

**To: HONORABLE MAYOR AND CITY COUNCIL.**

**FROM: Dave Maroney, Director of Economic Development and Planning.**

**SUBJECT: Public Street to the GrandStay Hotel**

**DATE: November 30, 2016.**

**BACKGROUND.**

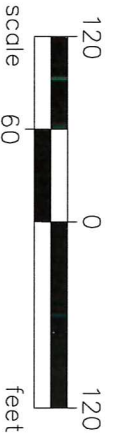
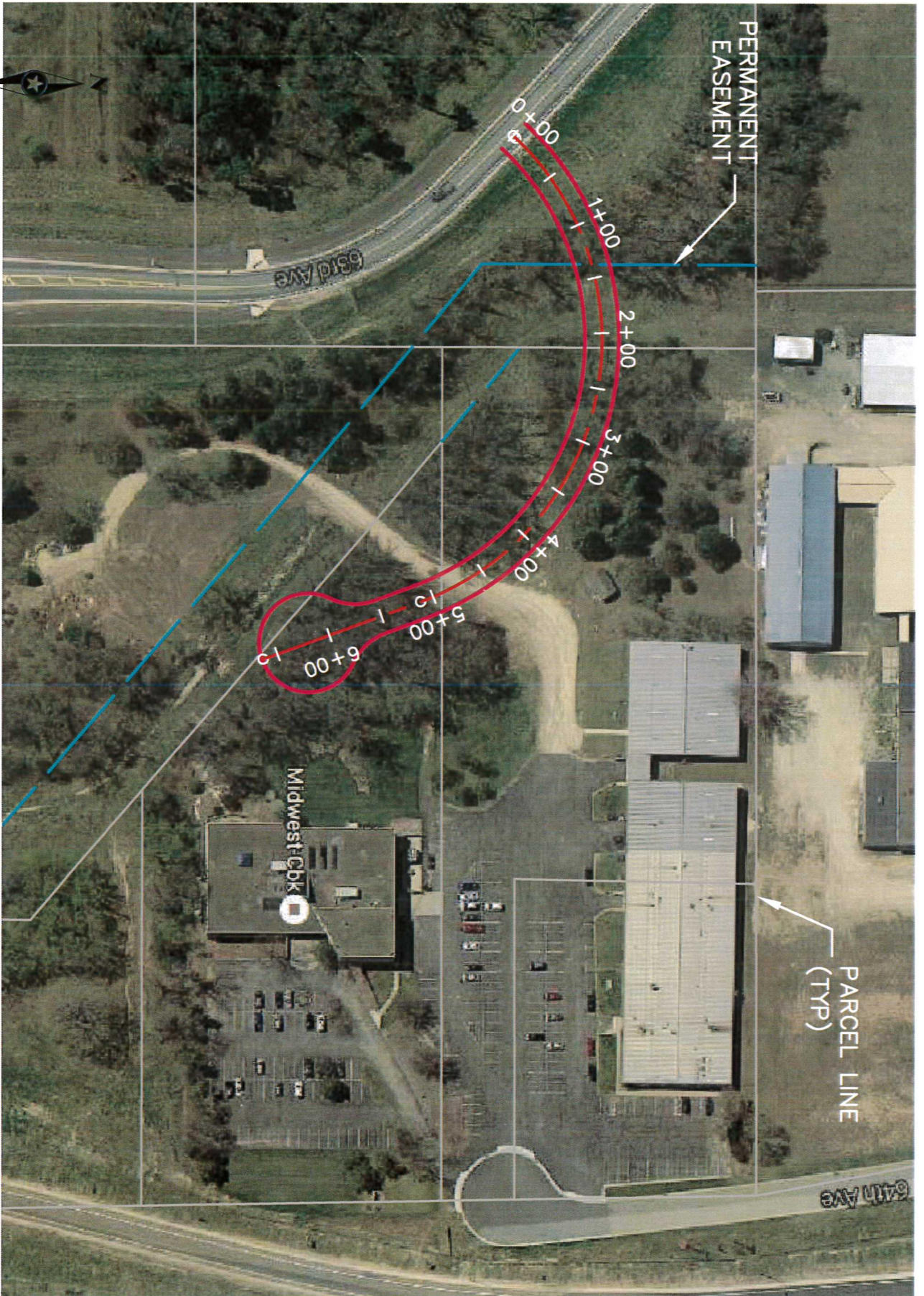
The ownership group/lender for the GrandStay Hotel along with Southview Acres Real Estate Company of Cannon Falls (Southview) have requested that the City of Cannon Falls design, construct and finance a public street from 63<sup>rd</sup> Avenue to access the proposed GrandStay Hotel and the Southview Acres development area – see attached Exhibit No. 1.

The City Engineer has estimated that the proposed street project will cost \$265,000. Based on this estimate, an Assessment Agreement is currently being negotiated with Southview. In addition to the assessment, this project will be paid through the tax abatement program as previously approved by the City Council.

**REQUESTED COUNCIL ACTION.**

Subject to approval of an Assessment Agreement with Southview, the City Council is asked to approve the Resolution Adopting the Public Improvement and Special Assessment Agreement and the Resolution Ordering Improvement and Preparation of Plans for this project.





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FILE NO.  
123363

DATE:  
11.17.16

64TH AVE. INTERCHANGE  
CANNON FALLS, MINNESOTA

EXHIBIT  
NO. 1

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

**RESOLUTION NUMBER 2243**

**A RESOLUTION ADOPTING THE PUBLIC IMPROVEMENT  
AND SPECIAL ASSESSMENT AGREEMENT**

**WHEREAS**, the City has received a Public Improvement and Special Assessment Agreement from the property owner waiving all applicable assessment procedural requirements and requesting to be assessed for the cost of providing a public street and access from 63<sup>rd</sup> Avenue to serve the GrandStay Hotel and the Southview Acres development area and said agreement is attached hereto as “Exhibit A” (“Assessment Agreement”); and

**WHEREAS**, the City has reviewed the Assessment Agreement and has determined that the request of the City to design, construct and finance a public street from 63<sup>rd</sup> Avenue to serve property owned by the property owner under the terms and conditions specified in the Assessment Agreement is in the public interest.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cannon Falls, Minnesota:

1. The Assessment Agreement is hereby approved. The Mayor and City Administrator are authorized and directed to sign the Assessment Agreement.
2. The Assessment Agreement and the assessment provided therein is hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein included is hereby found to benefitted by the proposed improvements in the amount of the assessment levied against it.
3. The property owner identified within the Assessment Agreement may, at any time prior to certification of the assessment to the County, pay the whole of the assessment on such property to the City, except that no interest shall be charged if the entire assessment is paid prior to certification of the assessment. The owner may at any time thereafter pay the City the entire amount of the assessment remaining unpaid with interest accrued to December 31 of the year in which the payment is made. Such payment must be made before November 30 or interest will be charged through December 31, of the next succeeding year.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County to be extended on the proper tax lists of the County and such assessment shall be collected and paid over in the same manner as other municipal taxes.

5. The cost of the public improvement assessed by this resolution shall be as identified in the Assessment Agreement. Terms of the Assessment shall be as provided in the Special Assessment Agreement.

**ADOPTED** this 6th day of December, 2016, by the City Council of the City of Cannon Falls, Minnesota.

**CITY OF CANNON FALLS**

BY: \_\_\_\_\_  
Lyman M. Robinson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ronald S. Johnson, City Administrator