



17796 Industrial Circle N.W. ■ Elk River, MN 55330  
Phone: 763-241-8703 ■ Fax: 763-633-1380

### Building Company Board of Director Meeting Minutes

Date: October 26, 2016

Time: 7:00 a.m.

Position	Committee Member	Arrive	Depart
Chair	Dave Lucas	Present	
Secretary	Tony Brunt	Present	
Treasurer	Tom Sagstetter	Present	
Member	Scott Gangl	Present	
Member	Rick Peterson	Present	
Ex-Officio	Vanessta Spark	Present	
Interim Exec. Director	Dan DeBruyn	Present	
Staff	Dawn Sorenson	Present	

I. **Call To Order** at 7:00 a.m.

II. **Mission and Vision**

III. **Conflict of Interest**

Chair Lucas called for conflict of interest. No conflict of interest was noted.

IV. **Board Agenda**

The Board reviewed the agenda.

On a motion duly made and seconded, Brunt/Gangl, the Spectrum Building Company Board of Directors unanimously approved the agenda as presented.

V. **Consent Agenda**

A. *September 22, 2016 Board Meeting Minutes*

On a motion duly made and seconded, Brunt/Sagstetter, the Spectrum Building Company Board of Directors unanimously approved the September 22, 2016 Board meeting minutes as presented.

VI. **Old Business**

None

VII. **Ongoing Business**

A. *Phase V Expansion Project Update*

**1. Consider Approval of Purchase Agreement for Condominium Units 110-120**

Mr. Peterson presented the details of the purchase agreement between Elk River Industrial Development, LLC and the Spectrum Building Company for the purchase of the condominium units, which are a part of Common Interest Community Number 78, named



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“The Commercial Condos at Elk River Business Park” units 110-120 for the mutually agreed upon price of \$1,880,000.00.

The Board discussed at length the contingences outlined in the purchase agreement and noted the \$30,000 deposit requirement which is refundable if one or more of the contingencies in the purchase agreement is not met.

Following discussion, *on a motion duly made and seconded, Gangl/Brunt, the Spectrum Building Company Board of Directors unanimously approved the purchase agreement as presented with the purchase price of \$1,880,000.00 for condominium units 110-120.*

**2. Consider Approval of Purchase Agreement for a 2 Acre Parcel of Land Only at 17823 Industrial Circle NW**

The Board discussed at length the proposed purchase agreement. The agreement is between CPE Exchange 26404, LLC and the Spectrum Building Company for a 2 acre parcel of land being purchased for a planned parking lot. Mr. Peterson stated that the owner of the entire rectangular parcel of real property of approximately 4 acres (the northern portion of which is improved with a building and the southern portion of which is undeveloped) is currently negotiating with another buyer for purchase of the remaining land and building. It is the undeveloped 2 acre parcel of land only that the Spectrum Building Company is interested in purchasing. The Seller has agreed to subdivide its real property to create a separate parcel containing only the land. The purchase agreement would be contingent upon the seller coming to agreement with the buyer of the remaining property.

Following discussion, *on a motion duly made and seconded, Saqstetter/Brunt, the Spectrum Building Company unanimously approved the purchase agreement as presented with the purchase price of \$250,000 for the 2 acre parcel of land only.*

**VIII. New Business**

**A. Real Estate Representation Consideration**

**1. Real Estate Representation Consideration**

Mr. Peterson presented the Board with a possible option for consideration for Real Estate representation during the relocation phase of the Phase V construction project expansion whose services would be needed for approximately 1 year or until all leases have run their course or been negotiated. Mr. Peterson stated that he would reach out for assistance in this area. Additional information will be forthcoming as it becomes available.

Mr. Lucas suggested that Bond Council be contacted to determine if revenue from rental payments for currently leased condominium units could be used to help offset the Payment In Lieu Of Taxes (PILOT fees) the School will incur as a result of the pending purchase. Administration will take this matter up and will report back its findings at a later date.

**IX. Miscellaneous**

None



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X. **Adjournment**

On a motion duly made and seconded, Gangl/Brunt the Spectrum Building Company Board of Directors unanimously adjourned the meeting at 7:40 p.m.

*Anthony C. Brunt*

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Board Secretary Certification, Tony Brunt