

**LINO LAKES
ECONOMIC DEVELOPMENT AUTHORITY
MEETING**

Monday, August 5, 2024
Immediately Following Regular City Council Meeting
(council meeting begins at 6:00 p.m.)
Community Room

1. Call to Order and Roll Call
2. Consideration of Minutes of January 22, 2024
3. Action Items
 - A) Closed Session. Discuss offer and counteroffer for the Sale of Property, Lots 1-3, Block 2 and Outlots B & C, The Village No. 4
4. Adjourn

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

DATE: January 22, 2024
TIME STARTED: 8:10 PM
TIME ENDED: 8:17 PM
EDA MEMBERS PRESENT: Rafferty, Lyden, Stoesz, Ruhland, Cavegn
STAFF PRESENT: Michael Grochala, Community Development Director,
Sarah Cotton, EDA Executive Director

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 PM by EDA President Cavegn. All members were present.

2. CONSIDERATION OF DECEMBER 11, 2023, MEETING MINUTES

EDA Member Rafferty moved to approve the December 11, 2023, meeting minutes. The motion was seconded by EDA Member Ruhland. All voted in favor; the motion carried unanimously.

3. ACTION ITEM

A. Consider of 2024 Annual Appointments

Community Development Director Michael Grochala presented the proposed annual appointments for 2024. Mr. Grochala explained that the Authority typically rotates officer positions. Based on this practice Mr. Rafferty would be the next president. Mr. Rafferty requested that his turn be skipped. The supported this request and Mr. Stoesz was nominated as President, Mr. Lyden as Vice President and Mr. Ruhland as Treasurer. All other recommended appointments remained unchanged from the staff recommendation.

i. Motion to: Approve 2024 Annual Appointments

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Rafferty
SECONDER:	Ruhland
AYES:	Rafferty, Ruhland, Lyden, Stoesz Cavegn,

B. Consider of 2023 Annual Report

Community Development Director Michael Grochala presented the annual report for 2023. The EDA approved the assignment of a Contract for Private Development related to TIF District 1-12. The Authority also took action to approve the acquisition of tax forfeit property in the Apollo Business Park. He shared information about building permit valuation and permit totals for 2023.

He stated that staff did not recommend any changes to the enabling resolution.

Mr. Lyden asked for an update on the Otter Lake Road extension. Mr. Grochala explained that the City Council had authorized preparation of plans and specifications for the project.

Mr. Stoesz inquired about the potential impact the new ramps at the CRJ/35E interchange would have on the Main Street area. Mr. Grochala opined that it would likely have more of a positive impact on the Centerville Road/CR J area and the North Oaks Companies property.

Mr. Rafferty requested update on the design considerations for the multiple intersections associated with the interchange project. Mr. Grochala stated that Ramsey County was in the project of hiring a consultant for final design. The board further discussed design considerations for the interchange.

The board also discussed comparison between 2022 valuations and 2023 along with the portion associated with Lyngblomsten.

ii. Motion to: Approve accept 2023 Annual Report

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Rafferty
SECONDER:	Ruhland
AYES:	Rafferty, Ruhland, Lyden, Stoesz Cavegn,

C. Consider of Resolution No. 24-01 Approving Sale of Property in Apollo Business Park

Community Development Director Michael Grochala presented the proposed sale of property to MIT USA. He explained this was a tax forfeit property acquired by the EDA in 2023 for \$900.00. The EDA will retain a drainage and utility easement over the parcel pending development of the site. Sale price was \$900.00 plus all fees and costs incurred by the City as part of the transaction.

The board asked questions regarding future value and tax impacts associated with the transfer. Mr. Grochala explained that future values would be dependent on size and value of future building improvements

President Stoesz opened the public hearing at 7:22.

Chris Stowe, 426 Pine Street, questioned the differences between this land which is mostly wet and prior sale that was dry land that sold that the City sold for a \$1. He also mentioned that wetland credit in the Rice Creek Watershed District was selling for around \$100,000 an acre.

There being no further public comment President Stoesz asked for motion to close the public hearing at 7:23 p.m.

iii. Motion to: Close the Public Hearing

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Lyden
SECONDER:	Cavegn
AYES:	Rafferty, Ruhland, Lyden, Stoesz Cavegn,

President Stoesz asked if there was any addition staff comment. Mr. Grochala clarified for the board that the property was not a certified wetland bank and could not be sold as wetland credit.

iv. Motion to: Approve approve Resolution No. 24-01

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Rafferty
SECONDER:	Lyden
AYES:	Rafferty, Ruhland, Lyden, Stoesz Cavegn,

4. ADJOURN

A. Motion to: Adjourn

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Cavegn
SECONDER:	Ruhland
AYES:	Ruhland, Rafferty, Lyden, Stoesz Cavegn,

The meeting was adjourned at 7:30 PM.

DRAFT

**ECONOMIC DEVELOPMENT AUTHORITY
STAFF REPORT
AGENDA ITEM 3A**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: November 27, 2023

TOPIC: Closed Session. Discuss Off for Sale of Property, Lots 1-3, Block 2 and Outlots B& C, the Village No. 4

VOTE REQUIRED: Simple majority to close meeting

INTRODUCTION

The Economic Development Authority (EDA) has received an offer to purchase 6.27 acres of EDA owned land. Staff is requesting that the meeting be closed to discuss the offer and potential counteroffer regarding the proposal.

BACKGROUND

The EDA owns 6.27 acres of property located within the Legacy at Woods Edge development. The property was obtained at no cost through special legislation in 2013. In 2022 the EDA entered into a purchase agreement with Silvercreek Equity for the sale of property. However, the developer was unable to secure a commercial component and the agreement lapsed.

The EDA has recently received interest from a developer proposing to construct a mixed use development including market rate multi-family residential building and commercial pad sites. The proposed uses are generally consistent with the Town Center Master Plan and Legacy at Woods Edge Planned Unit Development.

Staff will provide additional information regarding the proposal at the meeting.

Sale of property by the EDA requires a public hearing prior to approval.

RECOMMENDATION

Staff is requesting that the meeting be closed pursuant to Minn. Stat. Sec. 13D.05, Subd. 3(b) to discuss the offer and possible counteroffer regarding the proposal.

ATTACHMENTS

None.