

9th Street City Land Proposal

Agenda:

- EDA request and background information
- Proposed partnership with Park Board on trail and Water Tower green space
- Potential plans for the requested properties and for other City-owned property in the same block
 - optional proposal
- Timeline
- How will EDA funds be used?

9th Street City Land Proposal

- *The Mantorville EDA requests that the city deed land owned by the City between Jefferson and Chestnut streets, bordered on the south by the street easement of 9th Street and on the north side up to 180 feet north of that line. Development of this property will be used in support of future economic development projects in accordance with the EDA charter.*
- Motion(/)

- The EDA feels there are several good options for the requested land and the space owned by the City that is north of these properties.
 - We propose
 - dividing the requested property into 4 building sites that are approximately 85' X 120' (plus the street easement space),
 - retaining space for a cycle/pedestrian path that would allow off-street communication between Mantor Field and future green space around the water tower and could potentially connect to a future city path system
- The EDA would like to sell all 4 building lots to a General Contractor at the same time.
 - The sale posting would likely be issued early in 2010. We do not feel it prudent to sell these properties in the current market
 - The advantage of a single sale is that the EDA only has to sell once, and the Developer would manage the properties and associated services such as sewer and water
 - The disadvantage is that the EDA might not get as much money because all would be sold at a time when the market could still be depressed
- The EDA would like the City to consider planning and selling the entire city-owned space on this block to a developer (except the property surrounding the water tower)
 - The advantages of this course of action are that it would provide additional funds for the use by the City, the Park Board and the EDA, without straining the tax base of the city, and it should be more attractive to a developer (10-15 lots versus 4)
 - However, this was not a part of the original proposal and it would lock this space into a specific development plan that needs to be considered by the Planning and Zoning Commission and the City Council

- Motion to approve EDA position on above three points (/)

Proposed partnership with Park Board on trail

- EDA believes that it is in the best interest of the City to develop pedestrian and bicycle paths that are off-street
- Development of City property to the north of Mantor Field presents an opportunity to plan for this
- EDA proposes planning for green space around water tower and for a trail that extends from the pavilion of Mantor Field to the proposed green space
 - Trail will be planned for possible extension to other locations, particularly if City expands to north and west in the future
 - Critical requirement is setting property aside – establishment of actual trail can come later
- Final platting of proposed EDA properties would not complete until agreement for trail route achieved between Park Board and EDA
 - Including consultation with Planning and Zoning Commission and appropriate response, as needed.

Potential plans for requested property and for other City-owned property in same area

Two possible layouts follow

- A. 4 EDA proposed building properties, plus
 - path along east edge
 - 6 future building properties
 - connecting cul de sac
 - 2 acre green space, including water tower
- B. 4 EDA proposed building properties, plus
 - path closer to center of 9th Street block
 - safer
 - emergency equipment access
 - 9 future building properties
 - cul de sac that can connect to future N&W expansion
 - 3/4 acre green space, including water tower

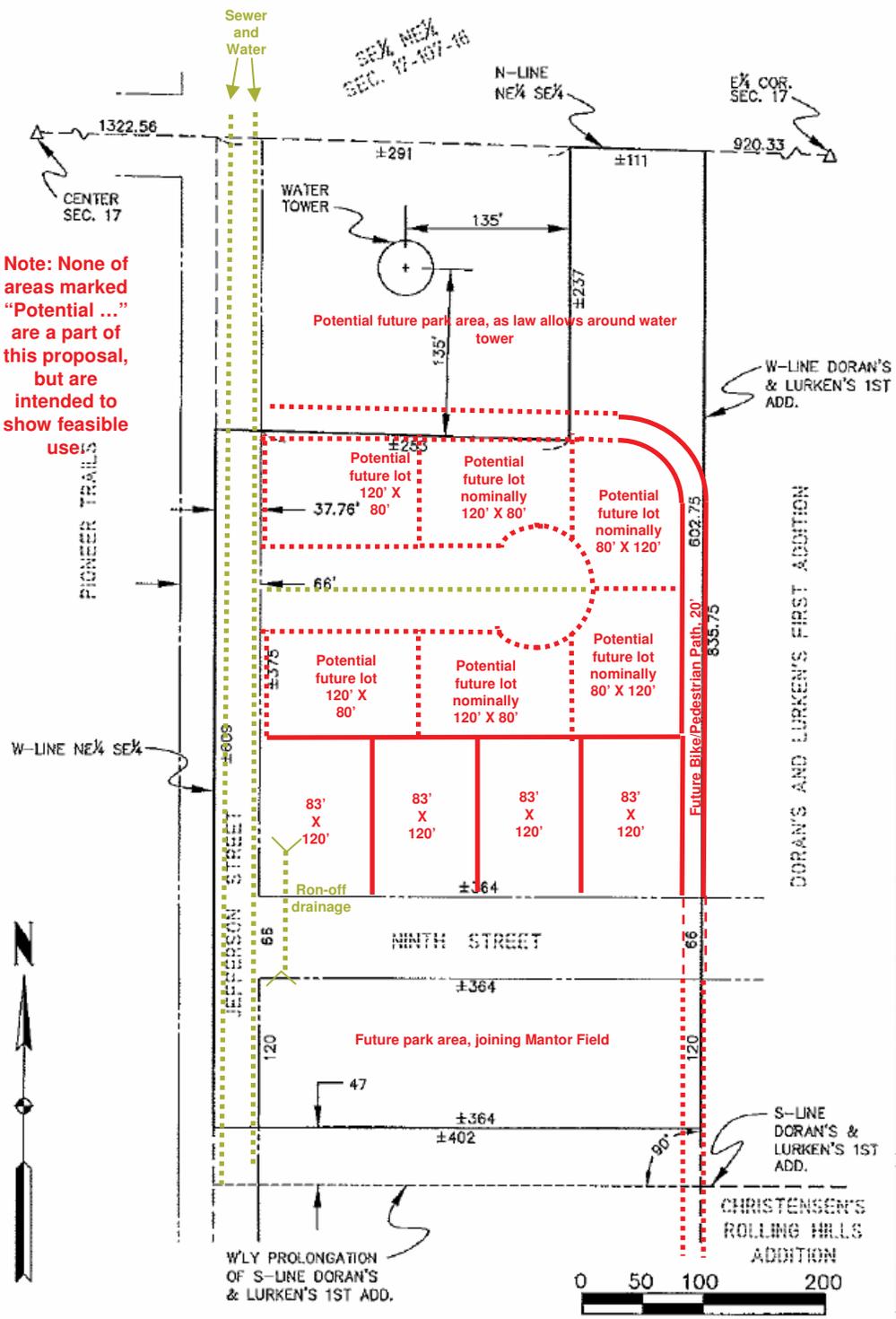
EDA favors “Plan B”

- More attractive to developer
- More funds for city, parks, EDA
- Better road communication for future city expansion
- Either plan fits well with EDA request
 - Developer would be required to submit final proposal

A

PROPOSED LAND TRANSFER

Note: None of areas marked "Potential ..." are a part of this proposal, but are intended to show feasible use.



