



# Dakota County CDA Board of Commissioners Special Meeting Agenda

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Meeting Date: April 9, 2024 at 11:00 AM

Location: Dakota County Government Center, Conference Room 3A Administration, 1590 Highway 55, Hastings, MN 55033

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## 1. Call To Order And Roll Call

## 2. Regular Agenda

- A. Public Hearing To Receive Comments And Authorization To Enter Into A Purchase Agreement And Joint Powers Agreement With Dakota County To Sell And Manage Property In Hastings 2

## 3. Adjournment

**For more information, call 651-675-4434.**

**Dakota County CDA Board meeting agendas are available online at:**  
[http://www.dakotacda.org/board\\_of\\_commissioners.htm](http://www.dakotacda.org/board_of_commissioners.htm)

## Next Meeting

April 24, 2024  
CDA Board of Commissioners Regular Meeting – 1:00 p.m.  
Dakota County CDA Boardroom, 1228 Town Centre Drive, Eagan, MN 55123



# Board of Commissioners

## Request for Board Action

Meeting Date: April 9, 2024

Agenda #: 2A

**DEPARTMENT:** Housing Development

**FILE TYPE:** Regular - Action

**TITLE**

**Public Hearing To Receive Comments And Authorization To Enter Into A Purchase Agreement And Joint Powers Agreement With Dakota County To Sell And Manage Property In Hastings**

**PURPOSE/ACTION REQUESTED**

- Conduct and close public hearing to receive comments on the conveyance of land in Hastings to Dakota County.
- Authorize the sale and transfer of approximately 6.51 acres of property to Dakota County located in Hastings for Greenway Corridor and existing and new Right of Way (ROW).
- Authorize the Executive Director to execute a Purchase Agreement (PA) with Dakota County to sell the property and a Joint Powers Agreement (JPA) to manage the property.
- Approve budget amendment of up to \$4,200 to pay the estimated cost for seed for restoration by Dakota County.

**SUMMARY**

On July 18, 2023 (Resolution #23-6723), the Dakota County CDA Board of Commissioners approved the authorization to enter into a purchase agreement for property in Hastings. In part, this property was acquired to assist Dakota County with the Vermillion River Hastings Greenway Master Plan and to assist with improvements at the intersection of Pleasant Avenue and County Highway 46 as Project County Project 46-50. A portion of the property will be retained by the CDA for a possible future affordable housing development. This approach provided an alternative for the County to acquire the property to meet its different acquisition needs.

The County, in coordination with the CDA, appraised the property and a purchase price was negotiated with the former property owner which met their asking price. The CDA acquired the property on August 18, 2023, for \$395,000 or \$7,000 less than the appraised value. Subsequently, the CDA learned that there were pending road assessments totaling \$6,750 which the CDA and the County agreed to split evenly. The estimated CDA sale proceeds for selling the Greenway Corridor and ROW (including reimbursement for road assessments) are as follows:

| Acquisition       | Acres | Appraised Value | Closing or Assessment Costs | CDA Sale Proceeds |
|-------------------|-------|-----------------|-----------------------------|-------------------|
| Greenway Corridor | 5.02  | \$138,000       | \$2,000                     | \$140,000         |
| New ROW           | 0.87  | \$53,000        |                             | \$53,000          |
| Development Area  | 3.46  | \$211,000       |                             |                   |
| Existing ROW      | 0.62  | \$0             |                             |                   |

|                                      |      |           |         |           |
|--------------------------------------|------|-----------|---------|-----------|
| Newly Certified City Road Assessment |      |           | \$3,375 | \$3,375   |
| Totals                               | 9.97 | \$402,000 | \$5,375 | \$196,375 |

The CDA is currently working with the City of Hastings to re-plat the property to facilitate future CDA and County ownership. A PA with the County is required for the CDA to sell and transfer portions of the property to the County. A JPA with the County is required for the County to restore and manage approximately 3.5 acres of CDA-retained portion of the property. The estimated cost for restoration is \$16,400 with the CDA’s cost for seed estimated at \$4,200.

**RECOMMENDATION**

Staff recommends authorizing the sale and transfer of approximately 6.51 acres to Dakota County for the Greenway Corridor, and existing and new ROW for \$191,000 and authorizing the Executive Director to execute the PA and JPA with the County subject to review and approval by the Dakota County Attorney’s Office.

**EXPLANATION OF FISCAL/FTE IMPACTS**

The proceeds from the sale will be deposited into the original funding source used for acquisition. A budget amendment to the FYE24 operating budget is needed to include up to \$4,200 of budget authority in the Housing Development & Renewal Fund Property Betterments & Additions Land Holding Cost budget to pay for seed for restoration of the CDA site by Dakota County.

- None
- Current budget
- Other
- Amendment Requested
- New FTE(s) requested

**RESOLUTION**

WHEREAS, by Resolution #23-6723 (July 18, 2023), the Dakota County CDA Board of Commissioners approved the acquisition of property in Hastings; and

WHEREAS, a 9.97-acre property was identified and for sale located on the northwest quadrant of the intersection of Pleasant Avenue and County Highway 46 as having multiple benefits for the CDA and Dakota County, including acquisition of future housing development, land for the Greenway Corridor and additional ROW for planned transportation improvements adjacent to Pleasant Avenue and County Highway 46; and

WHEREAS, the County, in coordination with the CDA, appraised and negotiated the purchase price of the property with the former property owner; and

WHEREAS, the CDA acquired the property for \$395,000 on August 18, 2023, for slightly less than the appraised value and is willing to sell 5.02 acres of the property to the County for a Greenway Corridor at the \$138,000 appraised value and sell 0.87 acres of the property for additional ROW at the \$53,000 appraised value; and

