

1. Benton County Housing And Redevelopment Authority (HRA) Packet July 15, 2025

Documents:

**BENTON COUNTY HOUSING AND REDEVELOPMENT AUTHORITY PACKET
JULY 15, 2025.PDF**



BENTON COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

July 15, 2025, 9:00 AM
Benton County Board Room

AGENDA

1. Montgomery Headley, County Administrator
 - Call to Order
 - Roll Call
 - Select a Housing and Redevelopment Authority (HRA) President for 2025
2. President of the HRA
 - Select an HRA Vice-President for 2025
 - Select a Secretary
 - Select an Executive Director
3. Consent Agenda
 - Approve or Amend the Benton County HRA Meeting Minutes of July 6, 2004
(Administrator)
4. Regular Agenda
 - Consider a Motion of the Benton County Housing and Redevelopment Authority, Requesting the Benton County Board Conduct a Public Hearing on a Redevelopment Plan in Connection with Financing a County Government Center
5. Adjourn

Benton County Board of Commissioners/Benton County Ditch Authority

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**BENTON COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY
AGENDA ITEM REQUEST**

Meeting Date:	July 15, 2025	Regular Agenda:	X
Requesting Department:	County Administrator	Consent Agenda:	

Title of Requested Item As It Will Appear on Board Agenda:

Select Officers of the Benton County Housing and Redevelopment Authority (HRA)

Background Information:

Requested Action:

1. Select a President (presiding officer, signatory on documents)
2. Select a Vice-President (serves in the absence of the President)
3. Select a Secretary (can be any other HRA Board member; signs HRA documents with the President)
4. Select an Executive Director (Northland recommends appointing County Administrator as Executive Director, who is then authorized by the HRA to execute subsequent bond documents)

Action Requested:

Motions to select officers as in Items 1-4 above

Fiscal Impact:

Estimated Cost (\$):	
Source of Funds:	
New or Additional Revenue (\$):	
Cost Budgeted in Current Year? (Yes/No)	

Submitted by/Approved by:	Signature	Date
Submitter/Supervisor		
Department Head	<i>Morgan J. Fendy</i>	7/08/25
County Attorney		
<i>State grant contract/agreement not reviewed by County Attorney (grant renewal with no changes in terms and conditions)</i>		<input type="checkbox"/>

Duration: 2 minutes	Preferred placement on agenda:
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BENTON COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA)
MEETING MINUTES
JULY 6, 2004

Chair Bukowski called the meeting to order at 9:37 AM. Roll call found Commissioners Dick Soyka, Dan Lieser, Earl Bukowski, Duane Walter and Duane Grandy present.

Grandy/Soyka unanimous to approve the minutes of the June 1, 2004 meeting as written.

The next matter was consideration of a resolution to approve the refinancing of the Courts Facility Building lease-purchase with Wells Fargo Bank. Terri Heaton from Springsted, Inc. explained that Wells Fargo Bank was approached about refinancing the current lease-purchase agreement for the Courts Facility Building; those discussions resulted in an agreement by Wells Fargo to refinance the debt at an interest rate of 4.68% (compared to the existing debt's rate of 5.7%). She noted that refinancing through Wells Fargo (which originally financed the project) substantially reduces issuance costs when compared to a competitive bond sale; issuance size has dropped from \$3,060,000 to \$2,648,535. Heaton stated that, based on the latest projections from Springsted, refinancing through Wells Fargo at the guaranteed rate will produce annual cash flow savings of \$217,952.58 (net present value benefit of \$100,017.81). She stated Springsted's estimate of an additional \$180,000 in future interest savings through restructuring. Heaton indicated that previous refunding objectives have been met in that 1) allows the debt service to be paid from revenues outside of levy limits, which provides financial flexibility; 2) significant cash flow savings over the life of the bonds by capturing lower interest rates; 3) addressed the 2012 balloon payment; and 4) preserves the Capital Improvement Plan bonding authority for other needs that may arise before 2015. Heaton provided a abbreviated "walk-through" of the provided documents - *Revenue Bond Resolution* (sets up the terms between the Benton County HRA and Wells Fargo); *Lease With Option to Purchase Agreement between Benton County and Benton County HRA*; *Ground Lease Agreement between Benton County and Benton County HRA*; and *Mortgage, Security Agreement and Fixture Financing Statement* (by Benton County HRA in favor of Wells Fargo Brokerage Services, LLC, as Mortgagee). Lieser/Grandy unanimous to approve Resolution 2004-#5, authorizing the refinancing of the Courts Facility lease purchase debt through Wells Fargo Bank at a rate not to exceed the guaranteed rate of 4.68%, and authorize the Chair to sign.

