

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, December 5, 2016.

President Arnold called the meeting to order at 6:30 p.m. The following were present: Commissioners Spears, Arnold, Norland, Dehen, Freyberg and Steiner, Executive Vice President Harrenstein, City Planner Fischer, Finance Director McCann and Secretary Van Genderen. Absent: Commissioner Olenius.

### Approval of Minutes

Commissioner Norland moved, seconded by Commissioner Steiner, to approve the minutes of the Port Authority meeting of November 21, 2016. Vote on the motion: Steiner, Spears, Arnold, Norland, Dehen and Freyberg aye; no nays. Motion carried.

### Old Business

- A. Continuation of Public Hearing-6:30 pm to Consider the Sale of Real Estate Described as Part of Outlot A, Northport No. 17. Executive Vice President Harrenstein stated the Port Authority is in possession of the property located along Howard Drive and have been working with Loren O'Brien to secure the sale. He stated the purchaser anticipates building a 10,000 square foot building with construction beginning in 2018. Executive Vice President Harrenstein stated the Port Authority has secured a first right of refusal if for some reason the building is not constructed and the purchaser wishes to sell. President Arnold opened the meeting to the public. With no one appearing, President Arnold closed the public hearing.
  
- B. Public Hearing-6:30 pm to Consider the Sale of Real Estate Described as 514 Webster Avenue. President Arnold opened the public hearing. Executive Vice President Harrenstein stated the property at 514 Webster Avenue was proposed to be sold to two businesses that abut the property. FX Fusion and Four Seasons Truck Wash both have interest in a portion of the property. FX Fusion would like to expand their business adding additional warehouse space and Four Seasons Truck Wash would like to use the property for additional parking for their truck wash. Randy Appel, 520 Webster Avenue, of FX Fusion appeared before the Port Authority and thanked the Port Authority and the City for their support in the past and stated FX Fusion would like to put up a 6,000 square foot warehouse on the property they are purchasing and were excited about staying and working in North Mankato. With no one else appearing, President Arnold closed the public hearing.

### New Business

- A. Consider Resolution 4-16 Conveying Certain Property Located in the City of North Mankato to O'Brien Properties Holding Company, LLC Executive Vice President Harrenstein stated it is the staff's recommendation to approve the sale. Commissioner Norland moved, seconded by Commissioner Dehen to adopt Resolution 4-16 Conveying Certain Property Located in the City of North Mankato to O'Brien Properties Holding Company, LLC. Vote on the

motion: Steiner, Spears, Arnold, Norland, Dehen and Freyberg aye; no nays.  
Motion carried.

- B. Consider Resolution 5-16 Conveying Certain Property Located in the City of North Mankato to Appel Holdings, LLC. Commissioner Spears questioned whether the property would be within the FX Fusion TIF District. Executive Vice President Harrenstein indicated he could not speculate if it was in the TIF District. He stated currently the parcel is not accruing taxes. Commissioner Norland moved, seconded by Commissioner Dehen to adopt Resolution 5-16 Conveying Certain Property Located in the City of North Mankato to Appel Holdings, LLC. Vote on the motion: Steiner, Spears, Arnold, Norland, Dehen and Freyberg aye; no nays. Motion carried.
- C. Consider Resolution 6-16 Conveying Certain Property Located in the City of North Mankato to Four Seasons Truck Wash: Timothy J Stevenson and Robert J Stevenson. Commissioner Dehen moved, seconded by Commissioner Steiner to adopt Resolution 6-16 Conveying Certain Property Located in the City of North Mankato to Four Seasons Truck Wash: Timothy J Stevenson and Robert J Stevenson. Vote on the motion: Steiner, Spears, Arnold, Norland, Dehen and Freyberg aye; no nays. Motion carried.

Open the Meeting to the Public

None.

There being no further business, the meeting was adjourned at 6:38 p.m.