DESCRIPTION

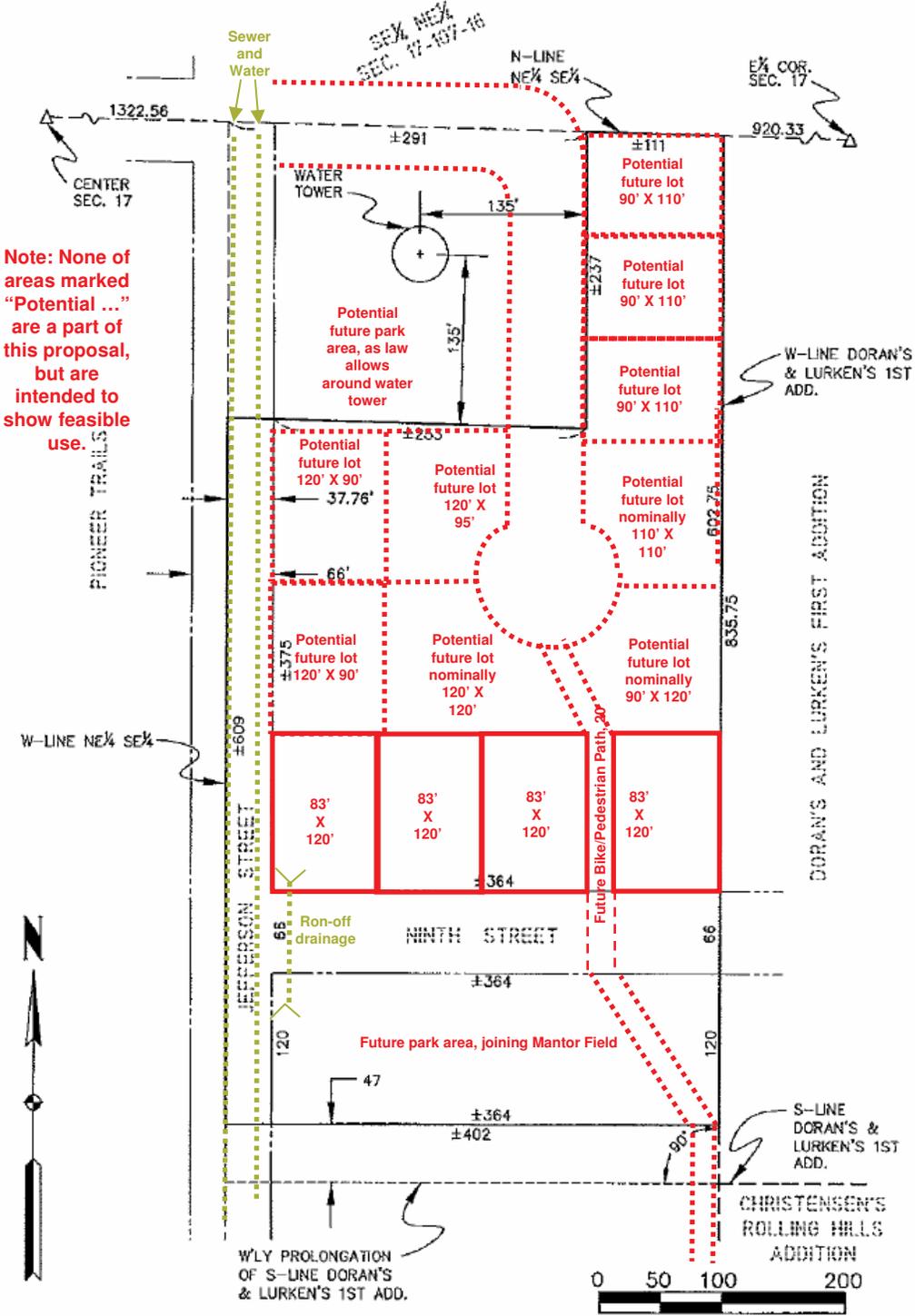
The East One-Half of the North One-Half of the Southeast Quarter, Section Seventeen (17), Township One Hundred Seven (107), Range Sixteen (16), except those tracts lying East of the West line of Christensen's Rolling Hills Addition, and Doran's and Lurken's First Addition, except the Northernly 237 feet of the Westerly 291 feet of said East One-Half of the North One-Half of the Southeast Quarter, and except that part of said East One-Half of the North One-Half of the Southeast Quarter lying South of a line that is 47 feet Northernly and parallel with the Westerly prolongation of the South Line of said Doran's and Lurken's First Addition; subject to right-of-ways for Jefferson Street and Ninth Street in the City of Mantorville, Dodge County, Minnesota.

