

1. Agenda Document

Documents:

0. 03-11-26 EDA WORKSHOP AGENDA.PDF

3. CONCEPT_SCHNEIDER_FACADE LOAN APP REVIEW.PDF

AGENDA
WORKSHOP - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, March 11, 2026 – 5:15 p.m.
Academy Room, Monticello Community Center

Commissioners: President Rick Barger, Vice President Jon Morphey, Treasurer Hali Sittig, Rick Barger, Clinton Berglof, Steve Johnson, Councilmember Tracy Hinz, Mayor Lloyd Hilgart

Staff: Executive Director Jim Thares, Angela Schumann, Tyler Bevier

1. Call to order
2. Roll Call
3. Façade Forgivable Loan Application Review; 112 – 114 Broadway – K and D Schneider
4. Adjournment



OFFICE: 763-295-2711 FAX: 763-295-4404
505 Walnut Street | Suite 1 | Monticello, MN 55362

MEMORANDUM

To: City of Monticello Economic Development Authority
From: Jim Thares, Economic Development Manager and Tyler Bevier, Community & Economic Development Coordinator
Date: 3/11/2026
Subject: Concept Review for Façade Loan Application | 112-114 West Broadway

Introduction

The City has received a complete Downtown Façade Improvement Forgivable Loan application from Karen and Doug Schneider, owner of the building located at 112-114 W Broadway St.

The applicants submitted improvement plans and quotes from contractors related to a proposal consisting of exterior improvements, including:

- New front awnings
- Façade improvements to front, west, and rear façade, including:
 - New masonry and LP siding

Application Materials

Materials submitted for EDA review of the proposal include the following:

- A completed application with a summary of the proposal
- Rendering of proposed improvements
 - Staff notes that there is no proposed historical rendering from the Cunningham group for this location
- Improvement project quotes: two quotes as required by the program policy were submitted. The applicant submitted two quotes for both the awning and the façade work on three sides. The applicant has chosen the higher quote for the awning, yet the differential in pricing is within policy guidelines of under 20%. The façade work quotes from BCI Construction (materials + labor) well exceed the 20% differential, and the applicant is choosing the Tri-County Lumber (materials) and DoneRight Construction (labor) for the façade work as the lower bid.
- Property Ownership information



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Materials that have not been submitted for EDA review of the proposal include the following:

Affidavit regarding owner financial commitment (equity). If the project moves forward to a Regular Meeting, staff will request a letter of commitment.

Project Overview

<u>Improvement</u>	<u>Quote 1</u>	<u>Quote 2</u>	<u>Applicant Preference</u>
<i>Awnings</i>	\$4,800 (G&J Awning)	\$4,520 (Hoigaards)	Quote #1
<i>Front Facade</i>	\$5,315.87 (Tri-County Lumber Materials Only) + Estimated \$11,350 (Labor) = \$16,665	\$28,052 BCI (Labor + Materials)	Quote #1 package
<i>West Facade</i>	\$7,095.32 (Tri-County Lumber) + Estimated \$11,350 (Labor) = \$18,445	\$52,326.50 BCI	Quote #1 package
<i>Rear Facade</i>	\$3,086.08 (Tri-County Lumber) + Estimated \$11,350 (Labor) = \$14,436	\$18,243.50 BCI	Quote #1 package

Awning Quotes

Regarding the awning improvements, the applicant preference is for the higher bid vendor of G&J Awnings, as they are the current vendor for the existing awning on the building. Program policy states that “an applicant is free to choose any contractor, provided the license requirements are met and the cost differential in the quotes received does not exceed 20%”. The higher bid for G&J awning falls within that range, at 6% over the other bid received.

Project Budget

- **Façade Improvement Project Estimate - \$55,490.19**
- **Building Permit - \$ 496.74**
- **Total Improvement Project Cost: \$ 55.986.93**
- The applicant is required to contribute a **minimum 5% match which totals \$2,774.5**. The applicant has indicated they will meet this requirement in cash payment to the contractor. It is still a necessity to provide the noted affidavit to verify this requirement. The applicant will be required to make the initial payment, with proof of such payment to the EDA, prior to release of EDA funds.



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Budget Impact

The Façade Loan sub-fund currently has approximately \$1,409.47 available. Funds will need to be added into the program in the near future to support any additional façade improvement projects. Typically, the EDA authorizes a transfer of dollars from the EDA General Fund into the Façade Program Subfund through a motion as part of a regular meeting.

Comprehensive Plan

The Monticello 2040 Vision + Plan identifies the Downtown as a “development focus” area with the intent of promoting investment and redevelopment of key properties and parcels in the City’s core area.

By using its available tools such as the Façade Loan Program to assist in property investment, the EDA is helping to facilitate the effort to realize Comprehensive Plan goal “A vibrant and thriving Downtown that contributes to the City’s economic development and housing objectives” (Chapter 5, 2040 Plan).

STAFF RECOMMENDATION

At this time, there is no formal staff recommendation, as this item is an EDA workshop discussion.

Staff would highlight the following item for EDA discussion.

1. Request for funding of interior side and rear façade improvements. The loan policy states, “Interior side renovation proposals may be considered on a case-by-case basis”

The EDA has funded side and rear facades previously; Murray Dance Studio (front, side, and rear), and L&L Homestyle Café (front and side), which have been of prominent corner buildings. As the proposed improvements are for a mid-block building, the EDA should provide direction to the applicant on the extent of the improvements to be considered through the loan program.



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ATTACHMENTS:

- A. Façade Loan Application
- B. Rendering Provided
- C. Awning Bid #1 | G&J
- D. Awning Bid #2 | Hoigaards
- E. Façade Bid #1 | BCI Construction (Materials + Labor)
- F. Façade Bid #2 | Tri-County Lumber (Materials Only)
- G. Façade Bid #2 | Done Right Building (Labor Only)
- H. Scope of Work Narrative
- I. Aerial Image
- J. Building Permit estimate
- K. Beacon Report
- L. Cunningham Brochure
- M. Downtown Façade Improvement Policy

Life is good.
BUSINESS IS GREAT.

**Downtown Facade
Improvement
Forgivable Loan
Program Application**

1. CONTACT INFORMATION

Legal Name of Business: Kustom Blinds & Draperies, Inc.

Project Site Address: 112/114 W. Broadway St.

City / State / Zip: Monticello, MN 55362

Contact Person(s): Doug & Karen Schneider

Business Phone: 763-670-5324 Email: Karen@kustomblindsmn.com

Check One: Proprietor Corporation Partnership

Federal ID # [REDACTED] State ID # 5054087

Legal Name of Property Owner: Douglas & Karen Schneider

Project Site Address: 112/114 W. Broadway St.

City / State / Zip: Monticello, MN 55362

Contact Person(s): Doug & Karen Schneider

Business Phone: 763-670-5324 Email: Karen@kustomblindsmn.com

2. PROJECT GOALS : Please give a brief summary of the project:

Remove and replace two existing front doors (paid for by owners and done prior to facade improvements).

Add vertical LP siding with vertical strips at north, west, and south sides of building (visible from Broadway, Walnut Street, and Highway 25).

Add cornice at top of front of building facing Broadway.

Add two new canvas awnings over the two existing windows facing Broadway.



Development Services
Jim Thares | Economic Development Manager
Email: Jim.Thares@MonticelloMN.gov | Phone: (763) 271-3254
Monticello Economic Development Authority
505 Walnut Street, Suite 1, Monticello, Minnesota 55362

Please describe how the proposed project will positively impact the city's downtown/Central Community District:

The new siding will improve the look of the building while giving it an updated and classic look, and preventing further deterioration of the existing stucco, and will blend well with the stonework previously installed on the building's three sides. The cornice and awnings will add a historical look to the building and give it a feel of old downtown.

3. PROJECT FUNDING

A. FORGIVABLE LOAN USE FUNDING REQUEST

Maximum loan amount of \$50,000

Façade Improvements	\$ <u>50,690.19</u>
Frontage Improvements (Signage, awnings, permanent landscaping)	\$ <u>4,800.00</u>
Total Loan Request:	\$ <u>55,490.19</u>

B. OTHER PROPOSED FUNDING SOURCES

Bank Loan	\$ <u>NA</u>
Private Fund Commitment (5% required)	\$ <u>2,774.50</u>
Applicant Commitment	\$ _____
Other	\$ _____
Total Other Funding Sources	\$ <u>2,774.50</u>
PROJECT TOTAL:	\$ <u>55,490.19</u>

Please Note: As these are public funds, two quotes are required. See program policy for more information

4. PROJECT CONTACTS (Lenders, private funding source, partners, etc...)

Name Karen Schneider
Address 3152 150th St. NW, Monticello, MN 55362
Phone/Email: 763-670-5325 Karen@kustomblindsmn.com

Name Doug Schneider
Address 3152 150th St. NW, Monticello, MN 55362
Phone/Email: 763-670-5324 Dougschneider@tds.net

6. ATTACHMENTS CHECK LIST (Required for Project to be Considered)

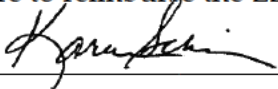
Please attach the following:

- NA A) Letter of Commitment from the Other Sources of Financing, Stating Terms and Conditions of their Participation in Project (if applicable)
- X B) Project Plans (Architectural Rendering and Scope must be included)
- X C) Two Project Quotes/Estimates
- X D) Property Legal Description

7. AGREEMENT


I / We certify that all information provided in this application is true and correct to the best of my/our knowledge. I / We authorize the Monticello EDA to verify financial and other information. I / We agree to provide any additional information as may be requested by the city.

