

**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA
TUESDAY, NOVEMBER 22, 2011
6:00 P.M.
Council Chambers**

1. Call to Order.
2. Approval of Agenda.
3. Approval of Minutes.
 - A. October 26, 2011
4. Approval of Financial Reports.
 - A. November, 2011
5. Guest.
 - A. Bill Pinske, Purchase Option Discussion.
6. New Business.
 - A. EDA By-Law Revision – Term Limits.
 - B. Neisen Property – Sheriff’s Sale.
7. Old Business.
 - A. EDA Property Farm Lease Bids.
8. Board Announcements.
9. Adjourn



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
NOVEMBER 22, 2011**

The meeting was called to order by President Lundstrom at 6:00 pm.

Members Present: Krueger, Lundstrom, Nuesse, Sorenson, Thomes, Councilmember Pichelmann,
Councilmember Ruehling

Member Absent: None

Also Present: EDA Director Smith-Strack, Bill Pinske

Motion by Nuesse, seconded by Ruehling, and passed by unanimous vote to approve the agenda as presented.

Motion by Ruehling, seconded by Pichelmann, and passed by unanimous vote to approve the minutes from the October 25th meeting as presented.

The October Financial Report was reviewed.

Motion by Thomes, seconded by Krueger, and passed by unanimous vote to approve the October Financial Report as presented.

Bill Pinske was present to give an update on the (industrial property) purchase option he was pursuing for the EDA. He stated that the property had been surveyed and handed out copies for the EDA to review. Pinske stated that the EDA originally wanted 20 acres along the highway, but with the required setbacks that are needed the lot depth would not be much (only 309 ft.). He explained that he had the surveyor square off a parcel with the building site (still adjacent to the highway). It was noted that the parcel was 21.393 acres, but did not include the highway. Pinske commented that the property owner initially was not interested in a purchase option as they were concerned about possible adverse impacts on the building site; then decided they might consider one, but only for one year at \$12,000 an acre. Sorenson commented that he would still like to see a two year option. Pinske questioned if the EDA wanted to move forward with a purchase option regardless if they had project ready to move on it or not. It was commented that the EDA needs/wants industrial land and will have purchase land at some point. It was the consensus of the EDA to go to the Council and seek permission to move forward with the purchase option.

Motion by Sorenson, seconded by Nuesse, and passed by unanimous vote to recommend the City Council support the EDA entering into a Purchase Option Agreement with Doehlings to purchase 20 acres at \$12,000 per acre, with the intent to purchase the property within one year whether or not a specific project moves forward.

Smith-Strack stated that the By-laws needed to be amended to change the term length for EDA members. She stated that the By-laws currently have 4-year terms, which conflict with Minnesota Statutes that are 6-year terms.

Thomes introduced the following resolution and moved for its adoption:

EDA RESOLUTION NO. 4-2011

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE TECHNICAL CHANGES TO THE ECONOMIC DEVELOPMENT AUTHORITY BY-LAWS RELATING TO COMMISSIONER TERM LENGTH.

WHEREAS, Minnesota Statute 469.095, Subd. (2)(c) specifies term lengths for Economic Development Authority commission members; and

WHEREAS, EDA by-laws approved on August 25, 2010 conflict with Mn. Stat. in that Article III, Subd. 2; and

WHEREAS, the Economic Development Authority Enabling Resolution clarified under City Resolution 15-2010 as approved by the City Council on April 5, 2010 requires Council approval of changes to the administrative structure and management practices; and,

WHEREAS, the EDA has reviewed a proposed technical amendment to the EDA By-Laws setting the term lengths for non-Council Commission Members to six (6) years.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Economic Development Authority hereby approves recommends the City Council approve a technical amendment to the EDA By-Laws relating to term lengths for non-Council Commission Members.

BE IT FURTHER RESOLVED, that Article III, Subd. 2 of the EDA By-Laws shall be amended as follows:

2. The City Council members of the Commission shall serve for their term of office on the City Council. **At the inception of the Commission**, initial terms of any non-Council Commissioners shall be for **one (1)**, two (2), three (3), ~~and four (4)~~, **and five (5)** years respectively. Thereafter, all non-Council Commissioners shall be appointed for **six (6)** ~~four (4)~~ year terms.

The motion for the adoption of the foregoing resolution was duly seconded by Nuesse and upon poll being taken thereon the following voted in favor thereof: Krueger, Lundstrom, Nuesse, Sorenson, Thomes, Councilmember Pichelmann, Councilmember Ruehling; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: None.

Adopted by the Economic Development Authority of the City of Arlington this 22nd day of November, 2011.

Signed: /s/ Mark Lundstrom
President

Attest: /s/ Cynthia Smith-Strack
EDA Director

Whereupon the resolution was declared duly passed and adopted and was signed by the Mayor whose signature was attested by the City Administrator.

Smith-Strack gave an update on the Neisen properties (Sheriff's Foreclosure Sale). She questioned if the EDA had any interest in any of the properties. Thomes commented that he would only be interested in the Hwy 5 property. Smith-Strack commented that there were already 2 parties interested in that property. Sorenson commented that it would be good to provide financial assistance if it is needed.

Smith-Strack commented that 7 bids had been received for the EDA property (farm leases), which were reviewed.

Thomes introduced the following resolution and moved for its adoption:

RESOLUTION NO. 05-2011

A RESOLUTION AUTHORIZING AND APPROVING A LEASE AGREEMENT FOR FARM LAND FOR 2012-2013.

WHEREAS, the Arlington Economic Development Authority/City of Arlington is the fee owner of property commonly referred to as the “Nickel Farm” and the “Swenson Property”; and

WHEREAS, the EDA has determined that offering a farm lease for a two year period beginning January 1, 2012 and ending December 31, 2013 is appropriate; and

WHEREAS, the Economic Development Authority has discussed farm lease rates with local persons knowledgeable about such items; and,

WHEREAS, the EDA has advertised for bids for the farm lease in the *Arlington Enterprise* on November 10, 2012 and November 17, 2012; and,

WHEREAS, the EDA reviewed bids received at its regular meeting November 22, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Economic Development Authority hereby authorizes and approves the execution of a farm lease with Mark Wieman beginning January 1, 2012 and ending December 31, 2013.

BE IT FURTHER RESOLVED, the EDA Director is authorized and directed to execute said farm land lease.

The motion for the adoption of the foregoing resolution was duly seconded by Sorenson and upon poll being taken thereon the following voted in favor thereof: Krueger, Lundstrom, Nuesse, Sorenson, Thomes, Councilmember Pichelmann, Councilmember Ruehling; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: None.

Adopted by the Economic Development Authority of the City of Arlington this 22nd day of November, 2011.

Signed: /s/ Mark Lundstrom
President

Attest: /s/ Cynthia Smith-Strack
EDA Director

Whereupon the resolution was declared duly passed and adopted and was signed by the Mayor whose signature was attested by the City Administrator.

Motion by Krueger, seconded by Sorenson, and passed by unanimous vote to adjourn the meeting at 6:55 pm.

President, Mark Lundstrom

Director, Cynthia Smith-Strack