

**MEETING - MINUTES**  
**INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)**  
**Wednesday, November 5, 2025, at 7:00 a.m.**  
**Monticello Community Center**

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Members: Chairperson Jarred Merchant, Luke Dahlheimer, Joe Elam, Charlotte Gabler, Aaron Holthaus, Liz Kokesh, Sonja McElroy, Eric Olson, Joni Pawelk, Greg Schultz, Andrew Tapper, Tony Velishek, Darek Vetsch

Members Absent: Vice Chairperson Mike Huey, Shawn Hafen, Sarah Kortmansky, Cory Ritter, Rob Stark

Liaisons: Deb Meyer

Liaisons Absent: 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 special meeting of the Monticello IEDC to order at 7:02 a.m.

**B. Roll Call**

Mr. Merchant did not call the roll.

**C. Approval of October 7, 2025, Special Meeting Minutes**

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

Mr. Thares added continued Manufacturer’s Event topic and additional prospects information for discussion later in the agenda.

**2. Regular Agenda**

**A. Table Topic – Data Center Planned Unit Development (DCPUD) Ordinance Review**

Community Development Director Angela Schumann provided a high-level overview regarding the land-use amendments for a zoning ordinance for data centers.

**B. Data Center Economic Impact Overview – Amanda Taylor and Morgan Hill, Greater MSP**

Amanda Taylor, Business Investment Vice President, Greater MSP, presented an overview on Greater MSP (Minneapolis Saint Paul Economic Development Partnership).

Morgan Hill, Business Investment Director, Greater MSP, provided a high-level overview of the economic impacts of data centers and the impacts for economic strategy, benefits, and overall regional growth.

C. **2025 Manufacturer’s Appreciation Breakfast Recap**

Mr. Thares provided an overview of the appreciation breakfast held on October 10, 2025. He noted the positive connections made between the middle and high school students and local manufacturers. He also noted low attendance by the value-added manufacturing firms.

Members discussed ideas for better planning earlier in the year and additional outreach to community partners to generate interest. Members agreed to present further discussion and ideas at the next meeting in 2026 as part of a table topic agenda item.

3. **Liaison Updates**

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

Rob Stark, Board of Directors Vice Chair, provided information on the upcoming WCEDP events.

B. **Chamber of Commerce**

Deb Meyer provided updates and information on Monticello Chamber events and activities.

C. **Economic Development**

Mr. Thares presented information about the following City economic development updates:

- Sales Tax Collections Update Actual-Projections
- Prospect List - Mr. Thares said he will ask for local business contributions to provide funding to satisfy a meeting with prospective developers. Business-owner members agreed to contribute funding for approximately 15 box lunches related to the site visit.
- November 5, 2025, Planning Commission Agendas

Ms. Schumann gave kudos to Mr. Thares for obtaining a Community Energy Transition (CET) grant agreement extension through June 30, 2026. The CET Grant funding is allowing City water utilities to be extended from Otter Creek Business Park to the Northwest area along County Road 39 using \$1,000,000 of CET Grant funds.

D. **City Council Update**

City Administrator Rachel Leonard provided an update to City Council agenda items including the Monticello Tech (data center campus) Draft Alternative Urban Areawide Review (AUAR) at the upcoming November 9 meeting as well as an open house for additional community information on November 20. She also spoke to future funding considerations for City infrastructure projects in 2026 and a proposal to forgo special assessments on properties for future street improvement projects by instead adding a small fee on utility bills.

Ms. Leonard also updated members to the Broadway Plaza development extension and progress including components for the I-94 MN-DOT extension project outside of City jurisdiction.

Mr. Thares provided a list of IEDC members whose terms are set to expire December 31, 2025 - Joni Pawelk, Joe Elam, Tracy Hinz, Sonja McElory, Mike Huey, and Liz Kokesh. He said he will contact each to discuss reappointment for another three-year term and consideration at the next IEDC meeting on Tuesday, January 6, 2026.

**4. Adjournment**

The IEDC meeting was adjourned by consensus at 8:25 a.m.