



To: Port Authority Commissioners
Rolf Nycklemoe
Bill Sonmor
Mayor Anthony Hicks
News Media

From: Klara Beck

Date: January 16, 2025

A Port Authority meeting will be held on Tuesday, January 21, 2025 in the Council Chambers of City Hall following the City Council meeting.

The Agenda is as follows:

1. Call to Order
2. Approval of Minutes & Agenda
3. Election of Officers
 - a. President
 - b. Vice President
 - c. Secretary
4. Select an appraiser for Parcel 71003500176010
5. Adjournment to closed session to consider an offer to lease or purchase a minimum of 20 acres of Parcel 71002500000004 from Balanced Rock Power for a battery energy storage system as allowed by MN Stat. 13D.05 Subd. 3(3).

If you have special needs for accommodations, please call 332-5436 or TDD 1-800-627-3529 (Minnesota Relay Service).

Port Authority
October 21, 2024

The Fergus Falls Port Authority held a meeting on October 21, 2024, in the City Council Chambers. Port Authority President Scott Rachels called the meeting to order at 7:33 pm and the following members were in attendance: Fish, Job, Kvamme, Rufer, Kremeier, Rachels and Hicks.

Minutes

A motion and second were made by Kremeier and Job approving the open and closed minutes from the October 7, 2024, Port Authority meetings and the motion carried.

Balanced Rock Power Group

Representatives from Balanced Rock Power Group introduced themselves and their interest in purchasing or leasing land from the Port Authority for a battery energy storage system. They provided information on their backgrounds, company, and site development process. They are interested in 10-20 acres of the former Norgren property owned by the Port Authority. Their project would not require infrastructure and once built, it would operate for 20-30 years.

The Port Authority went into a closed session at 7:53 pm to consider the potential sale of Port Authority property parcel #7100250000004 as permitted by MN Stat. §13D.05.

Lynne Olson

The Fergus Falls Port Authority Quick Facts

You're imPORTant!



About

The Fergus Falls Port Authority was formed on January 1, 1986. Port Authorities in Minnesota may buy, develop, lease and sell property; they have eminent domain powers; a Port Authority can issue general obligation bonds for development and redevelopment without a referendum. A Port Authority can act as a limited partner; they can make or purchase loans for financing assistance to private industrial or commercial corporations.

Port Authority meetings are held the third Monday of the month before or after City Council meetings.



Mission

The Fergus Falls Port Authority will facilitate economic and community development by investing in the city's infrastructure as an interim land owner.



Membership

The Fergus Falls Port Authority is made up of seven members of the City Council.

Vision

To increase the tax base, promote new jobs, and enhance the quality of life for residents.



Port Authority Memo

Page 1 of 2

Meeting Date:

January 21, 2025

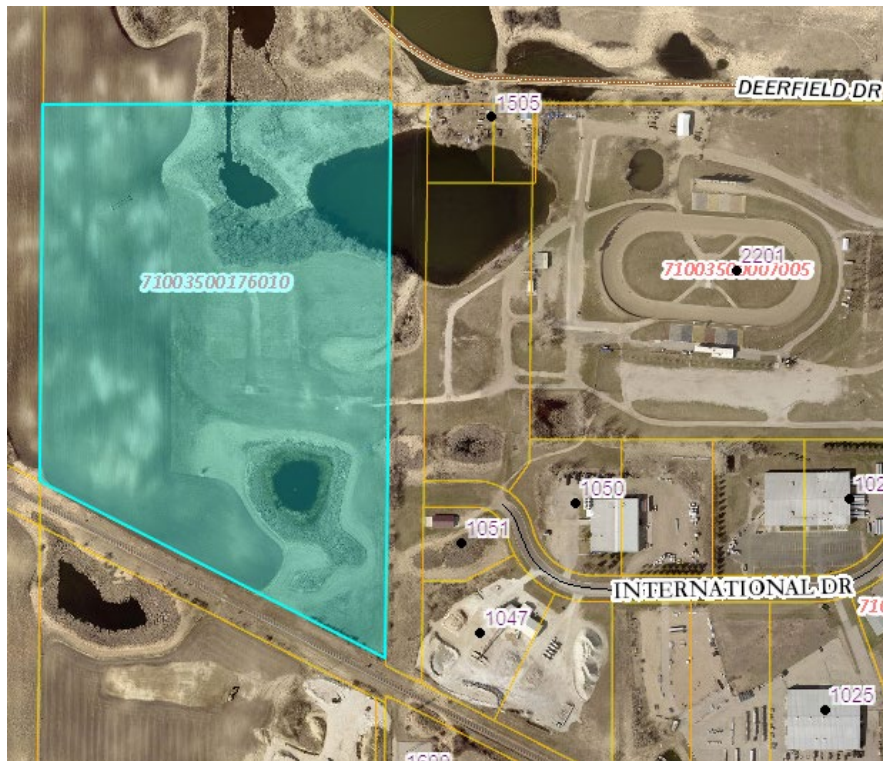
Subject:

