



Economic Development Authority Agenda

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Agenda Modifications
 - d. Adopt Agenda
2. Approval of Meeting Minutes from February 2, 2022 Meeting
3. Public Hearing
4. Business Item
 - a. Request from Barrack Realty LLC to purchase PID 16.029.1400 and Infrastructure Assistance
5. Announcements
 - a. East Central MN, thanks to GPS 45:93, is named as one of the top Smart21 Communities for 2022 by the Intelligent Communities Forum
 - i. Video is available here: <https://youtu.be/odOySk7NIGg>.
6. Adjournment

**Economic Development Authority
Meeting Minutes
February 2, 2022**

1. **Call to Order:** Chair Johnson called the meeting to order at 7:47 pm
- a. **Pledge of Allegiance**
- b. **Roll Call:** EDA Members present: Jeff Johnson, Steve Lundeen, Paul Bergley, and Jimmy Gordon, Luke Merrill
Members Absent: Dan Collison
Staff Present: Community Development Director Stephanie Hillesheim, City Clerk Jaden Strand, City Administrator Josi Wood, Finance Director Mike Betker
- c. **Agenda Modifications:** None
- d. **Adopt Agenda:** Motion by Lundeen, second by Merrill to adopt the agenda, motion passed 5-0.

2. Consider Adoption of Resolution Approving Organization of Advisory Bodies

- a. Oath of Office (1 member)
- b. Election of 2022 President
- c. Election of 2022 Vice-President
- d. Election of 2022 Secretary
- e. Election of 2022 Treasurer
- f. Adoption of 2022 Meeting Schedule

A motion was made by Lundeen to keep the advisory body positions the same as the 2021 positions and adopt the 2022 Meeting Schedule as presented. The motion was seconded by Merrill, motion passed 5-0.

3. **Approval of Meeting Minutes from January 4, 2022 Meeting:** Motion by Lundeen, second by Bergley to approve the meeting minutes, motion passed 5-0.

4. **Public Hearing** None

5. Business Item

- a. Amendments to Special Tools Documents
 - i. Resolution 2022-XXX Approving Forgivable Loan for Special Tools
 - ii. Development and Subsidy Agreement
 - iii. Purchase Agreement
 - iiii. Promissory Note

Community Development Director Stephanie Hillesheim explained that the Resolution will change the company name from the documents and that the Special Tools representative has created an LLC instead. This is common in that the LLC will own the property and not the company itself. Merrill asked the purpose of creating an LLC aside from the business name. Adam, a representative of Special Tools explained that this is important as a liability perspective so that it keeps the business and the property/building separate. Motion to adopt all of the amendments to the Special Tools documents by Lundeen, second by Bergley, motion passed 5-0.

6. **Other Business / Updates / Communications** None

7. **Adjournment:** Motion by Bergley to adjourn second by Lundeen, motion passed 5-0 meeting adjourned at 7:52 pm.



MEMO

To: Economic Development Authority
From: Stephanie Hillesheim, Community Development Director
Date: March 1, 2022
Subject: Request from Barrack Realty LLC

The City has received a number of requests recently regarding industrial development in the limited remaining City owned parcels. One of the last platted parcels the City of Isanti has available is PID 16.029.1400. This site is located behind the UPS facility and is in need of access as well as utilities. We have received a request from Barrack Realty LLC to purchase the land for \$1.00 as well as for assistance paying for the utilities and access to the site.

Working with the City Engineer there are two options for providing access allowed by our City ordinance: A rough estimate of costs are

\$175,000 to include:

\$70,000 street cost (a temporary 24' paved, uncurbed, "street/driveway")

\$49,000 watermain cost.

\$55,000 grinder pump cost

If the City is going to require, according to ordinance a permanent industrial road width to include curb and gutter, costs would be upwards of \$300,000.

The request and application is attached.

Request:

Staff is requesting discussion and direction on this item. Any action will formally take place at a Public Hearing held at a later date.