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President

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Secretary



# Port Authority Claims By Fund

Payment Dates 01/01/2017 - 12/31/2017

Vendor Part Number	Vendor Name	Payment Date	(None)	(None)	Amount
<b>Fund: 228 - PORT AUTHORITY</b>					
	KENNEDY & KENNEDY LAW OFF...	03/22/2017			128.00
	GISLASON & HUNTER LLP	01/03/2017			1,551.00
	TIMM FARMS INC.	01/03/2017			4,000.00
	KENNEDY & KENNEDY LAW OFF...	01/17/2017			48.00
	BOLTON & MENK, INC.	02/06/2017			120.00
	CARDMEMBER SERVICE	02/21/2017			7.74
	GREATER MANKATO GROWTH, ...	02/21/2017			30,343.37
	KENNEDY & KENNEDY LAW OFF...	02/21/2017			192.00
	NICOLLET COUNTY	03/06/2017			8,730.00
	BOLTON & MENK, INC.	03/20/2017			1,500.00
	HILDI, INC.	03/20/2017			102.50
	CITY CENTER PARTNERSHIP	05/01/2017			5,000.00
	ABDO, EICK & MEYERS, LLP	01/24/2017			225.00
				<b>Fund 228 - PORT AUTHORITY Total:</b>	<b>51,947.61</b>
<b>Fund: 234 - LOCAL REVOLVING LOAN FUND</b>					
	KENNEDY & GRAVEN CHARTER...	02/06/2017			146.00
	KENNEDY & GRAVEN CHARTER...	03/06/2017			87.50
				<b>Fund 234 - LOCAL REVOLVING LOAN FUND Total:</b>	<b>233.50</b>
<b>Fund: 240 - JOINT ECONOMIC DEVELOPMENT</b>					
	BOLTON & MENK, INC.	04/05/2017			240.00
	BOLTON & MENK, INC.	04/05/2017			80.00
	BOLTON & MENK, INC.	05/03/2017			437.00
	NICOLLET COUNTY	05/03/2017			515.00
	NICOLLET COUNTY	05/03/2017			105.00
	NICOLLET COUNTY	05/03/2017			2,011.00
	NICOLLET COUNTY	05/03/2017			2,018.00
	NICOLLET COUNTY	05/03/2017			1,381.00
	HAZEL L. HOERST	01/03/2017			25,000.00
	HAZEL L. HOERST	01/03/2017			2,000.00
	RIST, ALBERT J.	01/03/2017			25,000.00
	RIST, ALBERT J.	01/03/2017			2,000.00
	RIST, JOHN A.	01/03/2017			25,000.00
	RIST, JOHN A.	01/03/2017			2,000.00
	RIST, LOREN E.	01/03/2017			25,000.00
	RIST, LOREN E.	01/03/2017			2,000.00
	BOLTON & MENK, INC.	03/20/2017			1,067.50
				<b>Fund 240 - JOINT ECONOMIC DEVELOPMENT Total:</b>	<b>115,854.50</b>
<b>Fund: 259 - TIF DIST 22 LINDSAY</b>					
	LINDSAY WINDOW & DOOR, LLC	02/06/2017			8,418.92
				<b>Fund 259 - TIF DIST 22 LINDSAY Total:</b>	<b>8,418.92</b>
<b>Fund: 371 - PORT AUTH TAX GO TIF REV BONDS 2011B</b>					
	WELLS FARGO CORPORATE TRU...	01/17/2017			10,000.00
	WELLS FARGO CORPORATE TRU...	01/17/2017			9,695.00
				<b>Fund 371 - PORT AUTH TAX GO TIF REV BONDS 2011B Total:</b>	<b>19,695.00</b>
				<b>Grand Total:</b>	<b>196,149.53</b>

## Report Summary

### Fund Summary

Fund	Payment Amount
228 - PORT AUTHORITY	51,947.61
234 - LOCAL REVOLVING LOAN FUND	233.50
240 - JOINT ECONOMIC DEVELOPMENT	115,854.50
259 - TIF DIST 22 LINDSAY	8,418.92
371 - PORT AUTH TAX GO TIF REV BONDS 2011B	19,695.00
<b>Grand Total:</b>	<b>196,149.53</b>

### Account Summary

Account Number	Account Name	Payment Amount
228-5112-631100	PROFESSIONAL SERVICES	3,539.00
228-5112-631200	AUDITING AND ACCOUNT...	327.50
228-5112-632110	TRAVEL & TRAINING	7.74
228-5112-638830	PROPERTY TAXES	8,730.00
228-5112-638900	MISCELLANEOUS	39,343.37
234-5112-631100	PROFESSIONAL SERVICES	233.50
240-5112-631100	PROFESSIONAL SERVICES	1,824.50
240-5112-638830	PROPERTY TAXES	6,030.00
240-5112-800100	BOND PRINCIPAL	100,000.00
240-5112-800200	BOND INTEREST	8,000.00
259-5113-638902	LAND ACQUISITION, SOIL ...	8,418.92
371-6512-800100	BOND PRINCIPAL	10,000.00
371-6512-800200	BOND INTEREST	9,695.00
<b>Grand Total:</b>		<b>196,149.53</b>

### Project Account Summary

Project Account Key	Payment Amount
**None**	196,149.53
<b>Grand Total:</b>	<b>196,149.53</b>

## Authorization Signatures

### Port Authority

The above claims list is approved by:

\_\_\_\_\_  
MARK DEHEN - COMMISSIONER

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JAMES WHITLOCK - COMMISSIONER

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DIANE NORLAND - COMMISSIONER

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WILLIAM STEINER - COMMISSIONER

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ROBERT FREYBERG - COMMISSIONER

\_\_\_\_\_  
DUANE OLENIUS - COMMISSIONER

\_\_\_\_\_  
DAVID ARNOLD - COMMISSIONER