



Economic Development Authority

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Agenda Modifications
 - d. Adopt Agenda
2. Approval of Meeting Minutes from June 7, 2022 Meeting
3. Public Hearing
4. Business Item
 - a. Resolution 2022-7 Awarding the Bid for the EDA Crop Lease for 2023
5. Announcements
6. Adjournment

**Economic Development Authority
Meeting Minutes
June 7, 2022**

1. **Call to Order:** Chair Johnson called the meeting to order at 8:02 pm
 - a. **Pledge of Allegiance**
 - b. **Roll Call:** EDA Members present: Jeff Johnson, Steve Lundeen, Jimmy Gordon, Dan Collison Luke Merrill, and Paul Bergley
Staff Present: Community Development Director Stephanie Hillesheim, Police Chief Travis Muyres
Agenda Modifications: None
 - c. **Adopt Agenda:** Motion by Lundeen, second by Merrill to adopt the agenda, motion passed 6-0.
2. **Approval of Meeting Minutes from April 5, 2022 Meeting:** Motion by Bergley, second by Collison to approve the meeting minutes, motion passed 6-0.
3. **Public Hearing**
 - a. Request from Iron Eagle Farms, LLC to purchase PID 16.115.0010 and Approval of Resolution 2022-5 Approving the Sale of EDA-Owned Industrial Land and Business Subsidy Agreement for PID 16.115.0010. Hillesheim stated the applicant is requesting to purchase the 1.22-acre parcel to expand their company, which is already located in Isanti and is planning to construct a 9,000 square foot industrial building. Hillesheim described they currently own half of the NHH building located in the industrial park. Staff has confirmed their site plan concept will work in the space and that a 9,000 square foot building is near the maximum allowed to be constructed on this site for impervious surface coverage and stormwater. Mayor Johnson opened the public hearing at 8:06pm and there was no public comment made during this time. Collison asked what the Blackhawk PCS company was in the business of doing. Hillesheim explained they remove discarded construction site materials from the sites and own roll off containers they use on the sites and dispose of the materials. Merrill asked where the site was located compared to where they are currently. She stated the new lot is on the opposite side of the street and south of a few spaces where they currently are located. Merrill asked if the site was shovel ready. Hillesheim stated that it was indeed a shovel ready site, but they were aware of stormwater management requirements of the site. Merrill wanted to know if they were expanding jobs since the goal of the sites were to create more jobs. Hillesheim stated they are trying to expand their business but that due to the hiring climate we don't want to hold them to stringent hiring standards. Their goal is to hire approximately 10 new employees. Merrill stated he is concerned they will use the site for storage. Hillesheim explained the site includes and office as well in the concept plans. Mayor Johnson stated he would be concerned if they weren't building a 9,000 square foot building. Lundeen stated a 9,000 square foot building was increasing the tax base, an empty lot was not. Merrill said he just wants to make sure since we were running out of available lots that this was going to be the highest and best use. Collison stated it was the last lot. Lundeen described the number of hiring signs he sees along his morning commute and said he agrees that we should make increased hiring a hurdle for this business due to the size of the investment they are making. Hillesheim stated they are using private financing and are well established. She also reiterated they are excited to grow here in Isanti. Lundeen said he wants to make sure they understand any outside storage must be screened and Hillesheim confirmed the applicants were aware of the requirements. Bergley stated he agrees with the hiring concerns Lundeen stated. Merrill questioned the parking lot requirements for ingress and egress. Hillesheim stated the plan was a concept and all zoning requirements will be upheld.
Collison made a motion to approve the request and Lundeen seconded the motion. The motion passed 6-0.

4. Business Item

a. Bid advertisement for Request for Quotes for Lease of EDA/City Owned Crop Land
Hillesheim explained the request for the City and EDA to place an advertisement in the paper to bid for lease of the remaining crop land. Mayor Johnson asked to confirm the land was still for sale. Hillesheim stated the land was for sale and that the contract stipulated if the land is sold after crops have been planted and prior to harvesting the city would reimburse the lease holder up to an identified amount of the value of the crop. She explained this was for the 2023 season. Motion to approve by Lundeen with a second by Bergley. The motion passed 6-0.

5. Announcements

6. Adjournment: Motion by Bergley to adjourn, second by Merrill; motion passed 6-0 meeting adjourned at 8:15 pm.

Respectfully submitted by Stephanie Hillesheim,
Community Development Director.

**MEMO**

To: Economic Development Authority
From: Stephanie Hillesheim, Community Development Director
Date: April 5, 2022
Subject: Advertising for Crop Lease Bids for the EDA/City owned land

The current leases expire at the end of the 2022 growing season. Staff is requesting permission to advertise for quotes for the remaining EDA/City Owned parcels. Attached is the bid advertisement for the newly platted Isanti Railview North Industrial Park Outlot A and the land adjacent to the WWTP.

Request:

Staff is requesting action on this item.

Attachments:

Advertisement for Request for Lease Bids for EDA/City Owned Land
Map of the Crop Land



CITY OF ISANTI

July 20, 2022

12:00 p.m.

QUOTE OPENING

Land Lease – 2023 Crop Year

Quoter Name	Parcel A
Wayne Calander Calander Farms	\$ 6800.00

**CITY OF ISANTI ECONOMIC DEVELOPMENT AUTHORITY
RESOLUTION 2022-7**

AWARDING QUOTE FOR THE LEASE OF CITY OF ISANTI EDA OWNED CROP LAND

WHEREAS, the City of Isanti Economic Development Authority (the “EDA”) has determined that certain property currently owned by the City of Isanti EDA will not be needed in the near future for the intended public use; and,

WHEREAS, the EDA has identified the property to be leased/rented for crop production on the map attached Exhibit A as Parcel A for 67 acres “more or less”, north and east of the City of Isanti Wastewater Treatment Facility and Public Works site, located to the east of 3rd Avenue North on the western boundary of lots 1, 2, 3, and 4 of Isanti Railview North Industrial Park, and south of 299th Avenue; and,

WHEREAS, the EDA advertised and obtained one quote from parties interested in farming the above stated property for the production of row crops for the 2023 Crop Year as follows:

Wayne Calander, Calander Farms \$6,800/yr.;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Isanti, Minnesota

1. Hereby awards the bid as received for a period of one crop year to Wayne Calander, Calander Farms, for the amount of \$6,800/annual rent for the 2023 crop year for the rental of approximately 67 acres “more or less” of EDA property for crop farming as described above.
2. That the annual rent of \$6,800/yr. shall be due and paid to the City of Isanti Economic Development Authority according to the following schedule:

On December 1, 2022 \$3,400.00 (1st half of first year 2023 annual fee)
On December 1, 2023 \$3,400.00 (2nd half of year 2023 annual fee)

3. The EDA reserves the right to develop the property at any time through the contract period. If the EDA exercises this right, the EDA shall compensate Mr. Calander for the fair market value of the crop destroyed, valued at the average market price per bushel as of the date of initial construction activity resulting in the removal of the crop, based upon the average per acre yield as established by the records maintained by USDA pertaining to the subject field or as available for similar fields located in Isanti Township, in the event such records are not available for the specific crop field herein.
4. That Mr. Calander shall have no right to rent the land for future crop years after year 2023 unless awarded the lease by the EDA through a bid process.

This resolution was duly adopted by the City of Isanti Economic Development Authority this 3rd day of August 2022.

Attest:

President Jeff Johnson

Stephanie Hillesheim
Secretary/Community Development Director

Exhibit A
Map of Parcel A



APPROVED RENTER:

WAYNE CALANDER, CALANDER FARMS

Signature

Date