Attachments:

- *Application for Business Subsidy*
- *Letter of Request from Applicant*
- *Business Proposal*
- *Preliminary Plat*
- *Utility Map*



City of Isanti
Pre-Application for
Business Assistance Financing

Legal Name of Applicant: Kadra Hussein
Name of Business: Barack Realty LLC
Business Address: 362H 133rd Ln NE Ham lake mn 55304
Telephone Number: 952-681-0696
E-mail Address: oromian@outlook.com
Business Website: N/A
Tax ID #: 871948077 NAICS Code: _____
Name of Contact Person: oda umar

General Information:

Principal(s)	Address	Phone	Social Security #	Title	% of Ownership
Kadra Hussein	362H 133 rd Ln NE Ham lake 55304	952-681-0696	215-73-2343	owner	100%

Type of Business: Sole Proprietorship: ☒ LLC Corporation: _____
Partnership: _____ New Business: _____

Date Established: 07/30/2021

Business Name: Barack Realty LLC

Address: 362H 133rd Ln NE Ham lake mn 55304

Web Address: N/A

Type (partnership, etc.): _____

Authorized Representative: [Signature] Phone: 952-681-0696

E-mail of contact person: oromian@hotmail.com

Description of Business: Truck driving school (CDL) services.

Legal Counsel: not assigned

Address: _____ Phone: _____

Contact Person: _____ E-mail: _____

Participating Bank: _____

Address: _____ Phone: _____

Contact Person: _____ E-mail: _____

Accountant: _____

Address: _____ Phone: _____

Contact Person: _____ E-mail: _____

Financial Background:

1) Have you ever filed for bankruptcy? NO

2) Have you ever defaulted on any loan commitment? NO

3) Have you applied for conventional financing for a project? NO

4) List Financial references:

a. North East Bank

b. Wellsfargo

c. _____

Project Information:

1) Location of proposed project: N/A

2) Amount of Business Assistance requested: \$200,000

- 3) Need for Business Assistance: \$200,000 (G & H)
- 4) Present ownership of site: N/A
- 5) Number of permanent jobs created as a result of project: 5 - 20 employees
- 6) Estimated annual sales: Present: NA Future: \$1.8 million
- 7) Market value of project following completion: \$2 million
- 8) Anticipated start date: April 2022 ±
- 9) Anticipated completion date: Aug 2023 ±

Financial Information:

1) Estimated project related costs:

- | | |
|--------------------------------------|------------------|
| a) Land Acquisition: | <u>\$ 1.00</u> |
| b) Site development: | <u>\$300,000</u> |
| c) Building cost: | <u>\$225,000</u> |
| d) Equipment: | <u>\$100,000</u> |
| e) Architectural / Engineering fees: | <u>\$84,000</u> |
| f) Legal fees: | <u>\$12,000</u> |
| g) Off-site development costs: | <u>\$100,000</u> |
| h) Public infrastructure costs: | <u>\$100,000</u> |
| i) Other (explain): | <u>N/A</u> |

Total \$ 1,221,001

2) Sources of financing:

- | | | Public/Private
Total |
|-----------------------------------|-----------------------|-------------------------|
| a) Private Financing Institution: | \$ <u>—</u> | <u>—</u> |
| b) Revolving Loan Funds: | <u>—</u> | <u>—</u> |
| c) Other Public Funds (identify): | <u>—</u> | <u>—</u> |
| d) Developer Equity: | <u>\$ 1.2 million</u> | <u>—</u> |

Total \$ 1.2 million

Application Fees

Applications Escrow (due at time of application)	\$1,000
Development Agreement Fee	\$1,000 plus costs
Establishment of New TIF District	\$4,800 or actual cost
TIF Development Agreement	\$2,500 plus costs
*other fees may apply	

TO BE SIGNED BY APPLICANT

I have willfully furnished this information to the City of Isanti for the purpose of applying for a assistance. I understand that this information will be available for review by the City of Isanti Staff, the City Attorney, or any other professional the City Council may request. I declare that the information provided in this application is true and to the best of my knowledge. I understand that the City of Isanti has the right to verify this information and will be in contact with those individuals and institutions involved in this proposed project as well as credit references. False information, in addition to disqualifying me from any further considerations and financial assistance, may also subject me to litigation or recover the City's expenses related to reviewing this application and/or costs to collect any loan balances.

