

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. _____

RESOLUTION APPROVING CONVEYANCE OF CERTAIN PROPERTY OWNED BY THE EDA AND CORRESPONDING PURCHASE AGREEMENT BETWEEN THE EDA AND OPPIDAN INVESTMENT COMPANY AND SUPPORTING THE PROVISION OF CERTAIN FINANCIAL ASSISTANCE FOR THE PROJECT

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

Section 1. Recitals.

1.01. On December 2, 2024, the City Council (the “City Council”) of the City of Grand Rapids, Minnesota (the “City”) will consider adopting a modification to the Development Program (the “Development Program Modification”) for the City’s Municipal Development District No. 1 (the “Development District”) and a Tax Increment Financing Plan (the “TIF Plan”) for Tax Increment Financing District No. 1-17: Oppidan Workforce Housing (an economic development district) (the “TIF District”), located within the Development District (the Development Program Modification and the TIF Plan are referred to collectively herein as the “Program and Plan”), all in accordance with Minnesota Statutes, Sections 469.124 through 469.133 and Sections 469.174 through 469.1794, all as amended (the “Act”).

1.02. The Authority is the fee owner of certain property located in the City of Grand Rapids, Minnesota (PID No. 95-536-0110) legally described as set forth in Exhibit A attached hereto (the “Authority Property”) located within the TIF District.

1.03. The Authority intends to convey the Authority Property to Oppidan Investment Company, a corporation under the laws of Minnesota or an entity related thereto or affiliate thereof (the “Developer”), to construct a 132-unit multifamily housing project (the “Project”), and to that end has prepared a Purchase Agreement between the Authority and the Developer for the sale of the Authority Property (the “Purchase Agreement”). The Developer has requested tax increment financing assistance, a land write down and tax abatement assistance for the Project.

1.04. On December 2, 2024, the City Council will consider granting a property tax abatement (the “Abatement”) for the Property to begin following the decertification of the TIF District, pursuant to Minnesota Statutes, Sections 469.1812 through 469.1815, as amended (the “Abatement Act”); and

1.05. 1.06. The proposed Program and Plan have been presented to the Board of Commissioners (the “Board”) of the Authority, and the Board has reviewed the Program and Plan and the Developer’s proposal for the Project and information regarding the proposed tax increment financing assistance.

1.06. On November 14, 2024, the Board held a duly noticed public hearing regarding the

proposed sale of the Authority Property.

1.07. The Board has determined that the sale of the Authority Property and the provision of financial assistance for the Project as described in this resolution is in the best interest of the City and its residents.

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 deed 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 Developer 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 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 Conveyance Documents shall be in substantially the form on file with the Authority and the approval hereby given to the Conveyance 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 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 Conveyance Documents 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.

2.04. The Authority supports the Plans and the use of a portion of the tax increment generated from the TIF District and the Abatement to assist the Developer with financing a portion of the extraordinary development costs of the Project.

2.05. The Authority supports the creation of the TIF District and the adoption of the Plans; provided, however, that final authorization of tax increment financing assistance for the Project contemplated in the TIF Plan is solely within the discretion of the City Council following all proceedings required pursuant to the TIF Act.

2.06. The Authority supports granting the Abatement from the Property; provided, however, that final authorization of abatement assistance for the Project contemplated in the Agreement is within the discretion of the City Council following all proceedings required pursuant to the Abatement Act and following the review and approval by the Board of the Agreement.

Approved by the Board of Commissioners of the Grand Rapids Economic Development Authority this 14th day of November, 2024.

President

ATTEST:

Secretary

EXHIBIT A

Legal Description of Authority Property

Lot 1, Block 1, Great River Acres, Itasca County, Minnesota.