

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, September 6, 2022.

President Olenius called the meeting to order at 6:30 p.m. The following were present: Commissioners Oachs, Steiner, Whitlock, Norland, Kaus, and Dehen, Executive Vice President McCann, Interim Assistant Treasurer Ryan, Community Development Director Fischer, and Secretary Van Genderen.

Approval of the Minutes

Commissioner Steiner moved, seconded by Commissioner Dehen, to approve the minutes of the Port Authority meeting of July 18, 2022. Vote on the motion: Oachs, Steiner, Whitlock, Norland, Kaus, Olenius and Dehen, aye, no nays. Motion carried.

Approval of Bills

Commissioner Dehen moved, seconded by Commissioner Oachs, to approve the bills. Vote on the motion: Oachs, Steiner, Whitlock, Norland, Kaus, Olenius and Dehen, aye, no nays. Motion carried.

Consider MDC Land Purchase Agreement Amendment

Community Development Director Fischer reported that the North Mankato Port Authority sold 9.11 acres of land in the Northport Industrial park to MDC Development in May 2015. MDC constructed a 50,000-square-foot warehouse and sold the property to Volk Investments Company. The Port Authority and MDC entered a Land Purchase Agreement as part of the original sale. Under number 10, Criteria for Development of the Property, the purchaser agreed to follow specific criteria for future development of the property, including “the building will be constructed of tip-up concrete panels or other masonry materials. And all future building expansions or separate buildings will be built of tip-up concrete panels or other masonry materials. Volk Investments intends to construct a 90,000 square foot expansion of the building using a metal Butler Texture Wall Panel. The materials are inconsistent with the original Land Purchase Agreement. According to Volk Investments, the Butler Texture Wall Panel System is the preferred construction material due to the timing and cost of masonry precast wall panels. Community Development Director Fischer reported that the staff has drawn up an amendment to the original Land Purchase Agreement, which amends number 10 to allow the addition to be constructed of a Textured Wall Panel System material.

Commissioner Dehen commented that the standard set for the industrial park was based on the fact that other materials at the time were not standing the test of time and were deteriorating. He noted that the proposed material has recently been used on the Palmer Bus building. He said City Planner Lassonde reviewed the Palmer Bus building and the proposed building. City Planner Lassonde commented that he completed some comparisons on the use of the tip-up and the Butler Texture Wall Panels. He reviewed street exposure which would have the Volk building with 100% of the street exposure as

tip-up, and the Palmer Bus building has 60% of its street-facing exposure as tip-up. He noted the Volk building would be 44% tip up and 56% Butler wall system, while Palmer Bus is 34% tip-up and 66% Butler wall system.

Commissioner Dehen noted there were four factors to consider:

1. The quality of materials is improving.
2. The Port has already started discussing relaxing the standards on the other side of the highway.
3. The price of tip-up has increased dramatically with the supply chain issues, and the proposed 7 million dollar addition would be delayed if they were to wait. The tax base increase would need to be considered.
4. The precedent would impact future purchase agreements.

Commissioner Steiner reported that due to the advancement in technology. He did not have any issues with the amendment. Commissioner Whitlock noted that strict standards have cost the Port Authority some businesses and suggested relaxing the standards.

Commissioner Dehen moved, seconded by Commissioner Norland to approve the Amendment to the MDC Land Purchase Agreement. Vote on the motion: Oachs, Steiner, Whitlock, Norland, Kaus, Olenius and Dehen, aye, no nays. Motion carried.

Other Business

None

Open Meeting to the Public

Barb Church, 102 Wheeler Avenue, appeared before the Port Authority and requested clarification on the life expectancy of the materials and if the Planning Commission would be called to change the Ordinance that required tip-up products. Community Development Director Fischer reported that the material has a 10-year life expectancy, and there would not be an ordinance change as the standard has just been included in the Purchase Agreement.

There being no further business, Commissioner Dehen moved, seconded by Commissioner Steiner, to adjourn. Vote on the motion: all ayes. Motion carried. The meeting was adjourned at 6:45 p.m.

President

Secretary