

**ARLINGTON CITY COUNCIL  
SPECIAL MEETING AGENDA  
APRIL 25, 2016 AT 5:30 PM  
COUNCIL CHAMBERS**

1. Call to Order.
2. CLOSED MEETING – (For the purpose to consider offer of real property)
  - A) Seneca Roadway Easement Status.
3. Adjournment.

**ARLINGTON CITY COUNCIL**  
**SPECIAL CLOSED MEETING MINUTES**  
**APRIL 25, 2016**

The special closed meeting was called to order at 5:30 p.m., Mayor Nagel presiding.

Members present: Mayor Nagel, Wills, Battcher, Heiland, Jaszewski, Nuesse

Members absent: None.

Also present: City Adm. Donabauer, Financial Consultant Shannon Sweeney (David Drown Associates, Inc.) and Cynthia Smith-Strack via phone at 6:30 p.m.

The following item was discussed in detail:

1. CLOSED MEETING – (For the purpose to consider offer of real property)

A) Seneca Roadway Easement Status.

No action was taken. An update was provided by Adm. Donabauer from MnDOT pertaining to acquiring access to the City's industrial park property and Cemstone's progress on acquisition of private property. Shannon Sweeney discussed how using tools such as tax abatement and tax incremental financing (TIF) can offset the cost of land acquisition and infrastructure development. Each tool comes with pros, cons and costs. Sweeney suggested the Council determine their vision for the industrial park and then consider if Cemstone (as an anchor tenant) fits into that vision. Cynthia Smith-Strack discussed how various funding sources, such as Greater MN Business Development Public Infrastructure (BDPI) money, the Minnesota Investment Fund and a combined TIF and abatement program can assist in capital costs.

Wills left the meeting at 6:42 p.m.

Council asked staff to follow up with Cemstone to inquire on the level of involvement they are expecting the City of Arlington to provide.

Motion by Heiland, seconded by Battcher, and passed by unanimous vote to adjourn the meeting at 7:01 pm.

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Liza M. Donabauer, City Administrator

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Rich Nagel, Mayor