

- A. Economic Development Authority Fund = \$255,004.10

Mr. Sommerfeld gave an update on the EDA Funds.

- B. EDA Revolving Loan Fund – \$257,754.78
- C. Economic Development Authority Accounts Payable – February 21, 2023

EDA President Paradeise motioned to approve the February 21, 2023 Economic Development Authority Accounts Payable. EDA Member Smith seconded the motion. Motion carried 3-0.

- D. Economic Development Authority Accounts Payable – April 18, 2023

EDA President Paradeise motioned to approve the April 18, 2023 Economic Development Authority Accounts Payable. EDA Member Tourville seconded the motion. Motion carried 3-0.

6. OLD BUSINESS

A. Preserve Development Update

Ms. Bonniwell stated that there has been some interest from a couple developers that may submit a proposal before the June 1, 2023 deadline.

B. Initiative Foundation 2023 Contribution - \$260.00

Ms. Bonniwell stated that since there was no quorum at the February 21, 2023 EDA Meeting, this item will need formal approval.

EDA Member Tourville motioned to approve a Contribution to the Initiative Foundation for 2023 in the amount of \$260.00. EDA President Paradeise seconded the motion. Motion carried 3-0.

7. NEW BUSINESS

A. Possible New Member Discussion

EDA President Paradeise stated this item would be tabled since the possible new member was unable to attend the meeting.

B. Child Care in Montrose

Jolene Foss from Wright County EDP was in attendance and stated that if the EDA is interested in looking into child care options, they should start with contacting Teri Steckelberg at First Children's Finance. Ms. Foss stated that First Children's Finance will conduct a feasibility study to determine the number of existing spots for child care, and the current need that exceeds the existing facilities. Ms. Foss stated there are loan programs and other benefits offered by First Children's Finance to assist with the development of child care facilities. EDA Member Tourville stated she would be willing to contact Teri Steckelberg to get the process started to determine need in the area.

C. Ideas to Attract New Business to Montrose

Ms. Foss stated that she spoke with a developer that was potentially interested in the Preserve and discussed a mixed-use development that would provide commercial and residential opportunities. Ms. Bonniwell stated that she also had been telling prospective developers that Council would potentially be open to a mixed use or form planning in order to provide that mix and potentially have some commercial spaces for businesses looking to move to Montrose. Ms. Bonniwell stated that she does get calls from businesses from time to time that are looking for a space to move into for their business within the city and there are not many spaces that a business could move into, and the city is missing on those opportunities because there are no spaces currently available. EDA Member Tourville stated she would like to see a mixed-use development to try to attract businesses to town with a space for them to use. Other ideas that were discussed for business development were to attend or host a job fair or job expo with some of the businesses in town, or join a larger expo to inform people of the job opportunities that exist in Montrose. Ms. Foss stated that 70% of people leave Wright County for work, but Wright County has great jobs available and she wants people to stay in the county and save gas by not having a commute. Another idea, suggested by EDA Member Tourville, would be to try to attract an investment group that is interested in building a commercial or mixed-use development and rent out spaces for profit. Ms. Foss also discussed the Wright County EDP initiative for Business Retention and Expansion visits to existing businesses in town and asked if the EDA had any ideas for future visits. The EDA stated that they thought Milhausen Auto and Emery's Truck and Trailer Repair would be two good businesses to touch base with regarding retention and expansion. Ms. Foss stated that Wright County EDP is still working on community resource marketing/brochures that will be completed in 2023 and will be a compendium of Wright County cities and have general and business information about the different communities. EDA Member Tourville asked about available commercial land and if it was still for sale. Ms. Bonniwell stated that yes, the land on Highway 12 to the east of town is still available, as well as the land out near the Xcel Energy station, but the property is quite expensive and potentially prohibiting businesses from purchasing due to price of the land.

8. NEXT MEETING

A. Tuesday, June 20, 2022 at 12:00 p.m. in the Montrose City Hall Conference Room

9. ADJOURNMENT

EDA Member Tourville motioned to adjourn the meeting at 12:55 p.m. EDA Member Smith seconded the motion. Motion carried 3-0.

