AGENDA

Economic Development Authority
Regular Meeting
January 13, 2026 – 6:00 pm
Maple Lake City Hall

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Minutes**
   a. October 28, 2025 MLEDA Meeting Minutes
4. **Business**
   a. Financial Assistance Policy
   b. Karlsburger Food Tax Abatement
   c. Discussion on Goals for City Owned Property
   d. Project Updates
5. **Staff Report**
6. **Next Meeting** – February 10, 2026
7. **Adjournment**

Members: Lynn Kissock, Kris Logas, Scott Chantland, and Lori Hausken

CITY OF MAPLE LAKE
WRIGHT COUNTY, MINNESOTA
MINUTES OF MAPLE LAKE
ECONOMIC DEVELOPMENT AUTHORITY MEETING
OCTOBER 28, 2025 - 6:00 P.M.

1. **Call to Order** - The meeting of the City of Maple Lake Economic Development Authority was called to order by President Kissock at 6:00 p.m. on Tuesday, October 28, 2025.

   Roll Call – President Lynn Kissock, Members Scott Chantland, Lori Hausken and Kris Logas were present.

   City Staff and Consultants Present: Margaret Webb, Finance Officer, and Kirstin Chatfield, EDA Consultant.

2. **Approval of Agenda** - Motion by Member Chantland and seconded by Member Paumen to approve the agenda as presented. Motion passed unanimously by voice vote.

3. **Approval of Minutes** - Motion by Councilor Logas and seconded by Councilor Hausken to approve the minutes of the September 02, 2025 MLEDA Meeting. Motion passed unanimously by voice vote.

4. **Business**

   a. Discussion regarding Maple Lake Business Resources – Chatfield presented her Business Resources. **Motion by Councilor Logas and seconded by Hausken to recommend approval of the Business Resources worksheet and then to publish on the City website. Motion passed unanimously by voice vote.**

   b. Presentation and Discussion regarding TIF and Tax Abatement 101 - Chatfield presented and explained the differences between TIF and Tax Abatement and answered EDA member questions which gave them a good understanding of the differences between them and processes.

   c. Discussion and Possible Direction regarding Maple Lake Financial Assistance Policy and Application – Chatfield explained the importance of having set guidelines and the costs that would be collected by the applicant.

   d. Update and Discussion regarding available space and sites inventory

   e. Mike from Karlsburger Foods – requested financial assistance through tax abatement

5. **Staff Report** – Nothing additional was added by Finance Officer Webb

6. **Next Meeting** - The next meeting was scheduled for December 2, 2025, at 6:00 p.m.

7. **Adjournment** - Motion made by Member Logas, seconded by Member Hausken to adjourn the meeting. Motion passed unanimously by voice vote. Meeting adjourned at 6:44 p.m.

Respectfully submitted,
Margaret Webb
Finance Officer/Interim City Clerk

Approved: ________________________
Lynn Kissock, President

MEMO

TO: MLEDA

FROM: Kirstin Chatfield, Economic Development Consultant

RE: Discussion and Approval of Financial Assistance Policy and Applications

DATE: January 2, 2026

BACKGROUND

A Financial Assistance Policy helps the MLEDA and City Council make informed and consistent decisions related to possible financial assistance requests from businesses, developers and housing projects.

ACTION REQUIRED

Review, discuss and potentially recommend for approval to the City Council the Financial Assistance Policy, the Preliminary Application and Deposit Agreement, and the Financial Assistance Application. These three documents are attached for the EDA.

City of Maple Lake, Minnesota

FINANCIAL ASSISTANCE POLICY

Policy Purpose

The purpose of this policy is to establish the City of Maple Lake's position relating to the use of ***Tax Increment or Tax Abatement*** for private development within the requirements and limitations set forth by State Law. This policy shall be used as a guide in the processing and review of applications requesting tax increment or tax abatement assistance. It is the intent of the City to minimize the risk and amount of business assistance to a project and to leverage its public dollars to maximize private sector funding.

Tax Increment. The City of Maple Lake (City) is granted the power to establish tax increment financing districts by Minnesota Statutes 469.174 through 469.1794, as amended. Tax increment is an effective tool the City has used to address blight and redevelopment, attract and retain quality companies that provide for employment opportunities, promote a myriad of housing options for Maple Lake residents, and increase local tax base.

