

# **Fergus Falls**

*Port Authority*

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## MEMORANDUM

TO: Port Authority Commissioners  
Rolf Nycklemoe  
Bill Sonmor  
Mayor Ben Schierer  
News Media

FROM: Klara Beck

DATE: October 17, 2024

A Port Authority meeting will be held on **Monday, October 21, 2024** in the Council Chambers of City Hall following the City Council meeting.

The agenda is as follows:

- 1) Approval of meeting minutes from September 16 and October 7, 2024 open and closed Port Authority meetings.
- 2) Approval of Agenda
- 3) New Business
  - a) Introduction to Balanced Rock Power
- 4) Adjourn to a closed session as permitted by Minn. Stat. § 13D.05, subd. 3, to consider the potential sale of Port Authority parcel #71002500000004.

For accommodations if you have special needs, please call 332-5400 or 1-800-627-3529, TTY, Voice, ASCII (Minnesota Relay Service)

Port Authority  
October 7, 2024

The Fergus Falls Port Authority held a meeting on October 7, 2024, in the City Council Chambers. Port Authority President Scott Rachels called the meeting to order at 5:55 pm and the following members were in attendance: Kremeier, Rachels, Hicks, Fish, Job, Kvamme and Rufer.

**Minutes**

A motion and second were made by Fish and Job to approve the September 16, 2024 meeting minutes and the motion carried.

**SCR Solutions First Right of Refusal**

Marc Sikkink, the owner of SCR Solutions signed the first right of refusal agreement with the terms established by the Port Authority on September 16, 2024. If the DNR easement can be removed on the property he wishes to purchase, the Port Authority would allow the sale. A motion and second were made by Kremeier and Rufer accepting the first right of refusal from SCR Solutions and the motion carried.

The Port Authority adjourned to a closed session at 6:00 pm as permitted by MN Stat. §13D.05, subd 3 to consider the potential sale of a portion of Port Authority land (Parcel #71003500176010).

*Lynne Olson*



## Port Authority Memo

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**Meeting Date:**

October 21, 2024

**Subject:**

Introduction to Balanced Rock Power proposal for Port Authority land

**Background/Key Points:**

Balanced Rock Power, a renewable energy development company specializing in energy storage systems headquartered in Texas, is exploring opportunities for battery projects in Otter Tail County. Otter Tail County is of interest to the company for a couple reasons: the presence of multiple energy companies operating in the area, and the fact that a remote team member based in Minneapolis has expressed that Minnesota presents viable opportunities for expansion due to the growth of solar energy.

Balanced Rock is interested in pursuing a long-term lease or possible purchase of up to 55 acres of Port Authority land, specifically including parcel #71002500000004, for a battery project. This land, a portion of what we know as the Norgren property, is in close proximity to an electrical substation. The land in question is currently part of the Port property leased to Bradow Farms for \$115.00 per acre for each tillable acre of cropland. Balanced Rock Power indicated that a farm lease could continue until their project moves forward.

Balanced Rock Power staff made an in-person visit to Fergus Falls City Hall on September 18 to introduce possible terms for a Letter of Intent (LOI) and made a visit to the Government Services Center to meet with staff there regarding other opportunity locations in OTC. Balanced Rock Power staff would like to come in person to meet with the Port Authority on October 21, 2024 to provide background on their business model and adjourn to a closed session to discuss an offer for the purchase of real Port Authority property per Minn. Stat. § 13D.05, subd. 3.

**Respectfully Submitted:**

Klara Beck  
Port Authority Executive Director

**Attachments:**

Proposed project area