The undersigned has received the EDA's policy regarding the payment of costs of review, understands that the EDA requires reimbursement of costs incurred in reviewing the application, agrees to reimburse the EDA as required in the policy and make payment when billed by the EDA, and agrees that the application may be denied for failure to reimburse the EDA for costs as provided in the policy.

APPLICANT SIGNATURE 

APPLICANT NAME (Print): Karen Schneider

PROPERTY OWNER NAME (Print): Karen Schneider

PROPERTY OWNER SIGNATURE: 

DATE: 2/25/2026

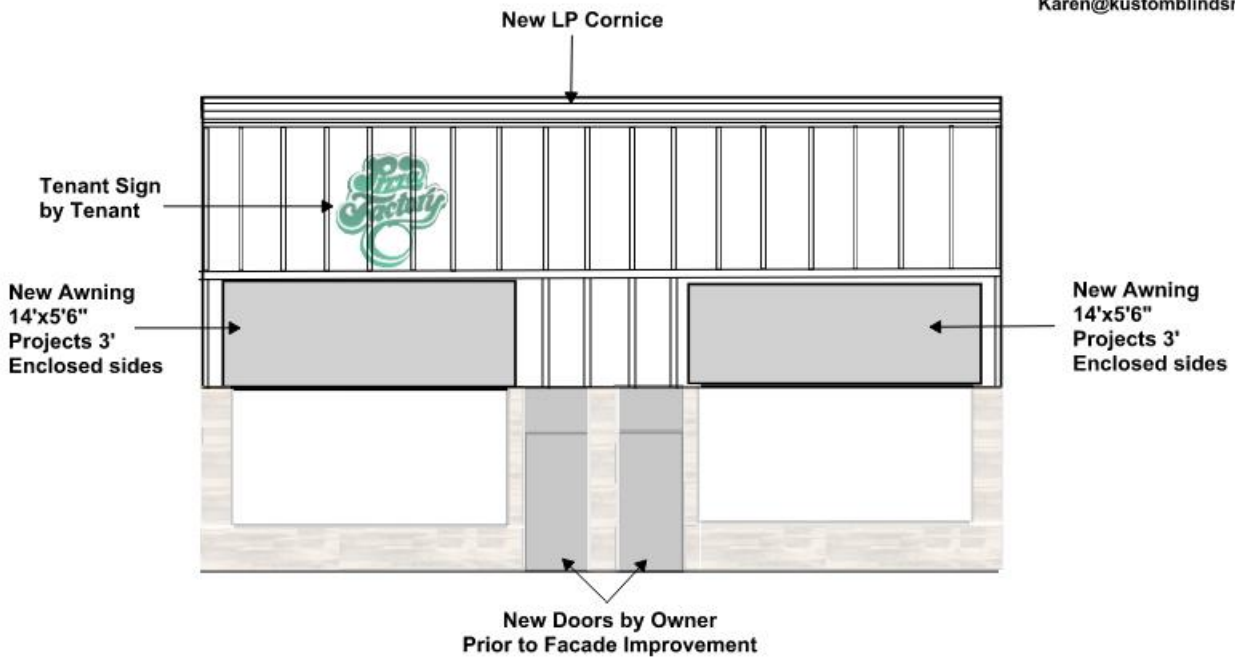
Government Data Practices Act – Tennessean Warning:

The data you supply on this form will be used to process the application for which you are applying. You are not legally required to provide this data, but the City of Monticello may not be able to process your application without it. The data will constitute a public record if posted to a board or commission agenda packet and as such will be available to the general public upon written request.

Minnesota Statute §13.41

**Proposed Front of Building Facing North
Visible to Broadway and Hwy 25**

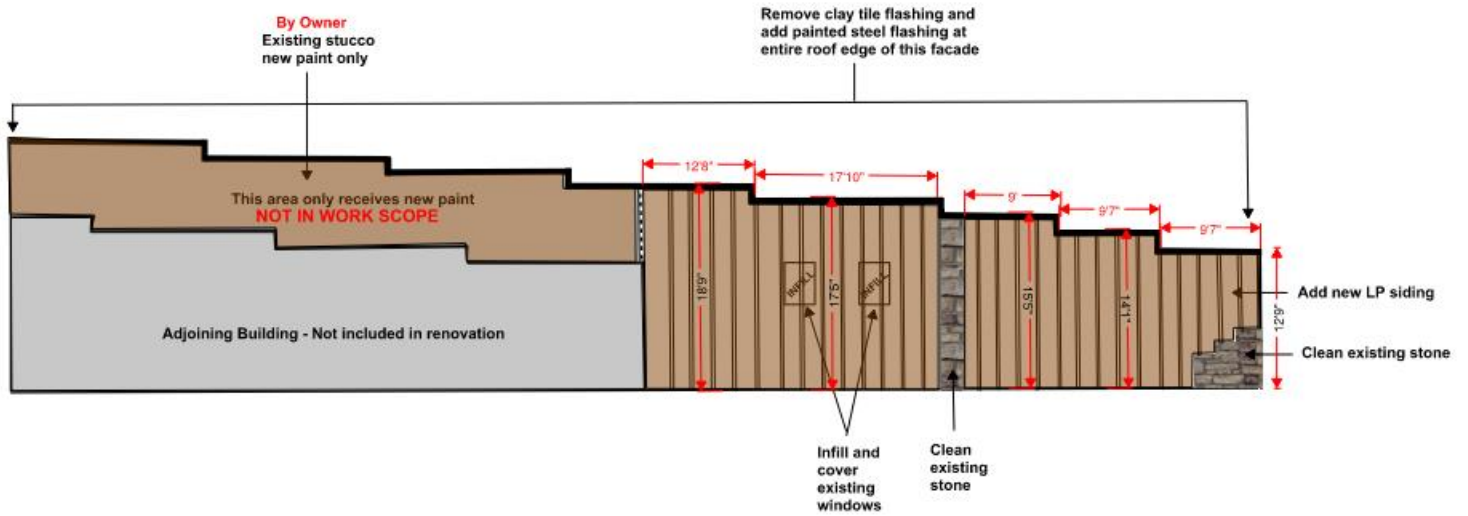
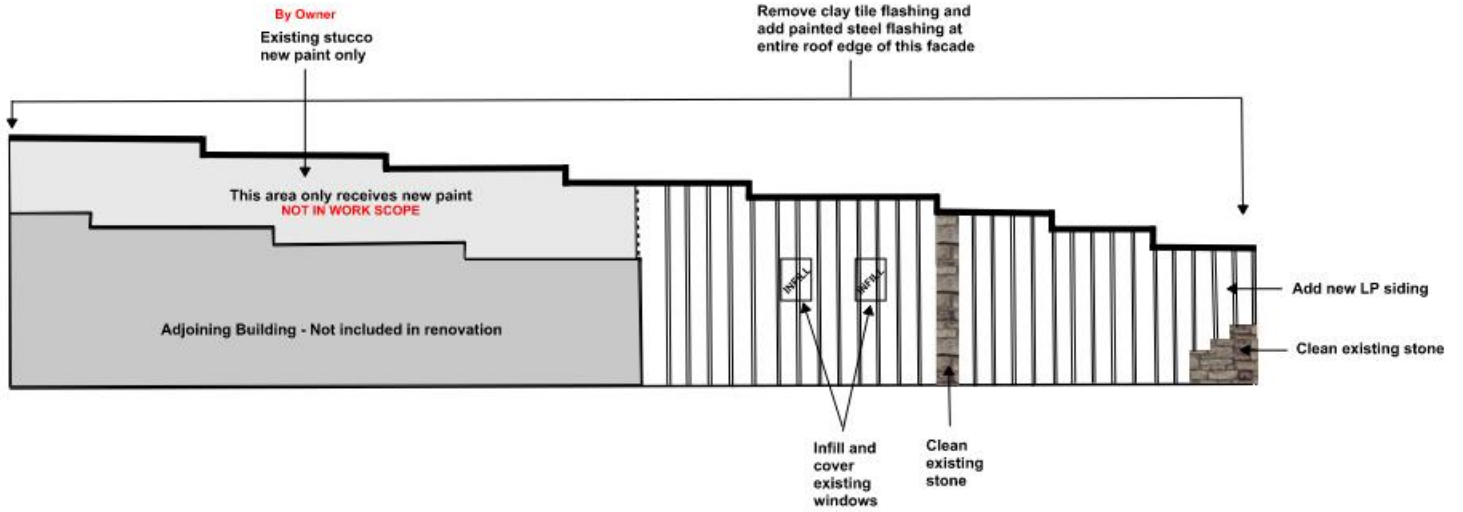
112/114 W. Broadway Street
Submitted by Owners: Douglas & Karen Schneider
Ph: 763-670-5324
Email: DougSchneider@tds.net
Karen@kustomblindsmn.com