Tax Abatement. The City is granted the power to utilize Tax Abatement by Minnesota Statutes 469.1812 through 469.1816, as amended. The fundamental purpose of Tax Abatement in Maple Lake is to encourage desirable development or redevelopment that would not otherwise occur but-for the assistance provided through the tax abatement.

Tax Increment and Tax Abatement are funding techniques that leverage development and redevelopment investment to pay for the public related costs associated within the proposed project. The funding is derived from the difference in the current value of the tax capacity and tax revenues and the value after construction once the (re)development is completed.

General City practice is to provide financial assistance on a "pay-as-you-go" basis. This approach limits the City's financial risk by reimbursing the developer for those agreed upon and eligible project costs after the development has been constructed. Two important elements of these financial programs:

(1) The City *does not* issue bond financing. All project financing is paid for up front by the developer.

(2) Tax increment and tax abatement use the same revenue source and therefore *cannot* be used together.

The City reserves the right to ***approve or reject projects on a case by case basis***, taking into consideration established policies, project criteria, and demand on City services in relation to the potential benefits from the project. Meeting policy criteria does not guarantee the award of business assistance to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project.

The Economic Development Authority may recommend that the City Council deviate from this policy for projects that supersede the objectives identified herein.

1) OBJECTIVES OF FINANCIAL ASSISTANCE

As a matter of adopted policy, the City will consider the use of tax increment or tax abatement to assist private development projects that achieve these objectives:

- To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- To facilitate the development process and to achieve development on sites which would not otherwise be developed but-for the use of tax increment or tax abatement.
- To remove blight and/or encourage redevelopment of commercial and industrial areas in the City that result in high quality redevelopment and private reinvestment.
- To offset increased costs of redevelopment over and above the costs normally incurred in development.
- To provide for housing opportunities and/or options which target a specific demographic as agreed upon by the developer and the City of Maple Lake. A minimum number of “set aside” units may be a condition of assistance.
- Funding for necessary public improvements, where the costs of those improvement are considered extraordinary.
- All projects shall be of the highest quality in terms of planning and design.
- Projects that improve the quality of life in the City by providing a desirable good or service and address an unmet demand in the community.

2) PROJECT REQUIREMENTS

1. Financial assistance (tax increment or tax abatement) shall be provided to the developer upon receipt of the property tax payment by the City from Wright County; otherwise referred to as the pay-as-you-go method. Requests for up front financing will be considered on a case by case basis.
2. Any developer receiving assistance shall provide a cash equity investment in the project. The local government assistance is considered gap financing and shall not be used to supplant cash equity.
3. The length or term of any financial assistance will be based on need for each project as determined by the City.

4. The Developer shall be able to demonstrate a market demand for a proposed project. Assistance shall not be granted to support purely speculative projects.
5. Business assistance shall not be utilized in cases where it would create an unfair and significant competitive financial advantage over other projects in the area.
6. Business assistance shall not be provided for projects that would place extraordinary demands on City services or for projects that would generate significant environmental impacts.
7. The developer must provide adequate financial guarantees to ensure completion of the project, including, but not limited to: assessment agreements, letters of credit, personal guarantees, etc. unless an exception is granted by the City.
8. The developer shall adequately demonstrate, to the City's sole satisfaction, an ability to complete the proposed project based on past development experience, general reputation, and credit history, among other factors, including the size and scope of the proposed project.
9. For the purposes of analyzing the proposal, the developer shall provide any requested market, financial, environmental, or other data requested by the City or its consultants.

3) DURATION, RESTRICTIONS & ELECTIONS

TAX INCREMENT

- The City, based on the submitted financial assistance application and discussion with the developer will determine which type of tax increment financing district will be established. Five primary TIF District types are utilized: an economic development district (8 years), housing district (25 years), redevelopment district (25 years), renewal and renovation district (15 years), and business retention and expansion (12 years).
- Minnesota Statutes set the maximum term for each type of TIF District. The City has the authority to set the term for less than the maximum.
- Any TIF eligible costs expended prior to the establishment of the TIF District are not eligible for reimbursement and may impact the findings in the "but-for" test. The costs include land acquisition, demolition, and site improvements.

Community Investment

- Demonstration of gap:
    - The gap is clearly demonstrated and surpasses the amount of TIF generated by the District.

