



AGENDA

ECONOMIC DEVELOPMENT AUTHORITY MEETING

Regular Meeting

Tuesday, September 19, 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. July 18, 2023 Economic Development Authority Meeting Minutes
5. TREASURER'S REPORT
 - A. Economic Development Authority Fund = \$263,970.36
 - B. Economic Development Revolving Loan Fund = \$257,754.78
 - C. Economic Development Authority Accounts Payable – September 19, 2023
6. OLD BUSINESS
 - A. New Member Recruitment
 - B. Update on Child Care/First Children's Finance Initiative
7. NEW BUSINESS
 - A. Commercial Project Discussion with Mr. Steve Bunn
 - B. Preserve TIF Discussion with Mr. Shannon Sweeney

8. **NEXT MEETING**

A. Tuesday, October 17, 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, July 18, 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, July 18, 2023 at 12:00 p.m.

EDA President Paradeise called the meeting to order at 12:06 p.m.

2. ROLL CALL

Present: EDA President David Paradeise
 EDA Member Sonya Tourville
 Mayor Kirby Moynagh

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

Absent: EDA Member Matt Smith

3. APPROVAL OF AGENDA

EDA Member Moynagh motioned to approve the July 18, 2023 agenda as presented. EDA Member Tourville seconded the motion. Motion carried 3-0.

4. APPROVAL OF MINUTES

A. May 16, 2023 Economic Development Authority Meeting Minutes

EDA Member Moynagh motioned to approve the May 16, 2023 Economic Development Authority Meeting Minutes as written. EDA Member Paradeise seconded the motion. Motion carried 3-0.

5. TREASURER'S REPORT

A. Economic Development Authority Fund = \$255,760.86

Mr. Sommerfeld gave an update on the EDA Funds.

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

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

EDA Member Tourville motioned to approve the June 20, 2023 Economic Development Authority Accounts Payable. EDA Member Moynagh seconded the motion. Motion carried 3-0.

6. OLD BUSINESS

A. New Member Recruitment

Discussion was held regarding recruiting new members and brainstorming how to get another business member involved with EDA. Some suggestions that were made to reach out to businesses for participation included Citizen's State Bank and Untiedt's. Members will attempt to contact these businesses to see if they

are interested in joining.

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

EDA Member Tourville stated she watched a webinar regarding the process to try to get First Children's Finance involved in helping with a Child Care facility in Montrose. EDA Member Tourville stated that the first step is to gather a committee to drive the initiative forward and a core team is necessary to even apply for the program. EDA Member Tourville stated that step one would involve 7-20 people in order to get through the application process, which is currently happening so EDA would have to wait until 2024 at the earliest to apply for this program. EDA Member Tourville stated that Town Hall Meetings and Planning Meetings would be required to generate interest and educate the community about the program. EDA Member Tourville stated that step two would be to create a task force with 15-20 people that are determined to get the project going, help secure funding and gather increased community support. EDA Members stated that the city should try to gauge interest by putting information on the city website, in the newsletter and on Facebook to start recruiting people that are passionate and committed for a somewhat long-term project.

7. NEW BUSINESS

A. Preserve Development Proposal Review

a) JP Brooks Proposal

Brief discussion was held by the EDA regarding the JP Brooks Proposal. The EDA liked that it followed the already approved plat for that property and that they had a solid and definite plan. These proposals have been discussed in length in the minutes for City Council Workshop on July 10, 2023 and the Planning and Zoning Meeting on July 12, 2023.

EDA Members Paradeise and Tourville stated they prefer the JP Brooks plan over the Pat Briggs proposal.

b) Pat Briggs Proposal

Brief discussion was held by the EDA regarding the Pat Briggs Proposal. The EDA liked that it provided more housing product variety than the JP Brooks one. The EDA Members asked questions about the different options and if there was more information and concept drawings of the "tiny-house" products and the townhomes. Ms. Bonniwell stated that she was following up with the developer, but that his plan seemed more fluid and prone to changes if the market or other factors changed. These proposals have been discussed in length in the minutes for City Council Workshop on July 10, 2023 and the Planning and Zoning Meeting on July 12, 2023.

B. Other Updates

a) The EDA discussed that Ms. Foss from Wright County was unable to attend the meeting as she had recently been in a car accident and was recovering from her injuries. The EDA Members asked Ms. Bonniwell to get flowers and/or a card for Ms. Foss.

b) League of MN Cities

EDA Member Moynagh discussed some updates from the League and Legislature updates on ongoing issues. EDA Member Moynagh outlined some issues that are impacting the local economy based on latest bills passed and ongoing initiatives: day care availability and funding – no additional funding for safe routes to school and/or childcare; affordable housing - \$1 Billion bill approved funds across housing spectrum for high density housing; broadband grants are currently available for cities without reliable internet access; and there are new changes to TIF laws that are being recommended at the state level.

8. NEXT MEETING

A. Tuesday, August 15, 2023 at 12:00 p.m. in the Montrose City Hall Conference Room

9. ADJOURNMENT

EDA Member Tourville motioned to adjourn the meeting at 12:36 p.m. EDA Member Moynagh 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**

September 19, 2023

Elan Financial Services	EDA Lunch	48.00
	TOTAL ACCOUNTS PAYABLE	48.00

MOYNAGH

BONNIWELL

PARADEISE

TOURVILLE

SMITH