

Pursuant to due call and notice thereof, a North Mankato Port Authority Commission meeting was held in the Council Chambers of the Municipal Building on Monday, March 20, 2023.

Treasurer Carlson called the meeting to order at 5:00 p.m. The following were present: Commissioners Oachs, Peterson, Whitlock, Steiner, Executive Vice President McCann, Assistant Treasurer Ryan, Community Development Director Fischer, and Secretary Van Genderen. Absent Commissioners Kaus and Olenius.

Approval of the Minutes

Commissioner Oachs moved, seconded by Commissioner Whitlock, to approve the minutes of the Port Authority meeting of February 21, 2023. Vote on the motion: Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Approval of Bills

Commissioner Whitlock moved, seconded by Commissioner Peterson, to approve the bills. Vote on the motion: Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Res. No. 3-23 Recommending the Establishment of Development District No. 2 and the Adoption of a Development Program Therefore; and the Establishment of Tax Increment Financing District No. 2-1 Therin and the Adoption of a Tax Increment Financing Plan Therefore.

Community Development Director Fischer reported that Gordini U.S.A. representatives were present as they made an important request to establish a TIF District. The Port Authority recently approved the sale of 10 acres with the right of first refusal of an additional 10 acres. The current plan is to build a 120,000-square-foot warehouse and distribution center. The current 10 acres have room to build an 80,000-square-foot addition. He introduced Tammy Omdal, the City's financial advisor from Northland Securities.

Tammy Omdal, Northland Securities, reviewed the requirements for a TIF Plan in Minnesota. She reported that the TIF Plan would describe the project to be financed and provide specific information about the development activity. The TIF is created by the authority/City, reviewed by the county and school district, and approved by the City.

Ms. Omdal reported that the proposed project site is currently unoccupied. The proposed use of the building to be constructed meets the criteria for establishing an "economic development" TIF District. The proposed use is warehousing and distribution. The proposed boundaries of the TIF district include approximately 10 acres of a 12.57-acre parcel.

Ms. Omdal explained how a TIF works. Property taxes are based on base valuation.

The value that existed before the development will be payable to local taxing jurisdictions and not captured for TIF. The difference between the base value and the new taxable market value (captured value) is estimated at approximately \$9.0 million. Taxes on the captured value will generate tax increment to assist the project.

Ms. Omdal reviewed the estimated taxable market value upon project completion in 2025, along with the annual captured taxes and estimated annual taxes payable from the property for all jurisdictions. In 2022, the property had a current tax of \$7,022. In 2025, the annual taxes received by taxing jurisdictions from property within TIF District is \$100,050, and the annual captured taxes (Tax Increment) from TIF District is 228,002, so the total combined estimated annual payable from the property is \$328,052.

Ms. Omdal reviewed the terms for assistance to the developer, which includes the City considering approval of the TIF Plan. The TIF Plan provides the framework for the terms for assistance to the Developer, and the City will consider approval of a TIF agreement with the Developer. The TIF will reimburse up to \$1.26 million of land and site improvements paid by the developer on a pay-go basis from 97.5% of the "remaining TIF." The remaining TIF is after the first \$40,556 of annual TIF collected up to an aggregate amount not to exceed \$365,000 to be retained by the City to reimburse itself for the costs of the Public Improvements. The TIF revenue note will bear simple interest at a rate of 5.5%. The City will regain 2.5% of TIF for administrative costs. Ms. Omdal stated that based on current market conditions, the proposed project would not happen solely through private investment; without TIF return, the developer is not at sufficient levels, so it is reasonable to assume the project would not proceed.

Commissioner Steiner moved, seconded by Commissioner Whitlock, to Adopt Res. No. 3-23 Recommending the Establishment of Development District No. 2 and the Adoption of a Development Program Therefore; and the Establishment of Tax Increment Financing District No. 2-1 Therin and the Adoption of a Tax Increment Financing Plan Therefore. Vote on the motion: Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Consider Approving Addendum to Commercial Lease Agreement.