- The TIF eligible expenses exceed the amount of TIF requested
- Proof of financial gap including documentation from primary lenders, equity holders and other private financial partners
- The private development investment exceeds the City's TIF investment by a minimum of 10 to 1 ratio

Community Enhancement

- The level of local or regional public infrastructure needed to support the development project warrants higher public financial participation. This determination to be made on an individual basis.
- New and significant job creation occurs in the manufacturing, technical, engineering or professional sectors
- The development project results in achieving a specific City Council and EDA identified goal related to community and/or economic development, housing, or redevelopment.

TAX ABATEMENT

- The City, as the only participating taxing jurisdiction, may grant an abatement for a period no longer than 15 years. The City may specify in the abatement resolution a shorter duration.
- The City, when proposing to abate taxes for a parcel, may make a written request to Wright County or a School District in which a parcel is located to grant an abatement of county or school taxes for the property. If one of the two political subdivisions declines, in writing, to grant an abatement or if 90 days pass after receipt of the request to grant an abatement without a written response from one of the political subdivisions, the duration limit for an abatement for the parcel may be increased to 20 years.
- The City may not enter into a property tax abatement agreement that provides for abatement of taxes on a parcel, if the abatement will occur while the parcel is located in a tax increment financing district.

4) SUBSIDY AGREEMENT & REPORTING REQUIREMENTS

- All developers/businesses receiving tax abatement assistance from the City of Maple Lake shall be subject to the provisions and requirements set forth by State Statute 116J.993 and summarized below. Developers/businesses must also comply with the City's Business Subsidy Policy.
- The developer/business shall file a report annually for two years after the date the benefit is received or until all goals set forth in the application and performance agreement have

been met, whichever is later. Underperforming projects may result in reduced assistance on a pro rata basis or potentially repayment of some or all of the assistance.

- Reports shall be completed using the format drafted by the State of Minnesota and shall be filed with the City of Maple Lake no later than April 1 of each year for the previous calendar year. Businesses fulfilling job creation requirements must file a report to that effect with the City within 30 days of meeting the requirements.
- The developer/business will be required to attain or exceed the jobs and wages goals set forth in the Subsidy Agreement.
- Developers/businesses failing to comply with the above provisions will be subject to fines, repayment requirements, and be deemed ineligible by the State of Minnesota to receive any loans or grants from public entities for a period of five years.

5) APPLICATION AND REVIEW PROCESS

1) Applicant submits the completed application.
2) City staff reviews the application, meets with development team, and makes the following determination:
   - Project is referred to the EDA and/or the City Council for review and feedback on the preliminary financial concept prior to submission of a formal application.

   --- or ---

   - Project is referred directly to the formal financial application and review process.
3) If preliminary approval is granted, the applicant submits the application fee of $15,000. Fee is used for legal and consulting services engaged by the City in the review of the application. This includes the process for creating a Tax Increment Financing District or Tax Abatement project area, including all necessary notices, resolutions and certificates prepared by City staff and/or consultants is begun. The application funds will be placed in a non-interest bearing escrow account and any unused portion of the fee will be returned to the applicant.
4) The Economic Development Authority reviews the project and application. If the EDA then determines financial assistance is warranted, it then recommends approval to the City Council.
5) Prior to final approval by the City Council, the City and the developer will execute a detailed Development Agreement. The negotiated agreement may include: financial guarantees from the developer, a minimum assessed value for the project, and a date for receipt of first increment.

6) Public hearing notices are published.
7) Public hearing(s) on the proposed project are held.
8) The City Council grants final approval or denial of the proposal.
9) Filing of all documentation with appropriate agencies.
10) Construction is completed and all eligible cost invoices are submitted to City for review.
11) Issuance of promissory pay-as-you-go revenue note.
12) Receipt and payment of first increment. Typically, two years from commencement of proposed development.

6) CONTACT INFORMATION

All questions and clarifications related the Financial Assistance Policy, including specifics related to Tax Increment or Tax Abatement should be directed to:

Maple Lake City Administrator

Telephone: 320-963-3611

Email: cityadmin@ci.maple-lake.mn.us

The City reserves the right to ***approve or reject projects on a case by case basis****, taking into consideration established policies, project criteria, and demand on City services in relation to the potential benefits from the project. Meeting policy criteria does not guarantee the award of business assistance to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project.*

CITY OF MAPLE LAKE
PRELIMINARY AGREEMENT
FOR BUSINESS FINANCING

This Preliminary Agreement made and entered into by and between the City of Maple Lake a Municipality organized and operating under the laws of the State of Minnesota (hereinafter called "City") and ______________________________, a corporation organized under the laws of the State of ________________ (hereinafter called "Developer").