Soyka/Lieser unanimous to adjourn at 9:56 AM.

President
Benton County Housing/Redevelopment Authority

ATTEST:

Secretary
Benton County Housing/Redevelopment Authority



**BENTON COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY
AGENDA ITEM REQUEST**

Meeting Date:	July 15, 2025	Regular Agenda:	X
Requesting Department:	County Administrator	Consent Agenda:	

Title of Requested Item As It Will Appear on Board Agenda:

Consider a motion of the Benton County Housing and Redevelopment Authority, requesting the Benton County Board conduct a public hearing on a Redevelopment Plan in connection with financing a County government center

Background Information:

Bond counsel has prepared the attached Resolution and Redevelopment Plan in connection with financing the government center project through the County Housing and Redevelopment Authority (HRA). Today's requested action asks the HRA to request a Public Hearing by the County Board on the Redevelopment Plan. A draft Redevelopment Plan is included with this agenda item.

The Foley City Council acted on July 8th to permit the County to operate a County HRA project within the City limits. On July 10th the County Planning Commission adopted a Resolution stating it has reviewed the proposed Redevelopment Plan. These two steps were required before the County Board and the County HRA could proceed with the financing plan.

Action Requested:

A motion to adopt a Resolution requesting the County Board to conduct a public hearing on August 5, 2025 at 9AM in the County Board room on a proposed Redevelopment Plan in connection with financing a new County government center

Fiscal Impact:

Estimated Cost (\$):	
Source of Funds:	
New or Additional Revenue (\$):	
Cost Budgeted in Current Year? (Yes/No)	

Submitted by/Approved by:	Signature	Date
Submitter/Supervisor		
Department Head	<i>Montgomery J. Feeney</i>	7/11/25
County Attorney		
<i>State grant contract/agreement <u>not</u> reviewed by County Attorney (grant renewal with no changes in terms and conditions)</i>		<input type="checkbox"/>

Duration: 2 minutes	Preferred placement on agenda:
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HOUSING AND REDEVELOPMENT AUTHORITY OF BENTON COUNTY, MINNESOTA

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION INITIATING PROCESS FOR ADOPTION OF REDEVELOPMENT PLAN

BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of Benton County, Minnesota (the "Authority"), as follows:

1. Recitals.

(a) The Authority is authorized to exercise redevelopment powers under Minnesota Statutes, Sections 469.001 through 469.047, among other statutory powers; and

(b) It has been proposed that the Authority establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the financing of a new County Government Center and adopting the Redevelopment Plan for the Redevelopment Project Area (the "Plan"); all pursuant to and in conformity with applicable law.

2. County Board Public Hearing; Planning Commission Written Comment. Under applicable law, it is necessary for the County Board of Benton County, Minnesota (the "Board") to hold a public hearing on the Plan, and the Authority hereby requests the Board to hold the public hearing, following notice thereof having been published not less than 10 and not more than 30 days prior thereto, and to consider thereafter the Plan for approval at a meeting of the Board on August 5, 2025. Attached hereto is a resolution of the Benton County Planning Commission adopted on July 10, 2025, which provides written comment on the Plan.

Adopted by the Board on July 15, 2025.

President

Secretary

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

and the following voted against the same:

Whereupon the resolution was declared passed and adopted.

STATE OF MINNESOTA
COUNTY OF BENTON
HOUSING AND REDEVELOPMENT AUTHORITY
OF BENTON COUNTY, MINNESOTA

I, the undersigned, being the duly qualified and acting Secretary of the Housing and Redevelopment Authority of Benton County, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the Board of Commissioners, duly called and held on the date therein indicated, insofar as such minutes relate to the Initiating Process for Adoption of Redevelopment Plan.

WITNESS my hand officially on July 15, 2025.

Secretary
Housing and Redevelopment Authority
of Benton County, Minnesota

NOTICE OF PUBLIC HEARING

BENTON COUNTY
STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the County Board (the "Board") of Benton County, Minnesota, will hold a public hearing on August 5, 2025, at a meeting of the Board beginning at approximately 9:00 AM at the Benton County Courthouse, 531 Dewey Street, Foley, Minnesota, relating to the proposal of the Housing and Redevelopment Authority of Benton County, Minnesota, to establish a Redevelopment Project Area in connection with the financing of a new County Government Center and adopting the Redevelopment Plan for the Redevelopment Project Area; all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 through 469.047. A copy of the relative documentation proposed to be considered at the hearing will be on file and available for public inspection at the office of the County Administrator at the Benton County Courthouse at least 10 days prior to the public hearing.

