ANNUAL MEETING AGENDA
SARTELL-LESAUK GOVERNMENT CENTER, INC.
NOVEMBER 16, 2015
GOVERNMENT CENTER BUILDING/TOWN HALL
6:45 P.M.

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1. Agenda Review and Adoption
2. Approval of 2014 Minutes
3. Election of Officers
4. Government Center Future Needs Discussion
5. Adjourn

SARTELL-LESAUK GOVERNMENT CENTER, INC.
ANNUAL MEETING
NOVEMBER 12, 2014

Pursuant to due call and notice thereof, the annual meeting was held on November 12, 2014 at the LeSauk Town Hall.

Present:	**Perske, Hennes, Peterson, Nicoll, Westerlund, Krehbiel and Hettwer**
Absent:	**Braig Lindstrom**
Also Present:	**Dan Heim, Town Board member elect** **Mary Degiovanni, City Administrator** **Ken Heim, Fire Chief** **Anita Rasmussen, Community Development Director** **Stan Weinberger, Sartell City Attorney**

AGENDA REVIEW AND APPROVAL

A motion was made by Hennes and seconded by Peterson to approve the agenda as presented. The motion carried unanimously.

2013 MINUTES

A motion was made by Krehbiel and seconded by Nicoll to approve the 2013 minutes one spelling correction noted. The motion carried unanimously.

ELECTION OF OFFICERS

Nominations were:
Krehbiel nominated and Hennes seconded Westerlund as President. Westerlund declined.
Westerlund nominated and Peterson seconded Nicoll as President.
Peterson nominated and Krehbiel seconded Hennes as Treasurer.
Krehbiel nominated and Peterson seconded Westerlund as Vice President.
Krehbiel nominated and Hennes seconded Heim as Secretary.

A motion was made by Peterson and seconded by Krehbiel to close nominations and appoint the following slate of officers to serve until their successors are appointed: Nicoll as President, Westerlund as Vice-President, Heim as Secretary, and Hennes as Treasurer. The motion carried unanimously.

GOVERNMENT CENTER FUTURE NEEDS

Those present discussed the current corporate ownership structure and options for the future. The Township has less use for the building and so most likely scenario is City buyout of Township, but would need to agree upon price. Hettwer suggested an appraisal process would confirm building and lot size and value. Discussed each having our own appraisal vs agreeing upon an appraiser and sharing the cost. Consensus was that Nicoll and Krehbiel will agree upon an

appraiser to recommend to the City and Town with a 60% City/40% Township cost split for the appraisal.

ADJOURN

A motion was made by Peterson and seconded by Krehbiel to adjourn the meeting at 7:29 PM. The motion carried unanimously.

Minutes By:

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Mary Degiovanni, City Administrator

SARTELL-LESAUK GOVT CENTER

AGENDA COVER SHEET

Originating Department: **City Administration**	Meeting Date: **November 16, 2015**	Agenda Item No. **Annual Meeting #4**
Agenda Section:	Item: **Government Center Future Needs Discussion**	

The attached minutes from 2014 show this discussion about the future of the government center:

GOVERNMENT CENTER FUTURE NEEDS

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Both City and Town approved the appraiser (Leigh Lenzmeier) and that appraisal came in at $585,000 (land and buildings). Options are for one entity or the other to own the building rather than the joint corporate structure, but the next step would be discussion as to whether or not there is any interest in a buyout or lease back arrangement for either the City or Township.

LENZMEIER
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June 1, 2015

Mayor Nicoll
City of Sartell
125 Pinecone Road North
Sartell, MN, 56377

Mr John Krehbiel
Chair, LeSauk Township Board
1573 Riverside Avenue North
Sartell, MN, 56377

RE: Appraisal of Sartell LeSauk Government Center,
220 4th Avenue South, Sartell, MN, 56377,
Stearns County Tax Parcel # 92.56581.0102,
LeSauk Township Hall and City/Township Fire Department

Dear Community Leaders:

At your request I completed the attached summary appraisal report. The report is an "as is" estimate of the current market value of the over built property. The land to building ratio is less than 3 to 1. Parking is insufficient for many alternative uses. The report is prepared in accordance with the current Uniform Standards of Professional Appraisal Practice (USPAP) and Title XI of the Federal Financial Institution Reform Recovery and Enforcement Act of 1989 (FIRREA). The report was not based on a requested minimum valuation, a specific valuation, the approval of a loan, or other pressing set of circumstances. The purpose of the report is to estimate the market value of the fee simple interest of the property for possible ownership reorganization purposes. The estimate of market value of the property has been positively impacted by the slowly transitioning subject commercial neighborhood. The appraiser inspected the premises on Monday morning April 6, 2015, which is also the date of valuation. The scope of the analysis is limited as no cost approach was developed. Estimates of structural depreciation tend to be subjective though the property is in very good condition. All income data is current and typical for the local market. The estimated market value of the property as of April 6, 2015, is deemed to be follows.

Five Hundred Eighty FiveThousand Dollars
($585,000)

Thank you for the opportunity to serve you. Feel free to call with any questions.

Sincerely,

Leigh Lenzmeier

Leigh Lenzmeier
Lenzmeier Real Estate Services www.lenzmeierrealestate.com
MN Certified General Real Property Appraiser - #4000394