WITNESSETH:

WHEREAS, the City has received from Developer a request for:

☐ **Tax Increment Financing** assistance pursuant to Minnesota Statutes, Chapter 472A and Sections 273.71 through 273.78, as amended, in connection with a project to be undertaken by the Developer within the City

OR

☐ **Tax Abatement** assistance pursuant to Minnesota Statutes 469.1812 through 469.1816, as amended, in connection with a project to be undertaken by the Developer within the City

NOW, THEREFORE, in consideration of the foregoing, the parties hereto agree as follows:

A. The Developer agrees to deposit with the City **$15,000** for any and all expenses and costs of the City in connection with the preparation of all documentation and procedures required by Minnesota Statutes in connection with the approval of the above checked business financing assistance. Costs and expenses shall include, but not be limited to, all out-of-pocket expenses, all fees for legal services, all fees for engineering, financial, and consulting services including feasibility reports, all administration costs, appraisal costs, all costs of reports and hearings. Monies not expended will be refunded to the applicant. Additional expenses, if any, will be passed to the Developer.

B. The City Council reserves the right to deny any application for financing at any stage of the proceedings prior to executed agreements and in accordance with the terms set forth with the approvals.

C. All applications and supporting materials and documents shall remain the property of the City. All such materials may be subject to disclosure and/or public review under applicable provisions of State Law.

IN WITNESS WHEREOF, the City and the Developer have executed this Agreement on this _____ day of _____________, 20___.

DEVELOPER: CITY OF MAPLE LAKE:

______________________________ ______________________________

CITY OF MAPLE LAKE
FORMAL APPLICATION
BUSINESS FINANCING ASSISTANCE

I. APPLICANT

Developer and/or Business name:

Primary contact name:

Primary contact address:

Primary contact phone numbers:

Business:
Mobile:

Primary contact email:

Business form:

- ☐ Corporation
- ☐ Partnership
- ☐ Sole proprietorship
- ☐ Other (please specify)

____

Date of formation:

State of incorporation or organization:

Nature of business, principal products, etc.

If project is leased, please list prospective lessees, nature of lessee's business, and principal products, etc.

If the applicant is a corporation, please state officers, directors, and stockholders holding more than five percent of the stock of the corporation (state name, address, and relationship to the applicant). If the corporation is not formed, set forth as much as possible concerning potential officers, directors, and stockholders:

If the applicant is general partnership, please state the general partners. If a limited partnership, please state the general interest in the limited partnership (if a partnership is not formed, set forth as much as possible concerning potential partners):

Name, address, and telephone number of applicant's legal counsel:

Name, address, and telephone number of applicant's accountant:

II. PROJECT

Location (please state the address and attach the legal description of the project site):

Present ownership of the project site. If the project site is not currently owned by the applicant, please describe the arrangements by which the applicant intends to acquire or use the site:

Describe the project. If the project is a building or addition to a building, please specify the number of stories, square footage, related parking facilities, etc. Describe the equipment if included in the project. If available, attach site plan and building elevations:

What is the land use designation on the Comprehensive Guide Plan?

What is the zoning status of the project site?

Will a comprehensive guide plan amendment, rezoning, zoning variance, or conditional use permit be sought in connection with the project? If so, please describe:

Is the property properly subdivided for the intended use?

Estimated project-related costs:

Land acquisition	$ __________
Site development	$ __________
Building cost	$ __________
Equipment	$ __________
Architectural and engineering fees	$ __________
Legal fees	$ __________
Interest during construction	$ __________
Contingencies	$ __________
TOTAL	$ __________

Source of financing:

Primary Mortgage	$ __________
Business Assistance Request	$ __________
Equity	$ __________
Grants	$ __________
Other	$ __________
TOTAL	$ __________

Will the project be occupied by the applicant after completion? If not, state the name of future lessees and the status of commitments or lease agreements:

Name and address of architect:

Name and address of engineer:

Name and address of general contractor:

Current real estate taxes assessed on the project site and estimated real estate taxes on the project site upon completion of the project:

Target date for construction start:

Target date for construction completion:

III. TYPE OF BUSINESS ASSISTANCE:

Check One:
- ☐ **Tax Increment Financing**
- ☐ **Tax Abatement**
- ☐ **Other**

Please provide a general summary for the basis of the request:

NOTE: **City of Maple Lake policy is to provide only "pay as you go" Tax Increment or Tax Abatement Financing through the issuance of a Revenue Note to the Developer of an approved project.**

IV. MISCELLANEOUS

Detail the status of any previous or current requests which the applicant, its principals or affiliates have made to the city or to other municipalities for tax increment bond financing:

Has the applicant ever been in bankruptcy? If so, please describe the circumstances:

Has the applicant ever been convicted of a felony? If so, please describe the circumstances:

Has the applicant ever defaulted on any bond or mortgage commitment?

