



Business Opportunities

COME
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WITH US

City of Montrose 763-575-7422 www.montrose-mn.com



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For More Information Contact:

City of Montrose
311 Buffalo Avenue South
PO Box 25
Montrose, MN 55363
(763) 575-7422
www.montrose-mn.com

or

Economic Development Consultant:
Jo Foust, Principal
Municipal Development Group, Inc.
952 - 758 - 7399, ext. 1

1-888 - mdg - inc (1 - 888 - 763 - 4462) phone/fax
Email: foustmdg@gmail.com



Contact Information

- Location

Located 25 miles from the twin cities, Montrose is a progressive small community which is positioned to handle the growth which is occurring. Montrose, located in Wright County is within US Congressional District 6 and MN Legislative District 19B

Web site: www.montrose-mn.com

Montrose Mayor and Council

Greg Youmans, Mayor
Michelle Otto
Lloyd Johnson
Melissa Gudvangen
Jillayne Menard

Montrose City Staff

Wendy Manson, Deputy Clerk
Sean Diercks, Public Works Director
Anna Carlson, Utility Clerk
Jo Foust, Economic Development
Consultant: 952-758-7399

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311 Buffalo Avenue South
PO Box 25
Montrose MN 55363
763-575-7422



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Demographics

The City of Montrose grew nearly 150% over the past decade with an increase in population from the year 2000 (1,143 residents per the 2000 Census) to a 2010 population of 2,847. The 2013 population estimate was 3,040 (MN State Demographer). With 1,108 households and an average 2.74 people per household, the City is poised for commercial and industrial growth!

The immediate area has a population of over 8,800 with 3,266 households! In addition to the population within the City of Montrose's city limits, there are nearly 6,000 residents in the townships immediately adjacent to the City. Below are 2010 Census population and household, as provided by the MN State Demographer's Office.

| Location | 2010 Population | Households | People Per Household (PPH) |
|---------------------|-----------------|------------|----------------------------|
| Montrose, City | 2,847 | 1,043 | 2.73 |
| Franklin Township | 2,760 | 1,020 | 2.70 |
| Marysville Township | 2,147 | 815 | 2.63 |
| Woodland Township | 1,082 | 414 | 2.61 |
| Total | 8,836 | 3,292 | 2.68 |

The population of Montrose and other cities and townships within Wright County are anticipated to continue to grow at a rate of 3% to 4% per year, as follows:

Population Projections Wright County

| Year | 2005 | 2010 | 2015 | 2020 |
|-------------------------|---------|---------|---------|---------|
| Projected Population | 112,153 | 136,110 | 159,640 | 181,240 |
| Percent Annual Increase | | 4% | 3% | 3% |

*Source: MN State Demographer,
June 2007

Building Permits- New Residential Construction

Despite the economic downturn, new residential construction has continued in Montrose. Following are building permits issued for new residential units in Montrose over the past four years:

2010 17 new residential units
2011 14 new residential units
2012 24 new residential units
2013 13 new residential units
2014 15 new residential units

Total 83 new residential units over the past 5 years.



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Located within Wright County, Montrose provides economic opportunities for existing and new businesses.

Unemployment rate:

According to the Department of Employment and Economic Development, Wright County had a 3.6% unemployment rate as of August, 2014.

The Minnesota Workforce Center - Monticello office is available to assist with employment. They are located at:

106 Pine Street
Monticello, MN 55362

Phone: 763.271.3700

Fax: 763.271.3701

TTY: 763.271.3745

Hours: 8:00 a.m. - 4:30 p.m., Monday - Friday

Toll-free:

**1.888.GET.JOBS
(438.5627)**

Montrose Labor Force

2010 Number of Businesses
Number of Employees

31
199

Business Establishments by Size

| | Number of Businesses | Percent of Businesses |
|-----------------|----------------------|-----------------------|
| 1-4 Employees | 21 | 67.74 |
| 5-9 Employees | 6 | 19.35 |
| 10-19 Employees | 3 | 9.68 |
| 20-49 Employees | 1 | 3.23 |
| 50-99 Employees | 1 | 3.23 |

