

**PROPERTY NEGOTIATIONS BOARD
PAYNESVILLE CITY HALL CONFERENCE ROOM
MONDAY, SEPTEMBER 23, 2019
9:00 A.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Election of Officers (page 4)
 - B. Meeting Schedule (page 5)
 - C. 122 Washburne Ave. – Former Corner Drug Building
- IV. OLD BUSINESS
- V. INFORMATION
- VI. ADJOURN

*****Please contact Renee Eckerly at 230-243-3714 ext. 227 or at renee@paynesvillemn.com if you can't attend the meeting.*****

Voting Members: Neil Herzberg, Shawn Reinke, Ron Mergen, and Renee Eckerly.

This agenda has been prepared to provide information regarding an upcoming meeting of the Property Negotiations Team. This document does not claim to be complete and is subject to change.

BARRIER FREE: All Property Negotiation Team meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please contact City Hall (320) 243-3714 early, so necessary arrangements can be made.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Property Negotiations Board

Committee/Council Meeting Date: September 23, 2019

Agenda Section: Consent

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the December 5, 2018 Property Negotiations Team meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the December 5, 2018 Property Negotiations Team meeting.

**MINUTES
PROPERTY NEGOTIATIONS TEAM**

DECEMBER 5, 2018

The meeting was called to order by Chairperson, Len Gilmore at 10:10 a.m. Members present were Ron Mergen, Public Works Director; Alicia LaBeau, and Renee Eckerly, City Administrator. Also present were Chuck DeWolf, City Engineer and Bill Spooner, City Attorney.

Motion was made by LaBeau to approve the minutes from the September 18, 2017 Property Negotiations Team Meeting. Seconded by Eckerly and unanimously carried.

ELECTION OF OFFICERS

Motion was made by Eckerly to elect Gilmore as Chair, LaBeau as Vice Chair, and Eckerly as Secretary. Seconded by Mergen and unanimously carried.

MEETING SCHEDULE

Motion was made by LaBeau to keep the meeting schedule as is and meet as needed. Seconded by Mergen and unanimously carried.

LAND PURCHASES FOR THE STORM WATER PROJECT

There are three parcels the City is interested in:

- 408 Minnie St. – Engen
 - Assessor's estimated value \$22,700.00 for land, \$22,100.00 for building for a total of \$44,800.00
- 412 Minnie St. – Crandall
 - Assessor's estimated value \$33,500.00 for land, \$82,300.00 for building for a total of \$115,800.00
 - Owner wants \$125,000.00
- LTS Holdings – Mobile Home Park
 - Assessor's value is \$299,200.00 equaling \$1.96 per square foot
 - \$26,460.00 per lot equals \$79,380.00 (owner) equals \$3.58 per square footage
 - The City needs half an acre or 21,780 square feet

The City lot on Minnie St. is 41,100 square feet for \$36,500.00 which is \$.89 per square foot. The storm water budget for land is \$250,000.00. The total for all asking prices is \$269,000.00.

Mergen will check with Anderson Movers to see if he could move the houses. The members discussed the following:

- The impact of being \$5,000.00 over budget
- The Storm Water Project and the 2019 St. Project being combined
- Closing on the properties – earliest would be June 1, 2018
- Contingencies include:
 - Project has to go forward (bid opening in April 2019)
 - City due-diligence – access to structures, conduct soil borings, but not limited to obtaining permission to get on the property with contact to them.

- All three parties have to agree to the purchase
- If the homeowners decline the City could purchase more from the trailer park and make the pond a rectangle

Motion was made by LaBeau to make a contingent offer of:

408 Minnie St.	\$55,000.00
412 Minnie St.	\$125,000.00
Trailer Park	<u>\$70,000.00</u>
Total	\$250,000.00

and recommend such to the City Council. Seconded by Mergen and unanimously carried.

Soil testing and land surveying would need to be done as soon as possible.

The property owners piping cost has not been determined for the storm water project which will be added to the project and assessed to the property owners.

There being no further business, the meeting was adjourned at 11:15 a.m.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Property Negotiations Board

Committee/Council Meeting Date: September 23, 2019

Agenda Section: New Business

Originating Department:

Item Number: III - A

ITEM DESCRIPTION: Election of Officers

Prepared by: Staff

COMMENTS:

Nominations for Chairperson.
Nominations for Vice Chairperson.
Nominations for Secretary.

ADMINISTRATOR COMMENTS:

Current officers:
Chair – Len Gilmore
Vice Chair – Alicia LaBeau
Secretary – Renee Eckerly

COMMITTEE/COUNCIL ACTION:

Motion to elect _____ as Chairperson.
Motion to elect _____ as Vice Chairperson.
Motion to elect _____ as Secretary.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Property Negotiations Board

Committee/Council Meeting Date: September 23, 2019

Agenda Section: New Business

Originating Department:

Item Number: III - B

ITEM DESCRIPTION: Meeting Schedule

Prepared by: Staff

COMMENTS:

Each year every Board sets their annual meeting schedule. Currently the Board meets on an as needed basis.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Property Negotiations Board meetings for _____.