



REQUEST FOR ACTION
CITY COUNCIL

Agenda Date: 3/17/2026
Agenda Section: Consent Agenda

Department Origination: Public Works

Agenda Item: Approve the Essentia Health Escrow Agreement Amendment

Approval Required: Simple Majority Vote

BACKGROUND

Essentia Health entered into an Escrow Agreement with the City of Baxter on August 28, 2025, for their Musculoskeletal division. The majority of the site improvements were constructed in 2025 however the building is still currently under construction. Essentia Health is proposing to use approximately 60 percent of the building with 40 percent remaining vacant. The project team has reached out to the city and would like to install a sewer service to the vacant part of the building to allow for the ability to add another tenant if they would like in the future. The additional sewer service was not in the scope of the original escrow agreement, so an amendment is being proposed to account for the additional cost to inspect the sewer service.

FINANCIAL IMPLICATIONS

There are no financial implications to the city, the cost associated with the amendment are included in the agreement.

STAFF RECOMMENDATIONS

Staff recommends approval of the Escrow Agreement Amendment to pay for the costs associated with the inspection of the sanitary sewer service.

COUNCIL ACTION REQUESTED

MOTION to approve the Essentia Health Escrow Agreement Amendment.