

Pursuant to due call and notice thereof, a meeting of the North Mankato Port Authority Commission was held in the Council Chambers of the Municipal Building on Monday, February 12, 2021. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic.

President Arnold called the meeting to order at 12:25 p.m. The following were present in the Council Chambers: Commissioners Norland, Dehen, Executive Vice President Harrenstein, and Secretary Van Genderen. The following were present remotely by Zoom application: Commissioners Whitlock, Steiner, Arnold, Olenius, and Oachs.

New Business

Consider Accepting and Authorizing Execution of the Settlement Agreement City of North Mankato, North Mankato Port Authority, and HyLife Foods Windom, LLC.

Commissioner Whitlock moved, seconded by Commissioner Olenius, to Accept and Authorize Execution of the Settlement Agreement City of North Mankato, North Mankato Port Authority, and HyLife Foods Windom, LLC.

Vote on the motion: Whitlock, Norland, Olenius, Dehen, and Steiner, aye, Arnold nay. No vote was received from Council Member Oachs due to technical difficulty. Motion carried.

Other Business

There being no further business, Commissioner Norland moved, seconded by Commissioner Dehen, to adjourn. Vote on the motion: all ayes. Motion carried. The meeting was adjourned at 12:35 p.m.

President

Secretary



City of North Mankato, MN

Port Authority Claims

By Fund

Payment Dates 5/2/2021 - 8/16/2021

Vendor Part Number	Vendor Name	Payment Date	Amount
Fund: 228 - PORT AUTHORITY			
	BOLTON & MENK, INC.	05/19/2021	480.00
	ABDO, EICK & MEYERS, LLP	05/03/2021	2,000.00
	HILDI, INC.	05/17/2021	485.71
	LEAGUE OF MINNESOTA CITIES	06/30/2021	214.00
	ABDO, EICK & MEYERS, LLP	07/06/2021	1,125.00
	GREATER MANKATO GROWTH,	07/19/2021	3,566.00
	ABDO, EICK & MEYERS, LLP	08/16/2021	325.00
	TAFT	08/10/2021	6,800.00
	TAFT	08/10/2021	2,000.00
Fund 228 - PORT AUTHORITY Total:			16,995.71
Fund: 240 - JOINT ECONOMIC DEVELOPMENT			
	NICOLLET COUNTY	05/03/2021	1,565.00
	NICOLLET COUNTY	05/03/2021	3,615.00
	NICOLLET COUNTY	05/03/2021	3,627.00
	NICOLLET COUNTY	05/03/2021	2,671.00
	NICOLLET COUNTY	05/03/2021	3,500.00
	NICOLLET COUNTY	05/03/2021	1,660.00
Fund 240 - JOINT ECONOMIC DEVELOPMENT Total:			16,638.00
Fund: 261 - TIF DIST 23 D & K POWDERCOATING			
	D & K POWDER COATING	07/08/2021	31,970.74
Fund 261 - TIF DIST 23 D & K POWDERCOATING Total:			31,970.74
Fund: 262 - TIF DIST 24 BIRCHWOOD COTTAGES			
	BIRCHWOOD COTTAGES	07/06/2021	19,567.47
Fund 262 - TIF DIST 24 BIRCHWOOD COTTAGES Total:			19,567.47
Fund: 263 - TIF DIST 25 BLUE STAR POWER SYSTEMS			
	BLUE STAR POWER SYSTEMS, II	07/06/2021	208,297.56
Fund 263 - TIF DIST 25 BLUE STAR POWER SYSTEMS Total:			208,297.56
Fund: 371 - PORT AUTH TAX GO TIF REV BONDS 2011B			
	WELLS FARGO CORPORATE TRL	07/30/2021	8,395.00
Fund 371 - PORT AUTH TAX GO TIF REV BONDS 2011B Total:			8,395.00
Grand Total:			301,864.48

Authorization Signatures

Port Authority

The above claims list for 8-16-21 is approved by:

MARK DEHEN - COMMISSIONER

JAMES WHITLOCK - COMMISSIONER

DIANE NORLAND - COMMISSIONER

WILLIAM STEINER - COMMISSIONER

SANDRA OACHS - COMMISSIONER

DUANE OLENIUS - COMMISSIONER

DAVID ARNOLD - COMMISSIONER



Port Authority 2021 Budget

August 16, 2021

Purpose of Tonight's Meeting

- Overview of Port Authority's Funds
- Tax Levy
- TIF Districts
- RLF Loans
- Debt
- Port Authority Recent Activity

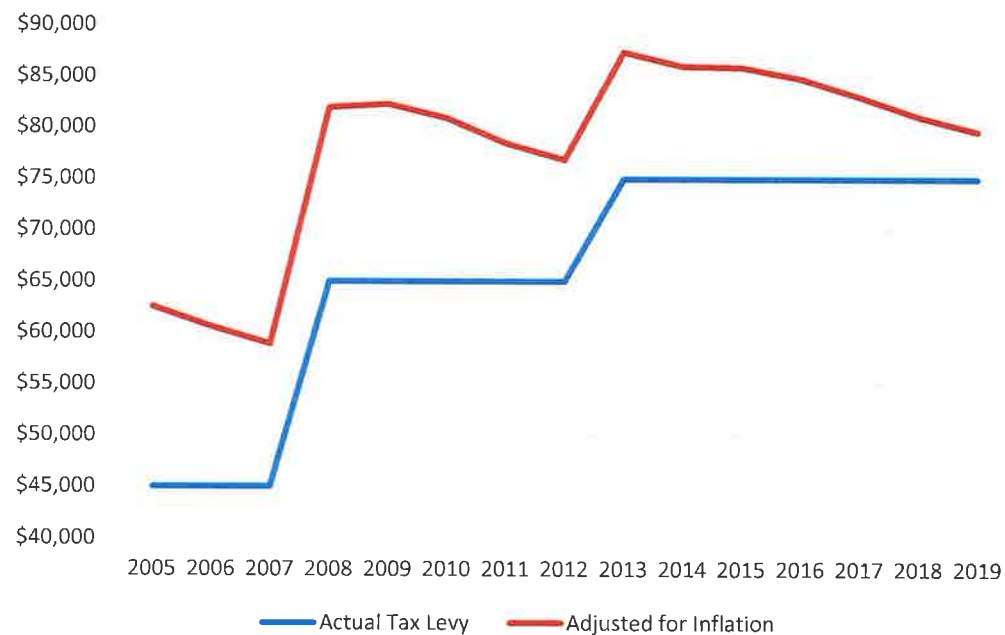
Port Authority Funds – Expenditure Budgets