Council Member David Paradeise
President
City of Montrose Economic Development Authority

ATTEST:

Jessica Bonniwell
City Administrator
City of Montrose

ECONOMIC DEVELOPMENT AUTHORITY ACCOUNTS PAYABLE LIST

June 20, 2023

Carmember Services	EDA Lunch	40.00
TOTAL ACCOUNTS PAYABLE		40.00

MOYNAGH

BONNIWELL

PARADEISE

TOURVILLE

SMITH

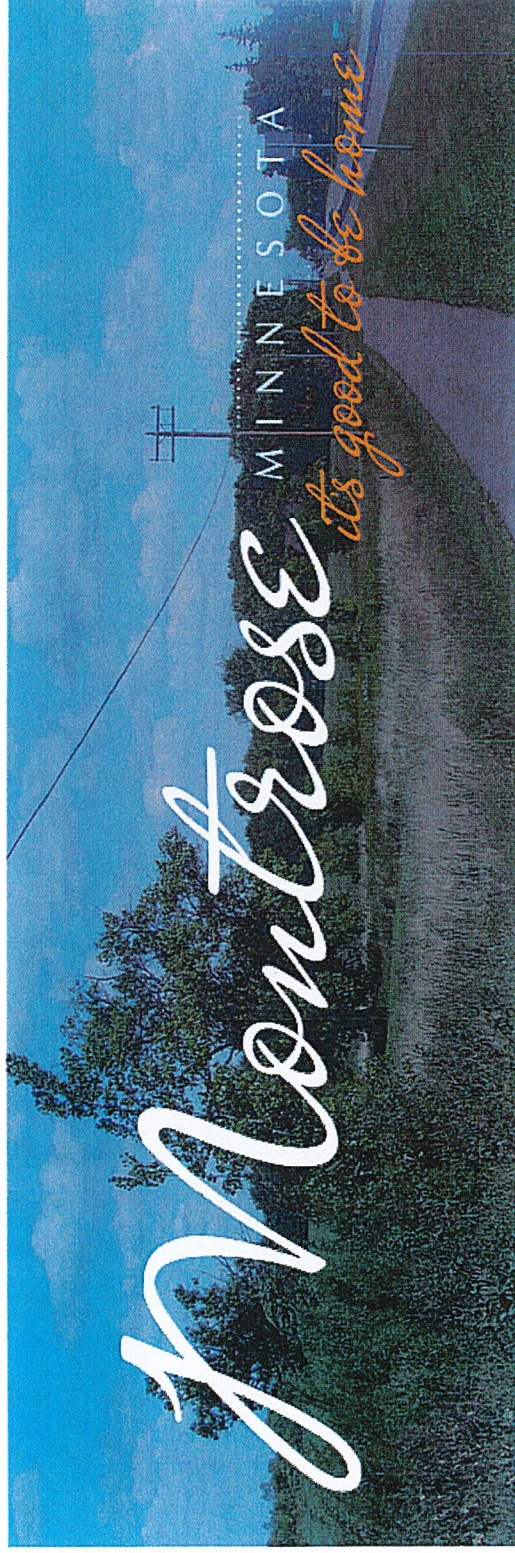


THE PRESERVE

— AT MONTROSE —

PROPOSAL TO PURCHASE

CivilSite
GROUP



Final Plat: 174 Townhome Lots

Units Proposed: 174 Single Family Attached Townhomes

Park Enhancements: Outlots F & G - Approx. 8 Acres (see page 7)

Nestled among a serene agricultural splendor, the City of Montrose, located in Wright County, is an example of the small-town atmosphere that is distinctive and thriving. Home to nearly 3,100 residents, the City is also home to commercial and industrial communities.