Kadya
Signature

01-20-2022
Date

02/23/2022

To: City of Isanti

Requesting accommodation from the city of Isanti to cover the cost of the public infrastructure, such as road, utility, water and sewer. We are also asking for the completion of the land purchase as soon as possible, because our project is projected to start early spring. We are already behind schedule due to the land.

There are many reasons why our business is essential to Isanti and our whole nation, but the major issue we are trying to contribute to is that, there national shortage of truck drivers, and school bus drivers, we feel the urge to do our part to produce as many drivers as possible to help our economy nationwide, not just Isanti.

This business is designed to bring a major economic boost to the city of Isanti, such as creating employment opportunities, educational opportunities, and creating diversity. Furthermore, with the number of students and teachers combined, over one hundred people will be utilizing the resources offered by the city, and most of all will be bringing business to the city of Isanti. Including shopping and many more opportunities that will contribute to the major growth of Isanti in general.

If given the opportunity, the difference we will bring to the city of isanti is endless. We would like you to welcome us and give us the opportunity to make a difference in the city of Isanti. If you have any questions, please contact Oda Umar project manager at 952-687-0696 or via email oromian@hotmail.com. Your time is greatly appreciated, and we look forward to working with you soon.

Thank you,

Project manager
Oda Umar

SEMI TRUCKING SCHOOL (CDL), SERVICE SHOP, TRUCK PARKING SERVICES AND TRAINING ALL MOVING MACHINES.

Project owner:

Barack Realty LLC

3624 133rd In NE Ham Lake MN 55304

contact info 952-687-0696

email: oromian@outlook.com

Business proposal: According to our construction consultant, due to covid-19 we might have shortage of construction engineers, contractor shortage, supply shortage. Due to this, the project may take longer to complete. Our project is divided into 4 phases. The 4 phases will be explained below.

Projection plan:

- 1-1.5 total years for project to finish.
- 1.2 million dollars for project cost.
- Project will need 5 employees to start and that is projected to grow to 20 employees by the time the project end. (Management wage is up to 35 per hour, and 15-17 for other employees.
- Once the business starts, we expect about 75-100 customers on site daily.
- Total building square feet is 6000 sq.
- The remaining lot will be used for parking.