Fund	2020 Adopted	2021 Proposed	+/-
Port Authority - General Fund	\$ 85,520	\$ 94,950	\$ 9,070
Joint Economic Development Fund	\$ 67,000	\$ 62,000	\$ (5,000)
Federal Revolving Loan	\$ -	\$ -	\$ -
Local Revolving Loan	\$ 29,100	\$ 29,100	\$ -
TIF 8 - Marigold	\$ 70,000	\$ 75,683	\$ 5,683
TIF 14 - Webster Avenue	\$ 11,595	\$ 11,194	\$ (401)
TIF 2 - Webster Avenue (FX Fusion)	\$ 6,182	\$ 6,916	\$ 734
TIF 18 - LJP	\$ 79,468	\$ 79,468	\$ -
TIF 20 - Ziegler	\$ 87,089	\$ 87,089	\$ -
TIF 1-19 422 Belgrade	\$ 33,215	\$ 32,615	\$ (600)
TIF 19 - Lindsay Windows	\$ 20,670	\$ 21,307	\$ 637
TIF 21 - Allstate	\$ -	\$ -	\$ -
TIF 23 - D&K Powder Coating	\$ 37,000	\$ 66,140	\$ 29,140
TIF 24 - Birchwood Cottages	\$ 30,108	\$ 39,028	\$ 8,920
TIF 25 - Blue Star Power Systems	\$ 95,168	\$ 48,740	\$ (46,428)
TOTAL	\$ 652,115	\$ 654,230	\$ (2,115)

Port Authority General Fund

- Main funding - \$75,000 Tax Levy (1.1% of Tax Levy) & TIF Admin Fees
- Tax Levy History

Port Authority Tax Levy History



2020/2021 Levy Comparison

	2020 ADOPTED Amount	2021 PROPOSED Amount	Dollar Amount	% Change
General Fund Levy	\$5,119,393	\$5,218,162	\$98,769	1.93%
Port Authority	75,000	75,000	\$0	0.00%
Debt Service	1,143,970	1,213,070	\$69,100	6.04%
Tax Abatement	456,196	477,096	\$20,900	4.58%
Total Tax Levy	\$6,794,559	\$6,983,328	\$188,769	2.78%

Port Authority General Fund

- Expenditures
 - Greater Mankato Growth - \$31,000
 - City Center Partnership - \$5,000 (art walk)
 - Professional Services (engineers, surveyors, etc.)
 - \$30,000 in 2021
 - \$23,000 in 2020
 - \$58,323 in 2019

CITY OF NORTH MANKATO, MINNESOTA
PORT AUTHORITY GENERAL FUND - 228
2021 Budget

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 PROPOSE	+/- 2020/2021
REVENUES					
PROPERTY TAXES					
TOTAL PROPERTY TAXES	75,000	75,000	75,000	75,000	-
TOTAL MISCELLANEOUS REVENUES	29,251	77,257	23,223	17,088	(6,135)
TOTAL REVENUES	104,251	152,257	98,223	92,088	(6,135)
EXPENDITURES					
PERSONNEL SERVICES	1,233	1,382	1,285	1,285	-
TRANSFERS OUT					-
TOTAL TRANSFERS OUT	140,919	12,567	12,735	12,395	(340)
TOTAL EXPENDITURES	205,861	123,330	85,520	94,590	9,070
REVENUES OVER (UNDER) EXPENDITURES	(101,610)	28,927	12,703	(2,502)	(15,205)
FUND BALANCE BEGINNING	168,507	66,897	95,824	108,527	
FUND BALANCE ENDING	66,897	95,824	108,527	106,025	
CASH, BEGINNING	178,376	67,227	94,233	106,936	
CASH, ENDING	67,227	94,233	106,936	104,434	
CASH AS % OF EXPENDITURES	33%	76%	125%	110%	

Joint Economic Development Fund

- City Partnered with BENCO Electric Co-op in 1990 to begin development of the North Port Industrial Park for two purposes:
 - Acquire and develop property
 - Create Revolving Loan fund for development
- 382 Acres, 305 acres occupied
- 1,100 jobs
- 2021 Taxable Market Value \$76,132,900
 - 2020- \$67,964,700

CITY OF NORTH MANKATO, MINNESOTA
PORT AUTHORITY JOINT ECONOMIC DEVELOPMENT - 240
2021 Budget

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 PROPOSE	+/- 2020/2021
REVENUES					
MISCELLANEOUS					
TOTAL MISCELLANEOUS REVENUES	2,826	387,359	162,275	11,594	(150,681)
TRANSFERS IN					
TOTAL TRANSFERS IN	131,513	-	-	-	-
DEBT					
TOTAL DEBT	-	-	-	-	-
TOTAL REVENUES	134,339	387,359	162,275	11,594	(150,681)
EXPENDITURES					
SERVICES AND CHARGES	28,575	44,760	67,000	62,000	(5,000)
CAPITAL OUTLAY	110,000	330,278	-	-	-
TRANSFERS OUT					
TOTAL TRANSFERS OUT	-	-	-	-	-
TOTAL EXPENDITURES	138,575	375,038	67,000	62,000	(5,000)
REVENUES OVER (UNDER) EXPENDITURES	(4,237)	12,321	95,275	(50,406)	(145,681)
FUND BALANCE BEGINNING	1,166,288	1,162,052	1,174,373	1,269,648	
FUND BALANCE ENDING	1,162,052	1,174,373	1,269,648	1,219,242	
ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES					
(INCREASE) DECREASE IN ASSETS					
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	-	-	1,645		88
CASH, BEGINNING	3,180	12,732	26,614	123,534	
CASH, ENDING	12,732	26,614	123,534	73,128	

TIF Districts

City of North Mankato TIF Project History - YE 2020

District #	Description	Decert. Date	Year Est.	Years	First Year TIF Rec'd	Total Expenses	Total Revenues	Other Sources and Uses	TIF Balance	Fund Balance	Cash Balance	Original Tax Capacity	Current Tax Capacity	Captured Tax Capacity
IDD 18	LJP	2021	2010	8	2013	(\$664,046)	\$664,046	\$0	\$0	\$0	\$0	\$5,038	\$73,038	\$68,000
IDD 20	Ziegler	2021	2011	8	2013	(\$685,106)	\$688,346	\$0	\$3,240	\$0	\$0	\$9,026	\$83,174	\$74,148
IDD 22	Lindsay	2021	2011	8	2013	(\$134,684)	\$145,919	\$0	\$11,235	\$0	\$0	\$13,722	\$31,312	\$17,590
IDD 23	D & Powder Coating	2025	2014	8	2017	(\$176,091)	\$176,091	\$0	\$0	\$0	\$0	\$5,332	\$58,404	\$53,072
IDD 14	Webster Avenue (Sign Pro)	2027	2000	25	2002	(\$428,449)	\$226,280	\$234,835	\$32,666	\$71,079	\$71,079	\$8,315	\$22,008	\$13,693
IDD 24	Birchwood Cottages	2028	2018	8	2020	(\$39,028)	\$39,028	\$0	\$0	\$0	\$0	\$0	\$30,855	\$30,855
IDD 25	Blue Star Power Systems	2028	2018	8	2020	(\$25,465)	\$25,465	\$0	\$0	\$0	\$0	\$4,612	\$24,820	\$20,208
Dist. 2	Webster Ave (FX Fusion)	2036	2009	25	2011	(\$230,906)	\$54,938	\$159,336	(\$16,632)	\$2,485	\$2,485	\$5,937	\$12,080	\$6,143
IDD 8	Marigold Dairy Phase I	2037	1990	25	2012	(\$2,659,349)	\$405,809	\$1,527,632	(\$725,908)	(\$388,193)	\$154,945	\$5,525	\$70,270	\$64,745
IDD 19	422 Belgrade Redevel.	2039	2010	25	2014	(\$672,671)	\$240,336	\$446,082	\$13,747	\$19,535	\$19,535	\$7,006	\$34,301	\$27,295
IDD 26	Belgrade Redevel.	2047	2019	25	2022	\$0	\$0	\$0	\$0	\$0	\$0	\$13,524	\$72,082	\$58,558 Est.
Total Active TIF Districts						(\$6,026,857)	\$2,977,320	\$2,367,885	(\$681,652)	(\$295,094)	\$248,044	\$82,332	\$550,518	\$468,186