All interested persons may appear at the August 5, 2025, public hearing and present their views orally or in writing.

REDEVELOPMENT PLAN

FOR

COUNTY GOVERNMENT CENTER PROJECT

DATED AUGUST 5, 2025

HOUSING AND REDEVELOPMENT AUTHORITY OF
BENTON COUNTY, MINNESOTA

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Exhibit A - Redevelopment Area Boundary Map

Exhibit B - Budget

I. INTRODUCTION AND LEGAL BASIS

A. Policy and Intent

It is hereby declared to be the policy of the Housing and Redevelopment Authority of Benton County, Minnesota (the "HRA"), to protect and promote the welfare of the citizens of Benton County, Minnesota (the "County") by employing all means necessary and appropriate to satisfy the foregoing needs: (1) the acquisition and rehabilitation of property, and (2) the provision of infrastructure, other public improvements and public facilities to promote redevelopment, economic development and the creation of employment opportunities. This Redevelopment Plan provides a legal basis to consider implementation of a viable financing mechanism that funds the public redevelopments costs, as defined in Minnesota Statutes, Section 469.003, Subdivision 1, which in turn enables the redevelopment of property and the redevelopment of public facilities to prevent the causes of blight and affords opportunities for economic development and job creation.

The HRA proposes to establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the financing of a new County Government Center. The County will lease the buildings from the HRA with an option to purchase pursuant to a lease with option to purchase agreement. Revenue bonds in the principal amount not to exceed approximately \$22,725,000 are proposed to be sold by the HRA to finance the redevelopment project costs. The revenue bonds will be secured by the payments to be made by the County under the lease with option to purchase agreement.

In the remainder of the Redevelopment Area, the HRA proposes to facilitate, as appropriate, private development by acquiring land and preparing it for private development and by constructing public infrastructure improvements.

B. Statement

The County and HRA have determined that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels are not attainable in the foreseeable future without the intervention of the HRA in the private development process. The HRA has prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

C. Redevelopment Area Boundaries

The boundaries of the Redevelopment Area are outlined on the Redevelopment Area Boundary Map, Exhibit A.

All land included in the Project Area is within the legal boundaries of the County.

D. Statement of Authority

Minnesota Statutes Section 469.001-469.047 (Housing and Redevelopment Authority Act) grants municipalities the authority to designate redevelopment areas within the boundaries of the municipalities. Within these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project as contemplated by this plan consists of a redevelopment project as defined in Section 469.002, Subdivision 14. The lease with option to purchase agreement is authorized under Minnesota Statutes, Section 465.71.

E. Findings and Declaration

The County and the HRA make the following findings:

1. The certain parcels of land in the project area would not be made available for redevelopment without some public financial aid.
2. The redevelopment plans for the Redevelopment Area in the County will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.
3. The Redevelopment Plan conforms to the general plan for development of the locality as a whole.
4. The Project is necessary to maintain core public services consistent with the County and HRA's goals and objectives.

II. REDEVELOPMENT PROGRAM

A. Redevelopment Plan Objectives

The HRA, through implementation of this plan, seeks to achieve the following objectives:

1. To provide for the least costly and most efficient County Government Center for the County in order, to provide adequate County services to the region.
2. To promote and seek the orderly and harmonious development of the Redevelopment Area.

3. To provide logical and organized land use for the entire Redevelopment Area consistent with the Comprehensive Land Use Plan and the Zoning Ordinance of the County.
4. To promote the prompt development of property in the Redevelopment Area with a minimal adverse impact on the environment.
5. To provide general design guidance in conjunction with a suitable development contract in order to enhance the physical environment of the area.
6. To provide adequate utilities and other public improvements and facilities, to enhance the Redevelopment Area and the County for new and existing development.
7. To assist the financial feasibility of private projects to the extent necessary and where there is a corresponding level of public benefit.
8. To enhance the overall economy of the County and surrounding area by retaining current, and providing additional employment opportunities for the residents of the County and surrounding community.
9. To increase the County's tax base by providing critical public infrastructure improvements for the County.
10. To stimulate development and investment within the Redevelopment Area by private interests.

B. Land Use

The proposed land use for the Redevelopment Area is primarily County owned and operated. Public owned and operated facilities necessary for the public health, safety and welfare are permitted uses in the Redevelopment Area.

