



ECONOMIC DEVELOPMENT AUTHORITY AGENDA

Tuesday, September 3, 2024

6:55 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

1. Approve Minutes of January 16, 2024

New Business

2. Consider Resolution EDA 24-1 Authorizing Transfer of Land to the City

Other Business

Adjourn



EDA Regular

1.

Meeting Date: 09/03/2024

Subject: Approve Minutes of January 16, 2024

From: Joan Lenzmeier, City Clerk

INTRODUCTION

DISCUSSION

RECOMMENDATION

Attachments

January 16, 2024

ECONOMIC DEVELOPMENT AUTHORITY MEETING OF JANUARY 16, 2024

A meeting of the Coon Rapids Economic Development Authority was called to order by President Jerry Koch at 8:03 p.m. on January 16, 2024 in the Council Chambers.

Members Present: President Jerry Koch, Commissioners Brad Greskowiak, Kari Rehrauer, Sean Novack, Jennifer Geisler, Brian Armstrong and Pat Carlson

Members Absent: None

CALL TO ORDER

President Koch called the meeting to order at 8:03 p.m.

ROLL CALL

All members present.

MINUTES OF PREVIOUS MEETING

1. Approve Minutes of September 5, 2023

MOTION TO APPROVE THE MINUTES OF SEPTEMBER 5, 2023 BY COMMISSIONER CARLSON, SECONDED BY COMMISSIONER NOVACK. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

2. Selection of EDA Officers for 2024

The staff report was shared.

MOTION BY COMMISSIONER REHRAUER, SECONDED BY COMMISSIONER GEISLER TO APPOINT EDA OFFICERS AS FOLLOWS:

PRESIDENT: JERRY KOCH
VICE PRESIDENT: PAT CARLSON
SECRETARY: JENNIFER GEISLER
ASSISTANT SECRETARY: BRAD GRESKOWIAK
TREASURER: BRIAN ARMSTRONG

THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

NONE

ADJOURN

MOTION BY COMMISSIONER REHRAUER, SECONDED BY COMMISSIONER NOVACK, TO ADJOURN THE JANUARY 16, 2024 EDA MEETING AT 8:04 P.M. THE MOTION PASSED UNANIMOUSLY.

Approval Attestation: Joan Lenzmeier, City Clerk



EDA Regular

2.

Meeting Date: 09/03/2024

Subject: Consider Resolution EDA 24-1 Authorizing Transfer of Land to the City

From: Matt Brown, Community Development Director

INTRODUCTION

The EDA is asked to adopt a resolution to convey four parcels in the Port Campus Square area to the City.

DISCUSSION

The EDA currently owns four parcels in the Port Campus Square area that include the Coon Rapids Ice Center, Boulevard Park, and associated public improvements. Because the EDA originally issued the bonds that financed land acquisition and certain improvements to the properties, they have remained under EDA ownership. The bonds have since been paid off and the City, as the operator of the Ice Center and park, is better suited to own the properties in the long term. In addition, while State law only allows real estate held by an EDA to be exempt from property taxes for a period of ten years, City-owned property held for a public purpose can remain tax-exempt indefinitely. For these reasons, the EDA is asked to convey the properties to the City.

RECOMMENDATION

Staff recommends that the EDA:

1. Conduct a public hearing.
2. Adopt Resolution EDA 24-1 authorizing conveyance of four properties in the Port Campus Square area to the City.
3. Authorize the President and Secretary to execute the deed.

