



## HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF MARSHALL, MINNESOTA AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, April 23, 2019
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Commerce Industrial Park Second Addition Land Transfer for Public Roadway and Utility Easement Purposes
<b>Background Information:</b>	<p>The final plat of Commerce Industrial Park was adopted by Marshall City Council in 2016. Since that time, the property has been designed and constructed in accordance with plans and specifications as developed by consulting engineers Bolton &amp; Menk.</p> <p>The development plans include the construction to the connection of Michigan Road/Pacific Avenue and Trunk Highway 68. The construction of Michigan Road, installation of utilities on Michigan Road and construction of stormwater detention and treatment ponds for the entire site except for a small area in the northwest corner of the subdivision.</p> <p>The development of the project has been assisted in funding through Business Development Public Infrastructure (BDPI) grant from State of Minnesota DEED agency. After the construction of the infrastructure referred to above, the property was re-platted pursuant to action taken by Marshall City Council in 2019. The re-platted Commerce Industrial Park Second Addition has been recorded in the office of the Lyon County Recorder.</p> <p>The City of Marshall is presently seeking “shovel ready” certification from DEED. It is believed that shovel ready certification will assist the City of Marshall in the promotion and potential sale and development of the property. Shovel ready certification requires that an ALTA survey be provided. In the process of obtaining an ALTA survey, it was determined that there were minor discrepancies in the description of the property. The as-built Michigan roadway varied slightly from the plat of Commerce Industrial Park Second Addition. It is therefore proposed that the identified property on the attached documents be deeded from property owner HRA to the City of Marshall. Subsequent to transferring of the property by deed, the deeded property would be dedicated for use as public roadway and streets as designated on the attached deed. Public utility easements would also be amended as described and would also be dedicated to public use pursuant to the description on the plat.</p>
<b>Fiscal Impact:</b>	Applicant will be billed for all direct costs relating to the survey and deed documents attached.
<b>Alternative/Variations:</b>	No alternative actions recommended.
<b>Recommendations:</b>	Consider and approve Resolution No. ____, Second Series authorizing the proper Authority officials to transfer ownership of property owned in Commerce Park Second Addition to the City of Marshall.