

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 25-

RESOLUTION APPROVING CONVEYANCE OF CERTAIN LOTS OWNED BY THE ECONOMIC DEVELOPMENT AUTHORITY AND PURCHASE AND DEVELOPMENT AGREEMENT INCLUDING AN OPTION TO PURCHASE CERTAIN PROPERTY

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 currently administer its Development District No. 1 ("Development District") pursuant to Minnesota Statutes, Sections 469.090 to 469.1081 ("EDA Act") and has determined a need to exercise the powers of a housing and redevelopment authority, as authorized pursuant to Section 469.091 of the EDA Act; and

1.02. Within the Development District, the Authority has acquired certain parcels within the plat of Great River Acres that are suitable for the construction of single-family homes, which parcels are described in Exhibit A hereto (the "Subject Parcels").

1.03. The Authority intends to convey the Subject Parcels to Premier Custom Homes, a Minnesota Corporation, or an affiliate thereof or entity related thereto (the "Developer") to construct homes for sale to owner-occupants and to that end has prepared a Purchase and Development Agreement between the Authority and the Developer for the sale of the property legally described as Lot 2, Block 2, all in the plat of Great River Acres, Itasca County, Minnesota and providing an option for the Developer to purchase the remaining property (the "Purchase Agreement").

1.04. The Board held a duly noticed public hearing regarding the proposed sale of the Subject Parcels.

1.05. The Board has determined that sale of the Subject Parcels 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 Subject Parcels 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 Subject Parcels for residential purposes is consistent with the objectives of the City's comprehensive plan pertaining to development of a portion of the Great River Acres plat for single-family homes.

Section 2. Sale of Subject Parcels 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 Subject Parcels (the "Conveyance Documents"). The Board

hereby approves the conveyance of the Subject Parcels to the Developer, or an entity affiliated therewith, 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 13th day of March 2025.

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President

ATTEST:

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Secretary

**EXHIBIT A**

**Subject Parcels**

Lots 2, 3, 5, 6, 7, Block 2, and Lots 1, 2, 3, 4, 5 and 7, Block 3, of the Great River Acres Plat, City of Grand Rapids, Itasca County