Employment by Occupation

| | TOTAL | % |
|---|-------|-------|
| Executive, Managers, and Administrators | 21 | 10.55 |
| Professional Specialty Occupations | 44 | 22.11 |
| Sales Professionals | 1 | 0.50 |
| Technologies and Technicians | 3 | 1.51 |
| Sales Workers and Clerks | 8 | 4.02 |
| Administrative Support Workers | 34 | 17.09 |
| Technical, Sales, and Administrative: Field Occupations | 1 | 0.50 |
| Protective Services | 4 | 2.01 |
| Other Services: Site Based | 30 | 15.08 |
| Farming, Forestry, and Fishing | 6 | 3.02 |
| Precision, Craft, and Repair: Site Based | 22 | 11.06 |
| Construction, Repair, and Mining: Field Based | 10 | 5.03 |
| Machine Operators, Assemblers, and Inspectors | 3 | 1.51 |
| Transportation and Materials Moving Workers | 6 | 3.02 |
| Handlers, Helpers and Laborers | 4 | 2.01 |

Total Employment by Major SIC (2010)

| | TOTAL | % |
|---|-------|-------|
| Agricultural, Forestry, Fishing (SIC Range 01-09) | 7 | 3.52 |
| Construction (SIC 15-17) | 19 | 9.55 |
| Manufacturing (SIC 20-39) | 2 | 1.01 |
| Transportation and Communications (SIC 40-49) | 18 | 9.05 |
| Wholesale Trade (SIC 50-51) | 2 | 1.01 |
| Retail Trade (SIC 52-59) | 26 | 13.07 |
| Finance, Insurance And Real Estate (SIC 60-69) | 8 | 4.02 |
| Services (SIC 70-89) | 83 | 41.71 |
| Public Administration (SIC 90-98) | 29 | 14.57 |

**Source: Solutions. 2010*

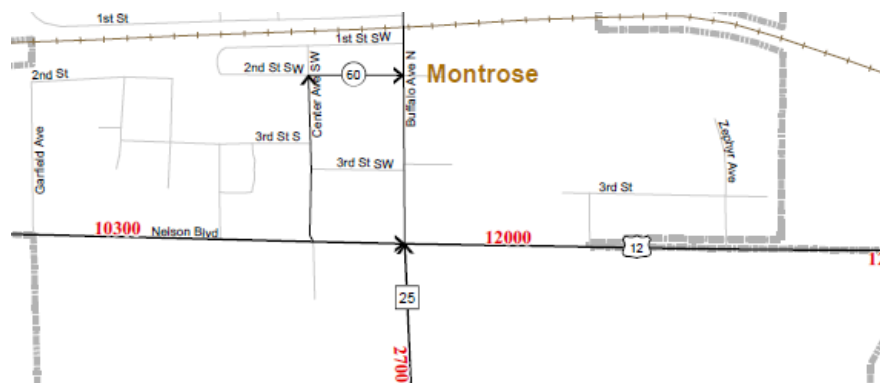
Transportation

Location...Location...Location...

When selecting a new home for your business, the old saying is "location, location, location". Montrose is ideally located along U.S. Highway 12, MN Highway 25 and Co. Rd 12 and is within 17 minutes of Interstate 94. Located 25 miles west of Minneapolis, Montrose has easy access to metropolitan amenities while retaining small town charm.

Traffic counts along U.S. Highway 12 on the east side of Montrose have increased 36% from 8,800 ADT to 12,000 ADT between 2000 and 2010 (Source: MNDOT), providing businesses with exposure to local and regional traffic.

Montrose is 16 miles from an interstate highway. The Minneapolis/St. Paul International Airport is 45 miles from Montrose, and offers a 10,000 foot paved and lighted runway for charter, commercial, freight and jet service. The airport serves several major airlines.



Financial Programs

Tax Increment Financing

Tax increment financing is a tool which allows the City to reimburse the company or land owner a portion of the new property taxes which are generated as a result of an expansion project. The amount of financial assistance available (TIF) is dependent upon a number of factors including but not limited to the assessed market value of the building and the financial need of the company. The City could structure a note to the company to use the tax increments to reimburse project costs including land acquisition, site improvements such as parking lots, grading, landscaping and/or utility connections.

Montrose Low Interest Loan Program

The City of Montrose offers a low interest loan program for businesses for the purchase of land, buildings, equipment, etc. The fund may be used for up to 20% of the project cost, with a maximum one job created per \$15,000 borrowed. The term of the loan is dependent with the proposed use. The interest rate is set at the time of loan approval, and is dependent upon the applicant's qualifications. The Montrose EDA has approximately \$200,000 in its loan fund.

Minnesota Investment Fund

MN Department of Employment and Economic Development (DEED) offers a program, which is a low interest loan to a company for land, buildings, equipment and infrastructure improvements. The loan amount is based on the number of jobs the company commits to creating over a two year period (from the time of occupancy). If the minimum wage paid to employees is \$10.25 (\$12.45 with benefits) per hour the company is eligible for \$16,000 for every job created (2013 standards for Wright Co.) For example, if you plan to create 20 jobs the maximum loan would be \$320,000. The maximum amount available to a city on an annual basis is \$500,000. Loans typically carry terms of 15-20 years for real estate and a maximum 10 years for equipment. The interest rate is negotiable with the City. Applications are accepted year-round.