Phase 1

1. Doing survey on the site.
2. Plan and structure will be completed in 3 months.

Phase 2

1. Cleaning the lot and preparing the parking lot ready to use for semi-truck.

Phase 3

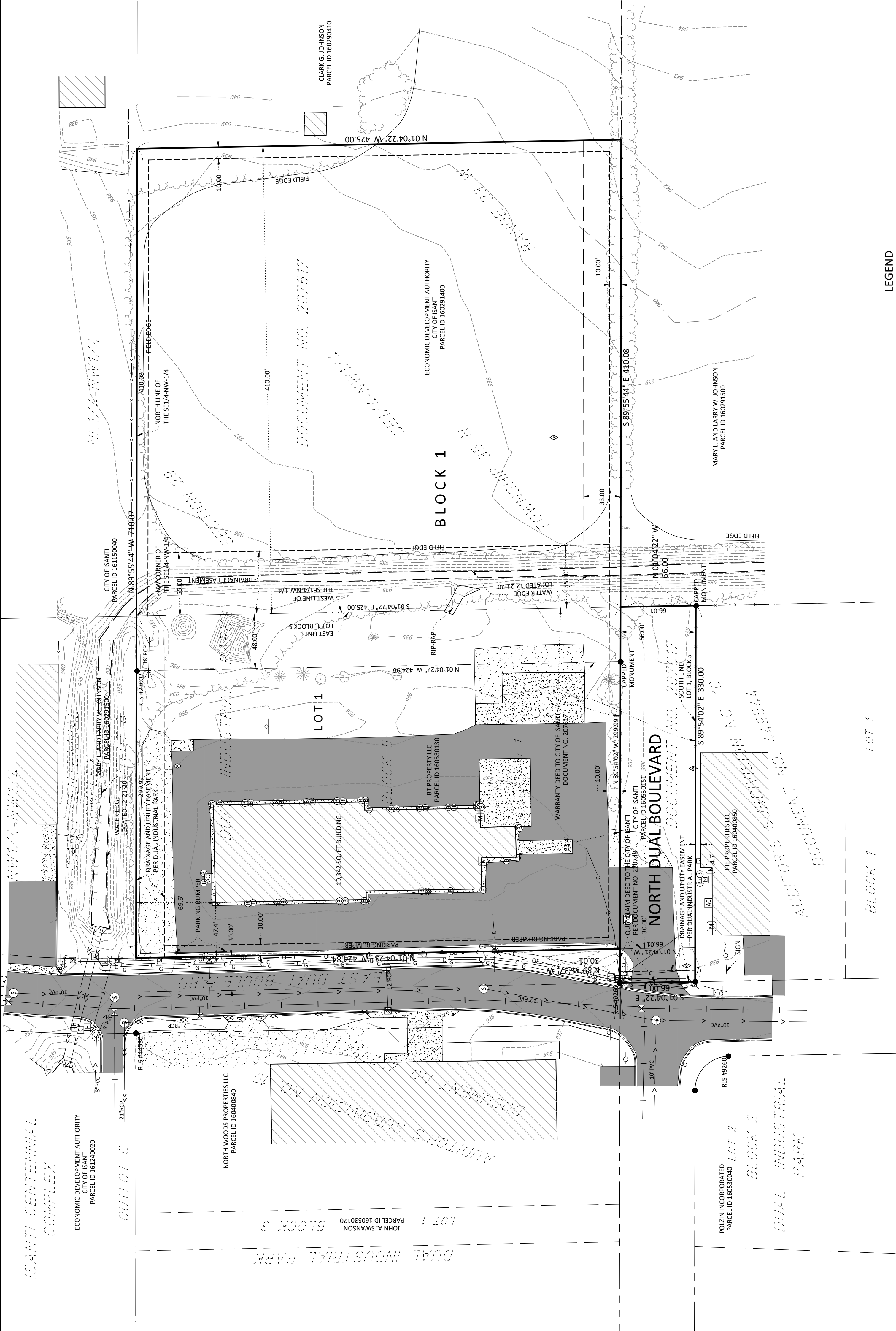
2. Starting construction on the office and school totaling 3000 sq.
3. 3000 sq will be used as garage and body shop for the semi-truck.

Phase 4

1. Building semi-truck service garage and repair shop.

If we get the opportunity to invest in this city, we believe that our contributions will make a major long-term difference in Isanti's growth. For instance, diversity and economic growth included but not limited to, gas station, hotels, grocery, and restaurants will have students from all over the United States bring business to them. We will also have employment opportunities to help serve our community. If given the opportunity, the possibilities are endless, we will do everything we can to contribute to the growth of Isanti.