Will any public official of the city, either directly or indirectly, benefit by the issuance of the city's tax increment revenue bonds for this project within the meaning of Minnesota Statutes, sections 412.311 or 471.87? If so, please specify:

The applicant understands and agrees that the information contained in this application and the information contained in the items above is intended for use by the city of Maple Lake its officers, employees, and agents in connection with the city's consideration of possible tax increment bond financing for the applicant's project. However, the city gives no assurance that this information may not be disclosed, in whole or in part, to persons other than city officials, employees, and agents.

The Undersigned, (a) (the) ______________________________ of applicant, hereby represents and warrants to the city of Maple Lake that (he) (she) has carefully reviewed this application and that herewith are accurate and complete to the best of the Undersigned's knowledge and belief.

Applicant's signature ________________________ Date __________

By: ____

Its: ____

The City of Maple Lake reserves the right to require additional information and supporting data from the applicant after the filing of this application.

MEMO

TO: MLEDA

FROM: Kirstin Chatfield, Economic Development Consultant

RE: Karlsburger Foods Tax Abatement

DATE: January 2, 2026

BACKGROUND/INFORMATION

Karlsburger Foods has requested a twenty-year tax abatement to assist with their acquisition and improvements of the former Bernatello's Pizza building. The company has submitted a preliminary application and deposit to cover consultant and legal time with the process.

Attached for the EDA review and discussion are:

1. A Schedule for the Tax Abatement approval process
2. A Term Sheet between Maple Lake Karlsburger Foods which details the critical information that will be included in the drafting of the Development Agreement

The last decision that needs to be made is for the level of tax abatement the MLEDA and City want to contribute.

According to the Wright County Property Tax System, for pay 2026, the City will receive $48,949.48 (just the City share) in tax receipts for the Karlsburger Foods site. I have a methodology I will share to help start the conversation, but ultimately the decision is the MLEDA's.

The total investment in acquisition, building improvements and equipment is $8.5 Million. If the cost of the equipment is removed because of its useful life and temporary technology, then the investment number changes to $7.5 Million. Numerous communities try to limit public investment to 10% of the total investment which would provide $750,000 over 20 years or $37,500 annually.

Tax Abatement provides flexibility in the amount, number of years and types of activities it can fund. The MLEDA can set the year and amount at a different level, according to what is best for the City of Maple Lake. The above is just an example for discussion purposes.

ACTION REQUIRED

1. To approve a tax abatement amount for Karlsburger Foods
2. Approve the Term Sheet for the Development Agreement

Proposed Schedule for Establishing a Tax Abatement Maple Lake Karlsburger Foods	
January 13, 2026	EDA Meeting • Review of Project Scope and discussion on amount of Tax Abatement assistance • Review Draft Term Sheet
February 3, 2026	EDA Meeting • Approval and recommendation of Final Term Sheet • EDA Requests City Council to call for Public Hearing on March 17, 2026
February 4, 2026	Draft Development Agreement information negotiated and forwarded to Taft Law
February 6, 2026	Request for Tax Abatement assistance made to Maple Lake Schools
February 2026	Karlsburger Foods submits application for Tax Abatement assistance to Wright County
February 17, 2026	City Council calls for Public Hearing on March 17, 2026
March 2, 2026	Public Hearing notice submitted to the Maple Lake Messenger by 4:30 pm
March 3, 2026	EDA Meeting • Review Development Agreement Draft
March 4, 2026	Public Hearing notice published in Maple Lake Messenger
March 10, 2026	Resolution establishing a Tax Abatement and Development Agreement submit for Agenda Packet
March 17, 2026	City Council meeting • Public hearing (6 pm) for the establishment of Tax Abatement • Resolution establishing a Tax Abatement • Approval of Development Agreement

12/29/2025 Prepared by Kirstin Chatfield LLC

TERM SHEET CITY OF MAPLE LAKE- Karlsburger

This Term Sheet by and between Karlsburger Kitchens (the "Developer") and the City of Maple Lake (the "City") is intended to set forth the general terms upon which the parties hereto are willing to enter into a Development Agreement. This Term Sheet shall not be deemed conclusive or legally binding upon either party and neither party shall have any obligations regarding the property defined below unless and until a definitive Tax Abatement and Development Agreements are approved by the City Council and executed by both parties.

