



## 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](http://www.freeportmn.org)

**December 16, 2013** – Meeting Agenda  
Freeport City Hall – 12:00 pm

- I. Call to Order
- II. Approval of the Agenda
- III. Old Business
  - a. October 21, 2013 Regular Meeting Minutes – ***Motion to approve***
  - b. October 29, 2013 Special Meeting Minutes – ***Motion to approve***
  - c. November 12, 2013 Special Meeting Minutes – ***Motion to approve***
- IV. New Business
  - a. Industrial Park Lots
  - b. Presentation by Godzala | Brenny Realty Team
  - c. Schedule Next Regular Meeting
- V. Adjourn – ***Motion to adjourn***



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### **October 21, 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 Carrie Goebel, Mason Schirmer, and Andy Welle present. Members Jim Hemker and Bud Heidgerkin were absent.

#### APPROVAL OF THE AGENDA

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

#### OLD BUSINESS

##### Approval of the Minutes

Welle moved and Schirmer seconded a motion to approve the September 16, 2013 minutes. Motion carried 4-0.

##### Famo Feed, Inc. Tax Abatement Default Update

Schirmer said the EDA's recommendation from the previous meeting was provided to the City Council during their regular September meeting. Schirmer said Council decided to issue Famo an official notice of default and declared it to be the City's intent to cancel the tax abatement agreement if the default is not remedied by Famo within thirty days.

Schirmer said Tom Beste of Famo Feed, Inc. recently stopped by City Hall for copies of minutes from City Council meetings and EDA meetings. Schirmer said he is not aware of any attempt to remedy the default.

##### Industrial Lots for Sale Update

Schirmer said advertisements were printed in the Dairyland Peach on October 14<sup>th</sup> and again on October 21<sup>st</sup>. Worms asked Schirmer to ask Public Works Director Jon Stueve about orange for sale signs (4'x8') that used to stand in the Industrial Park. Worms asked Schirmer to ask Whirlwind for permission to hang a banner on their chain link fence adjacent to the interstate. Schirmer asked how often newspaper advertisements should be printed. Worms suggested printing an advertisement every-other week.

##### Industrial Lot Inquiry

Schirmer said a business recently inquiring about purchasing an industrial lot as has to remain confidential. Schirmer said he met with the business owner then visited the lots together. Schirmer said the business owner is ready to make an offer; however, the owner is asking for the EDA to prioritize the lots from most valuable/highest value to least valuable/lowest value before providing the offer.

## NEW BUSINESS

### Prioritize Industrial Lots

Schirmer asked if the EDA members want to prioritize the lots in order of value. Members agreed not to prioritize the lots; rather, members agreed that reasonable offers would be considered, even if the offer is for less than a dollar per square foot.

### Business Subsidy Policy

Schirmer presented members with a copy of a draft business subsidy policy, provided by Todd Hagen of Ehlers & Associates. Schirmer advised members to review the policy and ask questions over the next month, and possibly address approving such a policy during the next regular meeting. Welle commented that when determining eligibility, that job creation should not be the sole consideration; Welle said there is value in retaining jobs as well.

### Approve 2014 Budget

Worms asked about the land lease agreement between the EDA and Middendorf Farms. Welle said they may be making rent payments in the form of paying the taxes on the property. Schirmer said he would research. Worms moved to approve the 2014 Budget. Seconded by Welle. Motion approved

## NEXT MEETING

Schirmer said the next meeting will be Monday, October 21, 2013 at noon in City Hall.

## ADJOURN

Worms moved and Schirmer seconded a motion to adjourn the meeting at 1:22 P.M. Motion carried 5-0.

Matthew Worms, President    Mason Schirmer, Secretary



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### **October 29, 2013 – Meeting Minutes**

A special meeting of the Freeport EDA Board was called to order by President Matt Worms at 12:06 P.M. with members Carrie Goebel, Mason Schirmer, Andy Welle, Jim Hemker and Bud Heidgerkin present

#### INDUSTRIAL LOT OFFER (CLOSED SESSION)

Schirmer moved and Goebel seconded a motion to close the special meeting to determine the asking price and consider an offer for the sale of Lot 1 Block 1 Freeport Industrial Park Plat 6. Motion carried 6-0. Meeting closed at 12:07 P.M.

