



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 8/18/2026
Agenda Section: Consent Agenda

Department Community Development
Origination:

Agenda Item: Authorize execution of a real estate Services Agreement between The Conservation Fund and the City of Baxter for the Mississippi River Overlook Park access project

Approval Required: Simple Majority Vote

BACKGROUND

Staff is requesting authorization to execute a real estate Services Agreement between the Conservation Fund and the City of Baxter for the Mississippi River Overlook recreational access project. The City of Baxter and Sylvan Township received \$5.0 million in total grant funding for the community recreational access project. On July 21, 2026, the City of Baxter approved WSB to provide pre-construction and construction services for the project. The subject Services Agreement with The Conservation Fund would provide necessary real estate services related to the acquisition of property that are not provided with WSB project construction contract.

Specifically, the Services Agreement includes property acquisition due diligence, including but not limited to appraisals to "Yellow Book" standards, Phase I environmental site assessments, title work, etc. The Conservation Fund would also represent the City with acquisition services of negotiations, creating option agreements, purchase and/or sale agreements, etc.

FINANCIAL IMPLICATIONS

Currently, the anticipated project cost is \$5.0 million. This includes design fees, soft costs, contingencies, and grant administration.

STAFF RECOMMENDATIONS

Staff recommends Authorization to execute a real estate Services Agreement between The Conservation Fund and the City of Baxter for the Mississippi River Overlook Park access project.

COUNCIL ACTION REQUESTED

Motion to Authorize execution of a real estate Services Agreement between The Conservation Fund and the City of Baxter for the Mississippi River Overlook Park access project.