Belgrade Ave.
(Frandsen Bank) begins
in 2022

Revolving Loan Funds (RLF)

- City operates two revolving loan funds
 - Federal Revolving Loan Fund – loan eligibility based on Federal requirements
 - Local Revolving Loan Funds – less stringent requirements
- Loans Receivable as of 12/31/20

LOANS RECEIVABLE - A/C 11045

12/31/20

2017 FUND		ISSUE AMOUNT	ISSUE DATE	MATURITY DATE	LOAN YEARS	INTERVAL PAYMENT	BALANCE 12/31/2020
	FUND 228						
	FUND 229						
	FEDERAL REVOLVING LOAN - ECONOMIC DEVELOPMENT LOANS						
229	2.50% EQUITY SUPPLY (RAYS MARKEY)#1 - Kevin Boerboom	\$ 61,334.39	7/1/2013	7/1/2023	10	250.00	37,357.53
229	4.00% STANLEY AND BEVERLY DEFRIES (Countryside Refrigeration)	\$ 98,100.00	12/5/2002	12/5/2017	15	594.95	13,516.01
229	4.00% THEUNINCK ROLLING GREEN PROPERTIES LLC	\$ 300,000.00	12/28/2010	1/1/2021	10	1,583.51	215,778.36
229	3.00% D & K POWDER COATING, LLC	\$ 300,000.00	9/15/2014	9/15/2029	15	2,071.74	191,116.07
229	3.00% PORT AUTHORITY - MANKATO BREWERY	\$ 100,000.00	5/18/2015	6/1/2030	15	690.58	68,412.64
229	4.00% Next Gen RF	\$ 300,000.00	10/1/2018	10/1/2033	15	2,219.06	266,895.84
		1,409,434.39					793,076.45
	Fund 234						
	LOCAL REVOLVING LOANS						
234	3.50% MINNESOTA TRUCK & TRACTOR	\$ 50,000.00	1/1/2010	1/1/2030	20	289.98	27,034.74
	SOUTHERN MINNESOTA SURGICAL Moved from 221 to 234 in 2013						
234	4.000% note 221 shows moved in 2013 but 234 does not show receipts until 2014	\$ 25,000.00	3/1/2012	3/1/2019	7	200.00	11,276.73
	WSK HOLDING LLC Moved from 228 to 234 in 2013 note 228 and 234 show						
234	4.00% this as receipts in 2013	\$ 9,000.00	10/1/2008	6/1/2019	11	91.12	-
		84,000.00					38,311.47
	Fund 234						
	NORTHSIDE REVIVALS LOANS						
234	0.00% Kristen Olinger - FORGIVABLE LOAN	\$ 2,610.00	4/21/2020	4/21/2026	6	500.00	2,610.00
		2,610.00					2,610.00

LOANS RECEIVABLE - A/C 11045

12/31/20

2017 FUND		ISSUE AMOUNT	ISSUE DATE	MATURITY DATE	LOAN YEARS	INTERVAL PAYMENT	BALANCE 12/31/2020
Fund 234	COVID ASSISTANCE LOANS						
234	3.00% BLUE SKYE MERCANTILE	7,000.00	4/15/2020	9/1/2026	6	125.78	7,000.00
234	3.00% SOUTHERN MN MARTIAL ARTS	12,500.00	4/17/2020	9/1/2026	6	224.61	12,500.00
234	3.00% UNITED TEAM ELITE	12,500.00	4/17/2020	9/1/2026	6	224.61	12,500.00
234	3.00% SPINNER'S BAR	12,500.00	4/21/2020	9/1/2026	6	224.61	12,500.00
234	3.00% DINO'S PIZZERIA	12,500.00	4/21/2020	9/1/2026	6	224.61	12,500.00
234	3.00% CIRCLE INN	12,500.00	4/22/2020	9/1/2026	6	224.61	12,500.00
234	3.00% FANTASTIC SAMS	10,000.00	4/27/2020	9/1/2026	6	179.69	10,000.00
234	3.00% TOP KNOT GROOMING	3,900.00	4/29/2020	9/1/2026	6	70.08	3,900.00
234	3.00% MORIN ENTERPRISES - NEUTRAL GROUNDS	6,000.00	5/6/2020	9/1/2026	6	107.81	6,000.00
234	3.00% CURIOSI-TEA	12,500.00	5/22/2020	9/1/2026	6	224.61	12,500.00
234	3.00% AMBER PIETAN TRAVEL AGENCY	2,000.00	5/26/2020	9/1/2026	6	35.94	2,000.00
234	3.00% IGNITION FITNESS	12,500.00	6/8/2020	9/1/2026	6	224.61	12,500.00
234	3.00% Js SAMBUSA	11,500.00	6/25/2020	9/1/2026	6	206.64	11,500.00
234	3.00% NABIL SHOP	6,500.00	9/22/2020	9/1/2026	6	116.80	6,500.00
		134,400.00					134,400.00
FUND 240	JOINT ECONOMIC DEVELOPMENT						
240	5.25% KAREN LEFEBVRE	\$ 65,000.00	9/25/2008	10/15/2038	30	358.93	49,808.29
							49,808.29
	SUBTOTAL PORT AUTHORITY LOANS	\$ 1,630,444.39					\$ 1,018,206.21

Port Authority Debt

Issue/Year	Debt	Project	Funding Source	Amount Issued	12/31/20 Balance	Final Payment
2009A	Port Authority Taxable Refunding Bonds	Refund 1998A - Enggren's Marketplace	Tax Levy	\$ 1,370,000	\$ -	2019
2010D	GO Tax Increment Bonds	Refund Marigold & FX Fusion	Tax Increment	810,000	465,000	2034
2020A (Refunded 2011A)	GO Bonds - Port Authority	Hwy 14 & CSAH 41	Sales Tax	3,215,000	2,410,000	2034
2011B	GO Tax Increment Bonds	422 Belgrade	Tax Increment	455,000	370,000	2035
TOTAL DEBT				\$5,850,000	\$3,245,000	
Other					\$ -	
GRAND TOTAL				\$5,850,000	\$3,245,000	

