

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 Wednesday, November 17, 2010.

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

Approval of the Minutes

On a motion by Commissioner Steiner, seconded by Commissioner Kirschbaum, the minutes of the Port Authority meeting of October 20, 2010 were approved.

Public Hearing, 7:30 a.m. – Consideration of Tax Increment Financing Plan for Tax Increment Financing District IDD No. 1-19

President Hensel opened the public hearing on the Tax Increment Financing District IDD No. 1-19 Plan. Executive Vice President Sande reported a hearing notice was published in the official newspaper per statutory requirements. School District 77 and Nicollet County were notified of the public hearing and mailed a copy of the TIF Plan. Ed Tschida from Advance Resources for Development gave an overview of the project reporting Tax Increment Financing District IDD No. 1-19 is located at 422 Belgrade Avenue. The project would be an approximately \$2 million project with a proposed TIF subsidy of \$400,000. The TIF Project is proposed to be funded with a G.O. Tax Increment Financing Bond to be issued in the spring of 2011 with a construction loan in the interim administered by the bank in the amount of \$400,000. The increased tax value of the project will generate the revenue to repay the TIF Bonds. The project would consist of 12,000 square feet of commercial space on the ground floor and approximately 9,200 square feet of apartments on the second level. There would be a total of seven apartments and five commercial spaces. The TIF Plan will be presented to the Council for their approval at their December 6, 2010 meeting. There being no one else appearing before the Port Authority Commission, President Hensel closed this portion of the meeting.

Res. No. 13-10 Approving Tax Increment Financing District IDD No. 1-19 Plan

Commissioner Steiner moved, seconded by Commissioner Arnold, to adopt Resolution No. 13-10 Approving Tax Increment Financing District IDD No. 1-19 Plan. Vote on the Resolution: Steiner, Knutson, Arnold, Hensel and Kirschbaum, aye; no nays. Motion carried.

Finance

A. Approval of Bills – October 2010

Finance Director Mork presented the Port Authority expenditures for October 2010. Commissioner Kirschbaum moved, seconded by Commissioner Steiner, to approve the Port Authority expenditures for October 2010. Vote on the motion: Steiner,

Knutson, Arnold, Hensel and Kirschbaum, aye; no nays. Motion carried.

Report of Executive Vice President

A. Central Business District Grant Request – Spinner’s Bar, 301 Belgrade Avenue

Executive Vice President Sande presented a Central Business District grant request from Shawn Ange d/b/a Spinner’s Bar at 301 Belgrade Avenue. Mr. Ange is projecting improvement costs of \$41,256 which include a new neon sign, tuck pointing, a new roof, awnings and windows and is requesting a grant in the amount of \$13,752. Commissioner Knutson moved, seconded by Commissioner Steiner, to approve a Central Business District grant request for Shawn Ange, d/b/a Spinner’s Bar at 301 Belgrade Avenue, in the amount of \$13,752 subject to documentation of eligible project expenses. Vote on the motion: Steiner, Knutson, Arnold, Hensel and Kirschbaum, aye; no nays. Motion carried.

B. Central Business District Grant Request – Circle Inn Bar, 232 Belgrade Avenue

Executive Vice President Sande presented a supplemental Central Business District grant request from Tom Bohrer d/b/a Circle Inn Bar at 232 Belgrade Avenue. Mr. Bohrer’s improvements include a new main sewer line, new sidewalk and a new furnace. The application reflects costs of \$8,866.80 and a grant request of \$2,955.60. As noted in the recap of the Central Business District grants issued, Mr. Bohrer has previously received grant funds in the amount of \$13,910.88, which when added to the current request leaves them below the pre-established maximum grant of \$25,000. Commissioner Steiner moved, seconded by Commissioner Arnold, to approve a Central Business District grant request for Tom Bohrer, d/b/a Circle Inn Bar at 232 Belgrade Avenue, in the amount of \$2,955.60 subject to documentation of eligible project expenses. Vote on the motion: Steiner, Knutson, Arnold, Hensel and Kirschbaum, aye; no nays. Motion carried.

Other Business

Executive Vice President Sande reported bid opening for the LJP project will be Thursday, November 18, 2010. Construction is expected to start December 1, 2010.

Paving is complete around the outside of the Marigold project. CTS will move into the building around December 1, 2010. The City will await the end of the bankruptcy filing to look into dealing on the Budget Mart property. When researching the property for the Sheriff’s Sale, there is a significant amount of debt and State of Minnesota liens on the property. Staff is working with the Small Business Development Center on filling the Christy’s Café location. Work has begun on the Highway 14/CSAH 41 Interchange project. This is a two-year project with street base and utilities in 2011 and paving in 2012.

Open Meeting to the Public

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

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There being no further business, the meeting was adjourned at 8:05 a.m.

President

Acting Secretary