

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, August 7, 2017.

President Arnold called the meeting to order at 6:30 p.m. The following were present: Commissioners Whitlock, Norland, Arnold, Dehen, and Freyberg, Executive Vice President Harrenstein, Finance Director McCann, and City Clerk Van Genderen. Absent: Commissioner Olenius and Community Development Director Fischer. Commissioner Steiner arrived during the Public Hearing for TIF Modification IDD 1-23.

Approval of the Minutes

Commissioner Dehen moved, seconded by Commissioner Norland, to approve the minutes of the Port Authority meeting of July 10, 2017. Vote on the motion: Whitlock, Norland, Arnold and Dehen aye; no nays. Motion carried.

Approval of Bills

Commissioner Dehen moved, second by Commissioner Norland, to approve the bills for the Port Authority. Vote on the motion: Whitlock, Norland, Arnold, Dehen, and Freyberg aye; no nays. Motion carried.

Public Hearing TIF Modification

Commissioner Arnold introduced Consultant Ed Tschida from Advance Resources for Development Inc. Consultant Tschida reported the TIF District IDD 1-23 was originally established in 2014 and D&K met the goals laid out in the TIF Development Agreement which included job creation and construction of the building. D&K is in need of substantial expansion due to crowded facilities. He stated that D & K would like to increase the size of the facility and hire additional employees. The proposed modification does not increase the size of the district or lengthen the term of the district just the amount that can be collected. Consultant Tschida indicated the Port Authority agenda includes a resolution approving the modifications and the Port Authority will be asked to approve the modified development agreement. The only changes to the development agreement is an increase in the maximum amount of benefits.

New Business

Res. No. 9-17 Modifying Tax Increment Financing District IDD 1-23 Plan. Commissioner Steiner moved, seconded by Commissioner Norland to adopt Resolution No. 9-17 Modifying Tax Increment Financing District IDD 1-23 Plan. Vote on the motion: Whitlock, Steiner, Norland, Arnold and Dehen aye; no nays. Motion carried.

Consider Adopting Amendment to Private Development. Commissioner Norland moved, seconded by Commissioner Steiner to adopt amendment to private development. Vote on the motion: Steiner, Whitlock, Norland, Arnold, Dehen, and Freyberg aye; no nays. Motion carried.

Other Business

Res. No. 10-17 Initiating Process for Adoption of Industrial Development District No. 1 Modification. The request to modify the Industrial Development District is in response to the proposed Birchwood Cottages memory care facility which would contain 48 units and house 64 residents. Birchwood Cottages is requesting TIF assistance and to include the proposed TIF area in the Industrial Development District the City needs to modify the Industrial Development District Map. The modification request would only affect the underlying project area; it would not be city-wide. The resolution sets a public hearing for the Port Authority Commission on September 18, 2017 and requests City Council hold a Public Hearing to consider modifying the Industrial Development District No. 1 on September 18, 2017. Commissioner Steiner moved, seconded by Commissioner Norland to adopt Res. No. 10-17 Initiating Process for Adoption of Industrial Development District No. 1 Modification. Vote on the motion: Steiner, Whitlock, Norland, Arnold, Dehen, and Freyberg aye; no nays. Motion carried.

Res. No. 11-17 Initiating Process for Establishment of Tax Increment Financing District IDD No. 1-24. President Arnold indicated his support for the establishment of a TIF District for the Birchwood Cottages project. He stated that it is an important property to develop and it is a good use of property and the request is not dissimilar to Oak Terrace. Commissioner Norland moved, seconded by Commissioner Whitlock to adopt Res. No. 11-17. Vote on the motion: Steiner, Whitlock, Norland, Arnold, Dehen, and Freyberg aye; no nays. Motion carried.

Open Meeting to the Public

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

There being no further business, Commissioner Dehen moved, seconded by Commissioner Norland, to adjourn. Vote on the motion: Steiner, Whitlock, Norland, Arnold, Dehen, and Freyberg aye; no nays. Motion carried. The meeting was adjourned at 6:42 p.m.

President

Secretary