

TO: MAYOR AND CITY COUNCIL

FROM: NEIL JENSEN, City Administrator

SUBJECT: SEMMCHRA Land Purchase (Sandstone Property)

MEETING DATE: August 3, 2021

BACKGROUND

As discussed at previous meetings please find attached the deed and resolution from SEMMCHRA approving the sale of the Sandstone Property for \$1.00 to the City of Cannon Falls. I will work with our attorney to complete the closing of the property.

STAFF RECOMMENDATION

Please approve Resolution 2568 Authorizing Acceptance of the Sandstone Property from SEMMCHRA.

REQUESTED COUNCIL ACTION

Please approve Resolution 2568 Authorizing Acceptance of the Sandstone Property from SEMMCHRA.



134 East Second Street • Wabasha, MN 55981 • phone (651) 565-2638 • www.semmchra.org

REQUEST FOR SEMMCHRA BOARD ACTION July 21, 2021

Agenda Item Number: 4E.

Agenda Item Description: Approval of Resolution for the Sale of Sandstone Ridge Property to the City of Cannon Falls

Resolution Number: 21/07/21/03

Department: Administration & Community Development Departments

Action Requested/Recommendation:

Staff is requesting approval of a resolution for the sale of the Sandstone Ridge property to the City of Cannon Falls.

Introduction/Background/Justification/Key/Legal Issues:

At the June 16, 2021 Board Meeting, staff requested approval of the sale of the Sandstone Ridge property to the City of Cannon Falls. Motion was made by Commissioner Ward and seconded by Commissioner Anderson to approve Sale of Sandstone Ridge to the City of Cannon Falls for the acquisition price from Goodhue County without any conditions of future public purpose. A formal resolution will be added to the July consent agenda. Passed unanimously.

Budgetary/Financial Impact:

The sale of the Sandstone Ridge property to the City of Cannon Falls will have a positive financial impact as we will no longer need to maintain insurance on the property. SEMMCHRA has received financial support through the Goodhue HRA levy for administrative costs associated with this development.

Preparer: Karen DuCharme, Administrative Development Director

Reviewed By: Buffy Beranek, Executive Director

ATTACHMENTS:

- Resolution

RESOLUTION # 21/07/21/03

**RESOLUTION AUTHORIZING THE SALE OF THE SANDSTONE RIDGE
PROPERTY TO THE CITY OF CANNON FALLS**

WHEREAS, Goodhue County has requested that the Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA) attain clear title to the Sandstone Ridge property; and

WHEREAS, SEMMCHRA attained clear title to the Sandstone Ridge property; and

WHEREAS, SEMMCHRA is unable to utilize the property for affordable housing purposes; and

WHEREAS, the City of Cannon Falls has agreed to acquire the property and utilize for the City's determined purpose(s); and

WHEREAS, the purchase price of the Sandstone Ridge property shall be the same as the acquisition price, which is \$1.00.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Southeastern Minnesota Multi-County Housing and Redevelopment Authority authorizes the sale of the Sandstone Ridge property to the City of Cannon Falls.

Motion made by: Commissioner Peterson

Seconded by: Commissioner Anderson

Date: July 21, 2021

I do hereby certify that at a regular meeting of the Southeastern Minnesota Multi-County Housing and Redevelopment Authority on the 21st day of July 2021, at which a majority of the members of said Board were present, the foregoing Resolution was adopted.

(SEAL)

Laura A Mielke

Laura A Mielke (Jul 25, 2021 19:24 CDT)

Laura Mielke, Secretary

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Business Entity to Business Entity

eCRV number: **NA**

DEED TAX DUE: \$ 1.65

DATE: _____, 2021

FOR VALUABLE CONSIDERATION, Southeastern Minnesota Multi-County Housing and Redevelopment Authority, a public body corporate and politic under the laws of the State of Minnesota ("**Grantor**"), hereby conveys and quitclaims to the City of Cannon Falls, a municipal corporation under the laws of the State of Minnesota ("**Grantee**"), real property in Goodhue County, Minnesota, legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 1; and Lots 1, 2, 3, and 4 in Block 2; all in Sandstone Ridge, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota;

