

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: Aaron S. Reeves, City Administrator** <sup>AR</sup>  
**SUBJECT: Sandstone Ridge Lots Conveyance**  
**DATE: December 17, 2013**

**BACKGROUND**

The City has been working with Goodhue County to have the tax forfeit Sandstone Ridge lots turned over to the City for development. The lots went to auction on November 14<sup>th</sup> and none were purchased. The plan would be for the City to take control of the lots and market them for a development that is suitable for the soil conditions. When a development project is found we would work with the developer to clean up the damaged infrastructure. The City has over \$200,000 in pending assessments on the lots that we would attempt to recover through the sale of the land. Once we pass the attached Resolution staff will meet with the County Board in January to complete the process.

**STAFF RECOMMENDATION**

Staff recommends approving the resolution as presented authorizing the conveyance of the Sandstone Ridge lots to the City.

**REQUESTED COUNCIL ACTION**

Staff respectfully requests a motion approving the resolution as presented authorizing the conveyance of the Sandstone Ridge lots to the City.

# Sandstone Forfeit Lots



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 in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Created From Cannon Falls Online Mapping Site. Sources: Goodhue County, MN; City of Cannon Falls, MN. Map Created: 8/30/2012

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**RESOLUTION NUMBER 2052**

**RESOLUTION RELATING TO CONVEYANCE OF TAX-FORFEITED  
PROPERTY (FORMER SANDSTONE RIDGE LOTS)**

WHEREAS, the former Cannon Falls Sandstone Addition, which consists of 42 individual parcels (Property Identification Numbers as follows):

|             |             |             |
|-------------|-------------|-------------|
| 52.455.0010 | 52.455.0160 | 52.455.0390 |
| 52.455.0020 | 52.455.0170 | 52.455.0400 |
| 52.455.0030 | 52.455.0180 | 52.455.0410 |
| 52.455.0040 | 52.455.0190 | 52.455.0420 |
| 52.455.0050 | 52.455.0270 | 52.455.0430 |
| 52.455.0060 | 52.455.0280 | 52.455.0460 |
| 52.455.0070 | 52.455.0290 | 52.456.0010 |
| 52.455.0080 | 52.455.0300 | 52.456.0020 |
| 52.455.0090 | 52.455.0310 | 52.456.0030 |
| 52.455.0100 | 52.455.0320 | 52.456.0040 |
| 52.455.0110 | 52.455.0340 | 52.456.0050 |
| 52.455.0120 | 52.455.0350 | 52.456.0060 |
| 52.455.0130 | 52.455.0360 | 52.456.0070 |
| 52.455.0140 | 52.455.0370 | 52.456.0090 |
| 52.455.0150 | 52.455.0380 |             |

(the “Property”) has become the property of the State of Minnesota for non-payment of real estate taxes; and

WHEREAS, the “Property” is on the Goodhue County Non-Conservation List; and

WHEREAS, on September 6, 2012 the City of Cannon Falls passed a resolution that these properties be withheld from public auction for a period of six months; and

WHEREAS, on March 19, 2013 the City voted to change the zoning on that property from R-3, medium density residential, to Urban Reserve in order for the City to have more control over any planned development; and

WHEREAS, the City Council discussed the use of these parcels at the September 3, 2013 meeting. At this meeting they determined that the best use of all the parcels, except 52.455.130 – 190 because of the blighted soil conditions, unsafe roads, and damaged utilities is a commercial/industrial use that will not require many structures, will not require any subsurface construction, and will require large areas of outside storage. The City Council determined that the best use of parcels 52.455.130 – 190 is slab on grade single family or townhomes because of

the blighted soil conditions. If the blighted soil conditions will not allow this type of development the parcels will be converted to a City park or other municipal use. The City's plan is to combine all the parcels, except 52.455.130 – 190 into one parcel, remove and/or repair the damaged infrastructure, and market the parcel for suitable development. Parcels 52.455.130 – 190 will marketed as single family homes or townhomes with slab on grade construction if possible. Proceeds from the sale of the parcels will go towards the City's costs of preparing the land and the \$214,000 in unpaid assessments on the original parcels; and

WHEREAS, the City of Cannon Falls will not seek any financial participation from the County for the above described plan; and

WHEREAS, the Goodhue County Commissioners will have to formally approve the request of the parcels;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls that a formal request be made to the Goodhue County Commissioners to approve the above described plan for the Property along with a completed Application for State Deed for Tax-Forfeited Land.

1. The Recitals set forth above in this Resolution are incorporated into this Resolution as if fully set forth herein.
2. The Mayor and the City Administrator are to make application to the State of Minnesota and the County Commissioners of Goodhue County as described in this resolution.
3. The City Administrator shall submit a certified copy of this Resolution to the Goodhue County Board of Commissioners in accordance with Minnesota Statutes Section 282.01.
4. The Mayor, City Administrator, City staff and City consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution.

Adopted this 17<sup>th</sup> day of December, 2013.

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Lyman M. Robinson, Mayor

ATTEST:

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Aaron Reeves, City Administrator