Wright County Enterprise Revolving Loan Fund-

The Wright County Economic Development Partnership offers a loan program to provide gap financing for new and expanding industrial businesses. Qualifying businesses are required to create quality jobs with good wages, among other application requirements. For more information, contact the Partnership at (763) 477-3086.

Financial Incentives or gap financing programs, are available to qualifying existing and new businesses.

The City of Montrose has a history of supporting economic development efforts through the use of tax increment financing, application sponsorship for the state's Minnesota Investment Fund and its local low interest loan program.

The City is also a member of the Wright County Economic Development Partnership, providing businesses with access to these County funds.

The City has successfully secured grants through the MN DEED on behalf of businesses.

Contact Economic Development Consultant Jo Foust for more information.





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MN Community Capital Fund/Revolving Loan Fund

The City of Montrose is a member of the Wright County Economic Development Partnership. The Partnership is a member of the MN Community Capital Fund. The revolving loan fund is available for business and community economic development financing activities that lead to the creation of livable wage jobs and Industrial expansion. For more information please call Scott Martin (952) 541-9674.

Initiative Foundation Loan Programs

The Initiative Foundation provides gap financing to industrial and commercial businesses throughout Wright County. Programs available for startup and expansion projects include the Business Loan Program, Loan Guarantee Program and the Central Minnesota Seed Fund. For more information contact the Initiative Foundation at (320) 632-9255 or <http://www.ifound.org>.

Industrial Revenue Bonds

IDBs are private activity bonds (small issue manufacturing bonds) issued by cities on behalf of private borrowers to finance the fixed costs of manufacturing facilities. IDBs may be utilized if the company owns or is leasing the facility. The bonds are marketed on their financial strength. Financial statements of the company do not need to be disclosed to investors. If the company is interested in this option, the City would proceed with requesting an allocation for funds from the state of MN, following submittal of the required pre-application.



Available Sites

The City of Montrose has a variety of existing buildings and vacant land options available for commercial and industrial development. Following is information on available sites. A map follows the descriptions.

#1: PID #: 112-500-344-403 and 112-500-344-400, located at Highway 12 and Clementa Avenue this new commercial and industrial business park was developed with assistance from a DEED Business Development Infrastructure Grant in 2010-2011. Contact: Jon Fahning, Shingobee Builders at 763-331-5637.