ABOUT THE BUILDER / DEVELOPER

JP Brooks
BUILDERS

JP Brooks, locally owned, will be the developer and homebuilder ensuring the vision is consistent from start to completion

Our Mission is simple: To build quality homes at an affordable price

JP Brooks has been in business since 2013

Over **600 homes** constructed in **40 communities** since 2013

Currently building in 14 locations throughout the Metro

Average number of homes closings 2021-2022 = 163 homes annually

Ranked number 10 Top Builder in revenues for 2022 in the Twin Cities market

Minnesota Green Path certified Builder

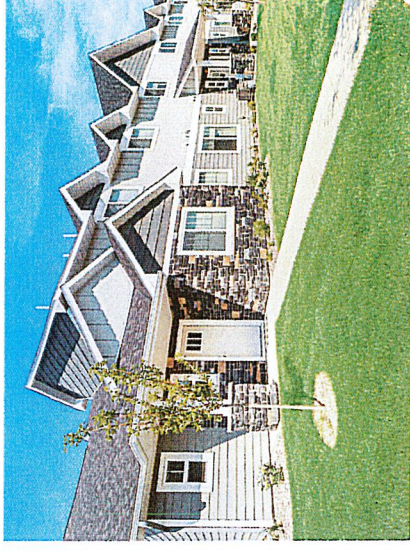
TOP 25
Builders
— 2019 • 2020 • 2021 • 2022 —

2020 • 2023
REGGIE
AWARD-WINNER

DESIGNATED
2022
greenPATH.
BUILDER

MINNESOTA REAL BUSINESS JOURNAL
B P t W | best places
to work 2021

HOUSING FIRST
MINNESOTA™





- Originally planned for 174 row style and back-to-back townhomes before the Great Recession
- Property was “rough graded”, water and sewer infrastructure installed, but not connected, some streets were paved.
- JP Brooks Builders’ proposal would complete the development as originally contemplated.
- JP Brooks Builders’ architectural plans fit the recorded final plat.

PROPOSED LAND PURCHASE

SELLER: City of Montrose

PURCHASER: JPB Land, LLC. (Affiliate of JP Brooks, Inc.)

PURCHASE PRICE: \$75,000

EARNEST MONEY: \$10,000 - Refundable prior to expiration of due diligence

TITLE COMPANY: Custom Home Builders Title, Inc.

DUE DILIGENCE: 90 days from Purchase Agreement signing

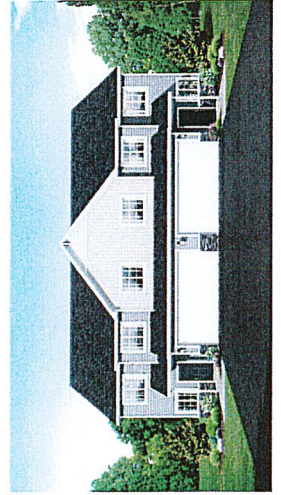
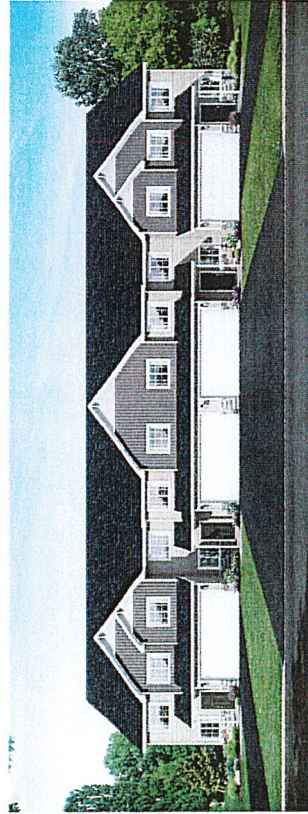
CLOSING DATE: Within 5 business days of expiration of due diligence date

CONTINGENCIES:

1. Approval of a TIF financing district with acceptable terms to purchaser
2. All connection fees (water, sanitary, storm) and park dedication fees have been satisfied.
3. All developer responsibilities negotiated via developer agreement.

