

1. Agenda Documents

Documents:

[EDA SPECIAL MEETING AGENDA - 082922.PDF](#)
[ITEM 4. BLOCK 52 PARCEL EDA.PDF](#)

AGENDA
SPECIAL MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Monday, August 29th, 2022 – 7:30 a.m.
Mississippi Room, Monticello Community Center

Commissioners: President Steve Johnson, Vice President Jon Morphew, Treasurer Tracy Hinz, Ollie Koropchak-White, Hali Sittig and Councilmembers Lloyd Hilgart and Jim Davidson

Staff: Executive Director Jim Thares, Angela Schumann, Sarah Rathlisberger

1. Call to Order
2. Roll Call
3. **Consent Agenda**
 - a. None

Regular Agenda

4. Consideration to adopt a resolution approving a Quit Claim Deed conveying portions of parcels 155-01005231, 155-010052060, 155-010052131, and inclusive of property to be platted as Lot 1 Block 1 of Block 52 First Addition from the Economic Development Authority to the City of Monticello
5. Adjourn

4. **Consideration to adopt a resolution approving a Quit Claim Deed conveying portions of parcels 155-01005231, 155-010052060, 155-010052131, and inclusive of property to be platted as Lot 1 Block 1 of Block 52 First Addition from the Economic Development Authority to the City of Monticello**

A. **ACTION REQUESTED**

Motion to adopt EDA Resolution 2022-27 approving a quit claim deed conveying parcels 155-01005231, 155-010052060, 155-010052131, and inclusive of property to be platted as Lot 1, Block 1 of Block 52 First Addition as legally described to the City of Monticello in support of redevelopment of a portion of Block 52, Monticello.

B. **REFERENCE AND BACKGROUND**

The EDA is asked to approve a quit claim deed conveying remnant portions of the noted parcels of land in Block 52 to the City of Monticello.

Following plan review for the public parking and access area necessary for the development of Block 52, there are remnants of three parcels owned by the EDA that will be included within the proposed Lot 1, Block 1 of the plat. It is proposed that these remnants be combined with the three larger parcels within Lot 1, which are currently owned by the City of Monticello.

These three parcels will be retained in ownership by the City for public and shared parking purposes and will not be conveyed to the developer. The quit claim deed is requested should it be required by the County Surveyor to support the platting of the parcels and portions of parcels proposed as Lot 1, Block 1.

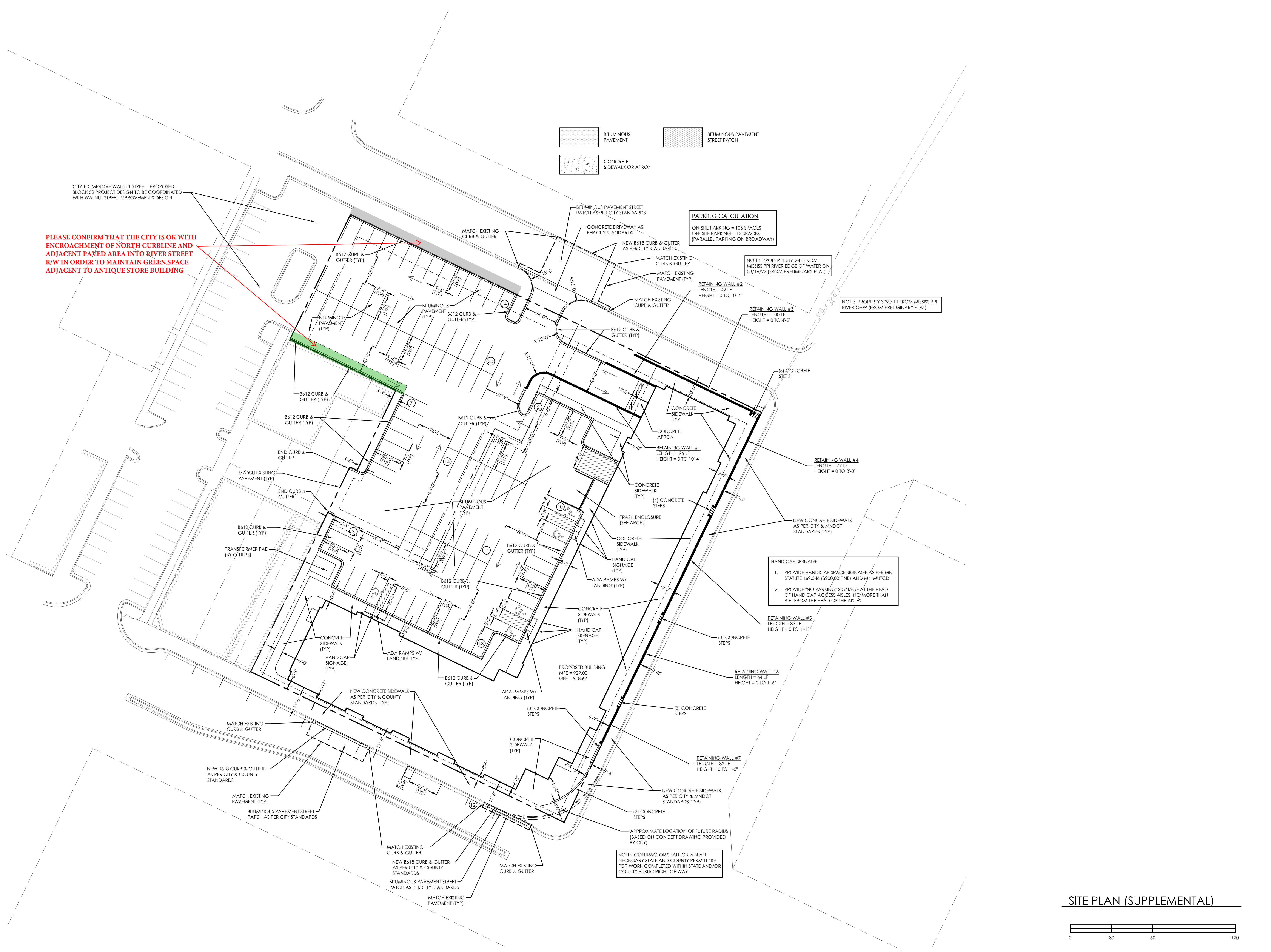
- I. **Budget Impact:** As these land areas will be retained by the City for public parking and access in support of Block 52 redevelopment efforts, there is no proposed budget impact between the two entities.
- II. **Staff Workload Impact:** An estimated 3 hours of staff and consultant time (City Attorney) was spent in preparation of this report.
- III. **Comprehensive Plan Impact:** The Monticello 2040 Comprehensive Plan adopts the Monticello Downtown Small Area Plan as the guiding document for downtown development and land use. The Downtown Small Area Plan specifically recommends leveraging the public property on this block to “create a new signature development with market rate housing and a destination restaurant or entertainment use overlooking the park and river.”

C. **STAFF RECOMMENDED ACTION**

City staff recommends approval of the quit claim deed conveying the subject parcel to the City of Monticello.

D. SUPPORTING DATA

- A. Plat Sketch (subject to final legal description)
- B. Site Plan, Block 52 First Addition
- C. Resolution 2022-27
- D. Quit Claim Deed



PLEASE CONFIRM THAT THE CITY IS OK WITH ENCROACHMENT OF NORTH CURBLINE AND ADJACENT PAVED AREA INTO RIVER STREET R/W IN ORDER TO MAINTAIN GREEN SPACE ADJACENT TO ANTIQUE STORE BUILDING

CITY TO IMPROVE WALNUT STREET. PROPOSED BLOCK 52 PROJECT DESIGN TO BE COORDINATED WITH WALNUT STREET IMPROVEMENTS DESIGN

22015Site without topo.dwg

PRELIMINARY - NOT FOR CONSTRUCTION

SUPPLEMENTAL SITE PLAN (IN-PROGRESS) - 08/09/2022

BUCHHOLZ PROPERTIES, LLC
MONTICELLO BLOCK 52
APARTMENTS
PINE STREET & RIVER STREET WEST
MONTICELLO, MN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the state of Minnesota

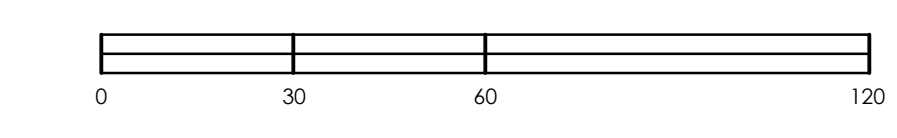
SCHULTZ ENGINEERING & SITE DESIGN

18 South Riverside Avenue
Suite 230
Starbuck, MN 56377
www.schultzengdesign.com

Ph: (320) 839-0669
Fx: (866) 639-1890
schultzeng@me.com

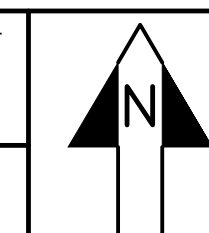
Eric J. Schultz, PE
Date: xx/xx/2022
License No.: 43129

SITE PLAN (SUPPLEMENTAL)



PROJECT NUMBER:
22015

SCALE:
1"=30'



CS1 OF 1

CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 2022-27

**RESOLUTION AUTHORIZING CONVEYANCE OF
CERTAIN REAL PROPERTY TO THE CITY OF MONTICELLO**

WHEREAS, the City of Monticello Economic Development Authority (the “Authority”) is the owner of certain real property located in Wright County, Minnesota and legally described on Exhibit A attached hereto (the “Property”); and

WHEREAS, the City of Monticello, Minnesota (the “City”) is interested in the conveyance of the Property; and; and

WHEREAS, the Authority has determined that it is in the best interest of the public to convey the Property to the City; and

WHEREAS, the Authority and the City have followed applicable statutory provisions, including but not limited to, Minnesota Statutes, Sections 465.035, 469.029, and 471.64.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Monticello Economic Development Authority as follows:

1. The recitals set forth in the preamble to this Resolution and the exhibits attached to this Resolution are incorporated into this Resolution as if fully set forth herein.

2. The conveyance of the Property by the Authority to the City is hereby authorized pursuant to a quit claim deed.

3. The Board hereby authorizes the President and Executive Director, in their discretion and at such time, if any, as they may deem appropriate, to execute on behalf of the Authority all appropriate documents to convey title of the Property to the City (the “Conveyance Documents”), and to carry out, on behalf of the Authority, the Authority’s obligations thereunder when all conditions precedent thereto have been satisfied. The Conveyance Documents shall be in substantially the form on file with the Authority and the approval hereby given to the Conveyance Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the Authority and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the Authority. The execution of any instrument by the appropriate officers of the Authority herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the Conveyance Documents shall not be effective until the date of execution thereof as provided herein.

4. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act in their behalf. Upon execution and delivery of the Conveyance Documents, the officers and employees of the Board are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the Board to implement the Conveyance Documents.

Approved by the Board of Commissioners of the City of Monticello Economic Development Authority on _____, 2022.

President

ATTEST:

Executive Director

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PROPOSED DESCRIPTION FROM MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY TO CITY OF MONTICELLO

Those parts of Lots Thirteen, Five and Six, Block Fifty-two, MONTICELLO, according to the recorded plat thereof, Wright County, Minnesota, described as follows: Beginning at the most easterly corner of said Lot Thirteen, thence on an assumed bearing of South 25°16'44" West along the southeasterly line of said Lot Thirteen, a distance of 165.36 feet to the most southerly corner of said Lot Thirteen; thence North 64°58'26" West along the southwesterly line of said Lot Thirteen, a distance of 3.06 feet to an outside building line; thence South 24°18'51" West along said outside building line, a distance of 0.27 feet to a building corner; thence North 65°40'10" West along said outside building line, a distance of 44.00 feet to a building corner; thence North 24°18'51" East along said outside building line, a distance of 78.00 feet to a building corner; thence South 65°41'09" East along said outside building line, a distance of 3.33 feet to the northwesterly line of the Southeasterly 45.00 feet of said Lot Thirteen; thence North 25°59'31" East along said northwesterly line, a distance of 3.11 feet to the southwesterly line of the Northeasterly 85.00 feet of said Lot Thirteen; thence South 65° East along said southwesterly line, a distance of 30.00 feet to the northwesterly line of the Southeasterly 15.00 feet of said Lot Thirteen; thence North 25°16'44" East along said northwesterly line, a distance of 85.00 feet to the northeasterly line of said Lot Thirteen; thence South 65° East along said northeasterly line, a distance of 15.00 feet to the point of beginning.

AND

The Easterly 20 feet of Lot Three and Lot Four and Lot Five, except the East 18 feet 10 inches of said Lot Five (the East 18'10" of said Lot Five being sold to Roy A. Lauring and is described: That part of Lot Five being more particularly described as follows: Beginning at the Southerly point of said Lot Five; thence Northwesterly along the Southwesterly side of Lot Five, 18 feet 10 inches; thence Northeasterly and parallel to the Southeasterly side of said Lot Five to the Northeasterly line of said Lot Five; thence Southeasterly 18 feet 10 inches to the most Easterly point of said Lot Five; thence Southwesterly to point of beginning), all in Block Fifty-two in the TOWNSITE OF MONTICELLO, Wright County, Minnesota;

AND

Lot Six and the East 18 feet and 10 inches of Lot Five in Block Fifty-two in the TOWN or TOWNSITE OF MONTICELLO, according to the plat by John O. Haven of record and situate in Wright County, Minnesota. (That part of Lot Five being more particularly described as follows: Begin at the Southerly point of Lot Five, thence Northwesterly along the Southwesterly side of said Lot Five, a distance of 18 feet, 10 inches; thence Northeasterly and parallel to the Southeasterly side of said Lot Five to the Northeasterly line of said Lot Five; thence Southeasterly a distance of 18 feet, 10 inches to the most Easterly point of said Lot Five; thence Southwesterly to point of beginning. Except the first described parcel.

EXCEPT

Those parts of the above described three properties lying southeasterly and southwesterly of the following described line: Commencing at the most northerly corner of said Block 52; thence southeasterly along the northeasterly line of said Block 52, a distance of 183.88 feet to the northwesterly line of the southeasterly 15.00 feet of Lot 13, said Block 52, being the point of beginning of the line to be described; thence southwesterly along said northwesterly line a distance of 94.52 feet; thence northwesterly parallel with the southwesterly line of said Block 52, a distance of 21.83 feet; thence southwesterly parallel with the southeasterly line of said Block 52, a distance of 107.48 feet; thence northwesterly parallel with the southwesterly line of said Block 52, a distance of 82.85 feet to the westerly line of the Easterly 20.00 feet of Lot 3, said Block 52 and said line there terminating.

6/20/22	REV NO.	DATE	DESCRIPTION
BY: _____			
BY: <u>CEG</u>			
ED BY: <u>CAW</u>			
FILE: <u>22-0048AREA</u>			
O.: <u>22-0048.00</u>			

QUIT CLAIM DEED

Deed Tax Due: \$1.70

Consideration for this transfer is less than \$3000.00.

ECRV: NA

Date: _____

FOR VALUABLE CONSIDERATION, the City of Monticello Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota, Grantor, hereby conveys and quitclaims to the City of Monticello, Minnesota, a municipal corporation under the laws of the State of Minnesota, Grantee, real property in Wright County, Minnesota, described as follows:

See Exhibit A attached hereto.

Check here if part or all of the land is Registered (Torrens)

together with all hereditaments and appurtenances.

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- 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.

Exhibit A

The property located within the City of Monticello, Wright County, Minnesota legally described as follows:

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