

EXTRACT OF MINUTES OF A MEETING  
OF THE CITY OF BAXTER, MINNESOTA

HELD: September 2, 2025

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Baxter, Crow Wing County, Minnesota, was duly called and held at the City Hall in said City on the 2<sup>nd</sup> day of September, 2025, at 7:00 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-071**

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION  
OF A DEVELOPMENT AGREEMENT  
(Whitstrom Road, LLC Project)**

WHEREAS, the City of Baxter, Minnesota (the “City”) has established Tax Increment Financing District Nos. 6, 7, and 9 (the “TIF Districts”) within Redevelopment Project No. 1 (the “Project Area”), and adopted Tax Increment Financing Plans therefor for the purpose of financing certain improvements within the Project Area;

WHEREAS, the City has reviewed a proposal by Whitstrom Road, LLC, or an affiliate thereof or entity related thereto (the “Developer”) to acquire Parcels 40060832, 40060553, 40060553, and 40240532 (collectively, the “Property”) and construct of four affordable single-family homes thereon (the “Project”);

WHEREAS, the City has determined that it is reasonable and necessary to provide certain financial assistance to the Developer in order to facilitate Developer’s plans for the Project and the Development Property, and to that end, the City has negotiated a Development Agreement between the City and Developer (the “Development Agreement”);

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Baxter, Minnesota (the “Council”) as follows:

1. The City hereby approves the Development Agreement in substantially the form presented to the Council, together with any related documents necessary in connection therewith, including without limitation all documents referenced in or attached to the Development Agreement, (collectively, the “Development Documents”) and the Mayor and the Assistant City Administrator/Clerk are hereby authorized and directed to execute the Development Documents on behalf of the City.

2. City staff and officials are authorized to take all actions necessary to carry out, on behalf of the City, the City's obligations under the Development Documents as a whole, including without limitation the reimbursement of certain costs of the Developer from payment of tax increment revenues of the TIF Districts in an amount not to exceed \$86,460.14 and execution of any documents or certifications to which the City is a party referenced in or attached to the Development Documents.
3. The approval hereby given to the Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Council by any duly designated acting official, or by such other officer or officers of the Council as, in the opinion of the City Attorney, may act in their behalf.

The motion for adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof: \_\_\_\_\_;

the following voted against same: \_\_\_\_\_,

and the following abstained: \_\_\_\_\_.

Adopted this 2<sup>nd</sup> day of September, 2025.

STATE OF MINNESOTA                    )  
COUNTY OF CROW WING                ) ss.  
CITY OF BAXTER                         )

I, the undersigned, being the duly qualified and acting Assistant City Administrator/Clerk of the City of Baxter, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes of a meeting of the City Council of the City of Baxter held on the date therein indicated with the original minutes thereof on file in my office and that the same is a full, true, and correct transcript thereof insofar as said minutes relate to a meeting held on September 2, 2025, approving a Development Agreement with Whitstrom Road, LLC.

WITNESS my hand this \_\_\_\_\_ day of September, 2025.

\_\_\_\_\_  
Kelly Steele  
Assistant City Administrator/Clerk