Worms moved and Hemker seconded a motion to reopen the special meeting. Motion carried 5-0 (Goebel had left during closed session due to time restraints).

During the Closed Session, Members discussed what they thought a reasonable sale price for Lot 01 Block 01 of Freeport Industrial Park Plat 6 would be. Members were then provided an offer from a private business to purchase to lot discussed. Members agreed the offer was reasonable and discussed the steps involved in moving forward with considering the sale.

Heidgerkin moved and Welle seconded a motion to approve scheduling a public hearing to be held November 12, 2013 beginning at noon in Freeport City Hall to consider the sale of Lot 01 Block 01 Freeport Industrial Park Plat 6. Motion carried 5-0.

Welle moved and Hemker seconded a motion authorizing Mason Schirmer to work with Attorney Scott Hamak (Rinke Noonan Law Firm) on preparing documents for the sale process. Motion carried 5-0.

Welle moved and Heidgerkin seconded a motion to add a sale term requiring earnest money of \$1,500 due at the signing of the purchase agreement, contingent upon the approval of the sale by City Council. Motion carried 5-0.

Hemker moved and Schirmer seconded a motion to establish a closing timeframe of forty-five days. Motion carried 5-0.

#### ADJOURN

Schirmer moved and Worms seconded a motion to adjourn the meeting at 1:15 P.M. Motion carried 5-0.

Matthew Worms, President    Mason Schirmer, Secretary



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### **November 12, 2013 - Meeting Minutes**

A special meeting of the Freeport EDA Board was called to order by President Matt Worms at 12:01 P.M. with members Mason Schirmer, Andy Welle, Jim Hemker and Bud Heidgerkin present.

#### PUBLIC HEARING

At 12:02 P.M. Worms opened a public hearing to consider the sale of Lot 01 Block 01 Freeport Industrial Park Plat 6 to Carr's Tree Service, Inc. for \$45,000 plus closing costs not to exceed \$1,000.

Schirmer presented a purchase agreement and advised members to review.

Worms closed the public hearing at 12:15 P.M.

#### RESOLUTION 2013-002

Worms moved and Heidgerken seconded a motion to approve Resolution 2013-002 Sale and Conveyance of Real Property to Carr's Tree Service, Inc. Motion carried 5-0.