Recent Activity - Land Sales

– 2016

- North Central Utility Trailer
- Appel Holdings
- 4 Seasons Truck Wash
- O'Brien

– 2017

- Palmer Bus Service
- Blue Star Power Systems

– 2018

- Downtown lot to Spinners

– 2019

- D&K Powder Coating

Recent Activity - Loans

- 2018

- NextGen RF - \$300,000

- 2020

- COVID 19 Assistance - \$134,400

Recent Activity – TIF Districts

– 2016

– 2017

- D&K Powder Coating Modification
- Birchwood Cottages
- Blue Star

– 2018

– 2019

- Belgrade Ave. Redevelopment (Frandsen Bank building & restaurant building)

Questions

Kevin P. McCann
Finance Director
City of North Mankato, MN
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kmccann@northmankato.com



EXTRACT OF MINUTES OF A MEETING OF THE BOARD OF COMMISSIONERS OF
THE NORTH MANKATO PORT AUTHORITY COMMISSION, MINNESOTA

HELD: August 16, 2021

Pursuant to due call and notice thereof, a regular or special meeting of the Board of Commissioners of the North Mankato Port Authority Commission, Minnesota, was duly held at the City Hall of the City of North Mankato, on August 16, 2021 at 6:00 P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2-21

RESOLUTION AUTHORIZING EXECUTION
OF A PLEDGE AGREEMENT

A. WHEREAS, the City Council of the City of North Mankato, Minnesota (the "City"), has on July 19, 2021 adopted a Resolution Accepting Proposal on sale of \$11,355,000 General Obligation Bonds, Series 2021A, providing for their issuance, pledging tax increments for the security thereof and authorizing execution of a tax increment pledge agreement; and

B. WHEREAS, to provide additional security for the payment of the Bonds it is necessary that North Mankato Port Authority Commission, Minnesota (the "Authority"), execute the Pledge Agreement as provided herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the North Mankato Port Authority Commission, Minnesota, as follows:

The Pledge Agreement on file in the office of the City Administrator is hereby approved in substantially the form submitted and the President and Secretary of the Authority are authorized and directed to execute the same (and such other agreements and documents as may be required in connection therewith) on behalf of the Authority. The approval hereby given to the document referred to above includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by bond counsel and by the Authority officials authorized herein to execute or accept, as the case may be, said document prior to its execution; and said Authority officials are hereby authorized to approve said changes on behalf of the Authority.

The motion for the adoption of the foregoing resolution was duly seconded by commissioner _____ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

CERTIFICATION

I, the undersigned, being the duly qualified and acting Secretary of North Mankato Port Authority Commission, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes of a meeting of the Board of Commissioners of said Authority held on the date indicated therein with the original thereof on file in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a resolution authorizing execution of a Pledge Agreement.

WITNESS my hand as Secretary on August 16, 2021.

Secretary

PLEDGE AGREEMENT

THIS AGREEMENT, entered into as of the 1st day of August, 2021, by and between the City of North Mankato, a Minnesota municipal corporation, herein called the "City", and the North Mankato Port Authority Commission, a public body corporate and politic created and existing under the laws of Minnesota, herein called the "Authority", witnesseth that:

WHEREAS, attached hereto as Exhibit A is a resolution adopted by the City Council on July 19, 2021 (the "Resolution"), which authorizes the issuance of \$11,355,000 General Obligation Bonds, Series 2021A (the "Bonds"), payable in part from tax increments derived from Tax Increment Financing District IDD No. 1-26 (the "Tax Increment Financing District"); and

NOW, THEREFORE, BE IT RESOLVED by the City and the Authority, each in consideration of the mutual covenants and agreements herein contained, covenant and agree as follows:

1. Coverage Test. The Authority pledges to the payment of the TIF Improvements Portion of the Bonds, as defined in the Resolution, the tax increments (the "Tax Increments") to be received from the Tax Increment Financing District in an amount, together with other revenues in the Authorizing Resolution pledged to the payment of TIF Improvements Portion of the Bonds, which is sufficient to pay one hundred five percent (105%) of the principal of and the interest on TIF Improvements Portion of the Bonds to be issued pursuant to the Authorizing Resolution, subject to the right of the Authority, with the consent of the City and subject to the requirements of Minnesota Statutes, Sections 469.174 through 469.1794, to pledge or apply the Tax Increments to the payment of any other costs of redevelopment of the Project, as may be from time to time modified, including debt service on any obligations issued or otherwise incurred with respect to such costs, whether or not such pledge or application is made prior to, on a parity with, or subordinate to the pledge and application of the Tax Increments to the payment of debt service on TIF Improvements Portion of the Bonds..


2. Remittance; Segregation. Tax Increments herein pledged shall be remitted directly to the Authority and the Authority shall segregate all Tax Increments so received in a special account on its official books and records. The Authority shall remit to the City Tax Increments as required by paragraph 1.

3. Filing; Computation and Collection. An executed copy of this Agreement shall be filed with the County Auditor of Nicollet County and shall constitute the request and authorization of the Authority and the City to the County Auditor to compute and collect the Tax Increments in accordance with the provisions of this Agreement and Minnesota Statutes, Section 469.177 and to remit the same to the Authority.

IN WITNESS WHEREOF, the City and the Authority have caused this Agreement to be duly executed on their behalf, and such signatures to be attested, as of the day and year first above written.

CITY OF NORTH MANKATO, MINNESOTA

By
Mayor



Attest:


City Administrator

NORTH MANKATO PORT AUTHORITY
COMMISSION, MINNESOTA

By _____
President

Attest:

Secretary

EXTRACT OF MINUTES OF A MEETING OF THE
BOARD OF COMMISSIONERS OF THE NORTH MANKATO PORT AUTHORITY
COMMISSION, MINNESOTA

HELD: AUGUST 16, 2021

Pursuant to due call and notice thereof, a regular or special meeting of the Board of Commissioners of the North Mankato Port Authority Commission, Nicollet and Blue Earth Counties, Minnesota, was duly held at the City Hall of the City of North Mankato, Minnesota on August 16, 2021, at 6:00 p.m. for the purpose, in part, of calling a public hearing on the proposed establishment of the Webster Avenue Industrial Development District within the City of North Mankato, Minnesota, (the "City") and the proposed adoption of the Industrial Development Plan relating thereto.

