

**GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF GRAND RAPIDS, MINNESOTA**

**RESOLUTION NO. 25-**

**RESOLUTION APPROVING A RIGHT OF ENTRY  
AGREEMENT WITH RYAN COMPANIES US, INC.**

BE IT RESOLVED by the Grand Rapids Economic Development Authority (the “Authority”) a body corporate and politic organized and existing under the laws of the State of Minnesota as follows:

Section 1. Recitals.

1.01. The Authority owns certain property which it has entered a Purchase and Sale Contract (the “Contract”) dated January 14, 2025, with Ryan Companies US a Minnesota Corporation, or an affiliate thereof or an entity related thereto (the “Developer”).

1.02. The Developer intends to construct, improve and equip on the Property and on adjacent property an approximately 42,000 square foot warehouse and distribution center (the “Project”) to be constructed by the Developer on behalf of a client, in accordance with the Contract.

1.03. The Developer would like to begin work on the Project, specifically site clearance (the “Site Preparation Activities”), pursuant to the Contract prior to purchasing the Property. To facilitate that work, the Authority is now presented with a Right of Entry Agreement by and between the Authority and the Developer related to the Property (the “Right of Entry”).

1.04. The Authority finds that it is in the best interest of the Authority to allow the Developer and its employees, officers, contractors, subcontractors, representatives, and agents on the Property in order to commence the Site Preparation Activities at the Developer’s sole risk and expense.

Section 2. Right of Entry Approved.

2.01. The Authority hereby approves the Right of Entry substantially in accordance with the terms set forth in the form presented to the Authority, together with any related documents necessary in connection therewith, and without limitation all documents, exhibits, certifications or consents referenced in or attached to the Right of Entry (collectively, the “Right of Entry Documents”) and hereby authorizes the President and the Executive Director to negotiate the final terms thereof and, in their discretion and at such time as they may deem appropriate, to execute the Right of Entry 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.

2.02. The approval hereby given to the Right of Entry 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 Right of Entry Documents shall not be effective until the date of execution thereof as provided herein. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be

executed may be executed without further act or authorization of the Authority by any duly designated acting official, or by such other officer or officers of the Authority as, in the opinion of the City Attorney, may act in their behalf.

2.03. Upon execution and delivery of the Right of Entry Documents, the officers and employees of the Authority are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the Authority to implement the Right of Entry Documents.

Adopted on March 13, 2025, by the Grand Rapids Economic Development Authority of Grand Rapids, Minnesota.

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President

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Executive Director

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Lots 3-6, Block 2, Airport South Industrial Park – Phase 1, according to the recorded plat thereof,  
County of Itasca, State of Minnesota.

PID 91-433-0230, 91-433-0240, 91-433-0250, and 91-433-0260

Abstract Property.