

MINUTES
PORT AUTHORITY SPECIAL MEETING
WEDNESDAY, MARCH 10, 2021
4:00 P.M.
LOWER-LEVEL CONFERENCE ROOM

Members Present: Commissioners Jerry McCarthy, Jeff Austin, Jason Baskin, and Jerry Mohrfeld.

Members Appearing via Zoom: Commissioners Chuck Moline and Michael Bednar.

Members Absent: Commissioner Lee Bjorndal.

Staff Present: Port Authority Attorney Craig Byram, Port Authority Executive Director Craig Clark and Port Authority Secretary Tom Dankert.

Others Present via Zoom: John Garry (DCA),

Others Present: Curt Johnson, Dean Goette, Don Hagen, and Craig Fink representing Patriot Land and Construction Co. LLC

President McCarthy called the meeting to order at 4:00 p.m.

Item #2. – Approval of minutes of the January 27, 2021 regular meeting: Motion by Commissioner Bednar, seconded by Commissioner Mohrfeld to approve the minutes of the January 27, 2021 regular meeting. Carried 6-0.

Item #3. – Due diligence request for property along 11th Drive and 14th Street NE: Mr. Clark discussed a proposal to give Patriot Land and Construction Co. LLC an exclusive 90-day window to perform due diligence on both the 13.55-acre site across from the I90 Kwik Trip and the 25-acre site across the road behind the I90 Kwik Trip for a proposed new truck wash facility. Giving them the 90-day period would provide them assurance that we would not sell the property out from underneath them, though this agreement does not provide any terms of sale.

Curt Johnson noted his real estate experience in this type of project, as he was the one who worked on the first McDonalds McStop up in Lakeville right off I35 back in the 1980's.

Dan Goette noted he is also well versed in this type of project, as he is an expert in truck wash waste and its usage as a fertilizer.

Don Hagen noted he is currently managing the G&R Truck Wash down the street for the last 10 years and would ne managing this one if it is constructed. Mr. Hagen noted there are 115 hog trailers every day in Austin, and most all need to be washed out these days. This proposed project would be a more efficient operation.

Mr. Fink noted his experience in real estate development and noted this project would have local ownership.

Motion by Commissioner Austin, seconded by Commissioner Baskin to approve the 90-day due diligence period for Patriot Land and Construction Co LLC as presented. Carried 6-0.

Item #4. – Executive Director Report: Mr. Clark noted the Nu-Tek project has had the lots combined as requested, we have had an implementation meeting with the State for the MIF grant, and the tax increment financing plan is on the Council agenda for Monday.

International Paper has some damage at the Walker Building, and they are agreeable to a workable solution as they have driven through an internal wall again. We are proposing to remove the wall and lease the space out to them for an additional approximate \$2,000 per year.

The MetroFibernet site has had the phase 2 completed with no findings. The purchase agreement has been signed and sent back to them as we await a closing date.

Mr. Clark noted we may need to have discussions in the future about building standards in the Creekside Business Park, as a question of whether or not we want to allow pole sheds in this area might need to be reviewed.

Item #5. – Any other business: None.

Item #6. Adjournment: With no further business, motion by Commissioner Austin, seconded by Commissioner Mohrfeld to adjourn the meeting at 4:28 pm. Carried 6-0.

Approved: _____

President: _____

Secretary: _____