PROPOSED PRODUCT & COMMUNITY FEATURES

- 174 single family attached townhomes with fee simple ownership.
- 2 floor plans ranging from 1700 to 1725 square feet.
- Progressive exteriors color palettes with stone accent and anti-monotony code.
- All slab on grade foundations.
- 2 car garage included on all homes, plus 2 parking spots on drive. Additional 87 guest parking spaces.
- HOA maintained. HOA to be created and managed by JP Brooks.
- Private streets owned and maintained by HOA.
- Open space and wetland monitoring maintained by HOA.
- Enhancements to park area



DEVELOPMENT OBJECTIVES

- Our plan is to work with the existing plat, street, and utilities as originally intended.
- Water and sanitary sewer infrastructure are available in close proximity on Highway 12.
- Open space to be preserved and dedicated to the HOA established by JP Brooks.
- Evaluate, test all existing water and sewer infrastructure.
- Remove and replace all existing curb and gutters, base pavement and replace.
- Directionally bore under Highway 12 to connect water to 12" main.
- Develop street infrastructure in 2 phases - beginning in 2023 with Phase 1.
- Work with city staff for any Developer Agreement requirements during the due diligence period.
- Seek approvals for a TIF district.
- Provide the city TIF consultant with any required project financial analysis.
- Construct park enhancements



PROPOSED PARK ENHANCEMENTS

JP Brooks
BUILDERS

SUBJECT TO FINAL DESIGN

Community Playground
Mendota, Minnesota

Midwest Playscapes
1875 PLAZA DRIVE, SUITE 100
JANESVILLE, WI 53405
PHONE: 608.747.1152
FAX: 608.747.1153
EMAIL: info@midwestplayscapes.com

PLAYWORLD
The world needs play!

Equipment Manufacturer

POST & COMPONENT **ROTOMOLD PLASTIC** **ARTICULATED** **PAINT**
Brown Beige Forest Green Brown Forest Green Beige Forest Green Beige

PRODUCT SPECIFICS

BUILDING MATRIX

174 Homes - these lots are platted/recorded.

Back-to-Back style Townhomes (lot size interiors are 32'W x 40'D, end units 45'W x 40'D)

