

**Bridgewater Township Board of Supervisors**  
**County of Rice, State of Minnesota**  
**January 7, 2023**  
**Official Minutes**

Call to order

Pledge of Allegiance

Roll Call: Kathleen Kopseng, Andrew Ebling, Thomas Hart, Mike Little, Glen Castore, Lori Noreen

Introduction of Guests: Cindy Nash, Peter Tiede

**Approval of Agenda:** Andrew Ebling made a motion to approve the agenda, Glen Castore seconded, all approved.

1. RLS Project Update

- a. Glen Castore provided a detailed background on the company (RLS) that is interested in developing a cold storage business in the Bridgewater Township Rural Industrial Zone.
- b. Castore explained that the company has narrowed its focus field of previous sites and will now be moving ahead with planning to build in Bridgewater Township with RLS having signed a letter of intent with Ed Koltavy to purchase 78 acres within Bridgewater Township's rural industrial zone. Of that 10 acres will be utilized to complete Phase 1 which is a 250,000 sq ft facility with RLS intending to rent the remaining land as farm land until the next Phase of the project.
- c. Further discussion was held by the board regarding their plans for rail access, energy access, and road access, with Glen Castore providing possible avenues for the various infrastructure needs for the project, all in the stages of infancy.
- d. Discussion was held by the board regarding the Environmental Assessment Worksheet (EAW) that must happen. Stantec will handle the EAW on the Township's behalf for this project. The estimated cost for the EAW is approx. \$50,000 which RLS will pay.
- e. Discussion was held regarding the proposed tax revenue as it pertains to the probably debt incurred by the Township for the project. It would be beneficial if other companies would develop in the Rural Industrial Zone for the amount of debt the Township could incur to be more justifiable. Or, discuss the possibility of sharing this probable debt with RLS.
- f. Discussion was held regarding setting up an Escrow account with RLS to pay for impending fees, such as, the EAW, GDO Law, Collaborative Planning, etc. Peter Tiede will create an Escrow Agreement between the Township and RLS.
- g. Discussion was held by the board as to the next steps for the project which are:
  - i. Glen Castore will call Jessica Green of Northland Securities regarding her services to be a Financial Advisor for the project. Jessica would provide finance scenarios, a possible tax revenue analysis for the project.
  - ii. Have the EAW ready in time for RLS's investment meeting this month
  - iii. Glen Castore and Cindy Nash have a call on Monday 1/9 regarding the entitlements RLS will need for the project. They will bring up the Escrow Agreement at that time as well.

- iv. Going forward there will be two meetings per month for updates on the project. It was decided that one will be one hour prior to the Board of Supervisor's monthly meeting at 6pm starting Wednesday February 8th. The other will be the Saturday after the monthly Planning and Zoning Committee meeting starting Saturday February 25<sup>th</sup> at 9am.
2. Dundas Planning Commission Candidates
    - a. Kathleen Kopseng discussed that Janelle Teppen has requested the Township provide 2 candidates for the Dundas Planning Commission by Monday January 9th. Kathleen spoke with Larry Alderks and he is willing to stay on. Kathleen will reach out to Bruce Morelan to see if he would be willing to stay on as well.
    - b. It was decided to respond to Janelle that we are in the process of identifying candidates and will provide those as soon as we can.
  3. Snow Plowing Update
    - a. Andrew Ebling discussed that he will have more of an update at the Board of Supervisor's meeting on Wednesday January 11<sup>th</sup>. There has been a backup driver hired and he worked with Mike during this last storm.
    - b. Mike Little discussed that he received some phone calls from residents on Eaton Ave stating that the plow drivers were not getting around their mailboxes well enough. Mike mentioned that he drove Eaton and noticed the job done looks as good as those doing the job for the County.
  4. Other Updates
    - a. Peter Tiede discussed that there was a hearing regarding the Hollinger Residence. The judge has given her 45 days to work on cleaning up the property. Peter will send a letter stating that there will be a drop in to see any progress and take pictures this coming week.
    - b. The Clerk will reach out to John Thomas and Derek Kruse regarding the upcoming opening for a Supervisor position and that the time to file is now through January 17<sup>th</sup>. She will also mention that there will be openings on the Planning and Zoning Committee this year as well.
    - c. Discussion was held of other possible residents possibly interested in a position on the Planning and Zoning Commission. Those residents are: Chase or Grace (Liebenstein) Martin, Rick Kuntz, Tony Hahn and Marie Johnson.

Adjourn

Chair	
Clerk	