Community Development Director Fischer reported that the Port Authority currently leases the Norwood to HyLife, who use the property to house workers until they can build housing closer to their plant. The Port Authority recently approved the sale of the Norwood to 1111 Holdings following the end of the commercial lease to HyLife. He reported that in 2020, a fire occurred at the Norwood Inn, damaging two units. 1111 Holdings would like to rehab the units to make a model of a proposed unit to show future renters. Community Development Director Fischer noted that the lease with HyLife ends in August, and they have not provided the City with a 30-day early-out notice. 1111 Holdings is also moving forward with neighborhood meetings to discuss a possible PUD. If the addendum to the lease is approved, 1111 Holdings will remodel the two rooms following building plan approvals.

Commissioner Steiner moved, seconded by Commissioner Whitlock, to approve the Addendum to Commercial Lease Agreement. Vote on the motion: Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Consider Approving Addendum to Agreement of Purchase and Sale

Community Development Director Fischer reported that for 1111 Holdings to remodel the two units before the property sale, the purchase agreement needs to be amended.

Commissioner Peterson moved, seconded by Commissioner Steiner, to approve the Addendum to Agreement of Purchase and Sale. Vote on the motion: Oachs, Peterson, Whitlock, Steiner, and Carlson, aye, no nays. Motion carried.

Discuss COVID-19 Loans in Default.

Assistant Treasurer Ryan reported that in 2020, the Port Authority provided COVID-19 Loans. Currently, two loans are delinquent and in default. She reviewed the two loans, one to Southern MN Martial Arts and one to Blue Skye Mercantile. Southern MN Martial Arts received a loan of \$12,500 on April 4, 2020, with the first payment due on October 1, 2021. The City has received three payments totaling \$898.44 with a current balance owing of \$3,369.15 and a total unpaid principle of \$11,528.36, and unpaid interest of \$854.46. Blue Skye Mercantile received a loan of \$7,000 on April 15, 2020, with the first payment due on September 1, 2021. The City has received a total of \$1,509.36 in payments with a total current balance due of \$880.46. The total unpaid principle is \$5,571.06, with the total unpaid interest at \$354.92. She reported that she had contacted both businesses by letter and attempted contact by phone. Both businesses have yet to respond. Assistant Treasurer Ryan stated that staff would like direction on if the Port Authority would like to pursue the businesses to obtain the funds. Commissioners agreed that the Port Authority should pursue the funds.

Other Business

None

Open Meeting to the Public

None.

Commissioner Oachs moved, seconded by Commissioner Whitlock, to adjourn the meeting. The meeting was adjourned at 5:23 p.m.

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President

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Secretary



City of North Mankato, MN

# Port Authority Claims

By Fund

Payment Dates 5/16/2023 - 6/1/2023

Vendor Part Number	Vendor Name	Payment Date	Amount
<b>Fund: 228 - PORT AUTHORITY</b>			
	FREDRIKSON & BYRON, P.A.	05/25/2023	204.00
			<b>Fund 228 - PORT AUTHORITY Total:</b>
			<u>204.00</u>
<b>Fund: 240 - JOINT ECONOMIC DEVELOPMENT</b>			
	BOLTON & MENK, INC.	05/17/2023	4,500.00
	BOLTON & MENK, INC.	05/26/2023	2,227.50
	FREDRIKSON & BYRON, P.A.	05/25/2023	483.00
			<b>Fund 240 - JOINT ECONOMIC DEVELOPMENT Total:</b>
			<u>7,210.50</u>
			<b>Grand Total:</b>
			<u><u>7,414.50</u></u>

## Authorization Signatures

### Port Authority

The above claims list is approved by:

