



NORTH BRANCH

—Minnesota—

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Chair

Dennis Johnson
Vice Chair

Jessica Thelander
Commissioner

Nyle LaGrange
Commissioner

Marshall Saunders
Commissioner

Peter Schaps
Councilmember

Kevin Schieber
Mayor

**ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL AGENDA
WEDNESDAY, AUGUST 7, 2024 @ 4:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. SPECIAL SESSION ITEMS

- a. Consider the Approval of a Right of First Refusal for land in the Interstate Business Park **ACTION**

EDA to discuss the item in a closed session is possible and pursuant to Minn. Stat. §130.05, Subd (3) to consider approval of a Right of First Refusal for land in the Interstate Business Park in a closed session. This meeting will not be televised or live-streamed and not open to the public if the session goes into a closed session.

5. ADJOURNMENT

EDA Mission Statement.

To be proactive in maintaining and enhancing the economic viability of North Branch through partnerships, innovation, and strategic action.

EDA Goals:

- Successfully become one of the first communities in the region mentioned as a choice for business location.
- Attract new industries that bring an enhanced tax base, quality jobs, and new capital into the community.
- Support existing businesses and encourage their continued prosperity and growth.
- Address critical systems that influence site location decisions.



Prepared By:
Linda Woulfe, Interim City Administrator
Presenter: Linda Woulfe, Interim City Administrator
Date: 08/02/2024

Board & Commission: Economic Development Authority

Subject: Consider the Approval of a Right of First Refusal for land in the Interstate Business Park

EDA to discuss the item in a closed session is possible and pursuant to Minn. Stat. §130.05, Subd (3) to consider approval of a Right of First Refusal for land in the Interstate Business Park in a closed session. This meeting will not be televised or live-streamed and not open to the public if the session goes into a closed session.

EDA to discuss the item in a closed session.

Voting Requirements:

Voting Options Simple Majority

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

ECONOMIC DEVELOPMENT AUTHORITY RESOLUTION NO. R-74-2024

**A RESOLUTION BY THE NORTH BRANCH ECONOMIC DEVELOPMENT
AUTHORITY APPROVING AN OPTION AND RIGHT OF FIRST REFUSAL TO
PURCHASE REAL ESTATE**

WHEREAS, the North Branch Economic Development Authority (“EDA” or “Grantor”) owns certain real property (PID No. 11.01072.30) and described as: Lot 3, Block 2, Essby Business Park 4th Addition, City of North Branch, Chisago County, Minnesota; referred to herein as the “Property”; and

WHEREAS, ----- (“Grantee”) has requested an option and right of first refusal to purchase the Property to locate a cannabis cultivation facility in the event that the Grantee subsequently receives approval for the same from the State of Minnesota; and

WHEREAS, sale of the Property is subject to the requirements contained in Minnesota Statutes, Section 469.105; and

WHEREAS, a draft of an Option and Right of First Refusal to Purchase Real Estate (the “Agreement”) has been prepared and is attached hereto as Exhibit A; and

WHEREAS, in accordance with the attached Agreement, the EDA and Grantee expressly understand and agree that the same is contingent upon approval by the Board of Commissioners of the EDA; and

WHEREAS, if any transaction approval or condition as provided in the Agreement is not obtained or timely met, the Agreement shall then be null and void, without further obligation by either party; and

WHEREAS, the attached Agreement does not constitute the sale of the Property, but instead only gives the Grantee an option and first right to purchase the Property if such rights are exercised timely by the Grantee during the Option Term, which expires October 31, 2024; and

WHEREAS, if Grantee timely exercises the option or first right during the Option Term in the Agreement, a mutually acceptable purchase agreement is required thereafter to be negotiated and brought back to the EDA for consideration of approval commensurate with both a public hearing and approval of project plans and specifications for the Property pursuant to Minnesota Statutes, section 469.105.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the North Branch

Economic Development Authority that the Board of Commissioners hereby approves the attached Option and Right of First Refusal to Purchase Real Estate, Exhibit A, as to form and authorizes and directs the Chair and Executive Director to execute the Option and Right of First Refusal to Purchase Real Estate substantially in the form hereby approved, allowing for any necessary minor or technical changes as approved by the City Attorney.

PASSED by the Board of Commissioners of the North Branch Economic Development Authority on this ____ day of _____, 2024.