

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



City of North Mankato, MN

Port Authority Claims

By Fund

Payment Dates 08/08/2017 - 08/21/2017

Vendor Part Number	Vendor Name	Payment Date	(None)	(None)	Amount
Fund: 228 - PORT AUTHORITY					
	BOLTON & MENK, INC.	08/09/2017			3,000.00
	ABDO, EICK & MEYERS, LLP	08/21/2017			2,500.00
	BROCK WHITE COMPANY LLC	08/21/2017			98.47
	FREE PRESS	08/21/2017			37.63
	I & S GROUP, INC.	08/21/2017			2,329.00
	LLOYD LUMBER CO.	08/21/2017			14.44
	LLOYD LUMBER CO.	08/21/2017			1.61
	SMC-SOUTHERN MINNESOTA	08/21/2017			398.88
Fund 228 - PORT AUTHORITY Total:					8380.03
Fund: 240 - JOINT ECONOMIC DEVELOPMENT					
	BENCO ELECTRIC COOPERATIV	08/21/2017			600,000.00
Fund 240 - JOINT ECONOMIC DEVELOPMENT Total:					600,000.00
Grand Total:					608,380.03

Authorization Signatures

Port Authority

The above claims list is approved by:

MARK DEHEN - COMMISSIONER

JAMES WHITLOCK - COMMISSIONER

DIANE NORLAND - COMMISSIONER

WILLIAM STEINER - COMMISSIONER

ROBERT FREYBERG - COMMISSIONER

DUANE OLENIUS - COMMISSIONER

DAVID ARNOLD - COMMISSIONER

**NORTH MANKATO PORT AUTHORITY COMMISSION
COUNTY OF NICOLLET, STATE OF MINNESOTA**

RESOLUTION NO. 12-17

**RESOLUTION INITIATING PROCESS FOR MODIFYING
INDUSTRIAL DEVELOPMENT DISTRICT NO. 1
AND ESTABLISHING
TAX INCREMENT FINANCING DISTRICT IDD NO. 1-25**

BE IT RESOLVED by the North Mankato Port Authority Commission (the "Commission") as follows:

1. Recitals.

(a) Pursuant to Laws of Minnesota 1985, Chapter 188, as codified in Minnesota Statutes, Section 469.079, the Commission has been established and is authorized to exercise port authority, housing and redevelopment authority, and tax increment powers, among others; and

(b) In furtherance of the objectives of the Commission, the Commission is considering enlarging its Industrial Development District No. 1 and amending the related development plan for that district (the "Development Plan"); and

(c) In furtherance of the objectives of the Commission, the Commission is considering adopting a Tax Increment Financing Plan for Tax Increment Financing District IDD No. 1-25 within Industrial Development District No. 1, and approving the related tax increment financing plan (the "Tax Increment Financing Plan").

2. Public Hearing of the Commission. As required by its enabling legal authority, the Commission will hold a public hearing on the Development Plan and Tax Increment Financing Plan at a meeting of the Commission to be held in the Municipal Building on Monday, September 18, 2017 commencing at 6:30 PM. The staff of the Commission is hereby authorized and directed to cause the notice of public hearing which is attached to this Resolution to be published in the City's official newspaper not less than 10 days prior to the scheduled hearing date.

3. City Council Public Hearing. Under the Tax Increment Act, it is necessary for the North Mankato City Council to hold a public hearing on the Development Plan and Tax Increment Financing Plan, and the Commission hereby requests the Council to hold such public hearing, following notice thereof having been published not less than 10 and not more than 30 days prior thereto, and to consider thereafter the Plan for approval at a meeting of the Council on September 18, 2017.

Adopted by the Commission this 21st day of August 2017.

Secretary

President

NOTICE OF PUBLIC HEARING

**NORTH MANKATO PORT AUTHORITY COMMISSION
COUNTY OF NICOLLET
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the North Mankato Port Authority Commission will hold a public hearing on Monday, September 18, 2017, at a meeting of the Commission beginning after 6:30 PM, at the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, relating to the proposal of the Commission to: (1) enlarge its Industrial Development District No. 1 and to amend the related Development Plan pursuant to Minnesota Statutes, Sections 469.001 to 469.068 (2) to approve the Tax Increment Financing Plan for Tax Increment Financing District IDD No. 1-25 within Industrial Development District No. 1, and to adopt the Tax Increment Financing Plan relating thereto pursuant to Minnesota Statutes, Sections 469.174 to 469.179.

A copy of the documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the City Administrator at the Municipal Building. All interested persons may appear at the public hearing and present their views orally or in writing.

/s/April Van Genderen

April Van Genderen

Secretary

North Mankato Port Authority Commission