\_\_\_\_\_  
SCOTT CARLSON - COMMISSIONER

\_\_\_\_\_  
JAMES WHITLOCK - COMMISSIONER

\_\_\_\_\_  
WILLIAM STEINER - COMMISSIONER

\_\_\_\_\_  
SANDRA OACHS - COMMISSIONER

\_\_\_\_\_  
MATT PETERSON - COMMISSIONER

\_\_\_\_\_  
DUANE OLENIUS - COMMISSIONER

\_\_\_\_\_  
BENJAMIN KAUS - COMMISSIONER

EXTRACT OF MINUTES OF A MEETING OF THE  
CITY COUNCIL OF THE CITY OF  
NORTH MANKATO, MINNESOTA

HELD: JUNE 5, 2023

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of North Mankato, Nicollet and Blue Earth Counties, Minnesota, was duly held at City Hall on June 5, 2023, at 7:00 p.m. for the purpose, in part, of calling a public hearing on the proposed establishment of Tax Increment Financing District No. 2-2 (Hotel Redevelopment) within Development District No. 2, the proposed adoption of the Tax Increment Financing Plan relating thereto and the proposed approval of a business subsidy.

The following Council members were present:

and the following were absent:

Council member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION NO. 39-23

RESOLUTION CALLING PUBLIC HEARING ON THE PROPOSED  
ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT 2-2  
(HOTEL REDEVELOPMENT) WITHIN DEVELOPMENT DISTRICT NO. 2;  
THE PROPOSED ADOPTION OF A TAX INCREMENT FINANCING PLAN  
RELATING THERETO; AND THE PROPOSED APPROVAL OF A  
BUSINESS SUBSIDY

BE IT RESOLVED by the City Council (the "Council") of the City of North Mankato, Minnesota (the "City"), as follows:

1. Public Hearing. This Council shall meet on July 17, 2023, at approximately 7:00p.m., to hold a public hearing on the following matters: (a) the proposed establishment of Tax Increment Financing District No. 2-2 (Hotel Redevelopment) within Development District No. 2; (b) the proposed adoption of a Tax Increment Financing Plan relating thereto, all pursuant to and in accordance with Minnesota Statutes, Sections 469.124 through 469.133, both inclusive, as amended, and Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive, as amended (collectively, the "Act"); and (c) the proposed approval of a business subsidy, pursuant to Minnesota Statutes, Section 116J.993 to 116J.995 (the "Business Subsidy Act").
2. Notice of Hearing; Filing of Tax Increment Financing Plan. The City Clerk 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 Tax

Increment Financing Plan and the proposed business subsidy on file in the City Clerk's Office at City Hall and to make such copy available for inspection by the public.

3. Consultation with Other Taxing Jurisdictions. The City Clerk is hereby directed to mail a notice of the public hearing and a copy of the proposed Tax Increment Financing Plan to Nicollet and Blue Earth Counties and Independent School District No. 77, informing those taxing jurisdictions of the estimated fiscal and economic impact of the establishment of the proposed tax increment financing district.

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 )  
 ) ss.  
COUNTIES OF NICOLLET AND BLUE EARTH )

I, the undersigned, being the duly qualified and acting City Clerk of the City of North Mankato, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the City Council of the City of North Mankato, Minnesota duly called and held, as such minutes relate to the calling of a public hearing on the City's proposed establishment of a tax increment financing district.

WITNESS my hand as such City Clerk of the City of North Mankato this 5<sup>th</sup> day of June, 2023.

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City Clerk

Exhibit A

CITY OF NORTH MANKATO  
COUNTIES OF NICOLLET AND BLUE EARTH  
STATE OF MINNESOTA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of North Mankato, Nicollet and Blue Earth Counties, Minnesota, will hold a public hearing on July 17, 2023, at 7:00 p.m., at the City Hall, 1001 Belgrade Avenue in the City of North Mankato, Minnesota (the "City"), relating to the proposed establishment of Tax Increment Financing District No. 2-2 (Hotel Redevelopment) within Development District No. 2, and the proposed adoption of a Tax Increment Financing Plan therefor, all pursuant to and in accordance with Minnesota Statutes, Sections 469.124 through 469.133 and Sections 469.174 through 469.1794, inclusive, as amended; and a proposed business subsidy to be granted by the City to a private developer for the proposed redevelopment of a hotel property located in the City into an approximately 50-unit apartment building with approximately 18,000 square feet of commercial retail space (the "Project"), under Minnesota Statutes, Section 116J.993 to 116J.995 (the "Business Subsidy Act"). A copy of the proposed Tax Increment Financing Plan and a summary of the subsidy agreement are on file and available for public inspection at the office of the City Clerk at City Hall.

