

**ECONOMIC DEVELOPMENT AUTHORITY (EDA)
MINUTES OF THE SPECIAL MEETING OF
DECEMBER 21, 2020**

The meeting was called to order at 3:00 pm by Chair Szurek. Chair Szurek read a notice that the meeting would be conducted by a combination of in-person and electronic means.

Members Present: Novitsky, Schmitt, Herringer, Murzyn, Williams, and Szurek. Member Buesgens was present through Zoom.

Staff Present: Aaron Chirpich (Community Development Director), Kelli Bourgeois (City Manager), and Shelley Hanson (Recording Secretary).

PLEDGE OF ALLEGIANCE- RECITED

CONSENT AGENDA

1. Approve the minutes from the meetings of December 7, 2020

Motion by Schmitt, seconded by Buesgens, to approve the minutes of December 7, 2020, as presented. Roll Call Vote: All ayes. MOTION PASSED.

BUSINESS ITEMS

1. **Approve Amendment to Purchase Agreement for 1002 40th Ave NE-Resolution 2020-22**

The EDA approved the purchase of 1002 40th Avenue NE on December 7, 2020. Following approval by the EDA, staff began to prepare for the closing. During review of the transaction by the title company representing the City, an issue was identified with the purchase agreement.

The sale of 1002 40th is being managed by the daughter of the current owners who have recently moved into an assisted living facility. The daughter is acting in the capacity of Attorney-In-Fact to complete the transaction for her parents. The purchase agreement that was prepared by the listing agent representing the seller indicates only the daughter as seller. The title company and the City's redevelopment counsel both agree that the actual owners need to be represented on the purchase agreement. To clear up the discrepancy, the City's realtor representative has prepared the attached amendment to the purchase agreement. The amendment has been reviewed and approved by title and the City's redevelopment counsel. (A copy of the amendment was included in the agenda packet).

Staff recommends approving the amendment to the purchase agreement as presented.

Questions/comments by members:

There were no questions.

Motion by Novitsky, seconded by Murzyn, to waive the reading of Resolution 2020-22, there being ample copies available to the public. A Roll Call Vote was taken. All ayes. MOTION PASSED.

Motion by Novitsky, seconded by Murzyn, to adopt Resolution 2020-22, a resolution approving an amendment to purchase agreement for the purchase of 1002 40th Avenue NE. A Roll Call Vote was taken. All ayes. MOTION PASSED.

**EDA RESOLUTION NO. 2020-22
RESOLUTION APPROVING AN AMENDMENT TO PURCHASE AGREEMENT
FOR THE PURCHASE OF 1002 40TH AVENUE NE**

BE IT RESOLVED BY the Board of Commissioners ("Board") of the Columbia Heights Economic Development Authority, Columbia Heights, Minnesota (the "Authority") as follows:

Section 1. Recitals.

1.01. On December 7, 2020, the Authority adopted its Resolution No. 2020-21, approving a purchase agreement (the "Purchase Agreement") between the Authority and Lori Gibson for the purchase by the Authority of certain property located at 1002 40th Avenue NE in the City of Columbia Heights (the "Property"), described in Exhibit A attached hereto.

1.02. The parties have determined that it is necessary to amend the Purchase Agreement to clarify that the fee owners of the Property are Jerome Earl Swanson and Mary C. Swanson, married to each other ("Sellers"), and that Lori Gibson serves as Attorney-In-Fact to the Sellers.

1.03. The parties have negotiated and propose to execute an Amendment to the Purchase Agreement (the "Amendment"), pursuant to which the Sellers are correctly identified and the power of attorney of Lori Gibson is acknowledged.

Section 2. Amendment Approved.

2.01. The Amendment as presented to the Board 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 Amendment by such officials shall be conclusive evidence of approval.

2.02. The President and Executive Director are hereby authorized to execute on behalf of the Authority the Amendment and any documents necessary to acquire the Property from the Sellers, and to carry out, on behalf of the Authority, its obligations thereunder.

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

Approved this 21st day of December, 2020, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

President

ATTEST:

Secretary
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EXHIBIT A

Property

Lot 19, Block 6, Reservoir Hills, Anoka County, Minnesota.

Abstract property.

OTHER BUSINESS

The next regularly scheduled meeting is January 4, 2021.

Motion by Novitsky, seconded by Murzyn, to adjourn the meeting at 3:07 pm.

Respectfully submitted,

Shelley Hanson
Secretary