C. Redevelopment Activities

The HRA proposes to cause the County Government Center to be constructed and, as appropriate, other public improvements within the Redevelopment Area.

The County Government Center will be leased to the County under a lease with option to purchase agreement. The HRA envisions the development of the Project Area in accordance with the Comprehensive Plan for the County, the applicable zoning and subdivision ordinances, and this Plan. Project plans will be reviewed to determine conformance with such plans and regulations.

Minnesota Statutes, Section 469.012, grants the HRA a broad array of powers to undertake a Project. The HRA will perform all Project activities pursuant the statute and in doing so anticipates that the following activities may be undertaken.

1. Acquisition

The County presently owns the property in the Redevelopment Area on which the County Government Center will be located. Other than that property, other property in the Redevelopment Area will be acquired by the HRA if and when required to facilitate development or redevelopment within the Redevelopment Area.

2. Site Preparation and Construction of Buildings

Properties acquired by the HRA may be prepared for development and redevelopment, including street, curb, gutter, bituminous, flood prevention improvements, subsoil correction, and the establishment of greenways, walkways, common access corridors and public parks. The HRA may construct new facilities.

3. Public Improvements

The HRA may construct public improvements such as streets, traffic signals, sanitary sewer, storm drainage, including the separation of storm and sanitary sewers, waterlines, parking, parks and open space, public attraction centers, and public safety facilities as it deems necessary and desirable for the implementation of the Project.

4. Maintenance

Maintenance of improvements undertaken by the HRA may include the improvement of public lighting, streetscaping, parking, signs, traffic control devices, pedestrian improvements and other improvements.

5. Administration

The HRA will administer the improvements contemplated by this Plan.

6. Relocation

It is not expected that any persons will be displaced as a result of this Redevelopment Plan.

D. Financing Plan

1. Project Budget

Attached hereto as Exhibit B is a budget which details the costs of County Government Center. The items of cost and the costs thereof shown in the budget

are estimated to be necessary based upon information now available. It is anticipated that the items of cost and the costs thereof shown in each category in the budget may decrease or increase, but that the total project cost will not exceed the amount shown in Exhibit B.

2. Source of Funds and Security

The County is entering into the lease with option to purchase agreement with the HRA pursuant to Minnesota Statutes, Section 465.71. The lease with option to purchase agreement is payable from general sources including taxes, and its payment is not limited to a specific fund or specific source of revenues. Sources of funds for any other public improvements include rates and charges, assessments and other available funds of the HRA or the County.

3. Bond Issue Details

The HRA will issue approximately \$22,725,000 in public project revenue bonds in connection with the financing of a new County Government Center. No bonding has currently been structured to finance costs of any other public improvements.

E. Development Standards

The HRA will consider among other things, the following factors when evaluating development proposals for projects within the Redevelopment Area seeking public assistance and support:

1. Degree to which redevelopment objectives are provided for or enhanced.
2. Consistency with this plan and the Comprehensive Plan.

F. Environmental Controls

It is presently anticipated that the proposed development in the Redevelopment Area will not present major environmental problems. All municipal actions and public improvements will be carried out in a manner that will comply with applicable environmental standards. The environmental controls to be applied within the area are contained within the codes and ordinances of the County.

G. Administration of Project

The County Board has authorized the HRA to be responsible for seeing that the contents of this Plan are promoted, implemented and enforced.

H. Modification of Plan

A Redevelopment Plan may be modified at any time. The modification must be adopted by the HRA and the County, upon notice and after the public hearing required for the original adoption of the Redevelopment Plan.

Changes that do not alter or affect the exterior boundaries and do not substantially alter or affect the general land use established in the plan, shall not constitute a modification of the Redevelopment Plan, nor require approval by the County.

