

**WORTHINGTON CITY COUNCIL  
SPECIAL MEETING, NOVEMBER 19, 2008**

The meeting was called to order at 6:30 a.m. in City Hall Council Chambers by Mayor Alan E. Oberloh with the following Aldermen present: Lyle Ten Haken, Mike Woll, Ron Wood, Mike Kuhle, Bob Petrich. Alderman Elect: Scott Nelson.

Staff present: Gary Hoffmann, Interim Administrator; Brad Chapulis, Director of Community/Economic Development; Brian Kolander, Finance Director; Janice Oberloh, City Clerk.

Others present: Glenn Thuringer, WREDC.

**SPEC BUILDING DISCUSSION**

Mayor Oberloh suggested that perhaps the County would be interested in selling their interest in the spec building to the City at a discount. Council expressed concern that if something doesn't happen there soon it will be costly to take the building down because of deterioration and because we would lose the contribution from the State. If that should happen it would be an uphill battle to get anything from them again. Alderman Ten Haken said cooperation between the City and the County needs to be there. Alderman Wood responded it is time to move forward, we should make a presentation to them as it sounds like they really want out of this. Mr. Thuringer noted he was in the process of drafting a MOU with Wind Energy that will be submitted to Council for their review. He also noted with respect to earlier comments that the deterioration in the spec building was minimal. A driveway and a parking pad would help to make the building more attractive.

Council and staff discussed incubator opportunities and the proposed training and testing addition to the building. Bathroom facilities would also need to be stubbed into the building for the wind company, and that would only be a temporary location for them until they could build a different facility. Alderman Ten Haken suggested we make an offer to the County based on the tax based entity - Worthington to Nobles County, as his feeling is Worthington continues to get the short end of the stick. Brad Chapulis, Director of Community/Economic Development, noted he has a document available regarding exit strategy from the joint powers agreement that states if mediation doesn't work the building goes up for sale. Mr. Thuringer reminded Council that the State walked away from \$2.5 million for Prairie Expo to enable Prairie Holdings to happen, they will tell us to use this money and stop looking for a return. Alderman Woll suggested we let the County know Alderman Ten Haken's logic but offer them \$150,000 for their share of the building. Alderman Kuhle asked why a couple of people can't negotiate on this instead of the full Council - even if we have to offer them \$180,000 - there's too much at stake.

The motion was made by Alderman Wood, seconded by Alderman Woll and unanimously carried to use hospital impact dollars to make an offer of \$150,000 to Nobles County for their share of the spec building, and authorize the Administrator and Mayor to negotiate with County Representatives.

Mr. Thuringer added we would not be able to sustain a lab training program with just students from Worthington, this would be an opportunity for students from the rest of the County also. Alderman

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Woll asked if two people would be able to make an additional offer to the County or does the full Council need to meet. Mayor Oberloh responded we could check with City Attorney Mark Shepherd. There are two urgencies here - Wind Energy and the \$1.3 million from the State of Minnesota. He also noted that Mr. Chapulis and Mr. Hoffmann should talk about the exit strategy - look at the worse case scenario. Alderman Ten Haken requested a future discussion on green practices for the building.

### **ADJOURNMENT**

The motion was made by Alderman Petrich, seconded by Alderman Ten Haken and unanimously carried to adjourn the meeting at 7:30 a.m.

Janice Oberloh  
City Clerk