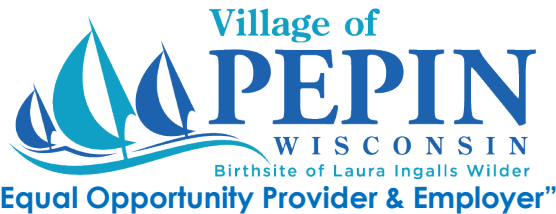


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## **VILLAGE OF PEPIN HARBOR COMMISSION MEETING**

Village of Pepin Municipal Building

**Thursday, February 29, 2024, at 7:00PM**

### **MINUTES**

1. **Call meeting to order-** Randy Kallstrom called the meeting to order at 7 pm.
2. **Roll Call** – Members present were Randy Kallstrom, Ted Johnson, Jeremy Marcks, Steve Westman, Dan Fedie. Also present were Dennis Benish, Blaze Bergmann, Mike Michaud, and Larry Stahl.
3. **Approval of Minutes from:**
  - 1-18-2022** – Steve Westman made a motion to approve, Ted Johnson seconds. Motion passes 4-0. Dan Fedie abstained.
  - 2-16-2022** – Ted Johnson made a motion to approve Jeremy Marcks seconds. Motion passes 4-0. Dan Fedie abstained.
  - 10-5-2022** – Ted Johnson made a motion to approve Steve W seconds. Motion passes 4-0. Dan Fedie abstained.
  - 10-12-2022** – Randy made a motion to approve Jeremy Marcks seconds. Motion passes 4-0. Dan Fedie abstained.
  - 12-20-2022** – Randy made a motion to approve Jeremy Marcks seconds. Motion passes 4-0. Dan Fedie abstained.
  - 1-11-2023** - Randy made a motion to approve Ted Johnson seconds. Motion passes 4-0. Dan Fedie abstained.
  - 3-9-2023** – Ted Johnson made a motion to approve Randy seconds. Motion passes 4-0. Dan Fedie abstained.
  - 3-23-2023** – Randy made a motion to approve, with the addition of Mike Michaud present. Ted Johnson seconds. Motion passes 4-0. Dan Fedie abstained.
4. **Discussion/Action on Revisions to Draft of Harbor lease document.** – Dennis Benish reported that his lenders had issues with the Right of First Refusal language in Section 11 of the last agreed draft of a revised Lease document. The language would cause problems for his lenders and make it hard for him to find a potential buyer. He supplied alternate language, with proposed changes to Section 11. He stated that this proposed changed language would work better for him.

There were considerable wide-ranging discussions about the Section 11 language as

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well as other sections of the Draft Revised Lease. Steve Westman indicated that the term of the proposed lease was still problematic for him. Ted Johnson stated that there was still value in continuing with the proposed lease revisions.

Mike Michaud stated that if the Village were to consider exercising its option to buy back the lease that there would first need to be considerable financial planning in place that would provide a source of funding.

Jeremy Marcks stated that we need our Lawyer's advice to strengthen the language.

Randy Kallstrom made a motion to table the discussions of these proposed section 11 changes for now until we could get advice from the Village Attorney on the matter. Motion seconded by Jeremy Marcks; Motion passes 5-0.

5. **Set next meeting date.** – No date was set for the next meeting.
6. **Adjourn** – Randy Kallstrom made a motion to adjourn Jeremy Seconded the motion. Motion Passes.

Mike Michaud