The following Councilmembers were present:

and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 3-21

RESOLUTION CALLING PUBLIC HEARING ON THE PROPOSED
ESTABLISHMENT OF THE WEBSTER AVENUE INDUSTRIAL
DEVELOPMENT DISTRICT WITHIN THE CITY OF NORTH MANKATO
AND THE PROPOSED ADOPTION OF AN INDUSTRIAL DEVELOPMENT
PLAN RELATING THERETO

BE IT RESOLVED by the Board of Commissioners (the "Commission") of the North Mankato Port Authority Commission, Minnesota (the "Authority"), as follows:

1. Public Hearing. This Council shall meet on September 7, 2021, at approximately 6:15 p.m., to hold a public hearing on the proposed establishment of the Webster Avenue Industrial Development District within the City of North Mankato and the proposed adoption of an Industrial Development Plan relating thereto, all pursuant to and in accordance with Minnesota Statutes, Sections 469.048 through 469.068, as amended (the "Act").
2. Notice of Hearing. The Secretary is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act and to place a copy of the proposed Industrial Development Plan on file in the Secretary's Office at City Hall and to make such copies available for inspection by the public.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTIES OF NICOLLET AND BLUE EARTH
NORTH MANKATO PORT AUTHORITY COMMISSION

I, the undersigned, being the duly qualified and acting Secretary of the Board of Commissioners of the North Mankato Port Authority Commission, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the Board of Commissioners of the North Mankato Port Authority Commission, Minnesota duly called and held, as such minutes relate to the calling of a public hearing on the North Mankato Port Authority Commission 's industrial development district.

Secretary

CITY OF NORTH MANKATO PORT AUTHORITY COMMISSION
COUNTIES OF NICOLLET AND BLUE EARTH
STATE OF MINNESOTA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Commissioners (the "Commission") of the North Mankato Port Authority Commission, Minnesota (the "Authority"), will hold a public hearing at a meeting of the Commission beginning at 6:15 p.m., on Tuesday, September 7, 2021, to be held at the City Hall of the City of North Mankato, Minnesota (the "City"), located at 1001 Belgrade Avenue in the City relating to the proposed establishment of Webster Avenue Industrial Development District within the City of North Mankato and the proposed adoption of an Industrial Development Plan therefor, pursuant to Minnesota Statutes, Sections 469.048 through 469.068, as amended. A copy of the Industrial Development Plan as proposed to be adopted is available upon request by contacting 507-625-4141 or visiting the City website at www.northmankato.com.

The property proposed to be included in Webster Avenue Industrial Development District is described in the Industrial Development Plan on file in the office of the Secretary of the Authority.

All interested persons may appear at the hearing and present their view orally or in writing.

A map of the Webster Avenue Industrial Development District is set forth below:

North Mankato Port Authority Commission
 Map of Boundaries of Webster Avenue Industrial Development District



DRAFT

NORTH MANKATO PORT AUTHORITY

NORTH MANKATO, MINNESOTA

DEVELOPMENT PLAN FOR

WEBSTER AVENUE INDUSTRIAL DEVELOPMENT DISTRICT

PLANNED PUBLIC HEARING DATE: SEPTEMBER 7, 2021

DEVELOPMENT PLAN APPROVAL DATE: _____, 2021

NORTH MANKATO PORT AUTHORITY RESOLUTION NO. _____



Northland Securities, Inc.
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402
(800) 851-2920
Member NASD and SIPC
Registered with SEC and MSRB

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ARTICLE I – INTRODUCTION AND DEFINITIONS

SECTION 1.01 INTRODUCTION

The North Mankato Port Authority Commission (the “Authority”) proposes to create and define the boundaries of the Webster Avenue Industrial Development District within the City of North Mankato, Minnesota after holding a public hearing on the matter.

In proposing the creation of Webster Avenue Industrial Development District (the “Development District”), the Authority finds that it is proper and desirable to establish and develop a system for industrial development and redevelopment within a defined area in the City.

There are certain properties within the Development District which the Authority finds to be occupied by dilapidated or rundown buildings that will require the Authority to exercise its powers to advance and spend public money, and to provide the means to redevelop the property. The establishment of the Development District is the proper mechanism for the Authority to aid the development of blighted areas. Exhibit A includes documentation of condition of certain buildings in the Development District to illustrate the substandard conditions of certain buildings that will need to be corrected.

The Authority plans to finance certain costs related to development and redevelopment in the Development District through issuance of general obligation bonds supported by revenues of the Authority and pledge of the full faith and credit of the City, among other types of financing that may be implemented. Pursuant to Minnesota Statutes 469.060, the Authority may pledge the full faith, credit, and resources of the City only if the City specifically authorizes the Authority to do so.

The Authority and City may consider the financing of other development costs related to development in the Development District through the use of tax increment financing, assessments, or other financing sources.

Following establishment of the Development District, the Authority plans to proceed promptly with plans to acquire blighted property, including but not limited to a marginal hotel and event center and a commercial liquor store, to remedy injurious conditions of the marginal property, public nuisance and other conditions, through redevelopment.

SECTION 1.02 DEFINITIONS

For the purposes of this document, the terms below have the meanings given in this section, unless the context in which they are used indicates a different meaning:

1. “Authority” means the North Mankato Port Authority Commission, established pursuant to Minnesota Statutes, 469.079.
2. “City” means the City of North Mankato, Minnesota.
3. “City Council” means the City Council of the City.
4. “Development” means for the purposes of the Development Plan the construction of buildings, facilities, infrastructure, and public improvements to include redevelopment, and developing means to include redeveloping.
5. “Development Costs” means the cost of the development activities as provided for in the Development Plan that will or are expected to occur within the Project Area, including the cost of financing the development activities.
6. “Development District” means Webster Avenue Industrial Development District, a specific geographic area within the Port District established pursuant to Minnesota Statutes 469.058.

7. "Development Plan" means the Development Plan for the Development District, as amended and supplemented from time to time.
8. "Enabling Act" means the Port Authorities Act codified as Minnesota Statutes, Sections 469.048 through 469.068, including all powers provided or referenced therein, and as the same may be amended or supplemented.
9. "Port District" means the total area of the operations of the North Mankato Port Authority Commission, which boundaries are coterminous with the boundaries of the City of North Mankato, as defined in Minnesota Statutes, Section 469.048.
10. "Project Area" means the geographic area of the Webster Avenue Industrial Development District.
11. "State" means the State of Minnesota.

SECTION 1.03 PLAN PREPARATION

The document was prepared for the North Mankato Port Authority by Northland Securities, Inc.

ARTICLE II - STATEMENT OF AUTHORITY AND PUBLIC PURPOSE

SECTION 2.01 ENABLING ACT; STATUTORY AUTHORITY

Pursuant to the Enabling Act, the City established the Authority with the same powers as a port authority established under Section 469.049 of the Enabling Act, or other law, as well as the powers of municipal housing and redevelopment authorities established under Minnesota Statutes, Sections 469.001 to 469.047, or other law. In addition, the Enabling Act authorized the City, upon the establishment of the Authority, to exercise all the powers relating to port authorities granted by Minnesota Statutes, Sections 469.048 to 469.068, or other law.

The City established the Authority as authorized by the Enabling Act and appointed the initial members of the Commission of the Authority, pursuant to City Resolution Numbers: 58-85; 82-85; 44-86; and 46-86, as adopted by the City Council on August 19, 1985, November 4, 1985, and June 2, 1986, respectively.

It is the intention of the Authority, notwithstanding the enumeration of specific goals and objectives in the Development Plan for the Development District, that the Authority shall have and enjoy with respect to the Project Area the full range of powers and duties conferred upon the Authority pursuant to the Enabling Act and such other legal authority as the Authority may have or enjoy from time to time.