A person with residence in or the owner of taxable property in the granting jurisdiction may file a written complaint with the grantor if the grantor fails to comply with sections 116J.993 to 116J.995, and no action may be filed against the grantor for the failure to comply unless a written complaint is filed.

The property proposed to be included in Tax Increment Financing District No. 2-2 (Hotel Redevelopment) is described in the Tax Increment Financing Plan on file in the office of the City Clerk. Subject to certain limitations, tax increment from Tax Increment Financing District No. 2-2 (Hotel Redevelopment) may be spent on eligible uses within the boundaries of Tax Increment Financing District No. 2-2 (Hotel Redevelopment) and Development District No. 2.

A map of Development District No. 2 and Tax Increment Financing District No. 2-2 (Hotel Redevelopment) is set forth below:

*[INSERT MAP of Development District No. 2 and Tax Increment Financing District No. 2-2 (Hotel Redevelopment)]*

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

BY ORDER OF THE CITY COUNCIL OF  
THE CITY OF NORTH MANKATO, MINNESOTA

/s/ April Van Genderen  
City Clerk



**City of North Mankato**  
**Establishment of Tax Increment Financing District No. 2-2 within Development District No. 2**  
**Redevelopment TIF District**  
**Hotel Redevelopment**  
**Public Hearing on July 17**

**May 2023**

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

December 20, 2022 Inspection of property report completed

May 25 Developer submits application for TIF

**June 2023**

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

June 1 NSI sends written notice to County Commissioner  
 June 5 City informs Port Authority of proposed TIF District  
 June 5 City calls for public hearing for TIF and business subsidy  
 June 16 NSI sends notice and draft TIF plan to County and School District  
 June 28 City submits notice to newspaper

**July 2023**

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

July 1 Notice published in newspaper  
 July 17 Port Authority recommends City Council approve TIF District  
 July 17 City holds public hearing and approves establishment of TIF District

**August 2023**

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Spring 2024 NSI submits request for certification to county auditor  
 Spring 2024 NSI submit TIF plan to state (DOR and OSA)  
 By June 30, 2024 County certifies TIF District

Notes to Calendar:

- Denotes regular city council meeting dates
- Denotes regular planning commission meeting date
- City needs to confirm publication dates for hearing notice and is responsible for submitting the notice to the newspaper.
- Northland will distribute a draft of the TIF Plan to city staff and legal counsel to the City one week prior to distribution of the report to the County and School District.
- Modification of Development District No. 2 is not anticipated and Planning Commission action is not included in calendar. If Planning Commission action is needed, it would be scheduled for a July 13 PC meeting.
- Resolutions and documents for meetings to be distributed one-week prior to meeting dates.





VIA USPS and email: [Jack.Kolars@co.nicollet.mn.us](mailto:Jack.Kolars@co.nicollet.mn.us)

June 1, 2023

Jack Kolars  
County Commissioner, District 3  
Nicollet County Government Center  
501 S Minnesota Avenue  
St. Peter, MN 56082

RE: Notice for City of North Mankato Proposed Establishment of Tax Increment Financing District No. 2-2 (Hotel Redevelopment)

Dear Commissioner:

The City of North Mankato is considering the establishment of Tax Increment Financing District (Redevelopment) No. 2-2 (the "TIF District"). This letter is provided to you pursuant to Minnesota Statutes, Section 469.175, Subd. 2a.

The purpose for the establishment of the TIF District is to assist with the financing of certain project costs for redevelopment of the property located at 111 Range Street in the City. A private developer is proposing the redevelopment of the property from a hotel (extended-stay) to an approximate 50-unit apartment building with approximately 18,000 square feet of commercial-retail space, including a restaurant.

