

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. _____

RESOLUTION APPROVING CONVEYANCE OF CERTAIN LOTS OWNED BY
THE EDA AND CORRESPONDING PURCHASE AND DEVELOPMENT
AGREEMENT

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

Section 1. Recitals.

1.01. The Authority is the fee owner of certain located at 715 -7th Avenue NW, Grand Rapids, Minnesota which will be legally described after replatting as set forth in Exhibit A and depicted on the plat attached hereto (the “Authority Property”).

1.02. The Authority intends to convey the Authority Property to the Housing and Redevelopment Authority (HRA) of Itasca County, Minnesota, a public body corporate and politic under the laws of Minnesota (the “HRA”), to construct homes for sale to owner-occupants and to that end has prepared a Purchase and Development Agreement between the Authority and the HRA for the sale of the Authority Property (the “Purchase Agreement”).

1.03. The Board held a duly noticed public hearing regarding the proposed sale of the Authority Property.

1.04. The Board has determined that sale of the Authority Property as described in this resolution is in the best interest of the City and its residents, and further finds and determines that conveyance of the Authority Property has no relationship to the City’s comprehensive plan, in that no amendment or modification of the comprehensive plan is required for the conveyance. The Authority further finds and determines that conveyance of the Authority Property for residential purposes is consistent with the objectives of the City’s comprehensive plan pertaining to development of a portion of the Plat for single-family homes.

Section 2. Sale of Authority Property Approved; Further Proceedings.

2.01. The Board approves the Purchase Agreement in substantially the form presented to the Board, together with any related documents necessary in connection therewith, including without limitation all documents, exhibits, certifications, or consents referenced in or attached to the Agreement including without limitation the quit claim deeds and any documents required by the title company relating to the conveyance of Authority Property (the “Conveyance Documents”). The Board hereby approves the conveyance of the Authority Property to the HRA in accordance with the terms of the Purchase Agreement.

2.02 The Board hereby authorizes the President and Executive Director, in their discretion and at such time, if any, as they may deem appropriate, to execute the Purchase Agreement and the Conveyance Documents on behalf of the Authority, and to carry out, on behalf of the Authority, the

Authority's obligations thereunder when all conditions precedent thereto have been satisfied. The Purchase Agreement shall be in substantially the form on file with the Authority and the approval hereby given to the Purchase Agreement 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 Authority 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 Authority. The execution of any instrument by the appropriate officers of the Authority herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the Purchase Agreement shall not be effective until the date of execution thereof as provided herein.

2.03. Authority staff and officials are authorized to take all actions necessary to perform the Authority's obligations under the Purchase Agreement as a whole, including without limitation execution of the Conveyance Documents.

Approved by the Board of Commissioners of the Grand Rapids Economic Development Authority this 27th day of July, 2023.

President

ATTEST:

Secretary

EXHIBIT A

Legal Description of Authority Property

1, 2, 5 and 6, Block 1, FOREST LAKE ADDITION, including that portion of vacated "T" alley which accrued thereto by reasons of vacation thereof, Itasca County, Minnesota.

AND

1, 2, 5 and 6, Block 2, FOREST LAKE ADDITION, including that portion of vacated "T" alley which accrued thereto by reasons of vacation thereof, Itasca County, Minnesota.

FOREST LAKE ADDITION



and Rights Economic Development Authority, a Minnesota 501(c)(3) non-profit company, as the City of Grand Rapids, County of Itasca, State of Minnesota, to all LOTION TO GRAND RAPIDS, including measure "T" after consent with said Board, and within the limits of Seventh Avenue West and Eighth Avenue West, according to the records

according to the recorded plat thereof, Itasca County, Minnesota

LEGAL LAND ACQUISITION and other surveys, obtainable to the public for public use, the public ways

present Authority, a Minnesota 501(c)(3) non-profit company, has caused these presents to be

The instrument was acknowledged before me on this _____ day of _____, A.D. by Sharon Blain, As president of Grand Rapids Economic Development Authority.

My Commission Expires _____ County, Minnesota

Notary Public _____ County, Minnesota

1. Daniel J. Shabrom, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, that the plat is a correct representation of the boundary survey, that all requirements of law and statute are correctly depicted on this Minnesota Statute, Section 500.01, as of the date this certificate was shown and believed on this plat, and all public ways are shown and believed on this

Dated this _____ day of _____, 20____

Notary Public _____ County, Minnesota

By Commission Expires _____

CITY OF GRAND RAPIDS We do hereby certify that on this _____ day of _____ Signed: City of Grand Rapids

City Clerk, Mayor _____

ITASCA COUNTY AUDITOR _____

I do hereby certify that there are no outstanding taxes on this _____ 20____

ITASCA COUNTY RECORDER AND REGISTRAR OF TITL _____

Notary Public _____ Recorder / Registrar _____ Itasca County, Minnesota