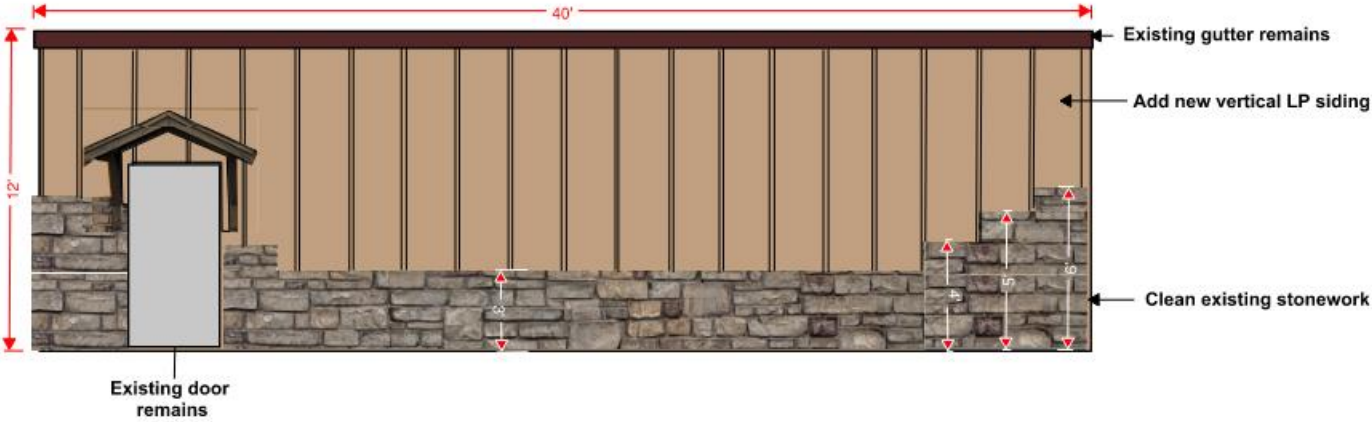
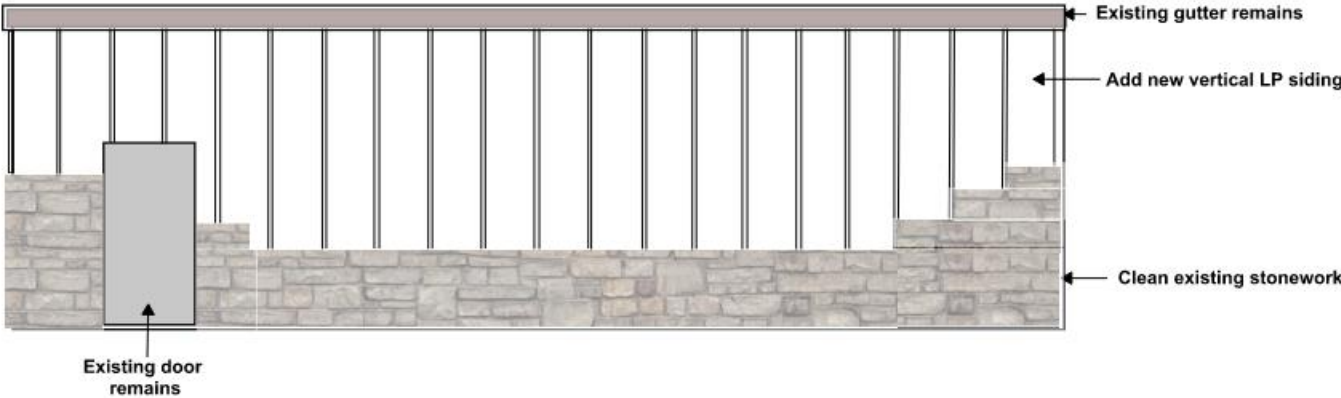
EXISTING

Proposed West Side of Building Visible to Walnut Street

112/114 W. Broadway Street
 Submitted by Owners: Douglas & Karen Schneider
 Ph: 763-670-5324
 Email: DougSchneider@tds.net
 Karen@kustomblindsmn.com



**Proposed Back of Building Facing South
Visible to Hwy 25 and 3rd Street**



EXISTING



G & J Awning and Canvas, Inc
 1802 13th Ave NE | Sauk Rapids, MN 56379
 Phone: 320-255-1733 | 800-467-1744
 Fax: 320-255-0130 | www.gjawning.com

PURCHASE AGREEMENT

Project Name Kustom Blinds

Date 02/11/26

CUSTOMER EMAIL: Karen@kustomblindsmn.com

Billing Information

Site Information

To Karen Schneider			To -same-		
Company Kustom Blinds			Company		
Address 112-114 West Broadway St.			Address		
City Monticello	State MN	Zip 55362	City	State MN	Zip
Phone (763) 670-5324	Fax		Phone	Fax	

We hereby submit specifications and bid for:(brief description, style, size, shape etc.)

Supply and install 2-new traditional style awnings. Approx. size of 5'-6" tall by 3' projection and 14' wide. Closed ends and open bottoms. Complete with mill finished aluminum tube frame, 100% solution dyed acrylic canvas covers. Complete with installation.

Frame Material	Finish and Color	Features (window, push poles etc.)
Aluminum	Raw(Silver)	

Type of Post	Finish and Color	# of Posts	Type of Bottom	# Pcs or Yds	PO #
-----	-----		Open		

Fabric Type & Width	Color # and Name	Special Notes	# of Yards	PO #
100% solution dyed acrylic canvas	TBD (full range of stripes)			

Type of Vallance	Length	Scallop Style	Binding Color	Ft. of C-Rail
Loose <input type="checkbox"/>		-----	-----	
Solid <input type="checkbox"/>		none	none	none

Graphics "Description"	Graphic Type	Color # and Name	# of Yards	PO #
NA	<input type="checkbox"/> SGS GFX <input type="checkbox"/> Adhesive GFX. <input type="checkbox"/> Painted GFX <input type="checkbox"/> Digital GFX <input type="checkbox"/> Eradicated GFX <input type="checkbox"/> Other			

Type of Light Fixtures	# of 8'	# of 6'	# of 4'	Other	We supply the fixtures and the bulbs.	PO #

Shaded area for office use only

ACCEPTANCE OF BID

BID: We herby propose to furnish material and labor to complete the work outlined above for the sum of:	
	Four thousand eight hundred dollars dollars
(\$ \$4,800)	Payment to be made as follows: 3% Processing Fee for Credit Card Payments (Visa, Mastercard & Discover)
\$ 50% down	With this contract
\$	On or Before (date)
\$ Remainder due N/30 upon completion	On or Before (date)

Items Not Included
 * All Electrical work must be done by a licensed electrician. (Examples... disconnection, reconnection, timers, photo cells etc.)
 * Permit Fees, Lift equipment fees, inspection fees, Engineering fees and/or other required documents are not included in this contract.
 * Special Local Taxes are not included

G & J Awning and Canvas, Inc.		Acceptance of bid and terms. (See Reverse for terms)	
Date 2/11/2026	Signed Aaron Lang	Date	Signed Owner

THIS CONTRACT IS VOID 30 DAYS FROM DATE UNLESS WHITE COPY IS SIGNED AND RETURNED TO G & J AWNING & CANVAS, INC.

G & J AWNING & CANVAS TAKES PHOTOGRAPHS OF COMPLETED PROJECTS FOR MARKETING AND ADVERTISING USE. BY SIGNING YOU ARE AUTHORIZING G & J AWNING TO USE PROJECT IMAGES FOR MARKETING AND ADVERTISING PURPOSES.

G & J AWNING & CANVAS COMPLIES WITH ALL WORKMAN'S COMPENSATION & PROPERTY DAMAGE LIABILITY INSURANCE LAWS

TERMS OF AGREEMENT

You understand that there are no oral agreements between you and G & J Awning & Canvas, Inc. ("G & J Awning"). All work you expect G & J Awning to perform has been included in this proposal. Nothing in this proposal can be changed unless it is changed in writing on a separate form and signed by you and G & J Awning. For your information, installation workers have no authority to make or sign changes to this contract.