The city will hold a public hearing on Monday, July 17, 2023, at 7:00 p.m., at the City Hall, 1001 Belgrade Avenue in the City of North Mankato, relating to the proposed establishment of the TIF District and the proposed adoption of a Tax Increment Financing Plan. Prior to the public hearing, on or before June 16, we will provide the county auditor and clerk of the school board with the proposed tax increment financing plan for the TIF District and the city's estimate of the fiscal and economic implications of the TIF District, all pursuant to Minnesota Statutes, Section 469.175, Subd. 2.

We welcome your comments about the proposed redevelopment and establishment of a new tax increment financing district. Any written comments will be included in the record for the hearing. Additionally, we would be happy to discuss the TIF District to answer your questions and to provide additional information. Do not hesitate to contact me directly at 612-851-4964 or Mike Fischer, Community Development Director, at 507-625-4141.

We respectfully request signature on the attached receipt and return to me via email, [tomdal@northlandsecurities.com](mailto:tomdal@northlandsecurities.com), or by U.S. Mail in the self-addressed stamped envelope that will be mailed to you along with this letter via U.S. Postal Service. Thank you in advance for your review and consideration of this matter.

Sincerely,  
NORTHLAND SECURITIES, INC.



Tammy Omdal  
Managing Director

Attachments:

- 1) Acknowledgement of Notice of Public Hearing
- 2) Map of TIF District boundaries

Cc: Michael Fischer, North Mankato, [michaelf@northmankato.com](mailto:michaelf@northmankato.com)  
Mandy Landkamer, County Administrator, [mandy.landkamer@co.nicollet.mn.us](mailto:mandy.landkamer@co.nicollet.mn.us)  
Jaci Kopet, Property & Public Services Director, [jaci.kopet@co.nicollet.mn.us](mailto:jaci.kopet@co.nicollet.mn.us)  
Mary Ippel, Taft Law Firm, [MIppel@Taftlaw.com](mailto:MIppel@Taftlaw.com)  
Kevin McCann, North Mankato, [KMcCann@northmankato.com](mailto:KMcCann@northmankato.com)  
Jessica Ryan, North Mankato, [jessicar@northmankato.com](mailto:jessicar@northmankato.com)  
April Van Genderen, North Mankato, [aprilv@northmankato.com](mailto:aprilv@northmankato.com)

