

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 Tuesday, March 29, 2011.

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

Approval of the Minutes

On a motion by Commissioner Dehen, seconded by Commissioner Arnold, the minutes of the Port Authority meeting of March 16, 2011 were approved.

Public Hearing to Consider Modification of Industrial Development District No. 1

President Hensel opened the public hearing to consider the modification of Industrial Development District No. 1. Executive Vice President Sande reported a copy of the Affidavit of Publication for the Notice of Public Hearing and a report on modification of IDD No. 1 were included in the packets. He reported that with the purchase of the 50.40-acre parcel on Contract for Deed from the Rist Family, it is necessary to include this parcel in Industrial Development District No. 1 in order to offer economic incentives for future projects. Commissioner Knutson asked what parcels are available for development. Executive Vice President Sande reported a 9-acre parcel is available on Ringhofer Drive, a 10-acre parcel is available on Howard Drive West, a parcel owned by the Dental Group is available on Commerce Drive and a parcel owned by Culver's is available on Commerce Drive. The Port Authority has a purchase option on the Coughlan property adjacent to Fire Station No. 2. The Commissioners discussed the proposed soccer fields to be built on the 40-acre parcel north of Camelot that Independent School District 77 purchased for a future elementary school. Executive Vice President Sande noted that the new fields combined with the soccer fields at Dakota Meadows Middle School will create a tournament-quality soccer complex. The soccer fields, including the fields at Kennedy School, have been a three-way partnership with ISD 77, the Soccer Association and the City. He reported the City of Mankato is developing baseball fields at the Rosa Parks Elementary School site. With no one appearing before the Commission, President Hensel closed this portion of the meeting.

A. Res. No. 06-11 Approving the Modification of Industrial Development District No. 1 and Filing of an Application to the North Mankato City Council

Commissioner Knutson moved, seconded by Commissioner Steiner, to adopt Resolution No. 06-11 Approving the Modification of Industrial Development District No. 1 and Filing of an Application to the North Mankato City Council. Vote on the Resolution: Arnold, Hensel, Kirschbaum, Dehen, Steiner and Knutson, aye; no nays. Motion carried.

Public Hearing to Consider Sale of Real Estate (0.76-acre parcel)

President Hensel opened the public hearing to consider the sale of a 0.76-acre parcel of real estate to LJP Enterprises. Executive Vice President Sande reported that in order to accommodate the storm water detention pond for the LJP Project, it was necessary to amend the original sale of real estate to LJP by adding 0.76 acres of property to the west. With no one appearing before the Commission, President Hensel closed this portion of the meeting.

A. Res. No. 07-11 Authorizing the Sale of Real Estate

Commissioner Dehen moved, seconded by Commissioner Arnold, to adopt Resolution No. 07-11 Authorizing the Sale of Real Estate (0.76-acre parcel) to LJP Enterprises. Vote on the Resolution: Arnold, Hensel, Kirschbaum, Dehen, Steiner and Knutson, aye; no nays. Motion carried.

Report of Executive Vice President

Executive Vice President Sande presented a letter from City Attorney Kennedy with an update regarding the bankruptcies of the Budget Marts located on Belgrade Avenue and Commerce Drive. He reported the matter is in Chapter 7 bankruptcy and eventually the properties will be available for sale. Discussion was held about the need to formulate a strategic plan for the Budget Mart property and the balance of the block. Executive Vice President Sande reported construction of the infill project on the opposite side of Belgrade would be starting soon and architectural work and soil borings are in process for Phase II of the Marigold Project. He reported the Council also approved the addition of 17 parking spaces on Nicollet Avenue.

Other Business

A. Reminder of July 11, 2011 Annual Port Authority Meeting

President Hensel reminded the Commissioners of the Annual Port Authority Meeting to be held at 7 p.m. on Monday, July 11, 2011.

B. Council Workshop with Port Authority, Monday, April 4, 2011

Commissioner Dehen reported the City Council has scheduled a workshop for 6 p.m. on Monday, April 4, 2011 to discuss the Port Authority and new development opportunities. He invited the Port Authority Commissioners to attend.

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 7:56 a.m.

President

Secretary