

Monticello

City of Monticello, MN
County of Wright

Location

The City of Monticello is located on Interstate 94, just minutes northwest of Minneapolis/St.Paul.

Industrial Sites

All industrial sites are located within the city limits and utilities are available to the sites.

Access

Sites are accessible via interchange I-94 and Truck Highway 25. Sites are accessible within five minutes or are within one mile of interchange.

Prior Use

Historically the industrial sites were used for crop tillage and currently some acreage remains under tillage.

Environmental Issues/Concerns

No environmental issues/concerns have arisen during the construction of other facilities in the area. The topography is basically flat.

Local Taxes

The City of Monticello Tax Rate payable in 2006 is 122.111%

State Taxes

Provided by the State of Minnesota.

Local Incentives

Tax Increment Financing (TIF).
Below-prime Interest Rate Loans.

State Incentives

Provided by the Minnesota Department of Employment and Economic Development. The City of Monticello provides proactive assistance in seeking state funding, including Industrial Revenue Bonds.

Land Price

Monticello Business Center \$1.00 per sq. ft.
to qualified businesses

Major Employers – 2005

Monticello Public Schools 421
Xcel Energy/NMC 410
Cargill Kitchen Solutions, Inc. 355
Monticello-Big Lake Hospital 266
Ultra Machining Company 119

Wage Survey

Survey of Monticello Businesses – 2004

Average per hour, excluding benefits:

Manufacturing \$17.18
Excluding Xcel Energy/NMC \$15.73
Non-manufacturing \$17.13
Excluding School/Hospital. \$14.93

Population Estimates – 2006

CITY OF MONTICELLO

11,136 population and 4,337 households

TOWNSHIP OF MONTICELLO

3,558 population and 1,185 households

WRIGHT COUNTY

114,806 population and 41,923 households

SHERBURNE COUNTY

85,025 population and 29,004 households

Source: Minnesota Demography

Housing

NEW SINGLE HOME BUILDING PERMITS:

<u>YEAR</u>	<u>TOTAL PERMITS</u>	<u>TOTAL VALUE</u>
2006	85	\$17,147,389
2005	263	\$37,648,749
2004	250	\$32,302,562
2003	151	\$19,275,392
2002	184	\$19,821,780
2001	219	\$22,050,636

Source: Monticello Building Department

Existing Home Sales

<u>YEAR</u>	<u>TOTAL PERMITS</u>	<u>TOTAL VALUE</u>
2004	226	\$182,200
2003	206	\$164,950
2002	198	\$157,999
2001	101	\$141,500
2000	126	\$132,000

Source: Wright County's Assessor's Office



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