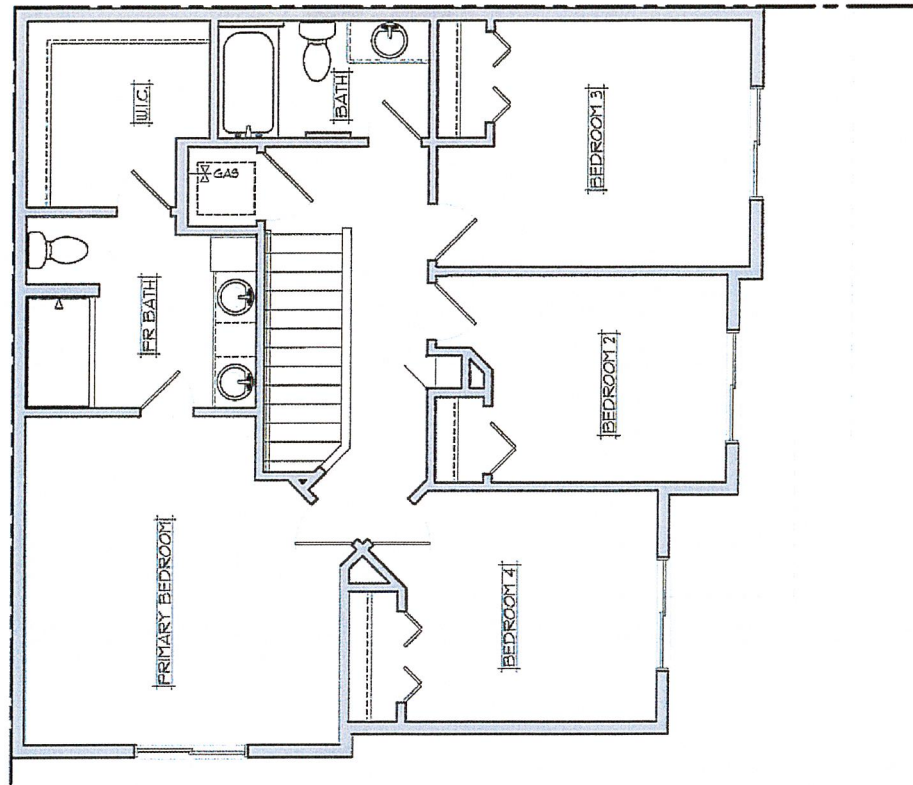
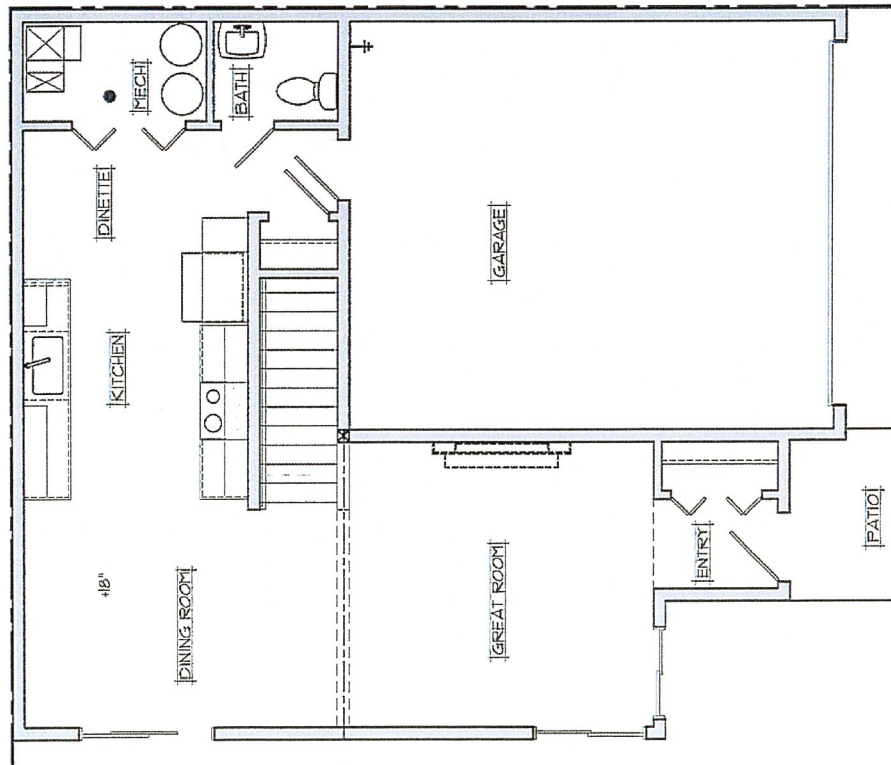
- 8-unit Bld-17
- 6-unit Bld-2
- 4-unit Bld-2