G & J Awning provides a two (2) year limited warranty for its work, covering both labor and materials furnished by G & J Awning. This warranty does not include damages due to negligence, vandalism, acts of nature, labor or materials not provided by G & J Awning, or other actions beyond G & J Awning's control. Graphics on loose valances & light bulbs are not covered by this warranty. The fabric you selected may also be warranted by the manufacturer. Upon receipt of payment in full from this job, G & J Awning will assign any manufacturer's warranties to you.

You agree to clear the work area of any obstructions prior to G & J Awning's arriving for installation. If the work area is not clear of obstructions at that time, you agree to pay any additional costs for G & J Awning's workers to wait for you to clear the obstructions so work may begin. You also are liable for scheduled trip charges if, upon arrival, the awnings cannot be installed and must be hauled back to G & J Awning.

The parties agree this contract was made in Benton County, MN. Unless waived in writing by G & J Awning, venue and jurisdiction for any and all disputes arising out of this Contract, or any other dispute between G & J Awning and Purchaser shall be heard in the Minnesota State District Court for Benton County. In the event G & J Awning is successful in any such litigation, Purchaser agrees to pay all of G & J Awning's attorney's fees, cost and disbursements. Nothing in this proposal prevents G & J Awning from enforcing a Mechanic's Lien, Construction Lien or other similar lien rights. This provision does not prevent G & J Awning from agreeing, in writing to submit any disputes to arbitration, if arbitration is required in the contract, or the General Contract.

You will be billed on a monthly basis and we expect that within thirty (30) days after receipt of such statement you pay the total balance owed for that period. If you fail to pay that amount you will be assessed a finance charge of one and one-half (1.5%) percent per month (annual percentage rate of eighteen [18%] percent), or a minimum finance charge of fifty (\$.50) cents a month as permitted by state law. It is hereby mutually agreed upon by the parties that all fees that are billed shall be paid as set forth above, and that under no circumstances shall any amount of the fees for materials, labor, skill or other services be withheld from payment for any reason. If G & J Awning is required to retain an attorney to collect any money you owe, you agree to pay all of G & J's attorney's fees, costs and disbursements. Any claim by you or G & J Awning in any way arising out of this contract, and any and all other agreements between you and G & J Awning and or any way arising or related to the physical condition of the property, shall be settled by binding arbitration.

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY, INCLUDING G & J AWNING, MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID IN FULL FOR THEIR CONTRIBUTIONS. THIS NOTICE IS TO ADVISE YOU OF YOUR RIGHTS UNDER MINNESOTA LAW IN CONNECTION WITH THE IMPROVEMENT TO YOUR PROPERTY.

Karen,

Thank you for contacting Hoigaards for the awning needs on your new Store, Kustom Blinds, in Monticello, MN.

Hoigaards has been designing, fabricating, and installing awnings and canopies since 1895.

I am confident that we will exceed your expectations with this project.

Find pricing below.

Two (2) Stationary awnings-----\$4,520.

Approx. dimensions: 5'-6" ht., 3'-0" proj., 14'-0" wide.

The above price will include:

Site visit and field measurements.

Shop drawings and rendering for your approval

Aluminum frames-Mill finish.

Sunbrella fabric cover or equivalent: color of choice.

Installation by Hoigaards.

Powder coating of the frames is available.

Graphics are available.

Allow approx 4-6 weeks delivery from the date of order.

½ deposit due at the date of order.

Feel free to call with any questions.

Please let me know how you wish to proceed.

Thank you again for the opportunity to be a part of this project.

Michael Aker

Hoigaards Custom Canvas

835 Highway 169 North

Plymouth, Minnesota 55441

(D) 763-235-4552

(C) 612-751-5100

Please note my new email address: maker@hoigaardsawnings.com



February 26th, 2026

Project: 112/114 W. Broadway Street – Exterior Façade Improvements

Front Facing Facade: \$28,052.20

- General Conditions
 - Building Permit
 - Builder's Risk Insurance
 - Preconstruction Manager
 - Construction Manager
 - Part-Time Site Supervision
 - Project Admin Software
 - Project Safety Signage, dumpsters, equipment, mobilization, street closures, etc.
- Masonry
 - Sills and exterior patching
- Woods and Plastics
 - Sheathing, -Fur, and anchors - Supply and Install
- Thermal and Moisture
 - Prefinished LP Siding - Supply and Install
 - Misc. Trim Material
 - Roof Cap - Supply and Install
 - Joint Sealants
- Electrical
 - Exterior Electrical Improvements

West Facing Facade: \$57,326.50 \$52,326.50

- General Conditions
 - Building Permit
 - Builder's Risk Insurance
 - Preconstruction Manager
 - Construction Manager
 - Part-Time Site Supervision
 - Project Admin Software
 - Project Safety Signage, dumpsters, equipment, mobilization, street closures, etc.
- Woods and Plastics
 - Sheathing, -Fur, and anchors - Supply and Install
- Thermal and Moisture
 - Prefinished LP Siding - Supply and Install
 - Misc. Trim Material
 - Roof Cap - Supply and Install
 - Joint Sealants

- Finishes
 - Exterior Paint
 - Owner Requested Allowance - \$5,000 **REMOVED FROM SCOPE**



South Facing Facade: \$18,243.50

- General Conditions
 - Building Permit
 - Builder's Risk Insurance
 - Preconstruction Manager
 - Construction Manager
 - Part-Time Site Supervision
 - Project Admin Software
 - Project Safety Signage, dumpsters, equipment, mobilization, street closures, etc.
- Woods and Plastics
 - Sheathing, -Fur, and anchors - Supply and Install
- Thermal and Moisture
 - Prefinished LP Siding - Supply and Install
 - Misc. Trim Material
 - Roof Cap - Supply and Install
 - Joint Sealants



Tri-County Lumber
 17383 County 75 NW
 PO Box 369
 Clearwater MN 55320
 320-558-3333
 Fax: 320-558-9986

MATERIALS ONLY
 ADD TO LABOR BID FROM DONE RIGHT BUILDING & REMODELING



QUOTE

2602-722133 R2 PAGE 1 OF 3

SOLD TO
Doug & Karen Schneider P.O. Box 1354 Monticello MN 55362

JOB ADDRESS
112/114 W BROADWAY ST STORE FR P.O. Box 1354 Monticello MN 55362 763-670-5324

ACCOUNT	JOB
SCH50	0
CREATED ON	02/23/2026
EXPIRES ON	03/09/2026
BRANCH	1000
CUSTOMER PO#	
STATION	WS60
CASHIER	7
SALESPERSON	7
ORDER ENTRY	7
MODIFIED BY	7

Item	Description	D	Quantity	U/M	Price	Per	Amount
	FRONT						
COM	FRONT ELEVATION	N					
1T2041640	2x4-16' BROWN TREATED		48	PC	17.7700	PC	852.96
5S55464	3/16x2- 3/4BLKHexConcrete (100)		5	BOX	33.9900	BOX	169.95
*SIDING	38 Series Panel 3/8" x 16" x 16' Brushed Smooth BRSM Vertical Siding Panel	N	30	EA	59.3200	EA	1,779.60
*SIDING	190 Series Trim 19/32" x 3" x 16' Brushed Smooth Trim	N	30	EA	18.2800	EA	548.40
*SIDING	440 Series Trim 4/4" x 4" x 16' Brushed Smooth BRSM Trim	N	8	EA	25.8700	EA	206.96
*SIDING	440 Series Trim 4/4" x 8" x 16' Brushed Smooth BRSM Trim	N	4	EA	51.2460	EA	204.98
*SIDING	440 Series Trim 4/4"x12" x 16' Brushed Smooth BRSM Trim	N	4	EA	89.8170	EA	359.27
*SIDING	540 Series Trim 5/4" x 4" x 16' Brushed Smooth BRSM Trim	N	4	EA	28.3920	EA	113.57
3L0000096	1"X10' DRIP CAP EXPERT		5	EA	17.6540	EA	88.27
3L0000098	EXPERT TOUCH UP		1	EA	61.3730	EA	61.37
3V0000055	24" EDCO COIL GLACIER WHITE 1373-714		2	RL	215.0800	RL	430.16
5N000020	1-1/4" STEEL TRIM NAILS WHITE		1	LB	12.7500	LB	12.75
5AQUAD003	OSI QUAD CAULK 003 BLACK		12	EA	11.5200	EA	138.24
5A00050	TITEBOND SUBFLOOR ADHESIVE 1/4 TUBE		6	QT	8.6500	QT	51.90
*POLEBARN	CUSTOM CAP METAL 10'6"	N	4	EA	74.3715	EA	297.49

This is an estimate only, not guaranteed to build or complete any specific job. Clerical errors are subject to correction. Special order items may not be returnable, or may incur a restock fee if returnable. Pricing is valid for 14 days.	Subtotal
	Sales Tax
	Total

Buyer:

Signature



Tri-County Lumber
 17383 County 75 NW
 PO Box 369
 Clearwater MN 55320
 320-558-3333
 Fax: 320-558-9986