## ATTACHMENT 1

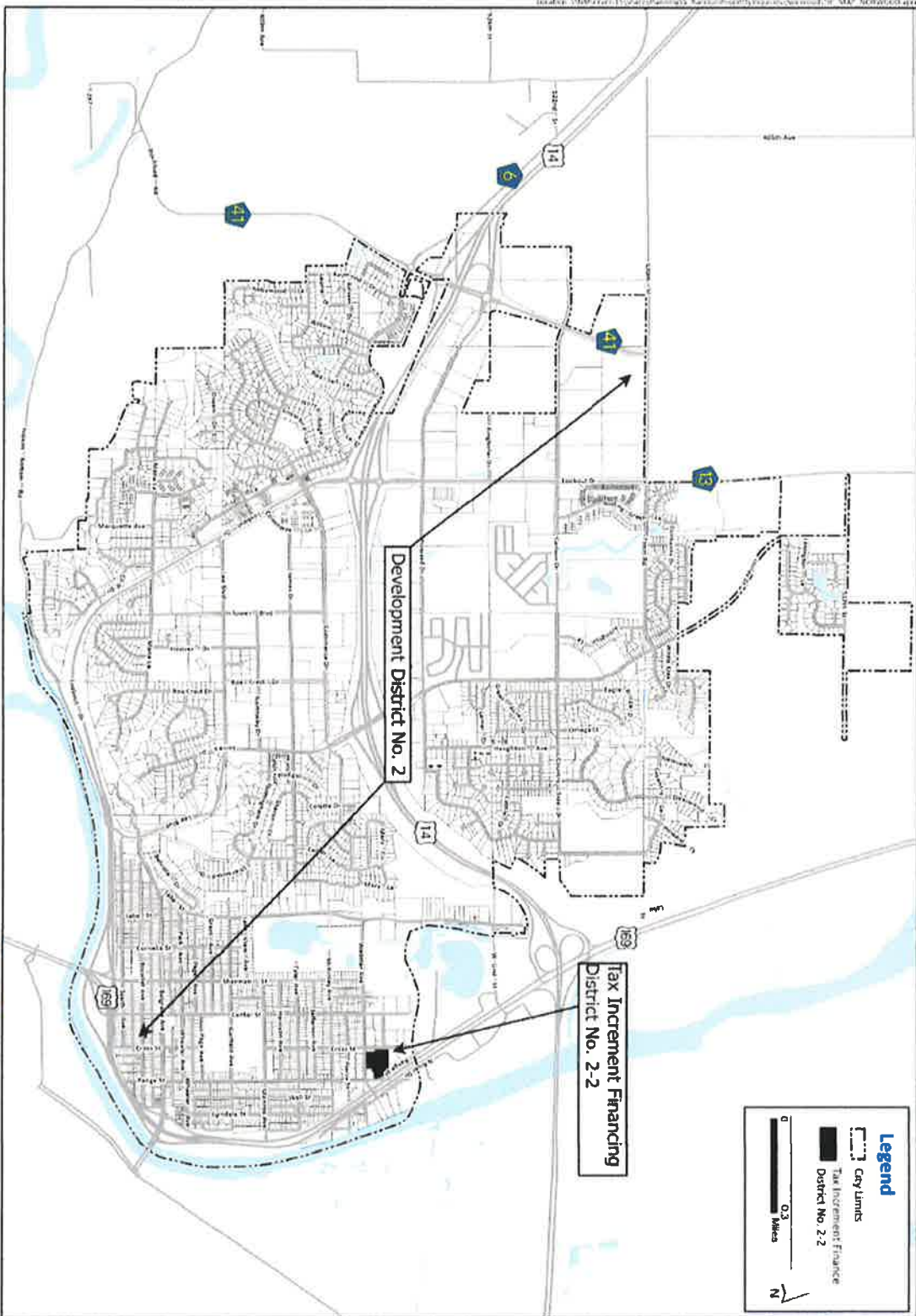
### **Acknowledgement of Notice of Public Hearing Pursuant to Minnesota Statutes, Section 469.175, Subd. 2a**

I have received notice of the public hearings scheduled for Monday, July 17, 2023 regarding the proposed establishment of the Tax Increment Financing District No. 2-2 (Hotel Redevelopment) in the City of North Mankato, and I hereby waive receipt of the foregoing notice 30 days in advance of publication of the notice of such public hearing.

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Commissioner Jack Kolars, District 3

### ATTACHMENT 2





**HyLife Foods Windom**

2850 Hwy 60 E, Windom, Minnesota 56101  
p: 1.507.303.7500 • www.hylife.com

May 25, 2023

Via email and Delivery

North Mankato Port Authority Commission  
1001 Belgrade Avenue  
North Mankato, MN 56003

**Attention:**

Dear Sir/Madame:

**RE: Termination Notice – Lease of Norwood Inn**

Pursuant to the terms of a lease agreement dated October 15, 2020, as amended between HyLife Foods Windom, LLC (“HyLife”) and North Mankato Port Authority Commission (the “Agreement”) HyLife is providing its thirty (30) day written notice to terminate the Agreement as of June 24, 2023. Please return all applicable security deposits at that time.

Sincerely,

HyLife Foods Windom, LLC

**Acknowledgement**

The undersigned hereby acknowledges and agrees to terminate the Agreement effective JUNE 24, 2023.

Dated as of the \_\_\_\_ day of \_\_\_\_\_, 2023.

**North Mankato Port Authority Commission**

Per: \_\_\_\_\_

Name:

Title:

I have authority to bind the Corporation.