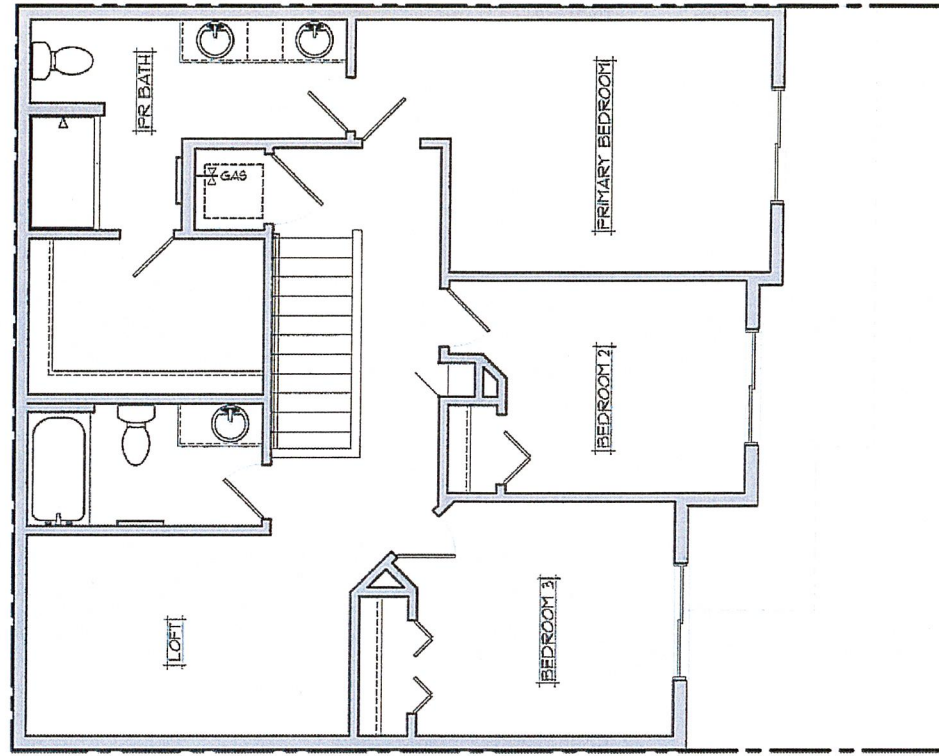
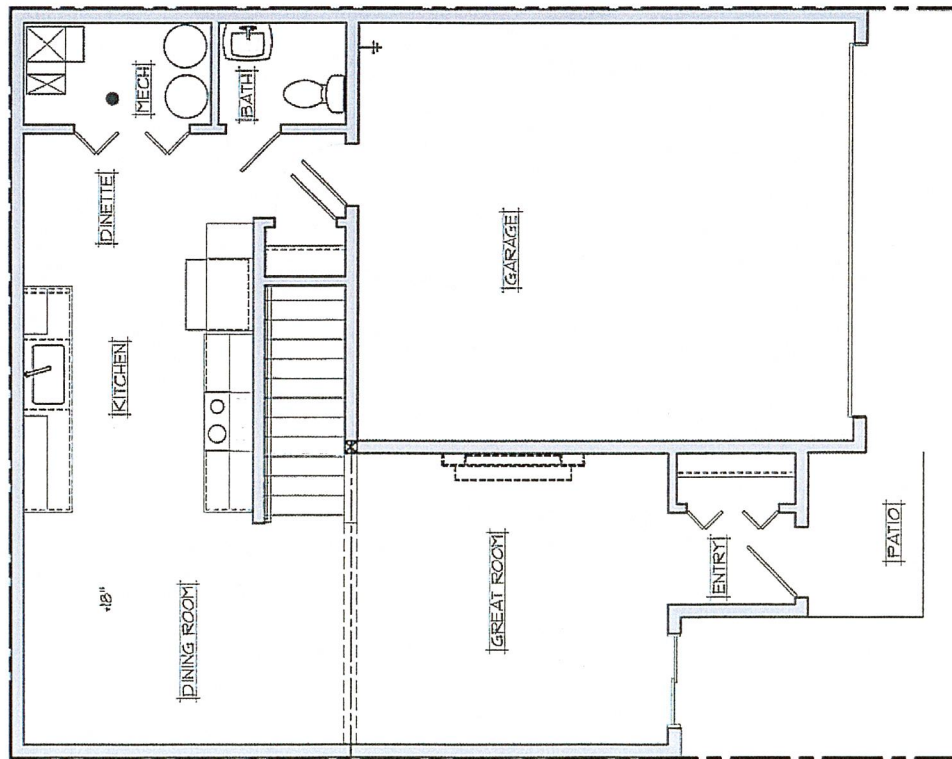
Row style Townhomes (front entry garage) - Lot size 32'W x 61'D or 63' D

- 4-unit Bld-3
- 2-unit Bld-3 (need to verify site plan/recorded plat that this is correct)

PRODUCT DETAILS

- Hazelwood: End home - 1,725 square feet, 4 bedrooms, 2.5 baths, 2 car garage.
- Birchwood: Interior home - 1,700 square feet, 3 bedrooms, loft, 2.5 baths, 2 car garage.