QUOTE

2602-722133 R2 PAGE 2 OF 3

SOLD TO
Doug & Karen Schneider P.O. Box 1354 Monticello MN 55362

JOB ADDRESS
112/114 W BROADWAY ST STORE FR P.O. Box 1354 Monticello MN 55362 763-670-5324

ACCOUNT	JOB
SCH50	0
CREATED ON	02/23/2026
EXPIRES ON	03/09/2026
BRANCH	1000
CUSTOMER PO#	
STATION	WS60
CASHIER	7
SALESPERSON	7
ORDER ENTRY	7
MODIFIED BY	7

Item	Description	D	Quantity	U/M	Price	Per	Amount
	FRONT						5,315.87
	SIDE						
	SIDE ELEVATION	N					
COM							
1T2041640	2x4-16' BROWN TREATED		60	PC	17.7700	PC	1,066.20
5S55464	3/16x2- 3/4BLKHexConcrete (100)		8	BOX	33.9900	BOX	271.92
*SIDING	38 Series Panel 3/8" x 16" x 16' Brushed Smooth BRSM Vertical Siding Panel	N	45	EA	59.3200	EA	2,669.40
*SIDING	190 Series Trim 19/32" x 3" x 16' Brushed Smooth Trim	N	45	EA	18.2800	EA	822.60
*SIDING	440 Series Trim 4/4" x 4" x 16' Brushed Smooth BRSM Trim	N	12	EA	25.8700	EA	310.44
*SIDING	540 Series Trim 5/4" x 4" x 16' Brushed Smooth BRSM Trim	N	4	EA	28.3920	EA	113.57
*POLEBARN	CUSTOM CAP METAL 10'6"	N	14	EA	74.3715	EA	1,041.20
3L0000096	1"X10' DRIP CAP EXPERT		5	EA	17.6540	EA	88.27
3L0000098	EXPERT TOUCH UP		1	EA	61.3730	EA	61.37
3V0000055	24" EDCO COIL GLACIER WHITE 1373-714		2	RL	215.0800	RL	430.16
5N000020	1-1/4" STEEL TRIM NAILS WHITE		1	LB	12.7500	LB	12.75
5AQUAD003	OSI QUAD CAULK 003 BLACK		12	EA	11.5200	EA	138.24
5A000050	TITEBOND SUBFLOOR ADHESIVE 1/4 TUBE		8	QT	8.6500	QT	69.20
	SIDE						7,095.32
	REAR						

This is an estimate only, not guaranteed to build or complete any specific job. Clerical errors are subject to correction. Special order items may not be returnable, or may incur a restock fee if returnable. Pricing is valid for 14 days.	Subtotal
	Sales Tax
	Total

Buyer:

Signature



Tri-County Lumber
 17383 County 75 NW
 PO Box 369
 Clearwater MN 55320
 320-558-3333
 Fax: 320-558-9986



QUOTE

2602-722133 R2 PAGE 3 OF 3

SOLD TO
Doug & Karen Schneider P.O. Box 1354 Monticello MN 55362

JOB ADDRESS
112/114 W BROADWAY ST STORE FR P.O. Box 1354 Monticello MN 55362 763-670-5324

ACCOUNT	JOB
SCH50	0
CREATED ON	02/23/2026
EXPIRES ON	03/09/2026
BRANCH	1000
CUSTOMER PO#	
STATION	WS60
CASHIER	7
SALESPERSON	7
ORDER ENTRY	7
MODIFIED BY	7

Item	Description	D	Quantity	U/M	Price	Per	Amount
COM	REAR ELEVATION	N					
1T2041640	2x4-16' BROWN TREATED		16	PC	17.7700	PC	284.32
5S55464	3/16x2- 3/4BLKHexConcrete (100)		2	BOX	33.9900	BOX	67.98
*SIDING	38 Series Panel 3/8" x 16" x 16' Brushed Smooth BRSM Vertical Siding Panel	N	18	EA	59.3200	EA	1,067.76
*SIDING	190 Series Trim 19/32" x 3" x 16' Brushed Smooth Trim	N	18	EA	18.2800	EA	329.04
*SIDING	440 Series Trim 4/4" x 4" x 16' Brushed Smooth BRSM Trim	N	8	EA	25.8700	EA	206.96
*SIDING	540 Series Trim 5/4" x 4" x 16' Brushed Smooth BRSM Trim	N	4	EA	28.3920	EA	113.57
*POLEBARN	CUSTOM CAP METAL 10'6"	N	4	EA	74.3715	EA	297.49
3L0000096	1"X10' DRIP CAP EXPERT		4	EA	17.6540	EA	70.62
3L0000098	EXPERT TOUCH UP		1	EA	61.3730	EA	61.37
3V0000055	24" EDCO COIL GLACIER WHITE 1373-714		2	RL	215.0800	RL	430.16
5N000020	1-1/4" STEEL TRIM NAILS WHITE		1	LB	12.7500	LB	12.75
5AQUAD003	OSI QUAD CAULK 003 BLACK		8	EA	11.5200	EA	92.16
5A00050	TITEBOND SUBFLOOR ADHESIVE 1/4 TUBE		6	QT	8.6500	QT	51.90
	REAR						3,086.08

This is an estimate only, not guaranteed to build or complete any specific job. Clerical errors are subject to correction. Special order items may not be returnable, or may incur a restock fee if returnable. Pricing is valid for 14 days.	MN002 7.375%	Subtotal	15,497.27
		Sales Tax	1,142.92
		Total	16,640.19

Buyer:

Signature

ESTIMATE

DoneRight Building, LLC
2567 200th St
Clearwater, MN 55320

janski@donerightbuildingandremodeling.com
+1 (320) 260-0904

LABOR ONLY BID ADD TO TRI-COUNTY LUMBER MATERIAL BID

Bill to

Doug Schneider
112/114 W. Broadway Street
Monticello, MN

Ship to

Doug Schneider
112/114 W. Broadway Street
Monticello, MN

Estimate details

Estimate no.: 1260
Estimate date: 02/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		LP Siding	Front elevation. -Install 2x4 furring boards. -Install stone flashing. -Install LP vertical siding. -Install LP horizontal siding. -Install all trim boards necessary. -Caulk where necessary.	1		\$0.00
2.		LP Siding	Rear elevation -Install 2x4 furring boards. -Install vertical LP siding. -Install stone flashing. -Install batten strips. -Paint all nail heads. -Install LP trims where necessary. -Caulk where necessary. -Install ridge cap.	1		\$0.00
3.		LP Siding	Side Elevation -Install stone flashing. -Install 2x4 furring boards. -Frame 2 window openings shut. -Install necessary LP trims. -Install vertical LP. -Install batten strips. -Paint all nail heads. -Caulk where necessary. -Install ridge cap.	1		\$0.00
4.		Misc.	*No permit figured in our estimate. Est. \$500 *No debris removal figured in estimate. Est. \$450 *No portable restroom figured. Est. \$300 *All material to be supplied by building	1	\$0.00	\$0.00 \$1,250.00

owner.

*Labor only bid.

5.	Sales	1	\$32,800.00	\$32,800.00
----	--------------	---	-------------	-------------

Total	\$32,800.00
--------------	--------------------

ADD	1,250.00
------------	-----------------

Accepted date

Accepted by

TOTAL \$34,050.00

WORK SCOPE: Phase 1 – Front of Building

112/114 W. Broadway

Doug & Karen Schneider

Work to include, but not limited to, the following:

1. Demo existing building as needed.
2. Mobilization as needed to perform the work in accordance with scheduling requirements.
3. Furnish and install LP siding, flashing, and ridge cap per design.
4. Furnish and install two new awnings (by awning vendor).
5. Clean existing stonework.
6. Daily clean-up is required.
7. Dumpsters to be located on vacant lot west of building.

WORK SCOPE: Phase 2 – West Side of Building

112/114 W. Broadway

Doug & Karen Schneider

Work to include, but not limited to, the following:

1. Demo existing building as needed.
2. Mobilization as needed to perform the work in accordance with scheduling requirements.
3. Furnish and install LP siding, flashing, and ridge cap per design.
4. Clean existing stonework.
5. Daily clean-up is required.
6. Dumpsters to be located on vacant lot west of building.

