



ECONOMIC DEVELOPMENT AUTHORITY

125 Main Street E – PO Box 301 – Freeport, MN 56331 – 320-836-2112 – FAX 320-836-2116
For TTY/TDD Users 1-800-627-3529 or 711 Minnesota Relay Service www.freeportmn.org

July 15, 2013 – Meeting Agenda
Freeport City Hall – 12:00 pm

- I. Call to Order
- II. Approval of the Agenda
- III. Approval of May 20, 2013 Meeting Minutes
- IV. New Business
 - a. Industrial Park Post Card & Advertising
- V. Old Business
 - a. Creamery Redevelopment Grant Application Update
- VI. ADJOURN

Next meeting: August 26th



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May 20, 2013 – Meeting Minutes

The regular meeting of the Freeport EDA Board was called to order by President Matt Worms at 12:10 P.M. with members Matt Worms, Andy Welle, Jim Hemker, Carrie Goebel and Mason Schirmer present. Member Bud Heidgerken was absent.

APPROVAL OF THE AGENDA

Hemker moved and Welle seconded a motion to approve the agenda. Motion carried 4-0.

APPROVAL OF THE MINUTES

Welle moved and Goebel seconded a motion to approve the April 15, 2013 minutes. Motion carried 4-0.

NEW BUSINESS

Review Membership

Schirmer said Rodney Atkinson had been inquiring about how EDA members are approved by City Council. Schirmer said there is no specified time as to when the Mayor's appointment must be approved. Hemker said Atkinson had visited with him multiple times regarding the same issue. The EDA asked Schirmer to review the bylaws of the EDA and propose revisions at the next council meeting, specifically regarding membership.

Worms said all EDA members may need to be approved/re-approved by City Council, to ensure compliance with the ordinance.

Industrial Park Post Cards

Schirmer said he was aware of post cards addressed to businesses throughout Minnesota; however, he was unaware of the reason for the post cards or their origination. Worms said Victoria Holthaus had a list of businesses and was intending on notifying them of the available lots in the industrial park. Schirmer said he would research the communication project and potentially ask Holthaus for more information.

Other

None.

OLD BUSINESS

Craft/Hobby Store Update

Schirmer said he contacted Joe Karsky after the previous EDA meeting, thanked Joe & Julie for their informative presentation, and told Joe no formal request for help was presented and the EDA may be willing to help the new business. Karsky said the project was on hold due to a lack of financing.

Xcel Energy Substation

Schirmer said Xcel Energy has expressed interest in constructing a new substation on the west edge of town. Schirmer said Xcel is in negotiations to purchase property, and that Xcel would like to have a new substation online before Fall 2014.

Redevelopment of the Old Creamery Site

Schirmer said Heidi Pepper will be looking into potential new state funding options, and will be in touch. Schirmer said he will be meeting with Northland Securities soon to discuss funding strategies.

Other

Hemker said the city is in need of more patio homes, especially to meet the demand of senior citizens. Hemker said the two proposed fourplex homes for the old creamery site would not be enough to meet demand. Hemker suggested that the EDA consider encouraging a new housing development in the northwest area of town, a development tailored to seniors. Welle, Worms and Goebel favored the idea.

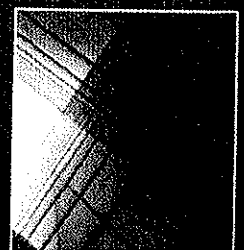
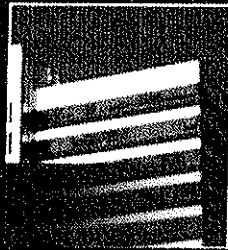
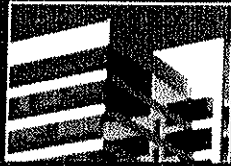
Goebel left the meeting at 1:00 P.M.

Hemker volunteered to contact the owner of the property which would be developed, to determine if the property owner is even interested in selling land.

ADJOURN

Worms moved and Hemker seconded a motion to adjourn the meeting at 1:19 P.M. Motion carried 3-0.

