

BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY

A G E N D A

**December 7, 2020
6:00 p.m. (or soon thereafter)
City Hall**

1. CALL TO ORDER

2. HOLD A PUBLIC HEARING ON PROPOSED SALE OF PROPERTY IN
THE CITY OF BEMIDJI (Lot 2, Block 3, SOUTH SHORE ADDITION)
 - Approve Findings

3. ADJOURN

**PROCEEDINGS OF THE
BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY (BEDA)**

In Re: Proposed BEDA sale of Southeast Lake Bemidji Redevelopment Project Property (in Plat of South Shore Addition) to Jonzek, LLC (Tim Mrazek).

BACKGROUND AND FINDINGS

On Monday, December 7, 2020, the Bemidji Economic Development Authority (BEDA) met and considered the proposed sale of BEDA-owned property in the Southeast Lake Bemidji Redevelopment Project Area and within the Plat of South Shore Addition, to Jonzek, LLC (hereinafter "Purchaser"). The plat of South Shore Addition is the subject of the approved BEDA South Shore Planned Unit Development, and is subject to the General Planned Unit Development Guidelines dated November 6, 2009, as the same have been amended from time to time, administered by the BEDA's Design Review Committee (the "DRC") in conjunction with the Greater Bemidji Area Joint Planning Board (the "JPB").

The BEDA-owned property to be sold is legally described as:

Lot 2, Block 3, SOUTH SHORE ADDITION, according to the recorded plat thereof, on file and of record in the office of the County Recorder, Beltrami County, Minnesota (hereinafter the "Development Property").

The BEDA Staff had tentatively negotiated to sell the Development Property to Purchaser for **Four Hundred Thirty-five Thousand and no/100 Dollars (\$435,000.00)**, subject to the terms of a Purchase Agreement, and to the approval of the proposed sale by the BEDA pursuant to the public hearing held herein. Purchaser intends to use the Development Property to construct an approximate twenty-eight (28) unit condominium residential housing complex.

Pursuant to Minnesota Statutes Chapter 469, the BEDA has conducted a public hearing in order to determine whether the proposed sale of the Development Property to Purchaser is in the best interests of the City of Bemidji and its residents and whether the proposed transaction furthers the BEDA's own general plan of and for economic development within the Bemidji Community. Pursuant to testimony received at the hearing and, based upon the discussion of Commissioners regarding the proposed sale, the interests of the City and its residents, as well as the Authority's general plan for economic development, the Authority makes the following findings and decision:

FINDINGS

1. That the sale of the Development Property to Jonzek, LLC will further a priority and goal of the BEDA to redevelop the Southeast Lake Bemidji Redevelopment Project Area, in particular, to accomplish a condominium residential housing complex.
2. That Purchaser's proposed condominium residential housing use is consistent with the Southeast Lake Bemidji Planned Unit Development (PUD) approved November 19, 2009, as the same have been amended from time to time, as approved by the JPB.
3. That the tentative development concept and 28-unit building design(s) presented to the BEDA (and its DRC?) by Purchaser, has found general approval of and with BEDA Commissioners; however, Purchaser must secure approval of final building plans and specifications from the DRC and JPB before commencement of construction.

4. The sale is conditioned upon the sale closing according to and in satisfaction of the terms and conditions set forth in the final Purchase Agreement negotiated between the BEDA and Purchaser, a copy of which is attached hereto as Exhibit **A** and incorporated by reference. The sale herein is further conditioned upon the successful negotiation and execution of any Development Agreement between the Purchaser, the BEDA, the City of Bemidji, and the JPB determined necessary for implementation and construction of Purchaser's proposed condominium residential building(s), including conditions arising from any and all JPB zoning approvals. Moreover, initiation of construction on the Development Property must begin within one (1) year after the date of conveyance of the Development Property unless Purchaser has sought and obtained an extension from the BEDA for good cause established by Purchaser.
5. It is the consensus of the BEDA Board that it is in the City's financial best interests that the proposed sale close according to and in satisfaction with those terms and conditions set forth in the above-described Purchase Agreement.
6. That the proposed sale to Purchaser will further the Authority's economic development plan for the City generally and the Southeast Lake Bemidji Redevelopment Project Area specifically, and will further the aims and purposes of Minn. Stat. §§469.090-.108.
7. That the BEDA had properly published notice of the public hearing as required by Minn. Stat. §469.105, Subd. 2.
8. That the Limited Warranty Deed to be used to convey the Development Property to Purchaser will contain the necessary covenants in compliance with Minn. Stat. §§469.090-.108.
9. That these Findings are adopted and the BEDA's decision respecting the proposed sale is rendered within thirty (30) days of the noticed public hearing herein.

DECISION

NOW, THEREFORE, based upon the above Findings, it is the decision of the BEDA that the sale of the Development Property to Jonzek, LLC, as described herein, is in the best interests of the City of Bemidji and its residents and that the proposed sale does further the Authority's general plan of economic development. Therefore, it is recommended that the BEDA complete the proposed sale to Purchaser, and that BEDA and its staff take all necessary administrative steps and actions leading to completion of the sale in accordance herewith and including Minn. Stat. §§469.090-.108.

Dated: December 7, 2020

Rita C. Albrecht, President

ATTEST:

Michelle R. Miller, Secretary