

TOWN OF LA POINTE
Board of Harbor Commissioners
THURSDAY November 9th, 2023
9:00 a.m. at Town Hall and via Zoom
Approved Minutes

Commissioners Present: Mike Anderson, Michael Collins, Zach Montagne, Evan Erickson Jr., Pete Ross, Michael Childers, Carol Neubauer

Staff Present: Lauren Burtaux, Harbor Commission Secretary; Michael Kuchta, Town Administrator, Glenn Carlson, Town Chair

1. Call to Order: Meeting called to order at 9:00am by M. Childers.
2. Roll Call: Members and staff present as listed above.
3. Public Comment: None.
4. Minutes 11/2/23: Motion by M. Anderson to approve the minutes as presented, seconded by M. Collins, no discussion, Z. Montagne abstains, all in favor, Motion Carried.
5. Committees – Updates:
 - a. President:
 - i. M. Childers and C. Neubauer, along with G. Carlson, met with Bremer Bank representatives and Sean Lentz, from Ehlers to review final elements of the transaction.
 - ii. Discussion of how MAG card balances will be transferred when ownership changes. The valuation of outstanding revenues from MAG cards will likely be part of a settlement statement. They will remain the same on the customer’s end.
 - b. Communications: None.
 - c. Operating Agreement: M. Childers had a conversation with Tim Feldhausen from Amundsen Davis (Harbor Commission lawyer) about email from MIFL lawyer, Steve Bers, that modifies the management agreement to a potential four-year term. T. Feldhausen is reviewing this. All agreements are in final draft form.
 - d. Purchase Agreement: None.
 - e. Other:
 - i. C. Neubauer is working on the capital maintenance plan issued by Madeline Island Ferry Line. Per request of the bank, this was sent to the Washington Island Ferry for review and feedback/notes.
 - ii. Question of management contract conflicting with tax exempt status. Sean Lentz has investigated this, but C. Neubauer has sent the question to Bob Toftey, a bond attorney from Fryberger Law Firm (Duluth, MN), to review as well.
 - iii. C. Neubauer explains potential of anticipation notes, to subordinate debt, on a five-year note. This will give the Harbor Commission time to explore

potential financing from the state and federal government. The notes will be \$500,000 minimum.

6. Question/Answers Discussion: Commissioner Ross and Commissioner Anderson submitted questions, along with one question from the public. Z. Montagne suggests a concise list of FAQs to hand out to the public prior to the hearing. M. Collins will write an opening statement for the hearing. The hearing date will be set once the final numbers come from the Ehlers and Bremer Bank.
7. Offers of Assistance: Madeline Island Ferry Line reached out to Childers regarding two items:
 - a. MIFL's agreement with the Bayfield Inn for employees to occasionally stay overnight as needed.
 - b. Rittenhouse dock lease.
 - i. The advice of council is to not sign any agreements until execution of the sale as the Harbor Commission does not have any authority. M. Childers suggested that the response to MIFL will be that they should continue agreements as needed, but that the Harbor Commission does not have authority to sign any agreements.
8. Approval of Bills: None.
9. Future Agenda Items: Schedule public question and answer meeting.
10. Meeting Dates: Thursday, November 16th, at 9am.
11. Adjourn: Motion to adjourn meeting by M. Anderson, seconded by M. Collins, all in favor, meeting adjourned at 9:37am.

Respectfully submitted by Lauren Burtaux, Harbor Commission Secretary.
Minutes approved as presented on Thursday, November 16, 2023, L. Burtaux.