



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING AGENDA**

SEPTEMBER 12, 2022 @5:30 P.M.

Arlington Community Center - Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. August 8, 2022
5. Approval of Reports
 - A. August 2022 Financial Report
6. New Business
 - A. Advertisement for Bids (Swenson Property)
7. Old Business
 - A. Amba Homes housing development -waiting on final plat
 - B. Dog Park update/closing out SMIF grant
 - C. AJH Properties (former Nickel property)
8. EDA Director update on businesses and housing
 - CAD Properties Corp
9. Director and Board Comments
 - DMI Celebration Party September 17 at 300 3rd Ave SW
10. Adjourn



ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

AUGUST 8, 2022 @ 5:30 P.M.

Arlington Community Center- Council Chambers

1. Call to Order- Meeting was called to order at 5:33 pm by Menk.
Members Present- Dean Bergersen, Kurt Menk, Matt Scharpe, Tim Kloeckl, Joe Morgan
Members Absent-Larry Sorenson, Howard Brinkmann
Staff Present-City Administrator/EDA Director Amy Newsom, P & Z Administrator Phil Mangis
Guests Present-Mayor Rich Nagel
2. Pledge of Allegiance- All stood for the Pledge of Allegiance.
3. Approval of Agenda- Scharpe made a motion to approve the agenda. Bergersen seconded. Motion carried.
4. Approval of Minutes-Morgan made a motion to approve minutes.
A. July 11, 2022
Kloeckl seconded. Motion carried.
5. Approval of Financial Reports-Scharpe made a motion to approve the Financial Reports for July 2022.
A. July 2022
Bergersen seconded. Motion carried.
6. New Business-Newsom gave report.
A. Update on S & F Properties located at 108 5th Ave NW (former TSE Admin building)- reported that they have 25 employees total- 12 Fulltime and 13 parttime.

**ADVERTISEMENT FOR BIDS
FARMLAND RENT FORMER SWENSON PROPERTY**

The City of Arlington owns farmland totaling 10.45 acres abutting Highway 5 and CSAH 9, commonly referred to as the “Swenson Property”. The City of Arlington is accepting sealed bids for farmland rent. The current farm lease expires on December 31, 2022. The new lease agreement will commence January 1, 2023 and expire December 31, 2024. Additional description of the Swenson Property is available for viewing at the City of Arlington, 204 Shamrock Drive, in Arlington.

Bids should be sent to Arlington City Offices, Office of the City Administrator, attention SWENSON Sealed Farm Rent Bid, 204 Shamrock Drive, Arlington, MN 55307. Sealed bids will be received until Noon on October 7, 2022. Bids will be opened and read aloud at 5:30 p.m. on October 10, 2022 in the Council Chambers, 204 Shamrock Drive, and will be presented at the Economic Development Authority meeting following opening.

The bidder must include their name, address, bid offer, and contact information. The City/EDA reserves the right to reject any and all bids for any reason. For more information contact EDA Director Amy Newsom at the City Offices at (507) 964-2378.

Amy Newsom

From: Ross Arneson <ross@arnesonlegal.com>
Sent: Wednesday, August 31, 2022 3:49 PM
To: kurtm@arlingtonmnnews.com; Amy Newsom
Cc: Rich Nagel
Subject: RE: Tony's payroll

Kurt and Amy:

I have looked at the Hoff payroll records submitted. I am puzzled that they jump from August to November to February. I suspect he submitted the best months. They list names of people who show no hours or income, but they count them as "employees" at the end of each list.

As to those showing hours and salaries, I used a formula of 160 hours for a full time month. The records are not clear, but I presume these are monthly totals. Counting Hoff as an employee, I never get more than 4 FTE in any month. The average is closer to 3 FTE. The Development Agreement requires 5 FTE.

The Development Agreement also requires proof of a \$100,000 improvement. Has Hoff submitted anything on that?

If the EDA decides he is not in compliance, options that occur to me:

1. Give Hoff a further deadline to provide more information. My deadline to him was today.
2. Decide he is "close enough" and close the issue. This would not set a very good precedent for future developments.
3. Have me make a formal demand that he pay the balance of the land market price, and sue him if he does not.
4. Discuss the future of the project with Hoff and Siwek. If Hoff cannot pay the construction costs, he is going to lose the land eventually anyway. To speed up the transition, the parties could possibly agree on an exit strategy. This might involve our holding off on the demand for market price for an agreed time, to hold open the possibility a new owner could achieve the development targets.

Thanks,

Ross

From: kurtm@arlingtonmnnews.com [mailto:kurtm@arlingtonmnnews.com]
Sent: Friday, August 26, 2022 9:48 AM
To: Amy Newsom <anewsom@arlingtonmn.com>; Ross Arneson <ross@arnesonlegal.com>
Subject: FW: Tony's payroll

-----Original Message-----

From: "Tony Hoff" <tony@tonysoutdoorservices.com>
Sent: Friday, August 26, 2022 9:33am
To: "kurtm@arlingtonmnnews.com" <kurtm@arlingtonmnnews.com>
Subject: Tony's payroll

Please see attached.