Appraisal Services

Background/Key Points:

The Fergus Falls Port Authority sought two quotes for appraisal services for the Port- owned property near the racetrack (Parcel 71003500176010) in anticipation of a possible land sale. Otter Tail Power, a likely partner in redevelopment, has agreed to fund the appraisal process. The quotes received are as follows:

- John Burns Appraisal Services- \$650
- Daryl J. Matthew Appraisal & Consulting Services- \$2,500 for 1 USPAP-compliant report with single value stated, including highest and best use analysis as basis for market value.



The Port is asked to choose an appraiser.

Respectfully Submitted:

Klara Beck

Port Authority Executive Director

Attachments:

Letter- Land Appraisal, City of Fergus Falls

Daryl J. Matthew Appraisal & Consulting Services

212 W. Lincoln, PO Box 268
Fergus Falls, MN 56538-0268
Cellular: 218-770-4462 Email: mnapp2@prtcl.com

January 7, 2025

Re: Land – Land tract owned by Fergus Falls Port Authority for proposed solar project use by Otter Tail Power: 71-003-50-0176-010, 53.58 acres, I-2 zoning; Located in the City of Fergus Falls, MN

Klara Beck
Community Development Manager
City of Fergus Falls
112 West Washington Avenue
Fergus Falls, MN 56537

Dear Klara::

In response to your inquiry as to my availability and fee for doing an appraisal of the above-referenced land tract I submit my proposed fee based on the anticipated scope of work along with an estimated timetable for completion of the appraisal report, as deemed appropriate based on highest and best use, contiguity, and zoning. Based on our correspondence to date I propose the following:

Client – The Port Authority of the City of Fergus

Intended Use of the appraisal – Potential sale of the parcel for use as a solar project

Scope of Work – A USPAP-compliant (Uniform Standards of Professional Appraisal Practice) land appraisal with compliance to USPAP (Uniform Standards of Professional Appraisal Practice). All applicable approaches will be utilized or explained as to their omission. The scope of work will include a Highest & Best Use analysis as the basis for market value.

Value Reported – Market Value

Property Rights Appraised – Fee Simple

Reporting Format – Summary (Narrative) with a moderate degree of explanation sufficient for the user to understand the appraisal

Number of Reports / Values– 1 report with a single value stated

Number of copies – PDF by email

Fee: \$2,500

Anticipated Timetable – Within 3 - 4 weeks from return of signed authorization to proceed below

Respectfully,



Daryl J. Matthew, Appraiser (MN# 4002450)

Re: Appraisal of Otter Tail County, MN parcel of record 71-003-50-0176-010

Acceptance and Authorization to Proceed

Please proceed with an appraisal as outlined above.

(Authorized Representative of the City of Fergus Falls)

(Date of Authorization)