

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 3, 2019.

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

Approval of the Minutes

Commissioner Dehen moved, seconded by Commissioner Norland, to approve the minutes of the Port Authority meeting of August 12, 2019. Vote on the motion: Whitlock, Norland, Arnold, Dehen, Oachs and Steiner aye. Abstain: Olenius. Motion carried.

Approval of Bills

None.

New Business

Consider Adopting Private Activity Revenue Bond (Conduit Debt) Policy

Executive Vice President Harrenstein reported conduit debt is authorized by the IRS and allows specific entities to have the City/Port Authority issue debt on their behalf with the City/Port Authority having no obligation to repay the debt if the borrower defaults. The proposed policy outlines the authorized agencies and the processes that will be followed. Bond Counsel will manage applications, and all fees from the legal counsel will be placed on the applicants. The process includes an application fee of \$1,000 and ½ percent of the issue. If the Port Authority authorized a conduit bond of \$4 million the Port would receive \$20,000. President Arnold stated this could be a revenue source for the Port Authority. Commissioner Oachs requested clarification on what happens if the business trades hands following the issuance of the conduit debt. President Arnold questioned if the Port had the ability to turn down applicants. He indicated that because there were still questions concerning how the policy would work the discussion could be continued at the next Port Authority Meeting. Commissioner Steiner moved, seconded by Commissioner Dehen to table considering the adoption of a Private Activity Revenue Bond (Conduit Debt) Policy. Vote on the motion: Whitlock, Norland, Arnold, Olenius, Dehen, Oachs and Steiner aye; no nays. Motion carried.

Resolution No. 2-19 Setting Public Hearing to Consider the Purchase of Real Estate.

Executive Vice President Harrenstein reported the parcel abuts property on Howard Drive and is necessary to assemble a parcel for resale. The purchase will only occur if the land is sold or a purchaser is identified. The closing date is no later than January 31, 2020. The City has a potential purchaser and recommends approval.

Commissioner Norland moved, seconded by Commissioner Steiner to Adopt Res. No.

2-19 Setting a Public Hearing to Consider the Purchase of Real Estate. Vote on the motion: Whitlock, Norland, Arnold, Olenius, Dehen, Oachs and Steiner aye; no nays. Motion carried.

Resolution No. 3-19 of the North Mankato Port Authority Commission Deeming a Parcel Located at 1721 Lor Ray Drive to be Occupied by Structurally Substandard Buildings.

Executive Vice President Harrenstein reported the resolution is similar to the one completed for the property on Belgrade. The property is zoned B-3 for commercial use and is compatible for a potential TIF Application. The owner of the property would like to raze the structures to help attract a purchaser. Adopting the resolution does not obligate the Port to establish a TIF; it only makes the site eligible. Commissioner Norland moved, seconded by Commissioner Steiner to Adopt Res. No. 3-19 of the North Mankato Port Authority Commission Deeming a Parcel Located at 1721 Lor Ray Drive to be Occupied by Structurally Substandard Buildings. Vote on the motion: Whitlock, Norland, Arnold, Olenius, Dehen, Oachs and Steiner aye; no nays. Motion carried.

Other Business

Open Meeting to the Public

None

There being no further business, Commissioner Steiner moved, seconded by Commissioner Norland, to adjourn. Vote on the motion: all ayes. Motion carried. The meeting was adjourned at 6:47 p.m.

President

Secretary