Matthew Worms, President Mason Schirmer, Secretary



FOR SALE

**Albany
Business
And
Industrial
Park**

1/2 Acre lots
Up to
12 Acres
Available
(Can Combine Lots)

**Fantastic
Visibility
From I-94**

For information contact:

Sheila DeVine

320.492.3230 Cell

sdevine@warnertcommercial.com

Matt Studer

320.492.7744 Cell

mstuder@warnertcommercial.com

WARNERT COMMERCIAL REAL ESTATE

1203 33rd Street South

St. Cloud, MN 56301

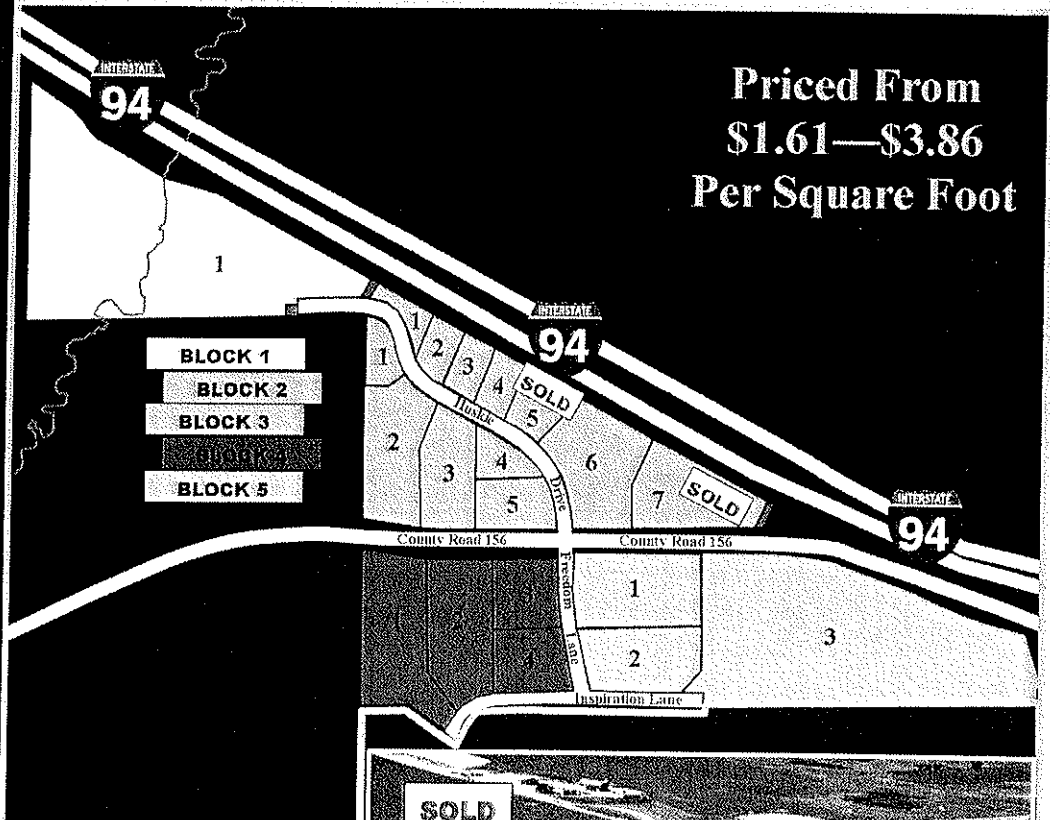
T 320.251.9300

F 320.251.4764

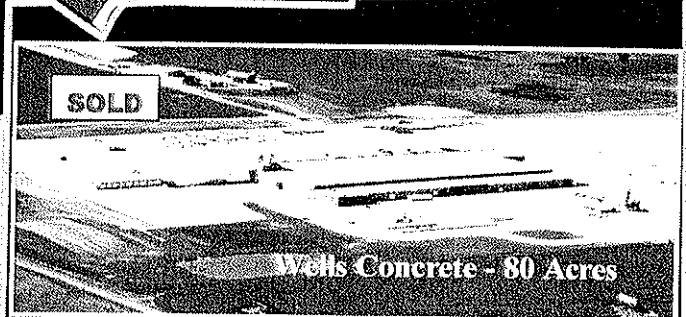
www.warnertcommercial.com

LOT SIZES