SECTION 2.02 STATEMENT AND FINDING OF PUBLIC PURPOSE

There is a need for development within the City and the Project Area to provide employment opportunities, to improve the local tax base, and to improve the general economy of the City and the State.

The Authority finds the public purpose for establishment of the Development District to be as follows:

- Sound development of marginal property within the Development District will help to promote the economic security of the people of the City and general welfare of its residents and requires remedies for the injurious conditions of marginal property by appropriate means;
- Marginal property within the Development District cannot be developed without public participation and assistance in: (1) acquiring land, (2) planning, (3) financing of

land assembly in the work of clearance and development, and (4) making necessary improvements for developing;

- Development of marginal property within the Development District cannot be done by private enterprise alone, it is in the public interest to exercise the powers of the Authority and City to advance and spend public money, and to provide the means to develop marginal property;
- Decline of marginal land within the Development District cannot be reversed except by developing all or most of those lands. Private development may be uneconomic and practically impossible because of costs and lack of legal power;
- In certain cases, property within the Development District would or may not be available for development without the specific financial aid to be sought, that the Development Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project Area by private enterprise, and that the Development Plan conforms to the general plan for the development of the City as a whole; and
- The welfare of the City and the State requires the active promotion, attraction, encouragement, and development of economically sound industry and commerce through governmental action for the purpose of preventing the emergence of blighted and marginal lands and areas of chronic unemployment. It shall also be the policy of the Authority to facilitate and encourage such action as may be necessary to prevent the economic deterioration of such areas to the point where the process can be reversed only by total redevelopment. Through the use of the powers conferred on the Authority pursuant to the Enabling Act, promoting economic development may prevent the occurrence of conditions requiring redevelopment and prevent the emergence of blight, marginal land, and substantial and persistent unemployment.

ARTICLE III - DEVELOPMENT PLAN

SECTION 3.01 STATEMENT OF OBJECTIVES

The establishment of the Project Area in the City pursuant to the Enabling Act is proper and desirable to establish and develop a system of industrial developments in the Port District.

The establishment of the Project Area is in the best interests of the City and its residents and is necessary to give the City and the Authority the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the Authority in the normal development process.

The Authority intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Development Plan:

- (a) Provide for the acquisition of marginal property and land and construction and financing of building(s), site improvements, and/or public utilities in the Project Area which are necessary for the orderly and beneficial development of the Project Area and adjacent areas of the City.
- (b) Promote and secure the prompt and unified development of certain property in the Project Area, which property is not now in productive use or in its highest and best use, with a minimum adverse impact on the environment, and thereby promote and secure the desirable development of other land in the City.
- (c) Promote and secure additional employment opportunities within the Project Area and the City for residents of the City and the surrounding area, thereby improving living standards and reducing unemployment and the loss of skilled and unskilled labor and other human resources in the City.

- (d) Secure the increase of assessed values of property subject to taxation by the City, Mankato Area Public Schools (ISD 77), Nicollet County, and other taxing jurisdictions in order to better enable such entities to pay for governmental services and programs that they are required to provide.
- (e) Promote the concentration of new unified development consisting of desirable manufacturing, industrial, and other appropriate development in the Project Area so as to maintain the area in a manner compatible with its accessibility and prominence in the City
- (f) Encourage the expansion and improvement of local business, economic activity and development, whenever possible.
- (g) Create a desirable and unique character within the Project Area through quality land use alternatives and design quality in new buildings.

SECTION 3.02 BOUNDARIES OF PROJECT AREA AND ELIGIBILITY

The area within the Project Area is described in Exhibit B. The Project Area shall include all adjacent roadways, rights-of-way and other areas wherein will be installed or upgraded the various public improvements necessary for and part of the overall project.

The Authority finds that the Project Area, together with the objectives which the Authority seeks to accomplish or encourage with respect to such property, constitutes a "Industrial Development District" within the meaning of Section 469.058 of the Enabling Act.

The Enabling Act requires that the Project Area of the Development District must be found to be located in an area of the community that consist of "marginal property". The Development District qualifies because buildings or sites within the Project Area meet one or more of the following conditions:

- (1) faulty planning causing deterioration, disuse, or economic dislocation;
- (2) the subdividing and sale of lots too small and irregular for good use and development;
- (3) lots laid out without regard to their physical characteristics and surrounding conditions;
- (4) inadequate streets, open spaces, and utilities;
- (5) areas that may flood;
- (6) lower values, damaged investments, and social and economic maladjustment reducing taxpaying capacity to the extent that tax receipts are too low to pay for the public services rendered;
- (7) lack of use or improper use of areas, resulting in stagnant or unproductive land that could contribute to the public health, safety and welfare;
- (8) lower population and reduction of proper use of areas causing more decline, and requiring more public money for new public facilities and public services elsewhere;
- (9) property valuation too low to establish a local improvement district to construct and install streets, walks, sewers, water and other utilities;
- (10) lands within an industrial area not used for industry but needed for industrial development of the area; and
- (11) state-acquired tax-forfeited land

SECTION 3.03 DEVELOPMENT ACTIVITIES

The Authority plans to acquire areas of marginal properties within the Project Area at fair prices to remedy the conditions on the marginal property, and to develop the areas under proper

supervision, with appropriate planning and continuing land use. Marginal properties to be acquired include, but not limited to, a marginal hotel and event center and a commercial liquor store.

The development of land acquired under the Enabling Act is a public necessity and use and a governmental function. The sale or lease of the land after development is incidental to the real purpose: to remove the condition making the property marginal.

The development of marginal property and its continuing use are public uses, public purposes, and government functions that justify spending or advancing public money and acquiring private property. The Development is a City concern in the interest of health, safety, and welfare of the people of the City and of all residents and property owners in communities having marginal property. Marginal property causes problems beyond control of police power alone.

The Authority will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Enabling Act and other applicable state laws, and in doing so anticipates that the following may, but are not required, to be undertaken by the Authority and/or the City:

- (a) The making of studies, planning, and other formal and informal activities relating to the Development Plan.
- (b) The implementation and administration of the Development Plan.
- (c) The rezoning of land within the Project Area.
- (d) The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Development Plan,
- (e) The preparation of property for use and development in accordance with applicable Land Use Regulations and agreements the Authority may enter into with private property owners or developers of property, including demolition of structures, clearance of sites, placement of fill and grading.
- (f) The resale of property to private parties.
- (g) The construction or reconstruction of property for development purposes.
- (h) The issuance of bonds or obligations to finance Development Costs, and the use of funds available to the Authority to pay or finance the Development Costs incurred by the Authority.

SECTION 3.04 ANTICIPATED DEVELOPMENT COSTS AND PAYMENT

The Authority plans to exercise its "Industrial Development District" powers, pursuant to Section 469.059 of the Enabling Act. The Authority anticipates it will incur Development Costs related to the acquisition and redevelopment of marginal properties to achieve the objectives for the Development Plan, among other costs.

The Authority anticipates that payment of Development Costs, including debt service on bonds or obligations issued to finance Development Costs, will be paid primarily from revenues of the Authority, including but not limited to lease revenues, and city levy, pursuant to Section 469.053 of the Enabling Act, and other revenues of the Authority.