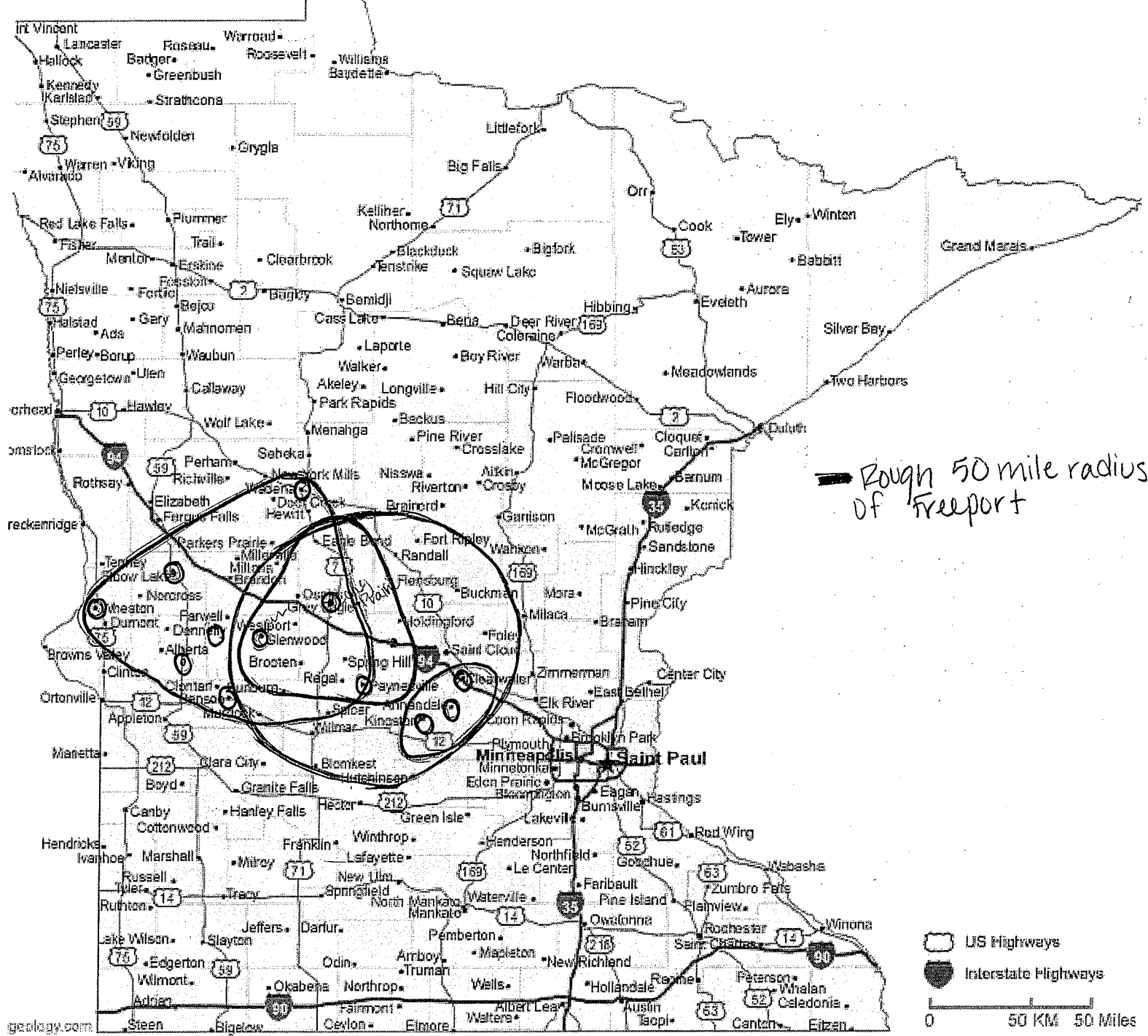
#### NEXT MEETING DATE

Heidgerken asked if the regular November meeting is necessary. Members agreed the next regular meeting of the EDA shall be December 16<sup>th</sup>.

#### ADJOURN

Worms moved and Schirmer seconded a motion to adjourn the meeting at 12:30 P.M. Motion carried 5-0.

Matthew Worms, President    Mason Schirmer, Secretary



Areas Covered

- Dairyland Peach
- Canary
  - o Echo Press - Alexandria
  - o Swift Co. Monitor - Benson
  - o Grant Co. Herald - Elbow lake
  - o Pope Co. Tribune - Glenwood
  - o Herman - Hoffman Tribune
  - o Long Prairie Leader
  - o Morris Sun - Tribune
  - o Paynesville Press
  - o Sauk Herald
  - o Wadena Pioneer Journal
  - o Wheaton Gazette

- Advantage
  - o Clearwater
  - o Fair Haven
  - o Kimball
  - o Maple Lake
  - o Annandale

Dairyland Peach  
\$166.00 for 1 week

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*Faster Than The Space You  
Have Available?*

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Dairyland Peach

\$162.75 for 1 week

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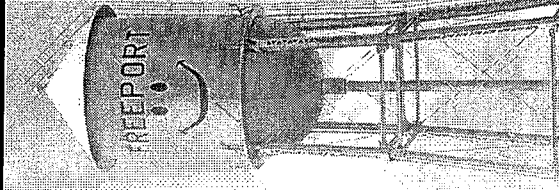


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THE HEART OF THE LAKES SHOPPER

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