| Block 2 | Block 3 | Block 4 |
|----------------|--------------------|----------------|
| Lot 1: 132,974 | Lot 1: 19,644 | Lot 1: 27,098 |
| | Lot 2: 26,021 | Lot 2: 111,540 |
| | Lot 3: 27,000 | Lot 3: 83,576 |
| | Lot 4: 27,000 | Lot 4: 30,164 |
| | Lot 5: <i>SOLD</i> | Lot 5: 52,070 |
| | Lot 6: 97,666 | |
| | Lot 7: <i>SOLD</i> | |
| | | Lot 1: 144,517 |
| | | Lot 2: 121,358 |
| | | Lot 3: 60,332 |
| | | Lot 4: 65,852 |
| | | Lot 1: 115,984 |
| | | Lot 2: 99,557 |
| | | Lot 3: 485,565 |



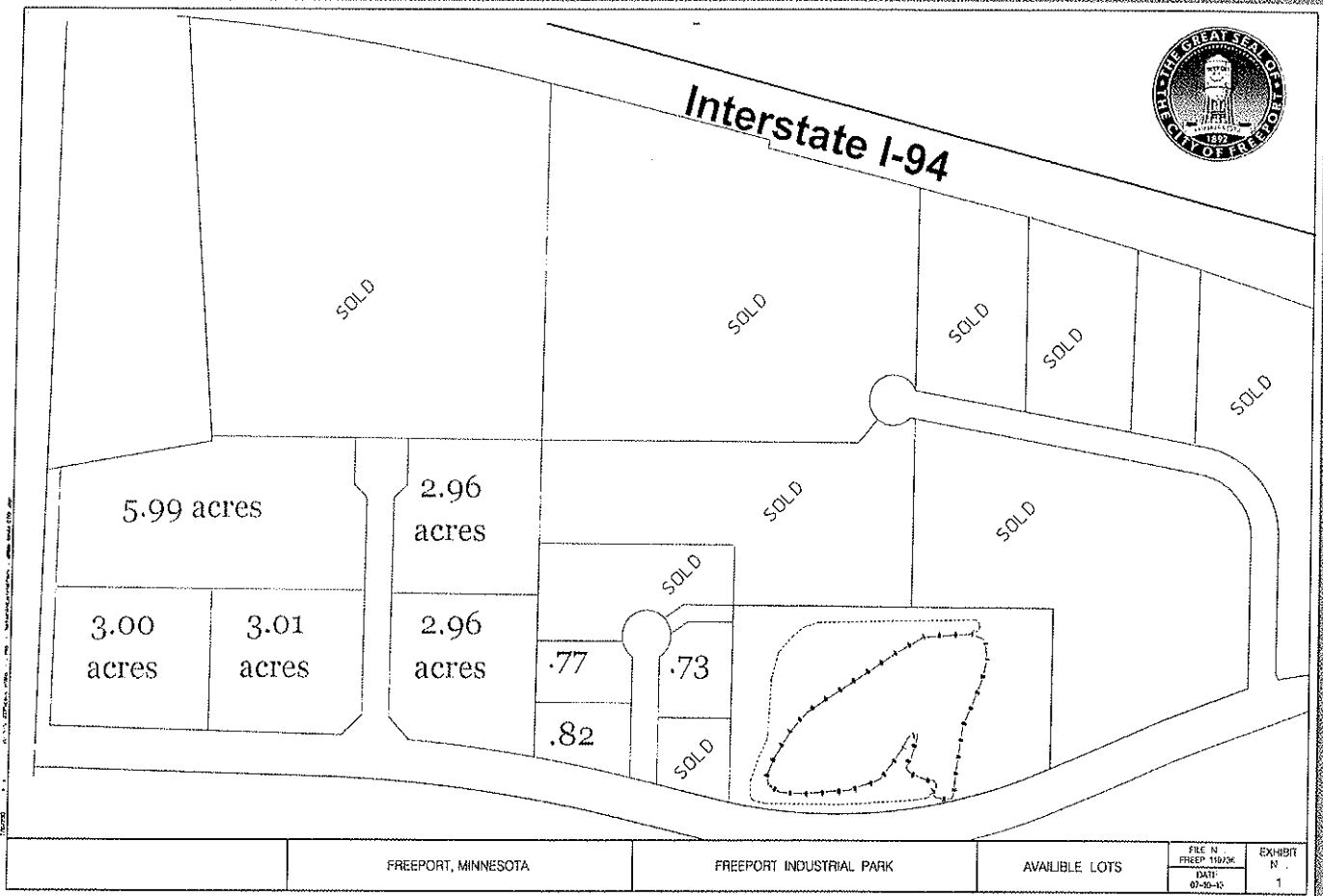
**Priced From
\$1.61—\$3.86
Per Square Foot**