WHEREAS, the estimated closing costs are \$2,000; and

WHEREAS, the CDA and the County have agreed to evenly split the recently certified city road assessments totaling \$6,750 for an additional reimbursement of \$3,375; and

WHEREAS, the CDA has been working with the City to re-plat the property to facilitate CDA and County ownership of different portions of the property; and

WHEREAS, a purchase agreement with the County is required for the CDA to sell and transfer portions of the property for the Greenway Corridor and additional ROW to the County; and

WHEREAS, a Joint Powers Agreement with the County is required for the County to restore and manage the CDA portion of the property until it is developed or sold for development; and

WHEREAS, the final acquisition costs of the CDA property will be determined after the settlement statement is finalized and all associated acquisition expenses have been invoiced; and

WHEREAS, in accordance with the provisions of Minnesota Statutes, Section 469.029, Subdivision 2, on the date hereof, following publication of notice, the CDA held a public hearing regarding the conveyance of the land to Dakota County.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the sale in the amount of \$191,000 for 5.02 acres for a Greenway Corridor which will include a future segment of the Vermillion River Hastings Greenway, the transfer of 0.62 acres of existing right of way, and the sale of 0.87 acres of new right of way necessary for future transportation improvements to County Road 46 and Pleasant Avenue in Hastings is hereby authorized; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute a purchase agreement with Dakota County to sell property from the CDA and to execute a joint powers agreement with the Dakota County to restore and manage the CDA-retained portion of the property, approved as to form by the County Attorney’s Office; and

BE IT FURTHER RESOLVED, that the FYE24 Housing Development & Redevelopment Fund Property Betterments & Additions Land Holding Cost budget is hereby amended to add \$4,200 to pay for seed for restoration by Dakota County.

**PREVIOUS BOARD ACTION**

23-6723; 7/18/2023

**ATTACHMENTS**

Attachment A: Legal Description Of Property

Attachment B: Site Survey

**BOARD GOALS**

- Focused Housing Programs
- Collaboration
- Development/Redevelopment
- Financial Sustainability
- Operational Effectiveness

**CONTACT**

Department Head: Kari Gill, Deputy Executive Director

Author: Lori Zierden, Real Estate Manager

**Legal Description of the Dakota County Community Development Agency  
Property to be Acquired by the County of Dakota**

**Greenway Corridor**

A Greenway Corridor over part of the following described subject property: The South 3016.86 feet of the East 1155 feet of the West Half of the East Half of the Section west of Pleasant Drive, EXCEPT that part platted as OLD BRIDGE FIRST ADDITION AND EXCEPT that part North of OLD BRIDGE FIRST ADDITION all in Section 32, Township 115, Range 17, Dakota County, Minnesota.

Said Greenway Corridor is described as follows: Commencing at the southwest corner of the Southwest Quarter of the Southeast Quarter said Section 32; thence North 89 degree 40 minutes 50 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Southeast Quarter a distance of 144.96 feet to the west line of said east 1155 feet; thence North 01 degree 09 minutes 40 seconds West along said west line a distance of 100.02 feet to the point of beginning of the Greenway to be described; thence continue North 01 degree 09 minutes 40 seconds West along said west line a distance of 580.66 feet; thence South 31 degrees 42 minutes 20 seconds East a distance of 1.71 feet; thence North 60 degrees 04 minutes 30 seconds East a distance of 412.94 feet; thence South 79 degrees 31 minutes 18 seconds East a distance of 178.31 feet to the west line of said Pleasant Drive; thence South 01 degrees 09 minutes 40 seconds East along said west line of Pleasant Drive a distance of 379.62 feet; thence South 89 degrees 40 minutes 50 seconds West a distance of 437.55 feet; thence South 01 degrees 09 minutes 40 seconds East a distance of 370.19 feet; thence South 89 degrees 40 minutes 50 seconds West a distance of 100.01 feet to the point of beginning.

Area: 5.02 acres

**Right of Way**

Right of Way over part of the following described subject property: The South 3016.86 feet of the East 1155 feet of the West Half of the East Half of the Section west of Pleasant Drive, EXCEPT that part platted as OLD BRIDGE FIRST ADDITION AND EXCEPT that part North of OLD BRIDGE FIRST ADDITION all in Section 32, Township 115, Range 17, Dakota County, Minnesota. Said Right of Way is described as follows: Commencing at the southwest corner of the Southwest Quarter of the Southeast Quarter said Section 32; thence North 89 degree 40 minutes 50 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Southeast Quarter a distance of 144.96 feet to the west line of said east 1155 feet; thence North 01 degree 09 minutes 40 seconds West along said west line a distance of 50.01 feet to the north line of the south 50.00 feet of said Southwest Quarter of the Southeast Quarter and the point of beginning of the Right of Way to be described; thence continue North 01 degree 09 minutes 40 seconds West along said west line of the east 1155 feet a distance of 50.01 feet; thence North 89 degrees 40 minutes 50 seconds East a distance of 288.25 feet; thence North 69 degrees 44 minutes 12 seconds East a distance of 263.81 feet to the west line of said Pleasant Drive; thence South 01 degrees 09 minutes 40 seconds East along said west line of Pleasant Drive a distance of 140.00 feet to said north line of the south 50.00 feet; thence South 89 degrees 40 minutes 50 seconds West along said north line of the south 50.00 feet a distance of 537.56 feet to the point of beginning.

Area: 0.87 acres

**Survey of the Dakota County Community Development Agency Property being Acquired by the County of Dakota**