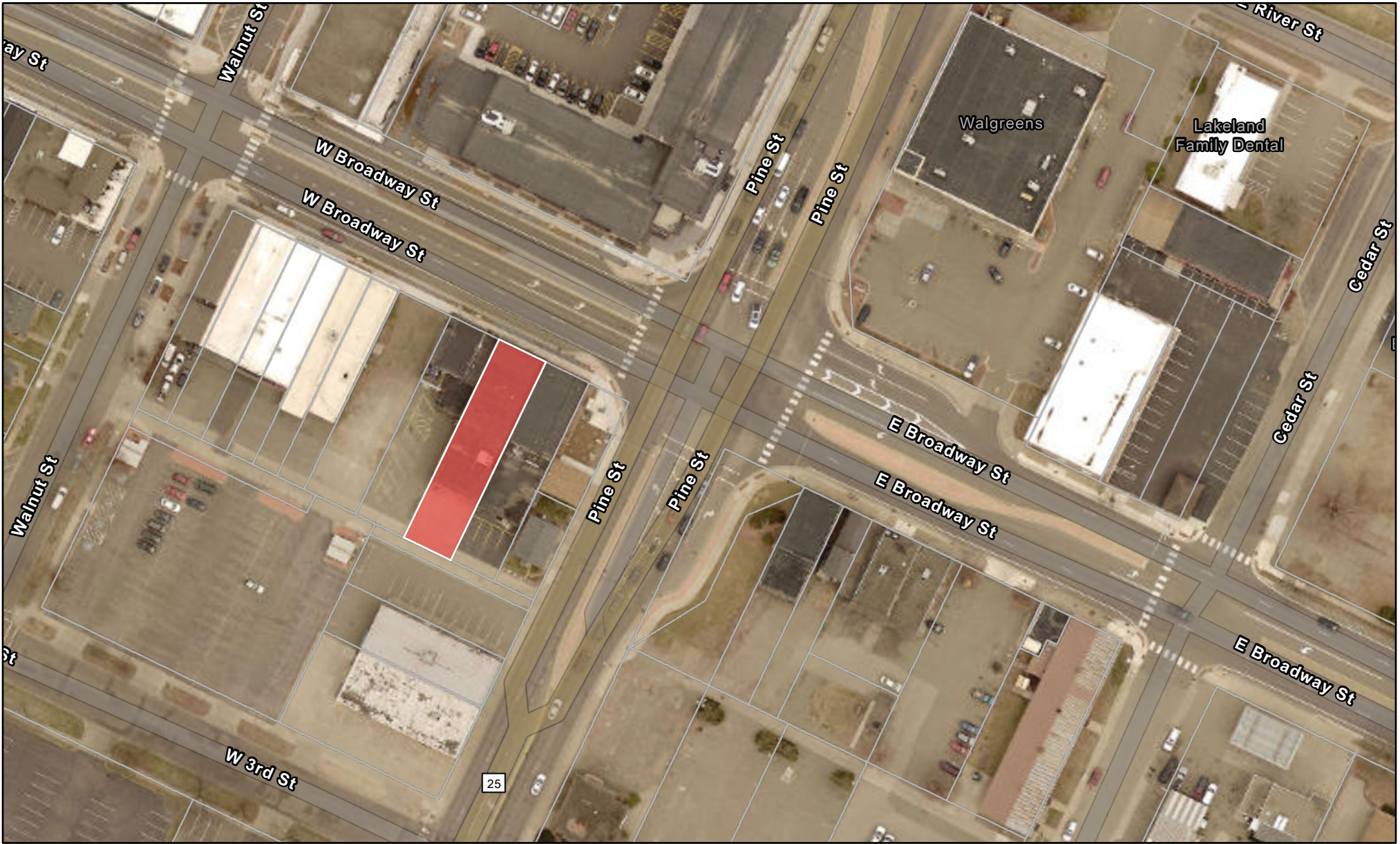
WORK SCOPE: Phase 3 – Back of Building

112/114 W. Broadway



Doug & Karen Schneider

Work to include, but not limited to, the following:

1. Demo existing building as needed.
2. Mobilization as needed to perform the work in accordance with scheduling requirements.
3. Furnish and install LP siding, flashing, and ridge cap per design.
4. Clean existing stonework.
5. Daily clean-up is required.
6. Dumpsters to be located on vacant lot west of building.



1 in = 141 Ft

-  City Boundary
-  Parcels



For illustrative purposes only

N

 March 3, 2026
 Map Powered By Datafi


City of Monticello
Permit Quote
Quote Date: 3/5/2026

Permit Type: BUILDING

Property Type: COMMERCIAL

Construction Type: SIDING

Description	Fee
BUILDING PERMIT FEE	296.01
STATE SURCHARGE, BLDG VAL	8.32
PLAN REVIEW	192.41
TOTAL	496.74

Wright County, MN

Summary

Parcel ID 155010035080
Property Address 112 BROADWAY W
 MONTICELLO MN 55362
Sec/Twp/Rng 11-121-025
Brief Tax SECT-11 TWP-121 RANGE-025 ORIGINAL PLAT MONTICELLO
Description E9FT OF LT9 BLK35 & TH PRT OF LT8 LY WLY OF LN DRWN 3FT
 WLY OF & PAR TO COMMON BDY LN OF LT 7&8
 (Note: Not to be used on legal documents)
Class 233 - 3A COMMERCIAL LAND AND BUILDING
District (1101) CITY OF MONTICELLO-0882
School District 0882
 (Note: Class refers to Assessor's Classification Used For Property
 Tax Purposes)
Abstract/Torrens ABSTRACT



GIS Acres

Parcel: 155010035080
Acres: 0.15
Acres USAB: 0.15
Acres ROW:
Sq Ft: 6,421.18

Owner

Primary Owner
[DOUGLAS & KAREN SCHNEIDER LIVTR](#)
 3152 150TH ST NW PO BOX 1354
 MONTICELLO MN 55362

Land

Seq	Land Description	Land Code	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Eff Rate	Div %	Value
1	DOWNTOWN I	155604	0	0	0	6,421.000	S	18.000	0.00	0.00	0.00	18.003	1.000	115,600
2	BLACKTOP FAIR	008681	0	0	0	1,300.000	U	1.500	0.00	0.00	0.00	1.538	1.000	2,000
Total						6,421.000								117,600

Buildings

Building 1
Year Built 1900
Architecture N/A
Above Grade Living Area 0
Finished Basement Sqft 0
Construction Quality 04
Foundation Type CONC BLOCK
Frame Type (C) Concrete Frame
Size/Shape
Exterior Walls STUCCO
Windows N/A
Roof Structure N/A
Roof Cover MINIMUM
Interior Walls N/A
Floor Cover N/A
Heat N/A
Air Conditioning N/A
Bedrooms 0
Bathrooms N/A
Gross Building Area 4641

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Book	Page	Sale Type	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV #	eCRV	Sale Type	S.S. Rcmd.	S.S. Rjt. Rsn.	Transact Num
N	WD	U	2/2/2001			I-Improved	SCHNEIDER,KAREN	NELSON,LEO	\$80,000	\$80,000	71511		I		14-CFD/INT PA	71511

Recent Sales In Area

Sale date range:

From:

03/03/20

To:

03/03/20

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

1500

Units:

Feet



Search Sales by Distance

Transfer History

Grantor	Grantee	Recorded Date	Doc Type	Doc No
SCHNEIDER DOUGLAS J; SCHNEIDER KAREN M	DOUGLAS AND KAREN SCHNEIDER LIVING TRUST	1/7/2025	QCD	1568071

Note: Transfer History data is from LandLink beginning 01/01/2003.

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Land Value	\$117,600	\$117,600	\$72,600	\$54,300	\$53,600
+ Estimated Building Value	\$216,200	\$204,200	\$204,200	\$172,400	\$166,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$333,800	\$321,800	\$276,800	\$226,700	\$220,100
% Change	3.73%	16.26%	22.10%	3.00%	0.00%

Taxation (Internal Only)

[Click here to view Taxation Information for this parcel](#)

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$321,800	\$276,800	\$226,700	\$220,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$321,800	\$276,800	\$226,700	\$220,100
Net Taxes Due	\$6,561.52	\$5,206.00	\$4,224.00	\$4,716.00
+ Special Assessments	\$606.48	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$7,168.00	\$5,206.00	\$4,224.00	\$4,716.00
% Change	37.69%	23.25%	-10.43%	0.21%

Taxation

[Click here to view Taxation Information for this parcel](#)

