Economic Development Authority

Meeting Minutes

March 1, 2022

1. **Call to Order:** Chair Johnson called the meeting to order at 7:56 pm
2. **Pledge of Allegiance**
3. **Roll Call:** EDA Members present: Jeff Johnson, Steve Lundeen, and Jimmy Gordon, Dan Collison

Members Absent: Luke Merrill, Paul Bergley

Staff Present: Community Development Director Stephanie Hillesheim, City Engineer Jason Cook, City Clerk Jaden Strand, City Administrator Josi Wood, Finance Director Mike Betker

1. **Agenda Modifications:** None
2. **Adopt Agenda:** Motion by Lundeen, second by Collison to adopt the agenda, motion passed 4-0.
3. **Approval of Meeting Minutes from February 2, 2022 Meeting:** Motion by Lundeen, second by Collison to approve the meeting minutes, motion passed 4-0.
4. **Public Hearing** None
5. **Business Item**

**a.** Request from Barack Realty LLC to purchase PID 16.029.1400 and Infrastructure Assistance

Community Development Director Stephanie Hillesheim explained the request to purchase the 4-acre parcel. Mayor Johnson asked if UPS was planning on expanding onto this parcel. Hillesheim said that they did not want to move forward with their first right of refusal. Mayor Johnson asked about access to the site and if there is a road that will be put in to the south of the UPS building. Hillesheim explained that the access to the site would come from the city owned parcel and would take roughly $175,000 to make a temporary road for access as well as to bring sewer and water to the site. This would include adding a driveway which would eventually be intended to turn into a permanent street. Council member Collison asked if this temporary driveway would be able to hold the weight of large semi-trucks since the business will be using the site for a CDL training facility. City Engineer Jason Cook explained that the topic of a driveway entrance as opposed to a street will need to be explored more by the client’s engineers to see what will withstand as far as thickness and materials to allow for these sized trucks. Council member Lundeen asked if the applicant is requesting that the city pay for all utilities and the access. Hillesheim confirmed that the applicant is asking the city to cover these costs. Council member Gordon admitted that he liked the idea of this business in Isanti and asked staff if there are any other parcels in town that would accommodate this business with existing access. Hillesheim said that the City is running out of properties with easily accessible services. There are 66 acres designated for Industrial Use in the north end of the city but would require utility and service work across the site and is not immediately available. The applicant was present at the meeting to explain his business and was available for questions. Topics covered in staff and EDA members conversation included the temporary driveway, utilities, appraisal values for the property, and who would pay the costs for these services. After deliberation, it was determined by the EDA that the land would be willing to sell the land for $1 as long as the applicant pay for sewer and water services and roadwork leading to the site. Hillesheim pointed out to the EDA members that in order to sell the land for $1, there will need to be a public hearing and a vote will be taken at a later date to determine an outcome.

1. **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>.

1. **Adjournment:** Motion by Lundeen to adjourn second by Collison, motion passed 4-0 meeting adjourned at 8:53 pm.