NAME OF PLAT
PRELIMINARY PLAT

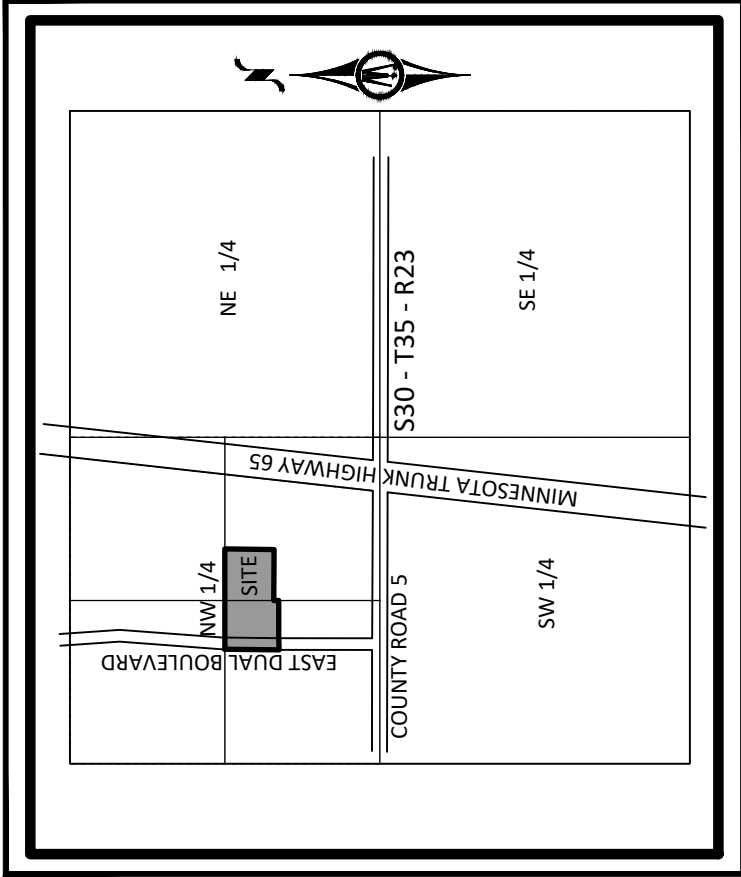


LEGEND

MONUMENT FOUND	MAILBOX
CONTROL POINT	MANHOLE-SANITARY SEWER
BENCH MARK	MANHOLE-STORM SEWER
AIR CONDITIONER	METER
BOLLARD	PEDESTAL-COMMUNICATION
CATCH BASIN	PEDESTAL-ELECTRIC
CATCH BASIN	POLE-UTILITY
FIRE HYDRANT	SIGN TRAFFIC
FLAG POLE	TRANSFORMER-ELECTRIC
FLARED END / APRON	TREE-CONIFEROUS
GUY WIRE ANCHOR	TREE-DECIDUOUS
HANDHOLE	VALVE
COMMUNICATION UNDERGROUND	ADJACENT
ELECTRIC UNDERGROUND	EASEMENT
FIRE UNDERGROUND	RIGHT OF WAY
GAS UNDERGROUND	INTERMEDIATE CONTOUR
OVERHEAD ELECTRIC	INDEX CONTOUR
SANITARY SEWER	WATER EDGE
STORM SEWER	GRAVEL SURFACE
WATER SYSTEM	CONCRETE SURFACE
FENCE	BITUMINOUS SURFACE
CURE & GUTTER	
EDGE OF TREES	

VICINITY MAP

NOT TO SCALE



AREA TABULATION:

LOT 1	SQ. FT.	ACRES
RIGHT OF WAY	SQ. FT.	
TOTAL AREA	323,474 SQ. FT.	7.426 ACRES

LEGAL DESCRIPTION

(per document #207617)

Tract A
The West 410 feet of the following described tract of land to-wit: All that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-nine (29), Township Thirty-five (35), Range Twenty-three (23), described as follows, to-wit: Commencing at the southwest corner of Lot 1, Block 5 of the recorded; plat of Dual Industrial Park, Isanti County, Minnesota; thence northerly on an azimuth of 350 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 60.00 feet to the point of beginning of the parcel to be herein described; thence westerly on azimuth of 270 degrees 00 minutes 30 seconds, along the north line of Dual Boulevard, as dedicated on the plat of Dual Industrial Park, a distance of 50.00 feet; thence northerly on an azimuth of 16 degrees 13 minutes 10 seconds, a distance of 46.85 feet to the point of intersection with a line drawn parallel with and distant 36.00 feet west of the west line of said Lot 1, Block 5 of Dual Industrial Park, as measured at right angles to said west line of Lot 1; thence northerly on an azimuth of 358 degrees 50 minutes 10 seconds, along said parallel line, a distance of 379.81 foot to the north line of the SW 1/4 of NW 1/4 of Section 29; thence easterly on an azimuth of 89 degrees 58 minutes 50 seconds, along said north line, a distance of 36.00 feet to the northwest corner of said Lot 1, Block 5 of Dual Industrial Park; thence southerly on an azimuth of 178 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 424.83 feet to the point of beginning.

