



GLENCOE CITY COUNCIL MEETING MINUTES

February 2, 2026 – 7:00 PM

City Center Ballroom

Attendees: Mark Hueser, Jon Dahlke, Scott Maynard, Paul Lemke, Cory Neid, Yodee Rivera

City Staff: Mark Lemen, Mark Ostlund, Brandon Frankfurth, Haylie Kusler, Todd Trippel, Tony Padilla

Other: Rich Glennie, Bob Senst, Dave Meyer, Scott Mann

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Meeting was called to order by Mayor Mark Hueser.

2. CONSENT AGENDA

A. Approve Minutes of the Regular Meeting of January 20, 2026

B. Maria's Mexican Restaurant, On-Sale Liquor and Sunday Sales, 702 10th Street E.

C. Glencoe VFW Post 5102, Club On-Sale and Sunday Sales, 923 Chandler Ave. N.

D. Glencoe Country Club, Club On-Sale and Sunday Sales, 1325 1st St. E

E. Happy Hour Inn, On-Sale Liquor and Sunday Sales, 815 11th St. E.

F. Main Street Sports Bar, On-Sale Liquor and Sunday Sales, 1226 Greeley Ave N.

Motion: Neid, seconded by Dahlke to approve the consent agenda. All in favor, the motion carries.

3. APPROVE AGENDA

Motion: Dahlke, seconded by Rivera to approve the agenda. All in favor, the motion carries.

4. PUBLIC COMMENT (agenda items only)

None.

5. PUBLIC HEARINGS

A. Set Public Hearing for MS4 Public Hearing – March 2, 2026

Motion: Neid, seconded by Dahlke to set the MS4 Public Hearing for March 2, 2026. All in favor, the motion carries.

6. BIDS AND QUOTES

None.

7. REQUESTS TO BE HEARD

A. Light and Power Commission Appointment Recommendation – Glencoe Light and Power, Dave Meyer

Motion: Lemke, seconded by Maynard to appoint Robert Senst to the Glencoe Light and Power Commission. All in favor, the motion carries.

B. Approval to Hire Police Officer – Glencoe Police Chief Tony Padilla

Motion: Neid, seconded by Maynard to approve the hire of Alex Kokenge, Patrol Officer. All in favor, the motion carries.

C. Consideration of Resolution approving assignment of Panther Heights Apartment to Panther Heights Leased Housing, LLC – City Attorney Mark Ostlund

Resolution 2026-03, assigning the TIF for Panther Heights Apartments (seller) to Panther Heights Leased Housing, LLC (buyer).

RESOLUTION NO. 2026-03
CITY OF GLENCOE, MINNESOTA
RESOLUTION CONSENTING TO ASSIGNMENT OF
THIRD AMENDED AND RESTATED CONTRACT FOR
DEVELOPMENT

WHEREAS, the City of Glencoe, Minnesota (the "City") and Glencoe Multi Family, LLC, a Minnesota limited liability company (the "Developer"), entered into that certain Third Amended and Restated Contract for Development dated September 14, 2021, recorded on September 16, 2021, as doc no. T68347 (the "Development Agreement") relating to the development known as Panther Heights located at 2905 14th Street East in Glencoe, Minnesota legally described as Lot 1, Block 1, Panther Heights Third Addition, McLeod County, Minnesota (the "Property"); and

WHEREAS, the Developer has entered into a Purchase Agreement dated November 6, 2025, to sell the Property to Panther Heights Leased Housing L.L.C., a Minnesota limited liability company (the "Assignee"); and

WHEREAS, pursuant to Section 8.2 of the Development Agreement, the Developer may not make any total or partial sale, assignment, conveyance, or lease of the Development Agreement or the Property without the prior written approval of the City; and

WHEREAS, the Developer has requested the City's consent to the assignment of the Development Agreement to the Assignee; and

WHEREAS, the City Council has reviewed information provided by the Developer and Assignee regarding the proposed assignment and has determined that the Assignee has the qualifications, experience, and financial capacity to fulfill all obligations under the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Glencoe, Minnesota, as follows:

1. **Consent to Assignment.** The City hereby consents to the assignment of the Development Agreement from the Developer to the Assignee, effective upon the closing of the sale of the Property, subject to the conditions set forth herein.
2. **Assumption of Obligations.** This consent is conditioned upon the Assignee's execution of an Assignment and Assumption Agreement in a form acceptable to the City Attorney, whereby the Assignee expressly assumes all obligations, covenants, and responsibilities of the Developer under the Development Agreement, including but not limited to:
 - a. All obligations related to Tax Increment Financing, including the reimbursement of allowable project costs up to \$540,000 for Phase 1 and \$675,000 for Phase 2 over 15-year periods;
 - b. All obligations related to income restrictions requiring that at least 20% of the residential units in the Property be occupied by persons whose incomes do not exceed 50% of the area median income, with ongoing compliance certification requirements;
 - c. All reporting and certification requirements; and
 - d. All other obligations set forth in the Development Agreement.
3. **Conditions Precedent.** This consent shall not become effective until the following conditions have been satisfied:
 1. The City's receipt of a fully executed Assignment and Assumption Agreement;
 2. The City's receipt of evidence that the Assignee has obtained all insurance required under the Development Agreement;

3. The City's receipt of evidence that the Assignee is in good standing in the State of Minnesota;

4. Reservation of Rights. This consent shall not constitute a waiver of any rights or remedies available to the City under the Development Agreement or applicable law. The City expressly reserves all rights, powers, privileges, and remedies provided to it under the Development Agreement, at law, or in equity. Nothing in this consent shall be construed as limiting, prejudicing, or otherwise affecting any right, power, privilege, or remedy of the City, whether arising before or after the effective date of this consent.

5. Authorization. The Mayor and City Administrator are hereby authorized to execute any

documents necessary to effectuate this consent, including the Assignment and Assumption Agreement, subject to final review and approval by the City Attorney.

ADOPTED by the City Council of the City of Glencoe, Minnesota, this 2nd day of February 2026.

Motion: Maynard, seconded by Lemke to approve **Resolution 2026-03**. Upon a roll call vote, the following voted Aye, Rivera, Dahlke, Maynard, Neid and Lemke. The following voted Nay, none. Whereupon the resolution was declared adopted and approved.

8. ITEMS FOR DISCUSSION

None.

9. ROUTINE BUSINESS

- A. Project Updates – the Local Option Sales Tax has been submitted to the Legislature.
- B. Economic Development
- C. Public Input
- D. Reports
- E. City Bills

Motion: Lemke, seconded by Neid to pay the City bills. All in favor, the motion carries.

- F. **Close Meeting** to discuss ongoing litigation regarding USG Water Solution pursuant to Minn Stat 13D.

Motion: Neid, seconded by Dahlke to close meeting to discuss ongoing litigation. All in favor, the motion carries.

Motion: Rivera, seconded by Neid to re-open the meeting. All in favor, the motion carries.

Motion: Dahlke, seconded by Lemke to close the meeting. All in favor, the motion carries.

10. ADJOURN

Motion: Rivera, seconded by Maynard to adjourn. All in favor, the motion carries.