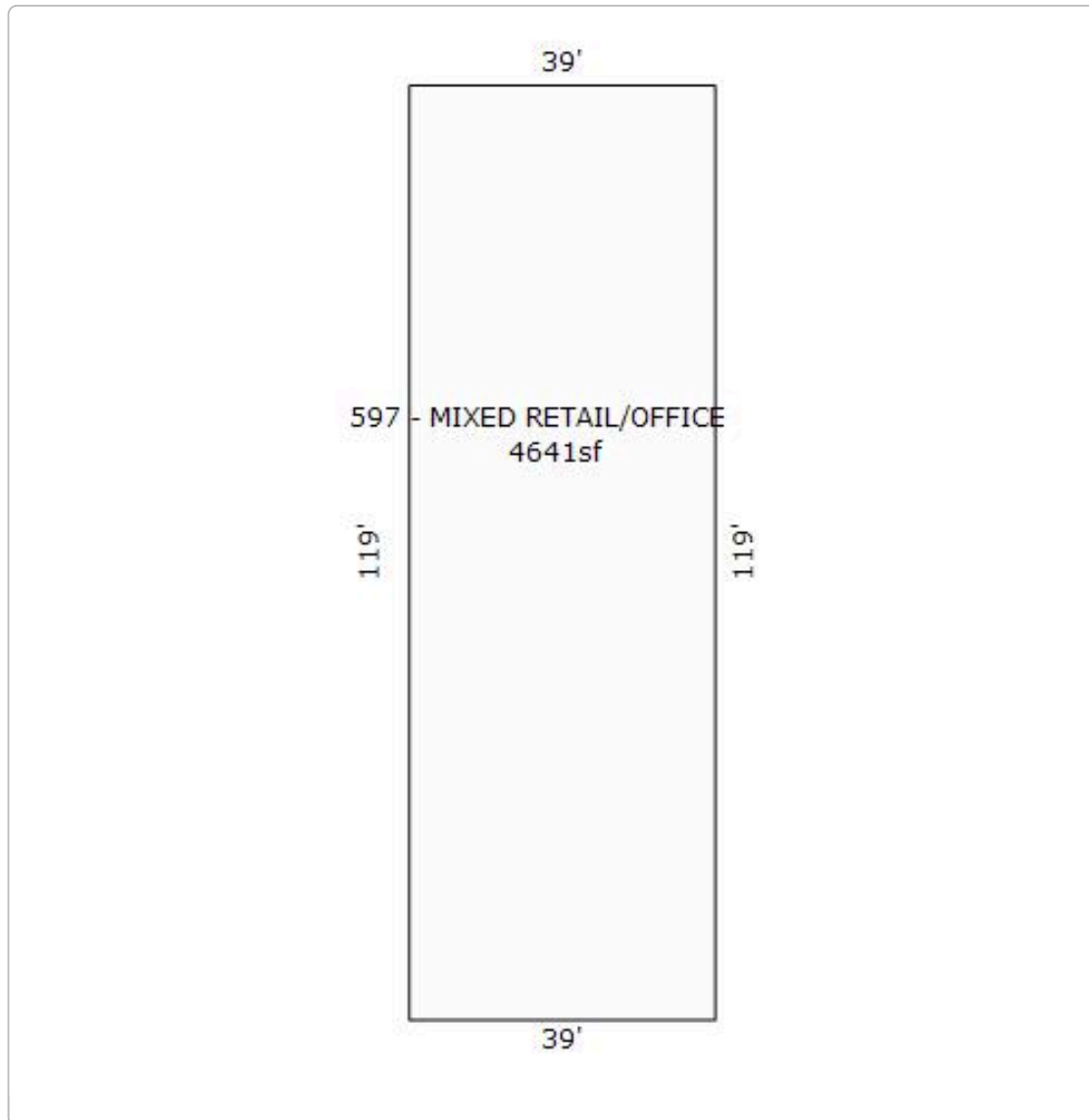
Taxes Paid

[Click here to view Taxes Paid for this parcel](#)

Photos



Sketches



Map



No data available for the following modules: Land GA/RP, Extra Features, OBY, OBY (Working 2026 Assessment).

The information provided on this site is intended for reference purposes only. The information is not suitable for legal, engineering, or surveying purposes. Wright County does not guarantee the accuracy of the information contained herein.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/3/2026, 1:45:40 AM](#)

Contact Us





Monticello Facade Improvements

Monticello Minnesota

November 11, 2018

CUNINGHAM
GROUP



SECTION: FINANCE

NO: FIN-

REFERENCE:

Date:

Next Review Date:

TITLE: FAÇADE IMPROVEMENT PROGRAM

1.0 Purpose

The City of Monticello Economic Development Authority (the “EDA”) recognizes the need to encourage investment in commercial and retail buildings in the Downtown area in order to maintain the economic viability of the City and the Downtown/Central Community District. The purpose of this forgivable loan program is to support a visually and financially appealing Downtown and greater Monticello community by providing forgivable loans to improve the façades of existing Downtown commercial and retail buildings.

2.0 Policy

ELIGIBLE BUSINESSES

Commercial property located within the geographic area illustrated in **Exhibit A** of these guidelines may be eligible for a Downtown Façade Improvement Forgivable Loan (“ Loan”) as further defined herein. The area illustrated in **Exhibit A** of these guidelines is amended to include the buildings to remain on Block 52 following redevelopment, as well as those buildings along Walnut Street, between Broadway Street West and River Street. It is the goal of the EDA that 70% of the buildings within the eligible area complete improvements to their properties.

The EDA has allocated a maximum of \$200,000 for the initial Loan program. This is a pilot program, and additional areas and allocations will be considered at a future date.

FORGIVABLE LOAN FUND TERMS & CONDITIONS

Loan Amount & Structure

Individual loans may be made in an amount ranging from \$5,000-\$50,000. Loan forgiveness generally takes place over a three-year period with fifty percent (50%) of the award forgiven at the end of the first year, and twenty-five percent (25%) forgiven at the end of years two and three. The EDA may extend or reduce the forgiveness period based on the dollar amount of the Loan. If the benefitting building is sold within the period of the Loan, the Loan must be repaid. The Applicant must provide at least 5% of the project cost in cash. The Applicant percentage shall be used as the project down-payment, as may be required.

Eligibility Requirements

Tenants and property owners should discuss the loan program to determine responsibilities and commitment for application and its components. The owner of the property must be a cosignatory to the application and Loan agreement.

The property owner must carry current property insurance both at the time of application and through completion of approved Loan improvements.

Property taxes on the subject site must be current for the duration of the Loan.

Applicants are not eligible to receive funding if the property to be rehabilitated is in default under a property mortgage, contract for deed or comparable obligation. An applicant/property owner is ineligible to receive assistance if currently involved in bankruptcy proceedings.

Applicants may apply for only one Loan per building.

The EDA reserves the right to approve or reject applications on a case-by-case basis, taking into consideration factors considered appropriate by the EDA, in addition to established polices, criteria, and potential benefits. Meeting the criteria does not guarantee an application will be approved. Approval or denial of an application is at the sole discretion of the EDA.

Concurrent Loans

The concurrent use of different EDA loan programs by any one borrower or for any one project is permitted. Business subsidy agreements may be required.

Permitted Loan Uses

Exterior renovation of the façades of principal use retail or commercial buildings as further shown on **Exhibit B** attached hereto. An applicant may apply for façade improvements on all exterior sides of their building. The EDA may approve a Loan for improvements for all or some of the sides of the building at their discretion.

An architectural rendering supplied by one of the following is required: an EDA selected architect, applicant contractor or architect, or a qualified architect accepted by the EDA. This item is required for use in determining final scope of work in consultation with the applicant and the applicant's selected contractor for any project. The cost of the rendering shall not be included in the Loan amount. Architectural renderings will be considered for preparation after initial letter of interest by an applicant.

Façade renovation may include, but is not limited to windows, doors, siding, brick, stucco, masonry, painting, steps, cornices, parapets, shutters, dormers, signage, awnings, and structural roof components and such improvements shall be guided by the architectural rendering.

Interior side renovation proposals may be considered on a case-by-case basis.

The applicant will work with a contractor to define final selected improvements using the architectural rendering as a guide. The architectural rendering with final selected improvements must be reviewed and approved by the EDA and will be included in final Loan documentation. The improvements must be completed in substantial conformity to the approved architectural rendering.

The cost of the building permit for the approved Loan project will be included in the final Loan amount.

CONSTRUCTION AND IMPROVEMENTS CODE COMPLIANCE

As applicable, buildings for which public funds will be used within this program are to be brought into conformity with city ordinances and state building codes in effect for the area in which the building is located. It is the intent of the Downtown Façade Improvement Loan Program to comply with the City's building standards for the Downtown/Central Community District (CCD). Please refer to the City's Downtown Small Area Plan and zoning ordinance for complete details as it relates to the standards governing this program's design guidelines.

TIMING OF PROJECT EXPENSES

No project may commence until the EDA has approved the Loan application and the Loan agreement. Any costs incurred prior to execution of the Loan agreement are not eligible expenditures.

No building construction may commence until the required city permits are secured.

Loan disbursements shall be as provided for within the Loan agreement and shall be made directly to the Applicant/owner's contractor. The Loan agreement shall reference final contracts for improvements.

COMMUNICATION

Success of the project depends on the completeness of applications and good communication between all parties. Applicants should feel free to reach out to EDA staff with any questions at any time.

PROCEDURAL GUIDELINES FOR APPLICATION AND APPROVAL

The applicant shall meet with city staff to obtain information about the Loan program, discuss the project, and obtain application forms.

Prior to application, it is recommended that the applicant complete and submit a letter of interest to the EDA. The letter of interest should provide a summary of desired façade improvements. As part of the letter of interest review, the EDA may consider authorization of a façade rendering by the EDA's architectural consultant or may direct the applicant to proceed with a formal application including preparation of rendering by their contractor(s)/architect. Once the applicant has obtained the rendering and estimates, the applicant must submit a formal application to the EDA for review including the project rendering and detailed estimates.