Sandstone Circle; Decorah Drive; and such portion of Sandstone Road that lies between Lot 8, Block 1, of Sandstone Ridge Second Addition and Lots 1, 2, 3, and 4, Block 2, Sandstone Ridge, all originally dedicated by plat of Sandstone Ridge, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota; and

Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 1, and Outlot A; all in Sandstone Ridge Second Addition, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota; and the northerly one-half of Sandstone Road, beginning at the southerly line extended of Outlot A, of Sandstone Ridge Second Addition and running northeasterly to its intersection with Decorah Drive, adjacent to Outlot A and Lot 8, Block 1 in Sandstone Ridge Second Addition.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Grantor conveys to Grantee all interests in the property.

Total consideration for this transfer \$500 or less.

Check applicable box:

- ☒ 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.

Grantor

**Southeastern Minnesota Multi-County Housing and
Redevelopment Authority**

By: _____

Its: _____

By: _____

Its: _____

State of Minnesota, County of Goodhue

This instrument was acknowledged before me on _____, 2021, by _____ and _____ the _____ and _____ respectively of Southeastern Minnesota Multi-County Housing and Redevelopment Authority, a public body corporate and politic under the laws of the State of Minnesota.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Hoff Barry, PA
100 Prairie Center Drive, Suite 200
Eden Prairie, MN 55344

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
City of Cannon Falls
Attn: City Administrator
918 River Road
Cannon Falls, MN 55009

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

RESOLUTION NUMBER 2568

**RESOLUTION AUTHORIZING ACCEPTANCE OF THE SANDSTONE
PROPERTY FROM SEMMCHRA**

WHEREAS, SEMMCHRA has attained clear title to the Sandstone Property Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 1; and Lots 1, 2, 3, and 4 in Block 2; all in Sandstone Ridge, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota;

Sandstone Circle; Decorah Drive; and such portion of Sandstone Road that lies between Lot 8, Block 1, of Sandstone Ridge Second Addition and Lots 1, 2, 3, and 4, Block 2, Sandstone Ridge, all originally dedicated by plat of Sandstone Ridge, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota; and

Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 1, and Outlot A; all in Sandstone Ridge Second Addition, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota; and the northerly one-half of Sandstone Road, beginning at the southerly line extended of Outlot A, of Sandstone Ridge Second Addition and running northeasterly to its intersection with Decorah Drive, adjacent to Outlot A and Lot 8, Block 1 in Sandstone Ridge Second Addition, and

WHEREAS, SEMMCHRA is unable to utilize the property for affordable housing, and

WHEREAS, SEMMCHRA has agreed to sell the property to the City of Cannon Falls for \$1.00, and

WHEREAS, the City of Cannon Falls has discussed the Sandstone Property and has agreed to accept the property, and

WHEREAS, the Board of Commissioners of the Southeastern Minnesota Multi-County Housing and Redevelopment Authority held their Board meeting on July 21, 2021 and approved Resolution # 21/07/21/03 approving the sale.

NOW, THEREFORE, BE IT RESOLVED, that the City of Cannon Falls accepts the Sandstone Property Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 1; and Lots 1, 2, 3, and 4 in Block 2; all in Sandstone Ridge, Goodhue County, Minnesota,

according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota;

Sandstone Circle; Decorah Drive; and such portion of Sandstone Road that lies between Lot 8, Block 1, of Sandstone Ridge Second Addition and Lots 1, 2, 3, and 4, Block 2, Sandstone Ridge, all originally dedicated by plat of Sandstone Ridge, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota; and

Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 1, and Outlot A; all in Sandstone Ridge Second Addition, Goodhue County, Minnesota, according to the plat thereof on file and of record in the office of the County Recorder, County of Goodhue and State of Minnesota; and the northerly one-half of Sandstone Road, beginning at the southerly line extended of Outlot A, of Sandstone Ridge Second Addition and running northeasterly to its intersection with Decorah Drive, adjacent to Outlot A and Lot 8, Block 1 in Sandstone Ridge Second Addition for the sale price of \$1.00, and the Mayor and City Administrator are authorized to sign all documents needed for the sale of the property.

ADOPTED by the City Council of Cannon Falls this 3rd day of August, 2021.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator