

Pursuant to due call and notice thereof, a meeting of the North Mankato Port Authority Commission was held in the Council Chambers of the Municipal Building on Monday, June 15, 2009.

President Hensel called the meeting to order at 7:30 a.m. The following were present: Commissioners Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, Executive Vice President Sande, Finance Director Mork and Secretary Gehrke.

#### Approval of the Minutes

On a motion by Commissioner Zellmer, seconded by Commissioner Kirschbaum, the minutes of the Port Authority meeting of March 10, 2009 were approved.

#### Finance

##### A. Approval of Bills – March, April and May 2009

Finance Director Mork presented the Port Authority expenditures for March, April and May 2009. Commissioner Knutson moved, seconded by Commissioner Zellmer, to approve the Port Authority expenditures for March, April and May 2009. Vote on the motion: Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; no nays. Motion carried.

#### Report of Executive Vice President

##### A. Res. No. 01-09 Authorizing the Sale of Real Estate

Executive Vice President Sande reported BENCO Electric, in cooperation with Great River Energy, has identified the need for an additional electrical substation in or near Northport Industrial Park. In conjunction with BENCO Electric, staff has identified a 2.42-acre parcel on Carlson Drive shown as Lot 1, Block 1, Northport No. 13. Resolution No. 01-09 authorizes the sale of this parcel to BENCO Electric at a price of \$20,000 per acre, which is one-half the normal selling price due to BENCO's partnership with the North Mankato Port Authority in the industrial park. Commissioner Arnold moved, seconded by Commissioner Steiner, to adopt Resolution No. 01-09 Authorizing the Sale of Real Estate. Vote on the Resolution: Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; Abbott nay. Motion carried.

##### B. Proposed Easement for Great River Energy

Executive Vice President Sande presented an aerial map of the industrial park reflecting the proposed extension of a 115 kV transmission line from the existing north-south line at the east edge of Dakota Meadows Middle School through the industrial park to the site of the proposed substation. He reported City staff is working with Great River Energy for the necessary easements and compensation for the easements. Commissioner Zellmer moved, seconded by Commissioner Steiner, to approve the route of the transmission line and granting of related easements. Vote on the motion: Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; no nays. Motion carried.

C. Webster Avenue Tax Increment Financing Modification

Executive Vice President Sande presented a tax increment plan which will expand the overall tax increment plan for the Webster Avenue redevelopment area. He reported this plan is for the redevelopment of the non-conforming residential uses north of Webster Avenue and east of Quincy. Three of the four parcels have been acquired in the proposed Tax Increment Financing District No. 2. The property will be replatted and offered for resale for commercial use. Roger Guenette, Advance Resources for Development, appeared before the Port Authority Commission and reported in 2001 a Tax Increment Financing District was created in this area. The Webster Avenue Tax Increment Financing Modification will expand the overall tax increment plan for the Webster Avenue redevelopment area. The adoption of the Plan will create a framework for the use of Tax Increment Financing to assist in the redevelopment of the site.

Commissioner Knutson moved, seconded by Commissioner Abbott, to adopt Resolution No. 02-09 Approving the North Mankato Webster Avenue Redevelopment Project Plan Modification and filing of an application to the North Mankato City Council. Vote on the Resolution: Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; no nays. Motion carried.

Commissioner Knutson moved, seconded by Commissioner Arnold, to adopt Resolution No. 03-09 Approving the North Mankato Webster Avenue Tax Increment Financing District No. 2 and filing an application to the North Mankato City Council. Vote on the Resolution: Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; no nays. Motion carried.

D. Res. No. 04-09 Authorizing the Purchase of Real Estate

Executive Vice President Sande reported discussions are in progress with a prospective purchaser of a development site on the north side of Howard Drive West. To accommodate the purchaser, it is necessary for the Port Authority to acquire an additional 10.01 acres of land immediately north of Outlot A of Northport No. 10. Approval to annex and plat the parcel to facilitate the current project and future developments is requested. Commissioner Arnold moved, seconded by Commissioner Knutson, to adopt Resolution No. 04-09 Authorizing the Purchase of Real Estate and authorizing staff to proceed with the necessary annexation and platting of the 10.01 acres. Vote on the Resolution: Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; no nays. Motion carried.

E. Appoint Loan Committee

Executive Vice President Sande reported a request is pending for an economic development loan. He requested a Loan Committee be appointed to review this request. Commissioners Dave Arnold, Jim Kirschbaum and Bob Knutson volunteered to serve on the Loan Committee.

Other Business

A. Set Port Authority Meeting for Week of June 22, 2009

Commissioner Knutson moved, seconded by Commissioner Abbott, to set a Port Authority meeting for 7:30 a.m. on Wednesday, June 24, 2009. Vote on the motion: Abbott, Steiner, Knutson, Arnold, Hensel, Kirschbaum and Zellmer, aye; no nays. Motion carried.

Open Meeting to the Public

President Hensel opened the meeting to the public with no one appearing.

There being no further business, the meeting was adjourned at 8:04 a.m.

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President

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Secretary