- C2 and M2 Zoning
- Shovel Ready Sites
- Visibility from I-94
- City services
- All assessments paid
- Full Curb and gutter
- 10 Ton Road Capacity
- 3 Phase Power
- Multi-Million Dollar Wells Concrete facility located in the industrial park
- Lot's can be combined for increased flexibility
- Incredible financial incentives!

This information has been obtained from sources believed reliable. We do not doubt its accuracy, however, we have not verified it. We make no guarantee, warranty or representation about it. It is your responsibility along with your tax and legal advisors to independently confirm its accuracy.

City of Freeport Industrial Park



LOTS FOR SALE!

- ◆ Lots Priced at \$1.00 Per Square Foot
- ◆ Lot Sizes Ranging from .68 acres to 6 acres
- ◆ Lots Include:
 - Sewer
 - Water
 - Storm Water
 - Curb and Gutter
 - Tar Road
- ◆ Great Visibility from I-94

- ◆ Businesses Currently in Industrial Park:
 - Famo Feeds
 - Ellingsons Plumbing, Heating, A/C & Electrical
 - Mid Central Heating and A/C
 - Millwood Metal Works
 - Whirlwind
- ◆ Business Incentives for Eligible Projects

For More Information Contact City of Freeport

Phone: (320)836-2112

Email: cityfrpt@albanytel.com

FREERPORT ECONOMIC DEVELOPMENT AUTHORITY
**INDUSTRIAL PARK LAND PURCHASE
 AND BUSINESS SUBSIDY INTEREST FORM**



- **\$5000 SECURITY DEPOSIT REQUIRED** before actual costs are incurred – Difference returned or due at point of sale or end of transaction.
- **Submittal of this form and deposit DOES NOT guarantee approval of the request.**

CONTACT INFORMATION

| | |
|-----------------------|----------------|
| First Name | Last Name |
| Business Name | |
| Address | PO Box |
| City, State, Zip Code | Cell Phone |
| Work Phone | E-mail address |

BUSINESS OPPORTUNITY INFORMATION

| | |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Please provide a brief description of your proposed business opportunity | |
| Number of current employees | Number of employees anticipated in 5 years |
| Size and square footage of building and type of construction | |
| Average traffic flow expected per day | Number of acres requested in the Industrial Park |
| Location preferred in the Industrial Park | |
| Is sewer or water needed for the lot? | How long has your business been in operation or is it a new business? |
| What is your business classification, i.e. – LLC, corporation, etc.? | |

BUSINESS SUBSIDY INTEREST

I am interested in the following:

- JOBZ (Job Opportunity Business Zone)
- TIF (Tax Increment Financing)
- Tax Abatement

I duly swear that the information provided is factual to the best of my knowledge.

| | |
|-----------|------|
| Signature | Date |
|-----------|------|

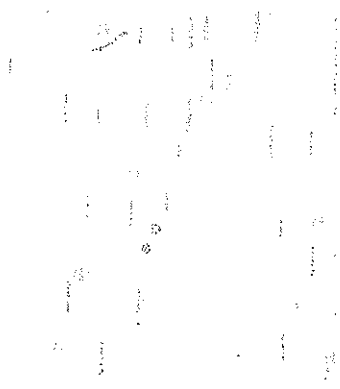
11/30/05, amended 6/10/08

Growing with you, working for you

The Freeport EDA business assistance program provides resources tailored to meet your company's changing needs.