SECTION 3.05 ENVIRONMENTAL CONTROLS; LAND USE REGULATIONS

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use Regulations.

SECTION 3.06 PROPOSED REUSE OF PROPERTY

The Authority intends to acquire such property, or appropriate interests therein, within the Project Area as the Authority may deem to be necessary or desirable to assist in the implementation of the Development Plan. The Authority may acquire property and reconvey the same to another entity.

Prior to formal consideration of the acquisition of any property, the Authority will require the execution of a binding development agreement with respect thereto and evidence that funds will be available to repay the Development Costs associated with the proposed acquisition. It is the intent of the Authority to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and development of property shall be incorporated into any development agreement to which the Authority is a party.

SECTION 3.07 ADMINISTRATION AND MAINTENANCE OF DEVELOPMENT DISTRICT

Maintenance and operation of the Development District will be the responsibility of the administrator of the City who shall serve as administrator of the Development District. Each year the administrator will submit to the Authority the maintenance and operation budget for the following year.

The administrator will administer the Development District pursuant to the Enabling Act; provided, however, that such powers may only be exercised at the direction of the Authority. No action taken by the administrator pursuant to the above-mentioned powers shall be effective without authorization by the Authority.

SECTION 3.08 FINDINGS AND DECLARATION

The Authority makes the following findings:

- (a) The land in the Development District would not be made available for development without the financial aid sought.
- (b) The Development Plan for the Development District will afford maximum opportunity consistent with the needs of the locality as a whole, for the development of the area by private enterprise.
- (c) The Development Plan conforms to the general plan for development of the City as a whole.

EXHIBIT A
Illustration of Condition of Certain Buildings Located on Property in
Webster Avenue Industrial Development District





EXHIBIT B
North Mankato Port Authority Commission
Map of Boundaries of Webster Avenue Industrial Development District



RESOLUTION # 4-21

RESOLUTION REQUESTING ADOPTION OF
ORDINANCE AUTHORIZING ISSUANCE
OF TAXABLE GENERAL OBLIGATION BONDS

WHEREAS, the North Mankato Port Authority Commission (the "Authority") proposes to finance the acquisition of certain property within the Webster Avenue Industrial Development District (the "Industrial Development District"), through the issuance of taxable general obligation bonds secured by the full faith and credit of the City of North Mankato; and

WHEREAS, the Project will promote the Authority's program of economic development and redevelopment within the Industrial Development District; and

WHEREAS, Minnesota Statutes, Section 469.060, subdivision 5, provides that the Authority may only pledge the full faith and credit of the City of North Mankato and levy ad valorem property taxes for the payment of the bonds pursuant to an ordinance adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the North Mankato Port Authority Commission that the City Council is hereby requested to adopt an ordinance in substantially the form attached hereto as Exhibit A authorizing the issuance of said bonds in an amount not to exceed \$4,500,000.

Dated this 16th day of August, 2021.

President

Attested by:

Secretary

CERTIFICATION

STATE OF MINNESOTA)
) ss.
COUNTIES OF NICOLLET AND BLUE EARTH)

I, _____, Secretary of the North Mankato Port Authority Commission, and State aforesaid, do hereby certify that I have the care and custody of the resolution adopted by the North Mankato Port Authority Commission; that the annexed and foregoing resolution is a true, correct and compared copy of the original thereof as adopted by said North Mankato Port Authority Commission on the 16th day of August, 2021, and now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said
North Mankato Port Authority Commission, Minnesota, this 16th day of August, 2021.

Secretary

EXHIBIT A

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS BY THE PORT AUTHORITY OF NORTH MANKATO IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,500,000 FOR THE PURPOSE OF SECURING FUNDS AS NEEDED BY THE CITY OF NORTH MANKATO TO FINANCE THE ACQUISITION OF PROPERTY WITHIN THE WEBSTER AVENUE INDUSTRIAL DEVELOPMENT DISTRICT IN FURTHERANCE OF SAID PORT AUTHORITY'S PROGRAM OF ECONOMIC DEVELOPMENT AND REDEVELOPMENT; AND AUTHORIZING SAID PORT AUTHORITY TO PLEDGE THE FULL FAITH, CREDIT AND RESOURCES OF THE CITY OF NORTH MANKATO AND THE LEVY OF AD VALOREM PROPERTY TAXES FOR THE SECURITY OF SAID BONDS.

WHEREAS, The Council of the City of North Mankato, being duly advised in the premises, finds and determines that it is necessary for the Port Authority of North Mankato to issue and sell bonds in the aggregate principal amount of \$4,500,000 for the purpose of securing funds as needed by the City of North Mankato to finance the acquisition of property within the Webster Avenue Industrial Development District as set forth in the Webster Avenue Industrial Development District Plan in furtherance of the program of economic development and redevelopment authorized by Minnesota Statutes, Sections 469.048 through 469.068; and it is necessary and proper for the Council, pursuant to said laws, to authorize the issuance and sale of said bonds and the pledge of the full faith, credit and resources of the City of North Mankato and the levying of ad valorem property taxes for the security thereof, and to prescribe and consent to the form and terms of said bonds when and as issued by the Port Authority under the authorization granted by this ordinance;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF NORTH MANKATO DOES ORDAIN:

Section 1. That pursuant to and in accordance with the provisions, terms and conditions of this ordinance and of Minnesota Statutes Section 469.048 through 469.068, and 469.079, authority is hereby granted to the Port Authority of North Mankato to issue and sell its bonds as authorized by Minnesota Statutes, Section 469.060 and Chapter 475 and that said bonds are authorized to be issued and sold in the aggregate principal amount not to exceed \$4,500,000 for the purpose of securing funds as needed by the City, in said aggregate amount, to finance the acquisition and betterment of property required for the Port Authority's program of economic development and redevelopment, within the Webster Avenue Industrial Development District.

Section 2. That as security for the prompt and faithful payment of both principal and interest on said bonds, said Port Authority is hereby authorized to pledge the full

faith, credit and resources of the City of North Mankato and to levy and ad valorem property taxes therefor as provided in Section 469.060, Minnesota Statutes, and that the bonds issued and sold pursuant to this ordinance shall be issued and sold by the Port Authority in the manner provided by law, and subject to such terms and conditions as the Port Authority may determine and the City Council may approve by resolution.

Section 3. That said Port Authority shall provide for the exercise of the authority hereby granted for its issuance and sale of its said bonds, and the pledge of the full faith, credit and resources of said City of North Mankato as security for the payment of the same by appropriate resolutions; and that in each such instance said Port Authority shall make due compliance with all applicable requirements of this ordinance, Minnesota Statutes, Sections 469.048 through 469.068 and Chapter 475, and all other applicable laws.

Section 4. After adopting, signing and attestation, this Ordinance shall be posted as required by law, and shall be published once in the official newspaper of the City and shall be effective upon such publication.