Proposed purchase complies with the stated goals of the city, and the 2040 Comprehensive plan.

- Provides quality housing that is affordable to all income levels and stages of life cycle.
- Provides diversity of housing style, and sought-after affordable price point.
- Provides housing and neighborhood that will be well maintained, via HOA.
- Complies with the general standards of the PUD Provisions in the Montrose city zoning code.
- Provides housing within the current service area that takes advantage of existing infrastructure and provides immediate return on investment to the city.

Accents the rural residential character vision by preserving natural features of the site, including wetlands, while adding landscaping and park features to enhance the streetscape appeal.

PROJECT TIMING

We are desirous of beginning site clearing, street demolition, and utility connectors once the purchase is closed, and to have an opportunity for completed model homes in March 2024 for the spring market.

Model home locations are being evaluated, with high visibility to Highway 12 the primary objective.



DEVELOPER / BUILDER

JP Brooks, Inc.

13700 Reimer Drive North, Suite 100
Maple Grove, MN 55311

Art Plante

Office: (763) 285-4795
Mobile: (612) 804-5742

ENGINEERING / SURVEYING CONSULTANT

Civil Site Group, Inc.

4931 West 35th Street, Suite 200
St. Louis Park, MN 55416

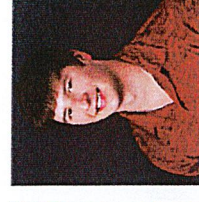
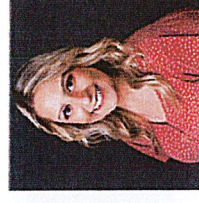
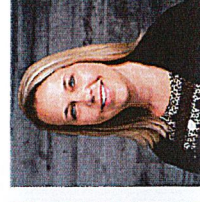
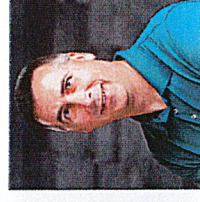
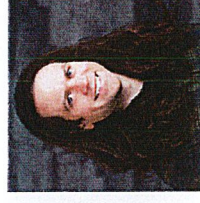
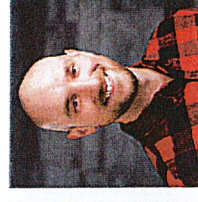
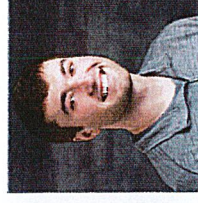
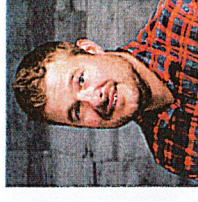
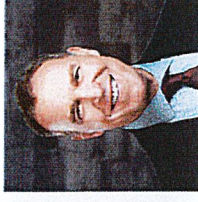
Matt Pavek (612) 615-0060
www.civilsitegroup.com

WETLAND CONSULTANT

Kjolhaug Environmental Services

2500 Shadywood Road, Suite 130
Minnetrista, MN 55331

Phone: (952) 401-8757



Description of Project PID 112048000070

LOI is for \$1000 above highest competing offer not to exceed \$105,000.

This proposal consists of 30+ Senior Single Patio Twin Home Units, 44 Tiny Home Units, 45 Apartment Unit Buildings in Two Phases. Outlot A along Hwy 12 is proposed to be zoned for Light Industrial & Retail. Outlot B, Phase IV, is additional future housing based on Sales/Rental Market from demand of Phase I, II, & III. Proposed Budget exceeding 20+ Million within the next 60 Months

1st Phase of construction is proposed to be a 45 Unit, 3 story Apartment Building consisting of 15-Studios, 20- 1 Bedroom Suites, and 10- 2 Bedroom Suites. 45 Total Units. Exterior façade would include a combination of Black & White Horizontal & Vertical 5" Steel siding & Cultured Stone. All Trims including Garage doors, soffit, fascia, to include Black Aluminum Wrap Accents. Covered & Uncovered parking stalls provided. 2nd Building subject to rental demand

2nd Phase of Construction is proposed to be 16 Tiny Houses on the West section of the subject property. The proposed Tiny Houses of the west side of the development will be developed based on Sales/Rental Market from demand of initial phases. The Tiny Home sites may be interchanged with Senior Patio Home sites based on demand as we experience progress. Flexibility in the construction phases will ensure long-term success.

