



**MINUTES OF THE PROCEEDINGS OF THE
ECONOMIC DEVELOPMENT AUTHORITY OF THE
CITY OF STACY IN THE COUNTY OF CHISAGO AND
THE STATE OF MINNESOTA PURSUANT TO DUE
CALL AND NOTICE THEREOF
SPECIAL MEETING
AUGUST 4, 2022, 6:00pm
STACY CITY HALL**

Call to Order

The meeting was called to order by President Davis at 6:00p.m.

Roll Call

Present: Brad Davis, Melissa Davis, Mark Ness, and Marie Lawrence

Absent: None

Others Present: Nancy Hoffman

Letter of Intent for SPBP

The purpose of this special EDA meeting is to discuss the letter of intent presented to the city for the purchase of Stacy Ponds Business Park, Lots 6-13.

President Davis presented the following questions/concerns to address:

- How much did we pay for these lots per square foot?
- How much is the current bond on the Stacy Ponds Business Park?
- President Davis is concerned that the applicant's current properties located in Forest Lake and Wyoming are very similar to junk yards right now and is this what the city really wants?

Member Ness discussed the issue of are these trucks considered outside storage per the city code.

Other concerns addressed by Nancy Hoffman include the limited tax base that this purchase would bring to the city since there will be a smaller building over several lots and the remainder would essentially be a parking lot for larger trucks.

All members of the EDA agree and would like to make sure the fencing is in for screening of the parked trucks.

There was a discussion from all members on if the city should counter the offer at a higher square foot price due to the requested 6% in broker fees by the purchaser to be paid by the city along with the concern for the lower tax base.

President Davis made a motion to suggest to the city council to

approve the submitted letter of intent with the counter offer of \$1.20/sqft with the option for negotiations due to the lower tax base from having only part of the lots developed and knowing that this will be purchasing most of the available lots in the business park. Second by Member Ness.

Discussion on the above motion around the broker fees and if these should be countered as well.

Member Ness motioned to rescind the previous motion. President Davis seconded this motion and motion carried unanimously.

President Davis made a new motion to suggest to the city council that we approve the letter of intent at \$1.15/sqft as presented, but counter that the purchaser would pay half (3%) of the broker fees and the city would pay the remaining half (3%). This suggestion is due to the lower tax base this purchase would be bringing in. Second by Member Lawrence. Motion carried unanimously.

Adjourn at 7:06 p.m.

Motion by Member Ness to adjourn. Second by Member Lawrence. All members vote yes. President Davis declared the motion carried.

Michelle Hayes, Finance Director