Economic Development Authority

Meeting Minutes

June 7, 2022

1. **Call to Order:** Chair Johnson called the meeting to order at 8:02 pm
2. **Pledge of Allegiance**
3. **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

1. **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**
4. 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.

1. **Business Item**
2. 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.

1. **Announcements**
2. **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.