9/30/2008

SCALE: 1" = 100'	FDR:	
DRAWN BY: AJM		
DATE: 02/13/08		
PROJECT NO: 6878.08		
CADD NO: EXHIBIT-EDA		
CITY OF MANTORVILLE MANTORVILLE, MN 55955		MASON CITY, IA DUBUQUE, IA AMES, IA ROCHESTER, MN

B

PROPOSED LAND TRANSFER



Note: None of areas marked "Potential ..." are a part of this proposal, but are intended to show feasible use.

DESCRIPTION

The East One-Half of the North One-Half of the Southeast Quarter, Section Seventeen (17), Township One Hundred Seven (107), Range Sixteen (16), except those tracts lying East of the West line of Christensen's Rolling Hills Addition, and Doran's and Lurken's First Addition, except the Northerly 237 feet of the Westerly 291 feet of said East One-Half of the North One-Half of the Southeast Quarter, and except that part of said East One-Half of the North One-Half of the Southeast Quarter lying South of a line that is 47 feet Northerly and parallel with the Westerly prolongation of the South line of said Doran's and Lurken's First Addition, subject to right-of-ways for Jefferson Street and Ninth Street in the City of Mantorville, Dodge County, Minnesota.

SCALE	1" = 100'
DRAWN BY	AJM
DATE	02/13/08
PROJECT NO.	6878.08
CADD NO.	EXHIBIT-EDA

FDR :

CITY OF MANTORVILLE
MANTORVILLE, MN 55955

WHKS & CO.

ENGINEERS PLANNERS LAND SURVEYORS

MASON CITY, IA DUBUQUE, IA JAMES, IA ROCHESTER, MN

9/30/20

Whole Property Proposal

If the City chooses, the EDA recommends the following:

- EDA manages sale of entire property
- Developer required to
 - fund utilities and roadway
 - fund Park development on water tower property
- Funds from sale split (ratios tbd)
 - Park Board for enhancement of Mantor Field, creation of trail between two parks, other projects
 - EDA for future economic development projects
 - City for infrastructure requirements that are not currently affordable with existing tax base

9th Street Proposal Timeline

- October 2008
 - Survey and official establishment of 9th Street between Jefferson and Chestnut streets
 - Proposed 50/50 split of costs between City and EDA, since south side will be City park land and north side will be EDA
- November 2008
 - City deeds requested area to EDA
- by December 2008
 - Joint decision on routing of cycle/pedestrian path from EDA, Park Board, and if needed, P&Z
- by January 2009
 - Decision from City on whether to pursue full development of city property north of 9th Street
- by April 2009
 - In partnership with P&Z Commission
 - Preliminary plat of area to be sold, including cost estimates for access to utilities, understanding of building and other zoning restrictions, understanding of impact on future development and current homes/properties, understanding of any additional costs from city, county, state – as applicable
- by July 2009
 - Decision on when to make property available for sale to reap best value
- by March 2010
 - Sale complete

How will EDA funds be Used?

Ask the question “Why do people choose to live in Mantorville?”

- cost of housing? less expensive in West Concord, Claremont, Hayfield
- cost of taxes? not much difference between Mantorville and other locations
- easy access to businesses? primary living businesses far more accessible in Kasson and Rochester

It is the “personality” of Mantorville that is our greatest strength.

That personality comes directly from historic preservation and the associated tourism industry.

It is this aspect that the EDA intends to focus on enhancing. The sale of these properties will allow EDA projects to progress without straining the tax burden on our citizens.

How will EDA funds be Used?

Most of the items in the EDA's short and long-term plans (as stated in Mantorville's Comprehensive Plan) require significant funds, even if grants are available

- establishment, training and retention of an effective business recruitment committee
- creation and distribution of informational recruitment packet and welcome packet for Mantorville
- loan program for revitalization of business storefronts
- promotion of preservation of historic structures
- extending support for historic preservation to residences
- creation and implementation of a streetscape plan for the downtown
- band shell
- tourism support
- “Welcome” and other signage

Discussion

- EDA Discussion
- Public and other organization input
- Return to 2 motions on page 2
- Motion to approve delivery of this package to City Council (/)