

**LINO LAKES  
ECONOMIC DEVELOPMENT AUTHORITY  
MEETING**

Monday, December 11, 2023  
Immediately Following Regular City Council Meeting  
City Council Chambers

1. Call to Order and Roll Call
2. Consideration of Minutes of May 22, 2023
3. Action Items
  - A) Consider EDA Resolution No. 23-02, Approving Purchase of Tax Forfeited Property, Michael Grochala
4. Adjourn

**CITY OF LINO LAKES  
ECONOMIC DEVELOPMENT AUTHORITY  
MEETING**

**DATE:** May 22, 2023  
**TIME STARTED:** 7:04 PM  
**TIME ENDED:** 7:10 PM  
**EDA MEMBERS PRESENT:** Rafferty, Lyden, Stoesz, Ruhland, Cavegn  
**STAFF PRESENT:** Michael Grochala, Community Development Director,  
Sarah Cotton, EDA Executive Director

The meeting was called to order at 7:04 PM by EDA President Cavegn.

**CONSIDERATION OF JANUARY 23, 2023 MEETING MINUTES**

EDA Member Lyden moved to approve the January 23, 2023 meeting minutes. The motion was seconded by EDA member Stoesz. All voted in favor; the motion carried unanimously.

**ACTION ITEM**

**3A. Consider Resolution No. 23-01, Approving Assignment of Contract for Private Development and TIF Note, AX Lino Lakes, LP (TIF District 1-12).**

Community Development Director Michael Grochala provided background of a 2016 approval for a Contract for Private Development with United Properties; the action also included the authorization for Tax Increment Revenue Note. In 2017, following the construction of the property, the TIF Note was assigned to AX Lino Lakes, LP, new purchaser of the property. Now, OIVF III Clearwater LLC, is purchasing the project which requires assignment and assumption of the contract for private development, the TIF note, and related documents as allowed for in the contract. EDA Resolution 23-01 approves that action.

EDA Member Stoesz moved approval of EDA Resolution 23-01; EDA Member Ruhland seconded the motion. The motion carried unanimously with all members voting in favor.

**ADJOURN**

With no further business before the EDA, the meeting was adjourned at 7:10 PM.

**LINO LAKES ECONOMIC DEVELOPMENT AUTHORITY  
AGENDA ITEM 3A**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: December 11, 2023

TOPIC: Consider Resolution No. 23-02, Approving Purchase of Tax Forfeited Land in Apollo Business Park

VOTE REQUIRED: 3/5

**BACKGROUND**

In August, with recommendation from EDAC, the Council supported the acquisition of tax forfeit properties in the Apollo Business Park to support industrial expansion opportunities. These properties were originally created as borrow pits for fill material in the development and subsequently used for stormwater runoff. The lots do have capacity that would allow for some building expansion and/or use for additional stormwater from new construction.

Since August, staff has continued to work with Mountain Manufacturing on their potential facility expansion. While expansion options are still being evaluated both parties believe acquisition of the parcel located southwest of Mountain Manufacturing is desirable.

Under state law governmental subdivisions may purchase the tax forfeit property from the county for an authorized public purpose. The City's Economic Development Authority (EDA) is authorized to acquire and sell property for economic development purposes. Staff is proposing that the EDA acquire the property from Anoka County for future assembly with abutting property. The County has established a market value of \$900. Total cost with recording and state fees is \$1,004.65. The proposed funding source is the EDA fund.

The first step in the process is to request the purchase of property from the County. The County Board will then take action on the request. Once approved and payment made, the County will request a deed from the State of Minnesota and transfer the property to the EDA.

Concurrently with this request, staff will be working with Mountain Manufacturing on a purchase agreement to complete the sale at the purchase price of \$900 plus any costs incurred by the EDA. It is anticipated that action on the purchase agreement would be considered by the Authority in January of 2024. The EDA will retain a public drainage and utility easement over a portion of the property to maintain drainage rights for adjacent properties. The sale may also include a right for title to revert to the EDA, at the sale price, if no improvements are undertaken within a certain period of time.

The Economic Development Advisory Committee (EDAC) supported this request in August. The board will be reviewing the EDA specific action at it's December 7, 2023 meeting. Staff will provide the Committee's recommendation at the EDA meeting.

**RECOMMENDATION**

Staff is recommending approval of Resolution No. 23-02.

**ATTACHMENTS**

1. Resolution No. 23-02
2. Location Map

**LINO LAKES ECONOMIC DEVELOPMENT AUTHORITY  
RESOLUTION NO. 23-02**

**RESOLUTION APPROVING THE PURCHASE OF TAX FORFEITED LAND WITHIN THE CITY OF LINO LAKES**

WHEREAS, the Anoka County Board of Commissioners has identified land within the City of Lino Lakes which has been forfeited to the State of Minnesota pursuant to Chapter 282 of the Minnesota Statutes; and

WHEREAS, the Lino Lakes Economic Development Authority (the "EDA") has the authority to purchase property for economic development purposes; and

WHEREAS, certain real land identified as Anoka County Tax Parcel, 18-31-22-41-0011, legally described on Exhibit A, attached hereto, is located in the Apollo Business Park; and

WHEREAS, the parcel may be used for expansion of abutting industrial properties; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lino Lakes Economic Development Authority that:

1. The purchase of parcel 18-31-22-41-0011 is hereby approved and staff is authorized and directed to notify the Anoka County Land Commissioner of the EDA's intent to purchase the property.

Approved by the Board of Commissioners of the Lino Lakes Economic Development Authority this 11<sup>th</sup> day of December 2023.

\_\_\_\_\_  
President, Tony Cavegn

ATTEST:

\_\_\_\_\_  
Executive Director, Sarah Cotton

EXHIBIT A

Legal Description: That part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 31, Range 22 lying southerly of Apollo Drive and lying Northerly of I35W and lying Northeasterly of the following described line: Commencing at the most Easterly corner of Parcel 14, City of Lino Lakes Right of Way Plat No. 1, Apollo Drive; thence South 68 degrees 12 minutes 20 seconds West (assumed bearing) along the Southeasterly line of said Plat 60.07 feet; thence Southwesterly 243.99 feet along said Southeasterly line being a tangential curve concave to the southeast having a radius of 610 feet and a central angle of 22 degrees 55 minutes 02 seconds; thence South 45 degrees 17 minutes 18 seconds West tangent to said curve 280 feet to the point of beginning of said line; thence South 44 degrees 42 minutes 42 seconds East 308.65 feet to intersect with the northeasterly right of way of I35W and said line there terminating, except the East 383 feet thereof, Anoka County, Minnesota.

# Tax Forfeit Property



1 in = 200 Ft

Address Labels

 Parcels