Phase I & II will be simultaneous. Due Diligence & Government approvals in 2023 and Construction to start in the Spring of 2024.

Outlot A will develop once the Residential Component is well on its way.

As an Experienced Residential & Commercial Developer/Builder & Owner. The proposed objectives are to partner with the city of Montrose to position the city to experience continued growth in the housing sector for all ages in the Life Cycle. The Fishing Pond is designed for the West Brook Neighborhood. It will be 12-15 feet deep and be stocked with Sunfish & Bass. The Senior member committee will be created within the community in phase I & II. They will be the gate keepers of the calendar and Activity. This experience will be offered 1st to the seniors, and they will invite the youth and their parents to get hooked on fishing not on drugs. There will be a secure gated 12-foot-long pier & platform for the catch & release experience. There will be Fish Fry once a year for charitable events in the Montrose local community. This opportunity will expand to The Boys & Girl clubs and other organizations as we progress down this journey.

Thank you for giving us this opportunity to work with and be a part of The City of Montrose. Its Good To Be Home...

Patrick Briggs
612-919-1561-pat@thebriggscompanies.com

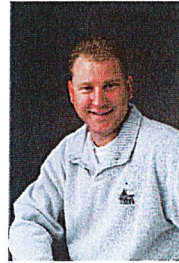


9777 103rd St NW, Clearwater MN 55302
(763) 633 -1080 Fax (763) 633-1430

Patrick L. Briggs

CEO

Briggs Properties, INC.



Patrick L. Briggs has been a Minnesotan his entire life. At 15 years old he started roofing houses and by the age of 16 owned his own roofing business all while working for a builder framing houses and attending college. At the age of 18 he purchased his 1st home and represented himself through the entire process.

He studied at St. Cloud State University and earned a degree in Industrial Studies with an emphasis in construction and a minor in management.

In 1996, after graduation, he moved to Peoria, IL., where he was a territory manager and sold building products to local lumber yards. With his sales skills he brought the territory from \$600K in yearly sales to over \$2.4 million in less than 2 years.

In 1998, he moved back to Minnesota and began his career in the mortgage industry in Maple Grove. Representing himself he started investing in real property which included duplexes, triplexes, fourplexes and owned 15 rental units.

In 2000, Mr. Briggs opened Lakewood Mortgage where he accrued over \$350 million in closed transactions within the first four years.

In his capacity as C.E.O of Briggs Properties, Inc., Mr. Briggs began purchasing bankrupt town home projects, Matthews Grove, townhomes (Coon Rapids). This grew into land development, building 45 town homes, over 75 single family homes and commercial office buildings. Mr. Briggs began designing and constructing commercial buildings and market rate apartment buildings which include The Plaza (14,000 sqft strip mall), The Professional Building (8000 sqft office building), The Briggs Business Center (20,000 sqft Office/warehouse), Elk River Lodge (42 unit Hotel Conversion) & Jackson Hills Apartments in Elk River (40 Unit Market Rate & Affordable) Park Ridge Becker (8 Market Rate Units), Ashbury Big Lake (23 Unit Market Rate), Town Square Big Lake (30 Market Rate Units) and The Pines I and II Zimmerman (64 Market Rate units), Rivertown Monticello (47 Market Rate & Affordable units). Rum River Residential Suites Princeton (100 Units Senior/Market



9777 103rd St NW, Clearwater MN 55302
(763) 633 -1080 Fax (763) 633-1430

Rate & affordable units) Currently, Clearwater Residential Suites (42 Senior/Market Rate & Affordable) Currently developing 140 units in Elk River MN & 180 Units in Princeton MN. 30 Years of experience.

In 2024, Mr. Briggs would like to do his next project in Montrose MN