EXHIBIT A

Description of the Redevelopment Area and Boundary Map

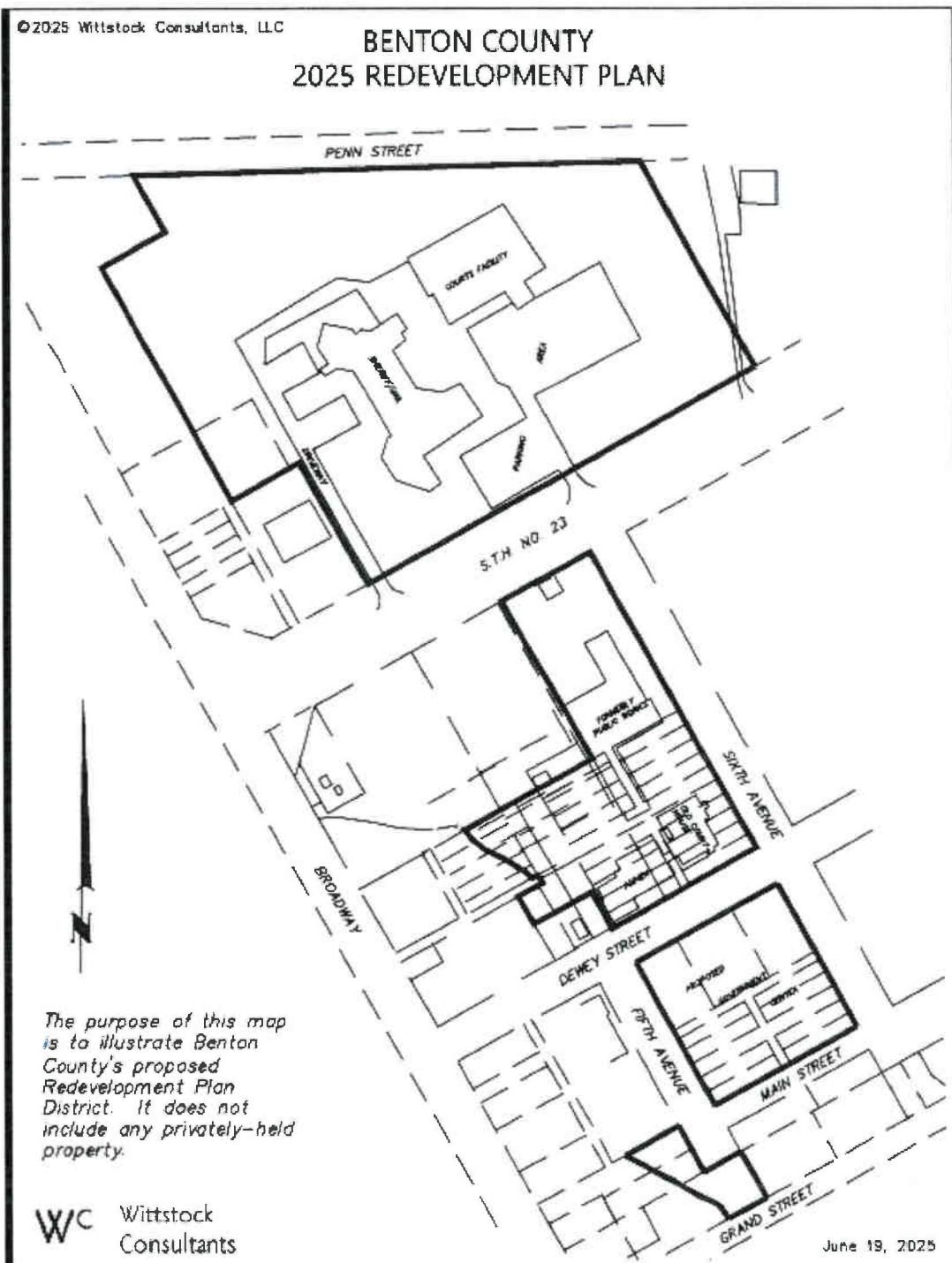


EXHIBIT B
Estimated Budget

Sources Of Funds	
Par Amount of Bonds	\$22,725,000.00
Planned Issuer Equity contribution	2,000,000.00
Total Sources	\$24,725,000.00
Uses Of Funds	
Deposit to Project Construction Fund	24,238,319.33
Total Underwriter's Discount (1.400%)	318,150.00
Costs of Issuance	166,875.00
Rounding Amount	1,655.67
Total Uses	\$24,725,000.00

173974559v1

Resolution of the Planning Commission,
Signed copy provided on 7-18-25.

RESOLUTION OF THE PLANNING COMMISSION, BENTON COUNTY, MINNESOTA,
CONCERNING THE HOUSING AND REDEVELOPMENT AUTHORITY OF BENTON
COUNTY, MINNESOTA'S REDEVELOPMENT PROJECT AREA PROPOSAL

WHEREAS, the proposal by the Housing and Redevelopment Authority of Benton County, Minnesota, to establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the financing of a new government center and adopting the Redevelopment Plan for the Redevelopment Project Area (the "Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 through 469.047; have been submitted to the Planning Commission, Benton County, Minnesota (the "Commission").

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, Benton County, Minnesota that the Commission has reviewed the Plan as required by Minnesota Statutes, Section 469.028, subd 1.

Adopted on July 10, 2025.

By _____
Its _____