



## REQUEST FOR GRAND RAPIDS EDA ACTION

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**AGENDA DATE:** June 26, 2025

**STATEMENT OF ISSUE:** Conduct a public hearing to consider approval of a Purchase and Development Agreement with and conveyance of property to the Itasca County Habitat for Humanity Affiliate

**PREPARED BY:** Rob Mattei, Executive Director

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### **BACKGROUND:**

On April 29<sup>th</sup>, GREDA received a letter of intent (LOI) from the Itasca County Habitat for Humanity Affiliate (ICHH) proposing to purchase Lot 2, Block 3 of Forest Lake Addition for the price of \$6,300.

ICHH intends to commence construction this fall of a three-bedroom, one story, passive/net zero home on the property. The home will be designed and built to meet rigorous energy efficiency standards to minimize the energy costs for the income and credit qualified buyer.

This will be the third home built by ICHH in Forest Lake Addition. The purchase price of the lot as detailed in the associated Purchase and Development Agreement is \$6,300.00. This price is consistent with the recent sale of lots to the Itasca County Housing and Redevelopment Authority. The closing for this conveyance will occur no later than August 29, 2025.

The economic benefit of this project is to provide much-needed housing to accommodate our current and expanding workforce and to create additional tax base in the City.

### **RECOMMENDATION:**

Conduct a Public Hearing to consider entering into a purchase and development agreement between GREDA and the Itasca County Habitat for Humanity Affiliate.

### **Public Hearing protocol:**

- State the purpose of the public hearing.
- Verify that legal notice of the public hearing has been made.
- Staff will present the background.

- Request public input on the proposed agreement either in favor, or in opposition, and ask that any person from the public wishing to make a statement state their name and address for the record.
- After public input is received, entertain a motion to close the public hearing portion.
- Close the public hearing, give final consideration to the agreement, and entertain any motion to amend the terms, or motions to approve or disapprove of the agreement in its original or amended form.

**REQUIRED ACTION:** If GREDA finds it advisable to enter into the attached agreement, they should pass a motion adopting the attached resolution approving the purchase and development contract with and conveyance of property to Itasca County Habitat for Humanity Affiliate.