Our programs and services can support your business at any stage: start-up, expansion or relocation.

Freeport is conveniently located in the St. Cloud Metropolitan Statistical Area along Interstate 94.

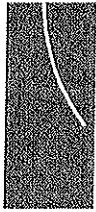


www.freeportmn.org

Please visit our website for more information on the programs, services and amenities available in Freeport, Minnesota.

Your business is unique and deserves an individualized approach from professionals in economic development.

The Freeport EDA would like to offer your business the support it needs, at just the right time.



BUSINESS INCENTIVES

Freeport Economic Development Authority

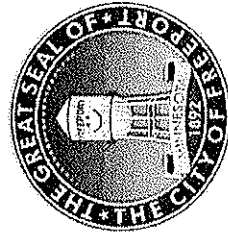
Freeport Economic Development Authority

125 Main Street East
P.O. Box 301
Freeport, Minnesota 56331

Phone: 320-836-2112

Fax: 320-836-2116

E-mail: cityfrpt@albanytel.com



Phone: (320) 836-2112

Available Property

Lots are available in our Industrial Park for commercial—industrial development. In addition to the lots for sale in our Industrial Park, there are several other plots of commercial—industrial property that are available for development, providing a range of options for your business.

Lots in our industrial park offer easy and convenient access to Interstate 94 providing increased highway visibility for your company. The lots are served by municipal water and sewer. High-speed, fiber-optic, telecommunications and three-phase electrical service are also available.

Lots range from 3/4 acre to 6 acres in size and can be purchased in combination and consolidated to meet your company's expanding needs.



Freeport Economic Development Authority
Available Industrial Park Lots

Visit us at: www.freeportmn.org for more information or to schedule a site visit!

Business Incentive Programs State, Federal and Other

Minnesota Investment Fund—DEED

Award grants up to \$500,000 to local units of government who then provide loans to industrial and manufacturing firms. Eligible uses of the funds include real estate, equipment and training.

Business & Industry Guarantee Program—USDA

Loan guarantees with an upper loan limit of \$25 million for businesses which save or create jobs or improve the economic or environmental climate in rural areas.

MN Business Finance Corporation

A SBA 504 loan program specifically designed to simulate private-sector investment in long-term fixed assets and provides long-term, low down payment, reasonably priced, fixed-rate loans to businesses which have the highest probability of successfully creating new jobs and competing in the world marketplace.

Minnesota Community Capital Foundation

As a member of the Foundation, the EDA can offer up to \$250,000 to qualified projects for a variety of uses (including working capital) on recurring basis.

Small Business Association Loan & Grants

The Association does not offer grants to start or expand small businesses, though it does offer a wide variety of loan programs for business start-ups and expansions including 7(a), 504 and disaster assistance.

Initiative Foundation

As a contributing member to the Foundation, several business financing programs are available to meet diverse regional needs.

Business Incentive Programs Freeport EDA

Tax Increment Financing (TIF)

A tool which allows the EDA to reimburse the company or land owner a portion of the new property taxes which are generated as a result of an expansion project.

Tax Abatement

Like TIF, tax abatement is a tool which allows the EDA to reimburse the company a portion of property taxes which are generated within a specified period of time. The difference between TIF and tax abatement is with tax abatement the County and/or school district have an option to participate (with TIF participation is mandatory).

Industrial Development Bonds (IDB)

IDBs are private activity bonds (small issue manufacturing bonds) issued by an EDA on behalf of private borrowers to finance the fixed costs of manufacturing facilities. IDBs may be utilized if the company owns or is leasing the facility. The bonds are marketed on their financial strength. Financial statements of the company do not need to be disclosed to investors.

Small Cities Commercial Rehabilitation Loan & Grant

Approximately \$70,000 is available through a grant from DEED to support rehabilitation of existing commercial property.

Incentives that fit your business

This brochure is intended to provide you with a general overview of the most widely used programs. There are many other programs available. The EDA will custom fit an incentive package to meet the needs of your business!