



Partnership Meeting

December 2, 2021 • 7:30-9:30 am

Sherburne County Government Center, County Board Room

[under COVID-19 guidelines, meetings are either in-person or virtual; see [Agenda](#) for dial-in information]

Routine Business

1 Welcome

Welcome and call to order

2 Introduction

Introductions/roll call
[in-person and online]

3 Agenda

Routine Business

- 1) Welcome and call to order
- 2) Introductions/roll call
- 3) Agenda: Review, revise, approve
- 4) Previous meeting notes: Review, approve
- 5) Treasurer's report: Review, receive

Action Items

- 6) FW 2030 Monthly Strategy-Action Update
- 7) FW 2030 Placemaking Committee/Microgrant Program 2022 program cycle and budget
- 8) CMRP referral for updated Workplan and budget refinements
- 9) CMRP January meeting mate (1/27/22) conflicts

Discussion or Information Items

- 10) CMRP Community Update: City of Monticello
- 11) FW 2030: Communications efforts
- 12) Other business/future agenda items
- 13) Adjourn



Action Requested: *Review, revise, approve*

4 Previous Notes

October 28, 2021 meeting [Notes](#)



Action Requested: *Review, revise, approve*

5 Treasurer's Report

Report



Action Requested: *Review, revise, receive*

Action Items

6 Framework 2030 Updates

Monthly: Strategy-Action Update

- a. Action update for items scheduled in current and next quarter
- b. Discussion and feedback on progress and dashboard

 **Action Requested:** *Partnership direction on progress and feedback on dashboard*

Framework 2030 Dashboard: Land Use

Land Use Strategy L2. Promote life-cycle housing

Action L2-A: Present an annual report and presentation on housing trends and development

Action L2-B: Create a regional housing market dashboard

	2021	2022
Jan-June		
July-Dec		

Activities: Housing metrics are being drafted to be included in annual report as part of State of the Region.

Issues: None

Land Use Strategy L3. Invest in placemaking

Action L3-A: Host a regional placemaking committee and microgrant program

	2021	2022
Jan-June		
July-Dec		

Activities: Committee has been expanded with members from across the region, who met to flesh out criteria and process. Request for 2022 quarterly cycles and funding appropriation resubmitted on today's CMRP agenda.

Issues: Will need active support from Partners to promote microgrant opportunities in 2022

Framework 2030 Dashboard: Economic Growth

Economic Growth Strategy E1. Expand on the quality and diversity of employment opportunities

Action E1-A: Facilitate expansion of high-speed internet access across the region

	2021	2022
Jan-June		
July-Dec		

Activities: Sherburne County approved a Broadband Grant Program on 11-2-2021 using money from the ARPA. Guidelines are [here](#). Wright County Broadband Study should be done in December

Issues: None

Economic Growth Strategy E4. Measure impacts of action locally and regionally

Action E4-A: Establish and update regional indicators dashboard

	2021	2022
Jan-June		
July-Dec		

Activities: Developed a survey for Partners, staff, and others to prioritize indicators; completed and compiled Nov 2021; see results [here](#). Results will guide development of the draft dashboard in early 2022. Note that local and Focused Planning Area data are harder to update because most data are available only at county level. Indicators dashboard will be hosted on CMRP website. Discussing with Sherburne County GIS creating a link to automatically update indicators on as data become available.

Issues: None

Action E4-B: Establish and monitor progress criteria for all Framework actions

	2021	2022
Jan-June		
July-Dec		

Activities: Monthly written updates, these summaries, and website updates; committee/task force reports will begin in January 2022

Issues: Note that this action item will be eliminated following today's update

FrameWork 2030 Dashboard: Interconnections

Interconnections Strategy 12. Enhance regional connections

Action 12-A: Continue conversations with MnDOT and the counties regarding special projects

	2021	2022
Jan-June		
July-Dec		

Activities: Transportation Task Force was established at 9/28 CMRP meeting. Working to move forward with aligning comprehensive and land use plans and strategies in accordance with direction provided by MnDOT and FHWA.

Issues: None at this time

Interconnections Strategy 13. Share talent, time, and information

Action 13-C: Pursue a regional lobbying effort, "Our fair share"

	2021	2022
Jan-June		
July-Dec		

Activities: Federal infrastructure bill passed and signed 11-15-2021, providing money for broadband, roads and bridges, transit and rail, power and water systems, and more.

Issues: None at this time

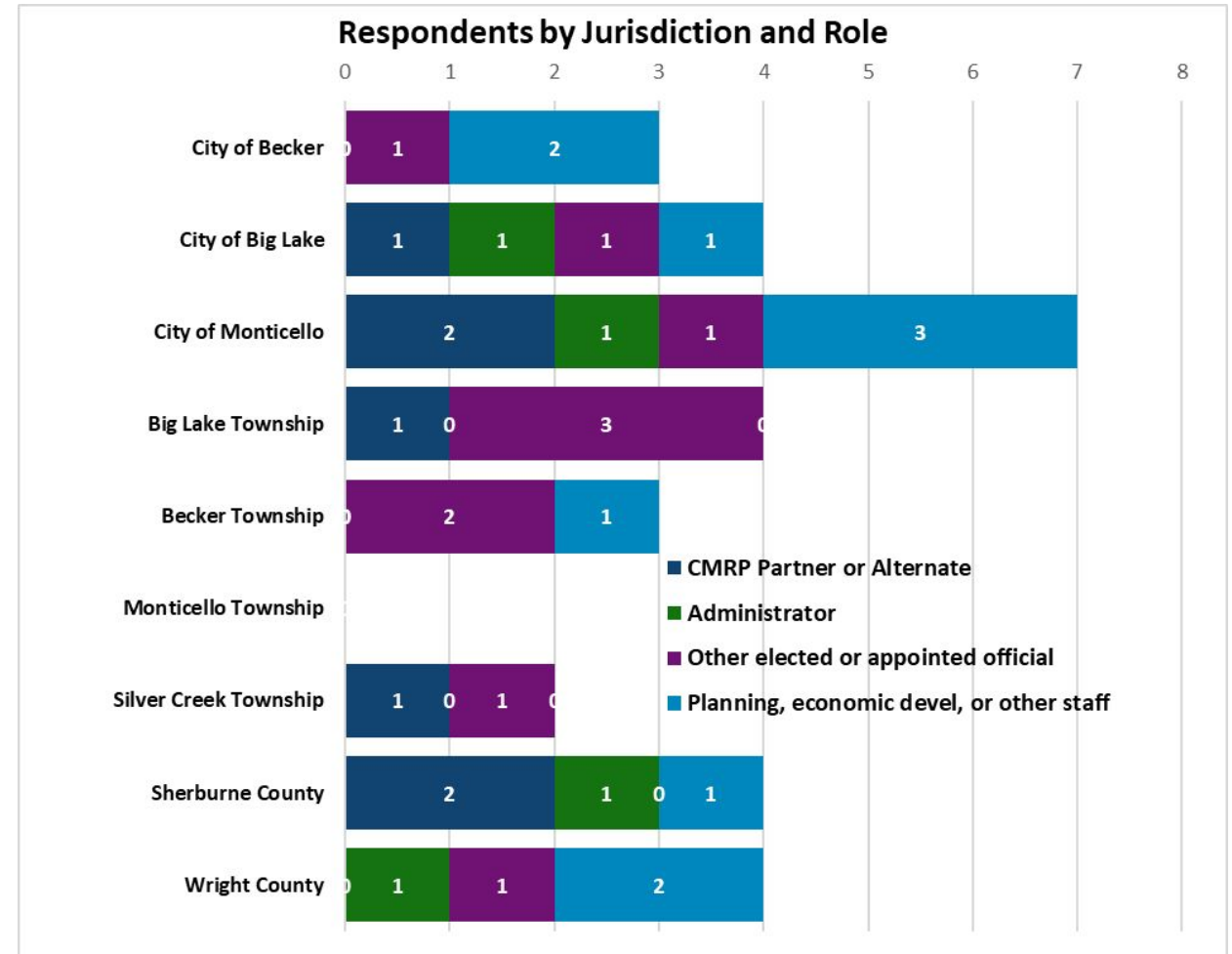
Highlight: E4-A Regional Dashboard Indicators

Survey respondents included:

- Partners and Alternates
- Administrators
- Other elected or appointed officials from Partner jurisdictions
- Staff from planning, economic development, or other departments related to Framework 2030 efforts

City of Becker	3
City of Big Lake	4
City of Monticello	7
Big Lake Township	4
Becker Township	3
Monticello Township	0
Silver Creek Township	2
Sherburne County	4
Wright County	4

CMRP Partner or Alternate	7
Planning, economic devel, other staff	10
Administrator	9
Other elected or appt official	4



Highlight: E4-A Regional Dashboard Indicators

Responses were primarily very important to somewhat important (sorted in order of importance). These will be used as indicators:

- Annual job growth
- New businesses
- Jobs paying a family-sustaining wage
- Population growth
- Population with access to broadband of 1 GB or higher
- Labor force participation rate
- Annual gross regional product growth
- Total jobs
- Violent crime per 100K residents
- Median home purchase price
- Unemployment rate
- High school graduation rate
- Annual hours of delay per commuter