1. Developer: SL Real Estate LLC
3236 Chelsea Road West
Monticello MN 55632
Signatory Name and Title: Michael H. Maher, President

Attorney: Debra S. Nelson
6900 Wedgwood Road, Suite 200
Maple Grove, MN 55311
(763) 560-5700
dnelson@hennsnoxlaw.com

2. Property:
PID: 11 005 4001010
LEGAL: BERNATELLOS ADDN LOT-001 BLOCK-001

3. Tax Abatement:
   - 20-year term
   - No interest payable
   - Public Hearing Date March 17, 2026
   - First Note Payment 8-01-2027

4. Minimum Improvements: The Tax Abatement will provide financing assistance to Karlsburger Foods for the acquisition of the vacated Bernatello's Pizza buildings in Maple Lake. The total project cost is $8.5 million and includes:
   - $5.5M -Building Acquisition
   - $1.2M- Structural Repairs
   - $1M – Equipment
   - $800,000 – Building Upgrades

5. Business Subsidy: This project is considered a business subsidy under M.S., Section 116J.993, Subd. 3. Pursuant to M.S., Section 116J.993, Subd. 3.

Wage and Job Goals:
2026: 9 management/supervisory jobs ranging from $31.25 per hour and up
17 production jobs ranging from $20.00 to $28.85 per hour
2027: 14 production jobs ranging from $20.00 to $28.85 per hour

6. Occupancy and Production Schedule: Occupancy and Production will be completed by the end of February 2026.

7. Public Assistance: Subject to all terms and conditions of the Development Agreement, the City will issue a pay-as-you-go Tax Abatement Note with an approximate

amount of ________________. No interest will be accrued or paid to the Developer on this Note.

8. Payment Dates: First payment date will be August 1, 2027, and each February 1 and August 1 thereafter for a final payment date of February 1, 2048.

9. Fees: The City acknowledges that the Developer has deposited $15,000 to pay for the reasonable out-of-pocket legal, financial, and legal consultant and administrative fees associated with this transaction.

   If additional dollars beyond this are required, prior to the execution of a Development Agreement, the City shall notify the Developer in writing, and the Developer will be required to deposit additional funds. Any unused funds will be returned to the Developer.

10. Taxes:
    a. Developer covenants to pay property taxes and maintain customary insurance.
    b. Developer will notify the City of a tax petition being filed to reduce the market value or property taxes on any portion of the Property.
    c. If a tax petition is pending, the EDA will temporarily halt payments of the Tax Abatement Note until the revised valuation has been certified by the County Assessor's office.

11. Reimbursement of Costs:
    The City will reimburse the Developer for the following Project related costs up to and not exceeding $_________. Verification of actual expenditure of funds will be provided to the City or their representative prior to issuing the Tax Abatement Note.

    ▪ Building Acquisition

12. Assignment Terms and Conditions:
    a. Prohibition Against Transfer of Project and Assignment of Agreement. The Developer represents and agrees that prior to the Termination Date the Developer shall not transfer the Project or any part thereof or any interest therein, without the prior written approval of the City. The City shall be entitled to require as conditions to any such approval that:

       • Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer.

       • Any proposed transferee, by instrument in writing satisfactory to the City shall, for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to all the conditions and restrictions to which the Developer is subject.

- There shall be submitted to the City for review and prior written approval all instruments and other legal documents involved in effecting the transfer of any interest in this Agreement or the Project.

b. Until termination of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as commercial facilities and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

MEMO

TO: MLEDA

FROM: Kirstin Chatfield, Economic Development Consultant

RE: Goals for City owned property - DISCUSSION

DATE: January 2, 2026

BACKGROUND

There has recently been inquiry on a City owned property. Given the limited number of City owned parcels, staff would encourage the MLEDA to have a discussion on what the goals are for selling these parcels. Goals can be related to public purposes, sale prices, commissions, types of businesses, etc.

From these goals, the City can establish a guide and/or policy that can be used and shared when considering purchase offers from potential businesses and developers.