The foregoing Ordinance was introduced by Councilmember _____, who moved its adoption. The motion for the adoption of the foregoing Ordinance was duly seconded by Councilmember _____ and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said Ordinance was declared duly passed and adopted this 7th day of September, 2021.

Mayor

Attest:

City Clerk

Published in the Mankato Free Press this ____ day of _____, 2021.

Port Authority of the City of North Mankato, Minnesota

\$4,500,000 Taxable General Obligation Bonds, Series 2021B

(Preliminary AA Rates as of 7/16/21)

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Port Authority of the City of North Mankato, Minnesota

\$4,500,000 Taxable General Obligation Bonds, Series 2021B

(Preliminary AA Rates as of 7/16/21)

Sources & Uses

Dated 12/09/2021 | Delivered 12/09/2021

Sources Of Funds

Par Amount of Bonds	\$4,500,000.00
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Total Sources	\$4,500,000.00
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Uses Of Funds

Deposit to Project Construction Fund	4,261,942.33
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Deposit to Capitalized Interest (CIF) Fund	99,257.67
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Costs of Issuance	78,050.00
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Total Underwriter's Discount (1.350%)	60,750.00
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Total Uses	\$4,500,000.00
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Port Authority of the City of North Mankato, Minnesota

\$4,500,000 Taxable General Obligation Bonds, Series 2021B

(Preliminary AA Rates as of 7/16/21)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/09/2021	-	-	-	-	-
08/01/2022	-	-	55,892.67	55,892.67	-
02/01/2023	-	-	43,365.00	43,365.00	99,257.67
08/01/2023	-	-	43,365.00	43,365.00	-
02/01/2024	195,000.00	0.600%	43,365.00	238,365.00	281,730.00
08/01/2024	-	-	42,780.00	42,780.00	-
02/01/2025	195,000.00	0.800%	42,780.00	237,780.00	280,560.00
08/01/2025	-	-	42,000.00	42,000.00	-
02/01/2026	200,000.00	1.000%	42,000.00	242,000.00	284,000.00
08/01/2026	-	-	41,000.00	41,000.00	-
02/01/2027	200,000.00	1.150%	41,000.00	241,000.00	282,000.00
08/01/2027	-	-	39,850.00	39,850.00	-
02/01/2028	200,000.00	1.300%	39,850.00	239,850.00	279,700.00
08/01/2028	-	-	38,550.00	38,550.00	-
02/01/2029	205,000.00	1.450%	38,550.00	243,550.00	282,100.00
08/01/2029	-	-	37,063.75	37,063.75	-
02/01/2030	205,000.00	1.550%	37,063.75	242,063.75	279,127.50
08/01/2030	-	-	35,475.00	35,475.00	-
02/01/2031	210,000.00	1.700%	35,475.00	245,475.00	280,950.00
08/01/2031	-	-	33,690.00	33,690.00	-
02/01/2032	215,000.00	1.850%	33,690.00	248,690.00	282,380.00
08/01/2032	-	-	31,701.25	31,701.25	-
02/01/2033	220,000.00	1.950%	31,701.25	251,701.25	283,402.50
08/01/2033	-	-	29,556.25	29,556.25	-
02/01/2034	220,000.00	2.050%	29,556.25	249,556.25	279,112.50
08/01/2034	-	-	27,301.25	27,301.25	-
02/01/2035	225,000.00	2.150%	27,301.25	252,301.25	279,602.50
08/01/2035	-	-	24,882.50	24,882.50	-
02/01/2036	230,000.00	2.250%	24,882.50	254,882.50	279,765.00
08/01/2036	-	-	22,295.00	22,295.00	-
02/01/2037	235,000.00	2.350%	22,295.00	257,295.00	279,590.00
08/01/2037	-	-	19,533.75	19,533.75	-
02/01/2038	240,000.00	2.400%	19,533.75	259,533.75	279,067.50
08/01/2038	-	-	16,653.75	16,653.75	-
02/01/2039	250,000.00	2.450%	16,653.75	266,653.75	283,307.50
08/01/2039	-	-	13,591.25	13,591.25	-
02/01/2040	255,000.00	2.500%	13,591.25	268,591.25	282,182.50
08/01/2040	-	-	10,403.75	10,403.75	-
02/01/2041	260,000.00	2.550%	10,403.75	270,403.75	280,807.50
08/01/2041	-	-	7,088.75	7,088.75	-
02/01/2042	265,000.00	2.600%	7,088.75	272,088.75	279,177.50
08/01/2042	-	-	3,643.75	3,643.75	-
02/01/2043	275,000.00	2.650%	3,643.75	278,643.75	282,287.50
Total	\$4,500,000.00	-	\$1,220,107.67	\$5,720,107.67	-

Yield Statistics

Bond Year Dollars	\$55,165.00
Average Life	12.259 Years
Average Coupon	2.2117424%
Net Interest Cost (NIC)	2.3218665%
True Interest Cost (TIC)	2.3176649%
Bond Yield for Arbitrage Purposes	2.1882709%
All Inclusive Cost (AIC)	2.4874732%

IRS Form 8038

Net Interest Cost	2.2117424%
Weighted Average Maturity	12.259 Years

Taxable GO 21B 20yr 4.5MM | SINGLE PURPOSE | 7/21/2021 | 8:59 AM

Northland Securities, Inc.

Public Finance

Page 2

Port Authority of the City of North Mankato, Minnesota**\$4,500,000 Taxable General Obligation Bonds, Series 2021B**

(Preliminary AA Rates as of 7/16/21)

105% Levy

Date	Total P+I	CIF	105% Levy	Levy Year	Collection Year
02/01/2023	99,257.67	(99,257.67)	-	-	-
02/01/2024	281,730.00	-	295,816.50	2022	2023
02/01/2025	280,560.00	-	294,588.00	2023	2024
02/01/2026	284,000.00	-	298,200.00	2024	2025
02/01/2027	282,000.00	-	296,100.00	2025	2026
02/01/2028	279,700.00	-	293,685.00	2026	2027
02/01/2029	282,100.00	-	296,205.00	2027	2028
02/01/2030	279,127.50	-	293,083.88	2028	2029
02/01/2031	280,950.00	-	294,997.50	2029	2030
02/01/2032	282,380.00	-	296,499.00	2030	2031
02/01/2033	283,402.50	-	297,572.63	2031	2032
02/01/2034	279,112.50	-	293,068.13	2032	2033
02/01/2035	279,602.50	-	293,582.63	2033	2034
02/01/2036	279,765.00	-	293,753.25	2034	2035
02/01/2037	279,590.00	-	293,569.50	2035	2036
02/01/2038	279,067.50	-	293,020.88	2036	2037
02/01/2039	283,307.50	-	297,472.88	2037	2038
02/01/2040	282,182.50	-	296,291.63	2038	2039
02/01/2041	280,807.50	-	294,847.88	2039	2040
02/01/2042	279,177.50	-	293,136.38	2040	2041
02/01/2043	282,287.50	-	296,401.88	2041	2042
Total	\$5,720,107.67	(99,257.67)	\$5,901,892.50	-	-