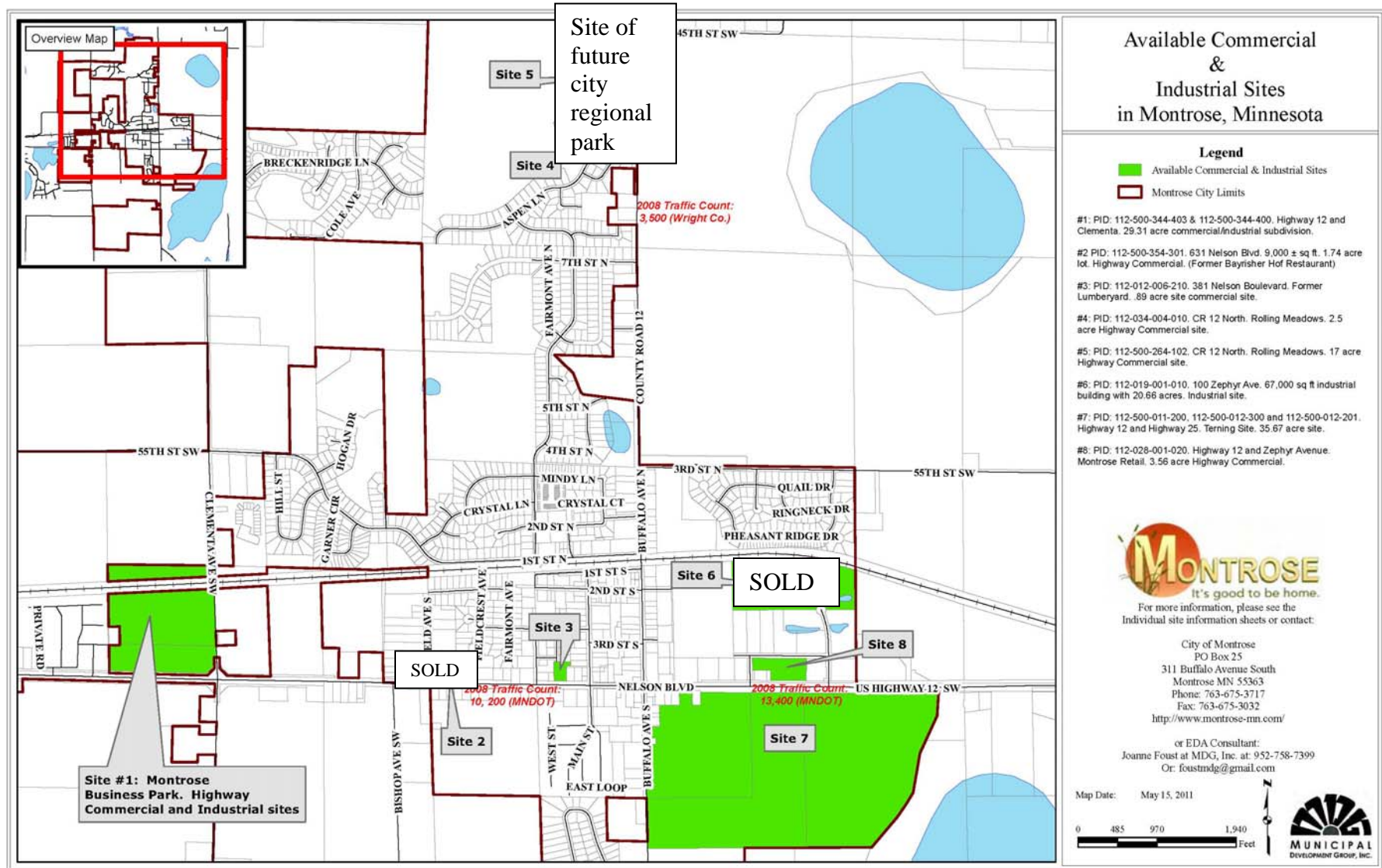
#3: PID #: 112-012-006-210. 381 Nelson Boulevard (Highway 12). This former lumberyard site is a 0.89 acre commercial redevelopment site. Contact/owner: Alfred & Viola Braegelmann, Phone: 763-972-8923

#7: PID#: 112-500-011-200, 112-500-012-300 and 112-500-0125-201. Located at the SE corner of Highway 12 and Highway 25, this 35.67 acre site offers opportunities for planned highway commercial uses. "Terning Site". Please contact Ted Gonsior, Colliers International at: 952-897-7744 or ted.gonsior@colliers.com.

#8: PID#: 112-028-001-020. This is a 3.56 acre Highway Commercial site, located along Highway 12 east. Contact: Larry Palm: 612-919-3953, email: PalmL@aceelectrical.net Open to build-to-suit arrangement. Asking price \$4.83 per square foot

For more information on available sites contact the City of Montrose at: 763-675-3717 or Economic Development Consultant Joanne Foust at: 952-758-7399 or 1-888-763-4462.







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Education

The City of Montrose is a part of the Buffalo-Hanover-Montrose School District (ISD #877). The District's Web Site is: www.buffalo.k12.mn.us

The Montrose Elementary School is located at 100 2nd Street SW, Montrose. It includes kindergarten through 5th grade. It is also the Wright Co. site for head start and community education ECFE. Contact Montrose Elementary: 763-675-3135

In 2010, the Montrose Early Education Center opened adjacent to the Elementary School. This features classrooms, a lunchroom, and large motor skills room for preschool and headstart age children. Adult education classes are also offered in the facility. The space is also designed to accommodate a daycare facility on-site.



Utilities

Electrical

Excel Energy: 800-895-4999

Wright-Hennepin Electric: 800-943-2667

Natural Gas

Excel Energy: 800-895-4999

Water and Wastewater

City of Montrose: 763-675-3717

800 MN 25 South, Montrose MN 55363

Water Source: Wells

Storage Capacity: 300,000 gallons

Pumping Capacity: 1,050 gallons/minute

Average Demand: 150,000 gallons/day

Peak Demand: 450,000 gallons/day

Total Water Hardness: 23 ppm

Wastewater Treatment

Mechanical Plant

Capacity of Plant: 420,000 gallons/day

Average Demand: 106,000 gallons/day

Peak Demand: 322,000 gallons/day

Communication

Telephone

Lakedale Telephone Co: 320-274-8201

Newspapers

Wright Co. Journal Press: 763-682-1221

Herald Journal Publishing: 320-543-2131

Minneapolis Star Tribune: 612-673-4000

Police: Emergency –police, fire, and ambulance: 911

Non-emergency: Wright County Sheriff's Office. 800-362-3667.