# NORTH MANKATO MINNESOTA

OFFICE OF CITY ATTORNEY

MICHAEL H. KENNEDY  
CHRISTOPHER M. KENNEDY

REPLY TO:  
99 NAVAHO AVENUE, SUITE 104  
MANKATO, MN 56001  
PHONE: 507-345-4582  
FAX: 507-345-1010

March 21, 2023

Bill Hough  
Southern Minnesota Marital Arts  
1750 Commerce Drive Ste 140  
North Mankato MN 56003

Re: City of North Mankato v. Bill Hough and Southern Minnesota Martial Arts  
Court File Number: 52-CV-23-  
File Number: 23-

Dear Mr. Hough:

I am the City Attorney for the City of North Mankato. This letter is being sent to you prior the City Commencing litigation to collect the loan that was made to you from the Port Authority. The City previously reached out in its letter dated February 2, 2023 without receiving a response.

The North Mankato Port Authority issued you a Covid-19 Microloan in the amount of \$12,500.00 on April 20, 2020 you accepted those funds on behalf of Southern Minnesota Marital Arts. A promissory note was executed with your signature. You also signed a personal guarantee on April 17, 2020. The terms of the Note provide that failure to pay accelerates the debt and makes the full balance due. The note also requires you to be responsible for all collection costs incurred by the City.

Loan payments began on October 1, 2021 with monthly payments of \$224.61. The port authority has not received any payment. The total of the missed payments is \$3,144.54. The current amount due is \$13,562.50 which is \$12,500.00 as principle and \$562.50 interest. This does not include the current collection costs incurred by the City.

You need to contact Account Technician Vicki Trudeau at 507-625-4141 or Finance Director Jessica Ryan at 507-625-4141 to set up a payment arrangement acceptable to the city prior to April 5, 2023. If no action is taken on your part, the Port Authority may commence legal action to collect these funds.



Cc: Jessica Ryan  
Finance Directors



# NORTH MANKATO MINNESOTA

OFFICE OF CITY ATTORNEY

MICHAEL H. KENNEDY  
CHRISTOPHER M. KENNEDY

REPLY TO:  
99 NAVAHO AVENUE, SUITE 104  
MANKATO, MN 56001  
PHONE: 507-345-4582  
FAX: 507-345-1010

March 21, 2023

Lisa Phillips  
Blue Skye Mercantile  
18675 Old Highway 66  
Good Thunder MN 56037

Re: City of North Mankato v. Blue Skye Mercantile and Lisa Phillips  
Court File Number: 52-CV-23-  
File Number: 23-

Dear Ms. Phillips:

I am the City Attorney for the City of North Mankato. This letter is being sent to you prior the City Commencing litigation to collect the loan that was made to you from the Port Authority. The City previously reached out in its letter dated February 2, 2023 without receiving a response.

The North Mankato Port Authority issued you a Covid-19 Microloan in the amount of \$7,000.00 on April 15, 2020 you accepted those funds on behalf of Blue Skye Mercantile. A promissory note was executed with your signature. You also signed a personal guarantee on April 15, 2020. The terms of the Note provide that failure to pay accelerates the debt and makes the full balance due. The note also requires you to be responsible for all collection costs incurred by the City.

Loan payments began on September 1, 2021 with monthly payments of \$125.78. The port authority has not received any payment. The total of the missed payments is \$2,393.62. The current amount due is \$7,332.50 which is \$7,000.00 as principle and \$332.50 interest. This does not include the current collection costs incurred by the City.

You need to contact Account Technician Vicki Trudeau at 507-625-4141 or Finance Director Jessica Ryan at 507-625-4141 to set up a payment arrangement acceptable to the city prior to April 5, 2023. If no action is taken on your part, the Port Authority may commence legal action to collect these funds.

Sincerely,

Christopher M. Kennedy  
North Mankato City Attorney



Sincerely,

Christopher M. Kennedy  
North Mankato City Attorney

Cc: Jessica Ryan  
Finance Directors