

June 5, 1984
Minutes of Committee on Minnesota Investments
10:00 A.M.
Mechanic Arts Auditorium

Rep. Frank Rodriguez, Chair, called the meeting to order.

PRESENT: Rep. Frank Rodriguez, Chair
Chuck Anderson, Minnesota Police Pension Council
Michael E. Christiansen, Union Bank & Trust
Jim Drake, Minnesota Construction Laborers
Jim Heim, Duluth Firefighters
Dave Weir, Woodbridge Properties, Inc.
John Lohmann, Dain Mortgage
Noel P. Rahn, Investment Advisors
Lyle Farmer, St. Paul TRFA
Onie Gaasedelen, Minneapolis Teachers Retirement Fund Assn.
Ward Johnson, Miller & Schroeder
John Chenoweth, MERF
Ron Kastner, Minneapolis Police
Barbara A. Wencil, St. Paul TRFA
Elmer Herkenhoff, Minneapolis Police

Mr. Rodriguez turned the meeting over to Noel Rahn. Mr. Rahn advised the members present that John Lohmann of Dain Mortgage and Ward Johnson of Miller & Schroeder; also Dave Weir of Woodbridge Properties, Inc. were present to offer some mortgage proposals.

Mr. Lohmann presented three proposals (1) a Marv Anderson Construction Company \$1,000,000 Standby Commitment to purchase 3 year Adjustable Rate Mortgages; (2) Gaurneri Condominiums, \$3,000,000 of permanent mortgage loans; (3) Fuddrucker's Restaurant, \$650,000 first mortgage subordinated to a ground lease.

Mr. Rodriguez stated that he wants strictly union construction.

Ward Johnson, Miller & Schroeder, presented a proposal for the Space Center Office Building for DNR. Mr. Johnson talked about shorter term leases, proposal for small investors, etc.

Dave Weir, Woodbridge Properties, Inc., discussed mortgages with shorter term leases, equity partnership, little more risk involved in these offerings.

Discussion followed. The fund advisors met separately to discuss the proposals.

John Chenoweth proposed the following terms for the Space Center Building proposal:

15 year term; 30 year amortization
50% of the profit
no front end fee
30 day time limit

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Mr. Chenoweth will take the whole \$7 million. Other may take part of the \$7 million commitment.

James Heim, Duluth Firefighters, moved that the committee take the Space Center Office Building mortgages on the following terms:

\$7,000,000
15 year term; 30 year amortization
50% front end fee
30 day time limit
Union State Bank to service it

Chuck Anderson seconded the motion. Motion Carried

Mr. Rodriguez stated that the next meeting would probably be around July 1.