Tract B

The South sixty-six (66) and the East forty-eight (48) feet of Lot One (1), Block Five (5) Dual Industrial Park, as measured at right angles to the South line and the East line, respectively of said Lot 1, Isanti County.

AND

(per document #20748)

That part of the Southwest Quarter of the Northwest Quarter of Section 29, Township 35, Range 23, Isanti County, Minnesota, described as follows:

Commencing at the southwest corner of Lot 1, Block 5 of the recorded; plat of Dual Industrial Park, Isanti County, Minnesota; thence northerly on an azimuth of 350 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 60.00 feet to the point of beginning of the parcel to be herein described; thence westerly on azimuth of 270 degrees 00 minutes 30 seconds, along the north line of Dual Boulevard, as dedicated on the plat of Dual Industrial Park, a distance of 50.00 feet; thence northerly on an azimuth of 16 degrees 13 minutes 10 seconds, a distance of 46.85 feet to the point of intersection with a line drawn parallel with and distant 36.00 feet west of the west line of said Lot 1, Block 5 of Dual Industrial Park, as measured at right angles to said west line of Lot 1; thence northerly on an azimuth of 358 degrees 50 minutes 10 seconds, along said parallel line, a distance of 379.81 foot to the north line of the SW 1/4 of NW 1/4 of Section 29; thence easterly on an azimuth of 89 degrees 58 minutes 50 seconds, along said north line, a distance of 36.00 feet to the northwest corner of said Lot 1, Block 5 of Dual Industrial Park; thence southerly on an azimuth of 178 degrees 50 minutes 10 seconds, along the west line of said Lot 1, a distance of 424.83 feet to the point of beginning.

AND

(per document #XXXXX)

Lot 1, Block 5, XXXXXXXXXXXXX

SURVEYOR'S NOTES:

- Contours are at 1 foot intervals.
- Orientation of the bearing system is based upon the Isanti County Coordinate System (NAD83), 1986 Adjustment.
- Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 203500141). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
- All distances and elevations are in feet.
- Vertical datum = NAVD 1988. Origin of levels is MndOT Monument SANTI RM 1, Elevation 941.281 feet.

OWNER/SUBDIVIDER:

CITY OF ISANTI
110 FIRST AVENUE NW
ISANTI, MN 55040

CURRENT ZONING:

INDUSTRIAL PARK (I-1)

SURVEYOR/ENGINEER:

BOLTON & MENK, INC.
7533 SUNWOOD DRIVE NW
SUITE 206
RAMSEY, MN 55303

LOT REQUIREMENTS AND SETBACKS:

BUILDING SETBACKS: (PER CITY OF ISANTI CODE, SECTION 8, ARTICLE 2, SUBDIVISION 7)

FRONT YARD 30 FEET
SIDE YARD 15 FEET
REAR YARD 30 FEET

FIELD TOPOGRAPHY PROVIDED BY:

BOLTON & MENK, INC.
7533 SUNWOOD DRIVE NW
SUITE 206
RAMSEY, MN 55303

DATE OF PREPARATION:

XXXXXXXXXX

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Andrew Hill
License Number: 57632

XX/XX/XXXX
DATE



Legend

- Parcels (6-30-2020)
- Sanitary Valve
- Original
- GPS
- Sanitary Bypass Valve
- Sanitary Clean Out
- Sanitary Manhole
- Sanitary Air Release Manhole
- Sanitary Splitter Box
- Sanitary Wet Well
- Sanitary Lift Station
- Sanitary Pipe
- Sanitary Foremain
- Storm Manhole
- Original
- GPS
- Storm Pipe
- Water Curb Stop
- Water Valve
- Mainline Valve - Original
- Service Valve - Original
- Mainline Valve - GPS
- Hydrant Valve - GPS
- Service Valve - GPS
- Water Hydrant
- Watermain
- City Limits
- 4 Acre City Parcel



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Isanti is not responsible for any inaccuracies herein contained.



BOLTON & MENK
Real People. Real Solutions.

0 263 Feet