



**Building & Facilities Meeting & Economic Development Advisory Committee
June 25, 2019
Minutes**

The meeting was called to order at 2:00 p.m. by Chair Jim Servais of Building & Facilities for the joint committee meeting with the EDA Committee.

Members present Building & Facilities – Jim Servais, Glenda Sullivan, Roger Call and Eric Evenstad. Absent Shawn Redington.

Members present EDAC –Mary Bringe, Paul Larsen, Justin Running and Rod Ofte. Kevin Larson and Steve Holte were absent.

Others in attendance: Tim Hundt, Kurt Muchow, Nate Torres, Sarah Grainger, Nikki Swayne, Gail Muller, David Eggen and Mike Wendell.

Roll call/Introduction of visitors by Committee Chair

Affirmation of proper public notice of meeting

4. Review & approve minutes of last meeting, June 18, 2019. Motion by Evenstad, 2nd by Sullivan to approve the minutes of June 18, 2019. Carried all.

5. Land Sales Agreement. Kurt Muchow of Vierbicher handed out Phase 1 Industrial Park Expansion – Option 4. Nikki Swayne handed out the proposed Vacant Land Offer to Purchase agreement. Muchow stated the sale price is the fair market value of \$879,000 to be paid in ten equal installments of \$87,900 a year starting in 2019. Muchow stated it comes to \$17,580 an acre. Muchow stated after five years when 75% of the land sold then there is a balloon payment for the remaining balance. Muchow stated to make the TID strong he would like the five years changed to six or seven years to build in more cushion. Evenstad agreed to change it to six years but then we should change the percent of land sold. Muchow stated depending on the type of project EDA puts a first lien on the property. Muchow stated EDA is 95% sure they will not put a lien on the property. Swayne’s advice is that the County gets the first mortgage. The committee agreed that the County should have the first mortgage.

Motion by Evenstad, second by Sullivan to send the purchase agreement as written to the floor for discussion. Nikki stated she has two options which the committee can decide from and that she has omitted buildable from the contract. Swayne would like a legal description of the land lots 1 to 6. Swayne explained the difference between Option 1 and Option 2. It was decided that the first payment would be due the day of closing of the first sale by buyer. Muchow stated we should have a legal description of the fifty acres. The committee discussed after 2024 the balloon payment will begin on January 1, 2025 if 75% of 50 acres are sold. Motion by Evenstad, second by Call to amend the purchase agreement on addendum 2, Option 1, that the first payment is due upon closing of the first land sale by Buyer and each additional annual payment due within subsequent 12 month terms, by August 31 of each year starting in 2020, until the Purchase Price is paid in full. After January 1, 2025, if and when 65% or

more of the 50 acres in the agreement have been sold by the Buyer, Buyer agrees to pay the Seller the full balance owed by August 31, 2025 or upon closing, whichever occurs later. Amend addendum 1 changing to Legal description of the property. Motion carried.

Motion by Evenstad, second by Call to accept the Purchase Agreement as amended. Motion carried.

Motion by Sullivan, second by Evenstad to adjourn the joint meeting at 3:50 pm. Motion carried.

Minutes submitted by

Renee Tryggestad – County Clerk’s Office