- Cost-burdened households (>30% income on monthly housing costs)
- Median household income
- Average weekly wage
- Poverty rates
- High school graduates enrolling in post-secondary education
- Highway miles rated in "good" condition
- Net migration of 25-34 year-olds
- Annual change in apartment rent
- Population with commutes of less than 30 minutes

Responses were primarily somewhat, not very, or not important at all; these and other ideas will not be used as indicators at this time, but may be later

- Foreign-born population 16-64 years working
- Population 16+ who volunteered past year

7 Placemaking Committee

Placemaking Microgrant Cycle and Budget Request ([decision memo](#))

- a. Resubmission of 10/28/21 request; Partners asked for time to update their home elected bodies
- b. Land use strategy L3 commits to investing in placemaking, supported by action items to host a placemaking committee that launches and leads a placemaking microgrant program
- c. From early October through now, the Committee has fleshed out the placemaking initiative, significantly built its participation, and drafted and refined microgrant eligibility, process, timeline, and budget
- d. Request is for approval of the following for 2022:
 - i. Quarterly grant cycles to build awareness, momentum, and support
 - ii. Budget of \$25,000 to support multiple grants and demonstrate commitment to regional placemaking
- e. Microgrant program launch is January 2022; approved CMRP budget includes funds for new projects

 **Action Requested:** *Approve quarterly grant cycles and a budget of \$25,000 for 2022*

8 2022 Workplan, Budget Update

Request for referral

- a. At the beginning of each calendar year, CMRP updates its Workplan and then determines whether any refinements are needed for the **expenditure** portion of the budget
- b. Further, earlier this fall ExComm noted the need to assess whether any changes were needed in its work, process, or structure to better support the advancement of Framework 2030 commitments
- c. Request: For CMRP to direct ExComm to consult with committee/task force chairs and work with staff team to prepare an updated CMRP Workplan and any associated budget refinements, and bring drafts for review and decision at the January 2022 meeting

 **Action Requested:** *Direct ExComm to prepare 2022 Workplan and budget update*

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January Meeting Date Conflicts

Consider date change

- Sherburne Co. EDA has their annual meeting on 1/27/22 -- the same as CMRP -- which presents a conflict for several Partners and staff (this has been an issue for the last several years)
- Would CMRP consider an alternative January meeting date?

 **Action Requested:** *Discussion and decision on CMRP's January 2022 meeting date*

Discussion, Information Items

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Community Update: City of Monticello

**Rachel Leonard,
City Administrator**



Monticello: Housing Construction

Monticello is striving for balanced life-cycle housing throughout the community. We continue to experience the greatest pressure for multi-family development; however, we've been encouraged by additional phases of existing neighborhoods and conceptual proposals for new single-family developments.

Single-Family Homes

- **Haven Ridge Phase 1:** 27 units
- **Featherstone 5th Addition:** 26 units
- **Edmonson Ridge:** 54 units



Multi-Family Homes

- **Willows Landing:** 92 senior living units, Headwaters Development
- **Stoneybrook:** 28 twin-home units
- **Deephaven:** 165 market-rate rental units
 - Phase 1 completed in July 2021
 - Phase 2 permit issued in July 2021
 - Phase 3 permit issued in August 2021

Monticello: Housing Proposals

We have a mix of housing projects currently moving through the approval process, including market rate, affordable, and senior projects.

Projects Pending Approval

- **Haven Ridge 2nd Addition:** 47 single-family units
- **Headwaters West:** 60 twin-home units and 108 apartment units (senior project with an affordable component)
- **Twin Pines:** 93 multi-family units
- **Monticello Lakes:** 200 multi-family units



Monticello: Commercial Development

Monticello is experiencing commercial development that encompasses new construction, business expansion, and new use of existing buildings.

New Construction

- **Due North Car Wash:** 8,208 sf state-of-the-art car wash
- **Storage Link:** 84,300 sf of new storage buildings
- **Healing Moments Counseling:** 5,000 sf counseling facility
- **Take 5 Car Wash*:** 4,000 sf facility for nationwide car wash brand

Business Expansions

- **Aldi:** 963 sf addition to facilitate drive-up/pick-up
- **Runnings:** 13,000 sf addition
- **Rustech Brewing:** 2,000 sf expansion in their building

