

**MINUTES**  
**INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)**  
**Wednesday, September 3, 2025 at 7:00 a.m.**  
**Monticello Community Center**

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Members: Chairperson Jarred Merchant, Vice Chairperson Mike Huey, Luke Dahlheimer, Joe Elam, Charlotte Gabler, Shawn Hafen, Aaron Holthaus, Liz Kokesh, Sarah Kortmansky, Sonja McElroy, Eric Olson, Joni Pawelk, Cory Ritter, Greg Schultz, Rob Stark, Andrew Tapper, Tony Velishek, Darek Vetsch

Liaisons: Deb Meyer, Missy Meidinger, Dave Tombers, Tim Zipoy

Staff: Jim Thares, Rachel Leonard, Angela Schumann, Bob Ferguson, Tyler Bevier,

**1. General Business**

**A. Call to Order**

Chairperson Jarred Merchant called the regular meeting of the Monticello IEDC to order at 7:00 a.m.

**B. Roll Call**

Chair Merchant did not call the roll.

**C. Approval of Minutes**

ERIC OLSON MOVED TO APPROVE THE AUGUST 5, 2025, REGULAR MEETING MINUTES. ROB STARK SECONDED MOTION. MOTION CARRIED UNANIMOUSLY.

**D. Consideration of Adding Items to the Agenda**

None

**2. Regular Agenda**

**A. Table Topic – Development Prospects and Project Pre-Design Process Overview Presentation – Jim Thares**

Mr. Thares provided an overview of the Table Topic and introduced Community Development Director Angela Schumann who noted the process of prospects and project pre-design review as a helpful development first step guide for proposals as well as the various support tools available.

**B. Table Topic – Data Center Development Proposal Updates – Rachel Leonard**

City Administrator Rachel Leonard provided an update relating to the two potential data center development proposals and specific information pertaining to the Alternative Urban Areawide Review (AUAR) process. Ms. Leonard noted the various workshops held with City Council and Planning Commission to discuss and consider a draft zoning ordinance and amendment to the Monticello 2040 Vision + Plan and of the AUAR timeline including scoping document with

public comment period, and process for the various considerations to be brought forward to Council later in the Fall of 2025.

Planning Commission Chair Andrew Tapper weighed in to speak, from his perspective, regarding the importance of carefully listening to citizens' concerns during public comment as well as the timelines for all parties involved.

C. **2025 Manufacturers Breakfast Event (Oct 10, 2025) Planning and Information Update**

Mr. Thares noted that King Banaian is confirmed to speak at the Manufacturer's Appreciation Breakfast event and the Monticello Schools STEM department will attend with students with a presentation of their own; Mr. Thares encouraged all IEDC members to attend next month and suggested members individually promote the event by word of mouth as well.

3. **Liaison Updates**

A. **Wright County Economic Development Partnership (WCEDP)**

Rob Stark, Vice Chair for the WCEDP, spoke of the programs offered through Wright County Partnership and other upcoming events.

B. **Chamber of Commerce**

Deb Meyer, Chamber of Commerce Director, reported on upcoming events and programs offered and hosted by the Monticello Chambers.

C. **Economic Development**

Mr. Thares presented the following City economic development updates:

- Sales Tax Collections Update Actual-Projections
- Business Retention and Expansion (BR&E) Visit to Willow's Landing
- Stoneybrook Residential Subdivision Update
- Project Update
- Prospect List
- September 2, 2025, Planning Commission Agenda

Ms. Schumann shared a printed citizen comment addressed to each of the IEDC members pertaining to the data center zoning ordinance public comment period and encouraged members to read through all comments received posted on the City website.

4. **Special IEDC Meeting Request Consideration – Eric Olson, Superintendent, Monticello Public Schools (Tuesday, October 7, 2025)**

Mr. Thares said Superintendent Eric Olson has asked for an opportunity to present an overview to the IEDC regarding ISD 882 Monticello School Referendum information on the 2025 Special General election ballot. Mr. Thares is proposing a special meeting be scheduled in October, a non-meeting month, to allow time for context with questions.

LIZ KOKESH MOVED TO APPROVE A MEETING NOTICE TO HOLD A SPECIAL MEETING OF THE INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC) ON TUESDAY,

OCTOBER 7, 2025. GREG SCHULTZ SECONDED MOTION. MOTION CARRIED, MIKE HUEY VOTING AGAINST.

5. **Next Meeting Reminder** – Date: Tuesday, October 7, 2025

6. **Adjournment**

Meeting was adjourned by consensus at 8:19 a.m.