Attachments

Location Map

Resolution EDA 24-1

Deed

Location Map



Prepared by: Planning Division

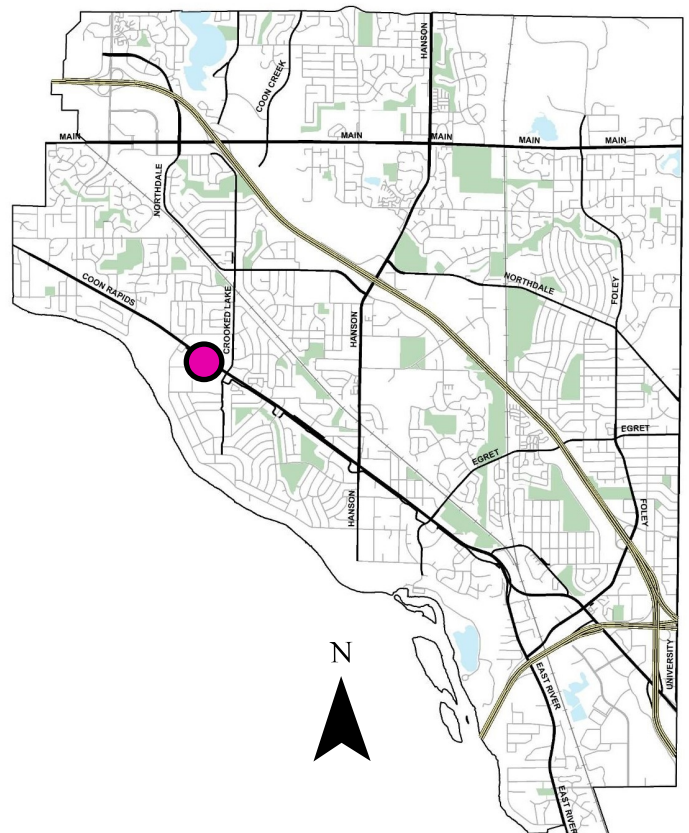
Date Exported: 8/8/2024 3:00PM

Planning Case: N/A

Land Use Review: N/A

Applicant: N/A

PIDs: 16-31-24-33-0044, 16-31-24-34-0064,
16-31-24-34-0063



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located from various sources and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exact measurement of distance or direction or precision in the depiction of geographic features. If error or discrepancies are found please contact 763-767-6430.

RESOLUTION NO. EDA 24-1

**RESOLUTION AUTHORIZING THE TRASFER OF LAND
FROM THE ECONOMIC DEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF COON RAPIDS TO THE CITY OF COON RAPIDS**

WHEREAS, The Economic Development Authority in and for the City of Coon Rapids is the owner of certain real properties located within Robinwood Plat 6 in Coon Rapids, Minnesota.

WHEREAS, the Economic Development Authority in and for the City of Coon Rapids issued bonds that financed the original land acquisition and construction of certain improvements on the properties; and

WHEREAS, the City of Coon Rapids currently operates and maintains the properties, which include the Coon Rapids Ice Center and Boulevard Park; and

WHEREAS, the bonds have been paid off and the City of Coon Rapids is best suited to own the properties in the long term.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority in and for the City of Coon Rapids authorizes the transfer of Lot 1, Block 1, Outlot A, Outlot B, and Outlot C, Robinwood Plat 6 to the City of Coon Rapids, Minnesota.

BE IT FURTHER RESOLVED that the Economic Development Authority in and for the City of Coon Rapids authorizes the President and Secretary to execute the appropriate documents to accomplish the transfer of title to said property.

Adopted this 3rd day of September, 2024, by the Economic Development Authority in and for the City of Coon Rapids, Minnesota.

Jerry Koch, President

ATTEST:

Jennifer Geisler, Secretary

QUIT CLAIM DEED

Business Entity
to Business Entity

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____, 20 _____ County Auditor by Deputy		
STATE DEED TAX DUE HEREON: \$ Date:		(reserved for recording data)

FOR VALUABLE CONSIDERATION, the Economic Development Authority in and for the City of Coon Rapids, a governmental subdivision under the laws of Minnesota, Grantor, hereby conveys and quit claims to the City of Coon Rapids, a municipal corporation under the laws of Minnesota, Grantee, real property in Anoka County, Minnesota, described as follows:

Lot 1, Block 1, Outlot A, Outlot B, and Outlot C, Robinwood Plat 6, Anoka County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐
Subject to restrictions, reservations and easements of record, if any.
together with all hereditaments and appurtenances belonging thereto.

The total consideration for this transfer of property is \$3,000 or less.

(if more space is needed, continue on back)

Check box if applicable:

- ☒ The Seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

ECONOMIC DEVELOPMENT AUTHORITY IN
AND FOR THE CITY OF COON RAPIDS

Affix Deed Tax Stamp Here

By
Jerry Koch

Its President

By
Jennifer Geisler

Its Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing was acknowledged before me this _____ day of _____, 2024, by Jerry Koch and Jennifer Geisler the President and Secretary of the Economic Development Authority in and for the City of Coon Rapids, a governmental subdivision, under the laws of Minnesota, on behalf of the governmental subdivision.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)	SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee): GRANTEE: City of Coon Rapids 11155 Robinson Drive NW Coon Rapids, MN 55433
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS): David J. Brodie, City Attorney City of Coon Rapids 11155 Robinson Drive Coon Rapids, MN 55448 763-767-6495	