

CITY OF ST. CLOUD ECONOMIC DEVELOPMENT AUTHORITY

Tuesday, February 7, 2017
4:00 p.m.
City Hall Conference Room 1

Roll Call

MEMBERS PRESENT: King Banaian, Chris Jacques, Steve Laraway, Alice Lenzmeier, John Libert, Bernie Perryman and Tohow Siyad

MEMBERS ABSENT: -

STAFF PRESENT: Tammy Campion, Cathy Mehelich, Ashley Skaggs and Ruth Wipper

Consent Agenda

APPROVAL OF MINUTES FROM THE JANUARY 3, 2017 EDA BOARD MEETING
APPROVAL OF THE EDA FINANCIAL STATEMENTS AS OF DECEMBER 31, 2016
ACTION TAKEN: Lenzmeier/Siyad/Approved (7-0)

New Business

APPROVE AND AUTHORIZE EXECUTION OF AMENDED AND RESTATED CONTRACT FOR DEED FOR THE ST. CLOUD AIRPORT BUSINESS PARK
ACTION TAKEN: Libert/Lenzmeier/Approved (6-0-1, Laraway abstained)

APPROVE AND AUTHORIZE EXECUTION OF AMENDED AND RESTATED LOAN AGREEMENT FOR THE ST. CLOUD AIRPORT BUSINESS PARK
ACTION TAKEN: Lenzmeier/Jacques/Approved (6-0-1, Laraway abstained)

Mehelich explained that in January 2016, the Project Advisory Committee authorized staff and attorneys to amend the agreements to reset the interest rate on the loans to the partners, reflect the changes in parties involved, and roles and participation levels since the 15-year relationship, in addition to updating other property details.

The contract for deed outlines the background on property ownership and role of the EDA in the sale of the business park property. The EDA is the purchaser of property from East Central Energy under the Contract for Deed. The EDA also has an active administrative role in implementing recommendations and actions of the Project Advisory Committee that furthers the sale and development of the business park. Laraway stated he will abstain from voting.

Libert made a motion to approve and authorize execution of the amended and restated Contract for Deed for the St. Cloud Airport Business Park. The motion was seconded by Lenzmeier and carried (6-0-1, Laraway abstained).

Lenzmeier made a motion to approve and authorize execution of the amended and restated loan agreement for the St. Cloud Airport Business Park. The motion was seconded by Jacques and carried (6-0-1, Laraway abstained).

APPROVE AND AUTHORIZE EXECUTION OF A FARM LEASE WITH TRAVIS BRAMBRINK FOR THE 2017-2021 CROP YEARS
ACTION TAKEN: Jacques/Siyad/Approved (6-0-1, Laraway abstained)

APPROVE AND AUTHORIZE EXECUTION OF A FARM LEASE WITH MIKE GANS FOR THE 2017-2021 CROP YEARS

ACTION TAKEN: Lenzmeier/Perryman/Approved (6-0-1, Laraway abstained)

In December 2016, the Project Advisory Committee advertised a request for bids on the cropland rental for the business park property. Following review of the bids, the Committee has recommended EDA approval of the farm lease agreements with Travis Brambrink and Mike Gans at the terms indicated in the agreements. A change was requested to update language in the 'Right to Sell' section in both agreements. The current language states "The EDA shall not be required to pay TENANT for any growing crops." Updated language states "TENANT will be reimbursed by the EDA for crop loss on crops growing, but not ready for harvest as of closing, based upon actual out-of-pocket inputs paid by TENANT; however, in no event shall reimbursements exceed the market rates on a per bushel sale basis in effect at the time of closing".

Jacques made a motion to approve and authorize execution of a farm lease with Travis Brambrink for the 2017-2021 crop years with the amended language. The motion was seconded by Siyad and carried (6-0-1, Laraway abstained).

Lenzmeier made a motion to approve and authorize execution of a farm lease with Mike Gans for the 2017-2021 crop years with the amended language. The motion was seconded by Perryman and carried (6-0-1, Laraway abstained).

ECONOMIC DEVELOPMENT STRATEGIC PLANNING DISCUSSION

ACTION TAKEN: None

Rusty Fifield and Jessica Green of Northland Securities were present to facilitate discussion in order to complete the discussion of the Framework for the Economic Development Strategic Plan.

Other Business

DIRECTOR'S REPORT

ACTION TAKEN: None

- > 2017 Development Activity Report – January Month End Report
- > GSDC Newsletter
- > Marnita's Table focusing on workforce issues – February 16, 2017

Adjournment: There being no further business, the meeting was adjourned at 5:49 p.m.