Change in Use

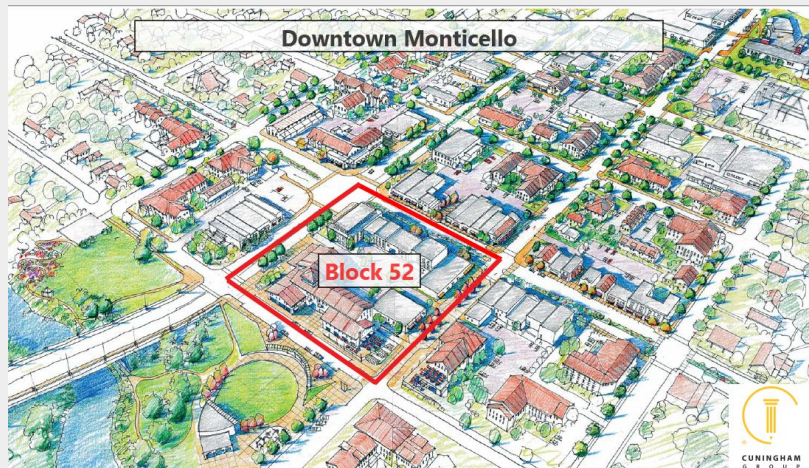
- **Hammer's Hair Lounge**
- **Cocktails on Broadway**
- **Northern Lights Gifts**
- **Ped-a-Go Electric Bikes**
- **Monticello DMV**
- **Lazydays RV:** Reuse of 45,000+ sf existing building



Monticello: Mixed Use Development

Downtown: Block 52

One of the most visible city blocks, it was identified for revitalization and a signature project. The City and EDA acquired about 80% of the block and have a preliminary development agreement for a new vertical mixed use project. The initial indication is for approximately 90 upper-floor residential units and about 30,000 sf of main floor commercial.



The Pointes at Cedar

The Pointes at Cedar reimagines how a central 100 acres will develop over time.

- Focused on creating a unique place that combines economic development opportunities, residential living, and public recreation.
- Intended to accelerate quality private development in the area and act as a catalyst for additional growth and community connection.
- Centered around interconnected lakes bordered by pathways and public spaces. The public spaces will be bounded by a mix of commercial and residential spaces.



Monticello: Industrial Development

Similar to commercial development, Monticello has experienced industrial growth that combines new construction with expansions by existing businesses.

Current

- **UMC Expansion:** 58,000 sf expanded/new building
- **Xcel Energy Cooling Towers:** 2 towers completed in 2021, 2 anticipated in 2022
- **Nuss Truck & Equipment:** 30,000 sf building
- **Jensen Manufacturing Expansion:** 7,500 sf

Pending

- **Project Suburban:** 21,400 sf expansion at current site in 2022
- **Project Stallion:** 35,000 sf expansion, 15 jobs
- **Project Shepherd:** 21,500 sf expansion, 5 jobs
- **Project Integrity:** 65,000 sf new construction

Other

- **Shovel-ready Site Certifications:** Completing applications to certify 3 City/EDA sites in Otter Creek Business Park.



Monticello: Infrastructure and Other Efforts

Infrastructure

- **Streets:** 2022 project includes mill and overlay as well as ongoing efforts to fill sidewalk and pathway gaps throughout the city.
- **Public Works Facility:** Property purchase in 2021, design in 2022, and anticipated construction in 2023.
- **Utility Comprehensive Plans:** Completing updated water & sewer plans in 2021 using 2040 Comp Plan projections. Updates to CIP and additional analysis for future development in 2022.

Other efforts

- **Community Energy Transition Plan:** Received \$500,000 grant for strategic transition planning focused on reducing reliance on Xcel Energy.
- **Downtown Facade Improvement Program:** EDA program focused on downtown block. Allows grants of \$50,000 with 5% owner contribution. First building complete and two more applications under review.
- **MontiArts Initiative:** Ongoing placemaking efforts focused on the downtown area. In 2021 new sculptures, murals, and events added using grants and volunteer efforts.



Framework 2030 Communications

Updates from Partners on Framework 2030 promotion

1. Communication Links:
 - [Master Deck](#) (238 slides)
 - [Talking Points](#)
2. Discussion: Support or resources needed for others

12 2022 New Members, Officers, Leads

Preliminary Discussion

- There will likely be some new Partners/Alternates in 2022; all will receive an orientation with an updated [CMRP Overview-History](#)
- Officer elections are held at the January meeting each year: Chair, vice-chair, secretary, treasurer
- Bylaws prohibit an individual from serving more than 3 consecutive terms in the same office
 - Darek Vetsch terms out as chair at the end of this year; he was elected chair in February 2019 of the then-Coalition, and continued in that role as it evolved into CMRP in July of that year and to the present
- No other officers term out of the positions they currently hold, but not all may wish to serve again or serve in the same roles, *and* others may wish to serve as officers
- Further, additional members will take on committee and task force leadership positions in 2022
- ***Thoughts or comments on 2022 Partners/Alternates, officers, and other leadership positions?***

12 Other Business, Future Agenda Items



13 Adjourn



Thank You