

COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 2026-25

**RESOLUTION APPROVING THE SALE OF LAND TO AND A
PURCHASE AND DEVELOPMENT AGREEMENT WITH TWIN
CITIES HABITAT FOR HUMANITY, INC.**

BE IT RESOLVED by the Board of Commissioners (the “Board”) of the Columbia Heights Economic Development Authority (the “Authority”) as follows:

Section 1. Recitals.

1.01. The Authority may exercise all of the powers, rights, duties, and obligations set forth in Minnesota Statutes, Sections 469.090 through 469.1082, as amended (the “EDA Act”), which includes but is not limited to the powers of a housing and redevelopment authority under sections Minnesota Statutes, Sections 469.001 through 469.047, as amended (the “HRA Act”).

1.02. The Authority has determined a need to exercise the powers under the EDA Act, including under Section 469.105, subdivision 1, to sell and convey property owned by it within the City of Columbia Heights, Minnesota (the “City”) for the purpose of remedying the shortage of housing in the City.

1.03. To facilitate development of certain property within the City, the Authority proposes to enter into a Purchase and Development Agreement (the “Agreement”) with Twin Cities Habitat for Humanity, Inc., a Minnesota nonprofit corporation (the “Developer”), pursuant to which the Authority will sell to the Developer certain real property owned by the Authority and located in the City of Columbia Heights, Minnesota (the “City”) at 4510 Taylor Street NE (PID No. 25-30-24-33-0095), which is legally described as LOT 13 & LOT 14 EX S 20 FT BLOCK 6 SHEFFIELDS 2ND SUB, EX RD SUBJ TO EASE OF REC, according to the plat on file in the Office of the Registrar of Titles of Anoka County, State of Minnesota (the “Property”).

1.04. The Developer has proposed to purchase the Property for a purchase price of \$1.00 for the purpose of constructing thereon a single-family home.

1.05. The Columbia Heights Planning Commission is reviewing the proposed conveyance of the Property and is expected to report in writing to the Board the finding that such conveyance is consistent with and in compliance with the City’s comprehensive plan.

1.06. The proposed sale of the Property to the Developer is for housing and therefore will not constitute a business subsidy within the meaning of Minnesota Statutes, Sections 116J.993 to 116J.995, as amended.

1.07. On the date hereof, the Board conducted a duly noticed public hearing regarding the sale of the Property to the Developer pursuant to the Agreement, at which all interested persons were given an opportunity to be heard.

Section 2. Findings.

2.01. The Board hereby makes the following findings:

(a) The sale and conveyance of the Property to the Developer are in the best interests of the City and its people, and that the transaction furthers its general plan of economic development and housing goals.

(b) In certain cases, property within the City would or may not be available for development without the specific financial aid to be sought, that the Agreement will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Property by private enterprise.

(c) The welfare of the City requires the active promotion, retention, attraction, encouragement, and development of economically sound industry and commerce through governmental action for the purpose of providing housing. It shall also be the policy of the Authority to facilitate and encourage such action as may be necessary to prevent the economic deterioration of such areas to the point where the process can be reversed only by total redevelopment. Through the use of the powers conferred on the Authority pursuant to the EDA Act, the HRA Act and other laws of the State of Minnesota, promoting economic development may eliminate conditions which have prevented normal development of land by private enterprise and have resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.

2.02. The Board has reviewed the Agreement and finds that the sale of the Property to the Developer pursuant to the Agreement conforms to the provisions of the Agreement. The performance of the Authority's obligations under the Agreement are in the public interest and will foster development of the Property, which is presently underutilized, to provide housing and will increase the City's tax base.

Section 3. Authority Approval; Further Proceedings.

3.01. The Agreement as presented to the Board, including the sale of the Property described therein, is hereby in all respects approved, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director, provided that execution of the documents by such officials shall be conclusive evidence of approval.

3.02. The President and Executive Director are hereby authorized to execute on behalf of the Authority the Agreement and any documents referenced therein requiring execution by the Authority, including without limitation any deeds, and to carry out, on behalf of the Authority, its obligations thereunder.

3.03. Authority and City staff and consultants are authorized to take any actions necessary to carry out the intent of this resolution.

Approved this 8th day of September, 2026, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

President

ATTEST:

Secretary