Applications will be received and reviewed on a first-come, first-served basis from the time of submission of a complete application.

An inspection of the building may be required.

The EDA is a governmental entity and as such must provide public access to public data it receives. Data deemed by Applicant to be nonpublic data under State law should be so designated or marked by Applicant. See Minnesota Statutes, Section 13.591, Subd. 1 and 2. The formal Loan application will be reviewed by EDA staff to determine if it conforms to all city policies and ordinances, and will be presented to the EDA for formal approval, as follows:

1. Staff will complete a preliminary application review and may consult with the EDA's Financial Advisor and/or EDA Attorney in preparing a report for EDA consideration.
2. Staff will evaluate the project application in terms of the following:
 - a. Project Design - Evaluation of project design will include review of proposed activities, project construction and renovation plans including architectural rendering and final building elevations detailing selected improvements, timelines and capacity to implement the project.
 - b. Financial Feasibility - Availability of funds, private investment, financial packaging and cost effectiveness, and bid-quote submissions.
 - c. Evidence of applicant's ability to meet the 5% cash requirements.
 - d. Letter of Commitment from other financing sources stating terms and conditions of their participation in the project, if applicable.
 - e. All other information as required in the application and/or additional information as may be requested by the EDA staff.

- f. Project compliance with all applicable city codes and policies.
3. The EDA Commissioners will review each application in terms of:
 - a. Its consistency with the goals of the city's Comprehensive Plan and Downtown Small Area Study.
 - b. Whether it is desirable and in the best interests of the public to provide funding for the project.
 - c. The project's overall potential impact on the community's economy.
4. The EDA Commissioners will approve or deny the application, or request a resubmission with clarifications, at the EDA's sole discretion.

APPROVAL OR DENIAL OF LOAN APPLICATION

The EDA, at its sole discretion, may deny any application on a case-by-case basis, taking into consideration factors such as: consistency with the goals of the city's Comprehensive Plan and Downtown Small Area Study, the project's overall impact on the community's economy, and the above criteria.

LOAN POLICY REVIEW

The above criteria will be reviewed on an annual basis to ensure that the policies reflected in this document are consistent with the economic development goals set forth by the city.

COMPLIANCE WITH BUSINESS SUBSIDY LAW

All developers/businesses receiving financial assistance from the City of Monticello EDA shall be subject to the City's Business Subsidy Policy as amended, and the provisions and requirements set forth under Minnesota Statutes, Sections 116J.993 to 116J.995.

LOAN AGREEMENT

If the application for a Loan is approved, the applicant/property owner will be required to enter into a Loan agreement to proceed. The Loan agreement will specify the terms and conditions of the Loan as identified herein.

DISBURSEMENT OF LOAN FUNDS

Upon approval of a Loan application, applicants are required to provide executed contracts with qualified, licensed contractors for work per the approved Loan plans. Contracts shall be consistent with the procedures and requirements herein.

Loan funds will be disbursed to the contractor based on completion of work as outlined below. The City's Chief Building Official will verify completion of work. Upon verification of completion, payment will be dispersed per contract amount for the work completed based on submitted invoice.

PROJECT CONTRACTOR PROCEDURES AND REQUIREMENTS

A. PARTICIPATING CONTRACTORS: All contractors participating in the Downtown Façade Improvement Loan Program must have a contractor's license on file with the Minnesota Department of Labor and Industry. The contractors will be responsible for securing insurance of the amounts specified on the application form. The application must contain proof of insurance coverage via a Certification of Insurance Coverage, and the contractor's registration and license number and bond.

B. BID/QUOTE SOLICITATION: To participate in the Downtown Façade Improvement Loan Program, the applicant must solicit bids or quotes from at least two vendors. An applicant is free to choose any contractor, provided the license requirements are met and the cost differential in the quotes received

does not exceed 20%.

C. CONTRACTOR CONTRACT: The contract for work is between the property owner (applicant) and the contractor. Each selected contractor will enter into a contract with the property owner. The contract will outline the terms for completion of the rehabilitation on the project and will include the following:

1. Scope of Work
2. Project Start Date;
3. Project Completion Date;
4. General Conditions;
5. Building Elevations and Architectural Drawings;
6. Special Conditions;
7. Project Warranties;
8. Change Order Procedures;
9. Payment Terms;
10. Termination Procedures.

D. FAILURE TO START/COMPLETE PROJECT: Upon approval of the Loan agreement, the applicant and selected contractor will have 180 calendar days in which to complete the contracted work. The 180-day time period shall not be exceeded except through the issuance of a change order. Failure to complete any work within 180 days will be grounds to terminate the Loan agreement.

E. PAYMENT PROCEDURES: All contractors will agree to the payment schedule, which is as follows:

1. Pre-payments for contracted services may be disbursed from an escrow account established with the EDA's specified agency. Such escrow account shall be administered per the Loan agreement.
2. Lien waivers are required for all contractors and subcontractors before payment is made.
3. Final payment for work completed, including any retainage amounts, will be made after work by a contractor is completed with verified receipts and costs incurred, the final inspection has been conducted and the Chief Building Official, property owner, and contractor have signed off on the work.

F. CHANGE ORDERS: Change orders to the approved Loan project require the approval of the EDA. Change orders will be allowed only for the following reasons:

1. To rectify hidden deficiencies that are discovered once the work has begun.
2. To change a specification due to unforeseen difficulties arising after work has begun.
3. To address a deficiency that was inadvertently dropped from the project during project packaging.
4. To change completion dates.

PROJECT COMPLETION

The City's Chief Building Official will complete a final project inspection and issue a Certificate of Completion verifying project completion per the approved Loan plans.

3.0 Scope

This policy applies to all projects that apply for and may receive assistance under the Façade Improvement Program.

4.0

HISTORY			
Approval Date:	August 8, 2018	Approved by:	EDA
Amendment Date:	November 9, 2022	Approved by:	EDA
Amendment Date:	January 10, 2024	Approved by:	EDA

EXHIBIT A
Geographic Program Limits

Downtown Facade Improvement Grant Program Eligibility Area



EXHIBIT B
Permitted Fund Uses – Visual Reference

Elements of the Facade



Overview of the Program

The Monticello EDA has developed a Downtown Façade Improvement Grant Program to support property owners in their efforts to reinvest in their buildings and in the historic building fabric of downtown Monticello. The purpose of the grant program is to improve the aesthetics of the Downtown and to make it a place that is comfortable and appealing to more people throughout the day, week and year.

The grant program offers up to \$50,000 in grant funding to individual building property owners or building tenants to make front and corner side building façade improvements in the eligible area shown below.

The program is a grant, with no repayment of the funds required, with a minimal financial commitment by the property owner or tenant. The EDA's goal is for at least 70% of the property owners in the area to take advantage of the grant.



Downtown Façade Improvement Grant Program

An Implementation Step of the Downtown Small Area Plan



Additional Information

www.ci.monticello.mn.us
Angela Schumann
 Director of Community Development
 City of Monticello, MN
 763-271-3224
Angela.Schumann@ci.monticello.mn.us

Investing in Our Downtown



Possible Improvements to building on Broadway

Monticello Design Threads

The following design threads can be incorporated into facade improvements. Doing so will help create a lively and distinctive environment.

Transparency and Openness

Broadway should be welcoming and inviting. Facades with large windows and well-designed storefronts are comfortable to walk along side and intriguing to look into. They create visual interest to both drivers and walkers.

Three Dimensionality / Movement

Functional and artistic elements that have depth, or evoke a sense of movement, have impact. Elements that project horizontally from buildings or vertically from the sidewalk are encouraged.

Proportion and Order

All elements of the facade should be proportional and orderly to create a harmonious composition. The underlying building should provide the basic order of the composition and elements such as awnings, signage and lighting should respond to the underlying building.

Of its Time

Downtown Monticello was built over time. Today's buildings reflect a variety of eras and no one particular style. Improvements to the buildings that are in keeping with the spirit of a particular era will create an environment that is of its time.

General Design Considerations

A renovation or facade improvement project can provide the architectural and human-scale qualities to improve the aesthetics of Downtown. The following design considerations highlight key elements that will provide guidance in restoring or enhancing architectural value to building.

- Most facades consist of an architectural framework designed to identify individual storefronts. Each storefront should respect this framework.
- Facades should present a visually balanced composition according to the original architectural intent.
- In cases where original building elements have been removed or substantially altered, contemporary treatments respecting the original and historic details are suitable. However they should not appear to be of poor quality, of temporary nature, or ill-suited for the area (vinyl or aluminum siding).
- If a building has historic or architectural merit, improvements should be designed to reveal the building's original style form and materials, whenever possible.
- Architectural services will be offered at no charge to grant fund applicants.

Facade Improvement Possibilities



paint and signage



restored brickwork



corner treatments



awnings



projecting signs



murals



integrated signage



welcoming fronts

South side of Broadway, Block 36



Sample Illustration