



ITEM REPORT CITY COUNCIL

Agenda Date: 12/02/2024
Agenda Section: Unfinished Business

Department: Public Works – City Engineer

Agenda Item: NW Corner

No Approvals required.

BACKGROUND

“NW Corner” refers to the northwest corner of Main Street and State Highway 371.

As you know, there have been inquiries about potential development in this area.

The Developer’s team has periodically reached out to us for feedback and input. We really want to assist, but . . .

We have continued to tell the Developer, as the City has from almost Day One, that they need to execute a Development Agreement along with providing financial security / an escrow for costs the City has and will incur.

The Development Agreement will address such issues as who is doing what (for example, who – the Developer’s Engineer or the City Engineer - is designing what improvements) and who is paying for what.

The Development Agreement would come before the City Council at some future date for approval.

Since the last City Council meeting, while we have not engaged in formal communications or meetings (again, we are awaiting a Development Agreement to be executed and financial security / an escrow to be provided), we understand that there may be a difference of opinion by the County or State on, what we understood, is the City’s jurisdiction for the actual driveway access into the property in question. At a minimum, though, any proposed westbound to northbound right turn lane on Main Street into this driveway access (future proposed street) will be on either County or MnDOT Right-of-Way.

FINANCIAL IMPLICATIONS

To be clarified in the Development Agreement.

From Day One, we have told the Developer the City does not have any funds budgeted for improvements in the NW Corner or to get improvements out to the NW Corner.

COUNCIL ACTION REQUESTED

No formal action is needed at this time. We just want you to be aware of activities since the last meeting.