



AGENDA
HOUSING AND REDEVELOPMENT AUTHORITY
ANNUAL MEETING
September 18, 2023
Immediately following the City Council meeting.
City Hall Council Chambers

1. Call to order and roll call
2. [Approve the minutes of January 3, 2023, H.R.A. Meeting](#)
3. [Release of Land from Assessment Agreement and Contract for Sale of Land for Private Development with Despatch Industries, Inc.](#)
4. New Business
5. Adjourn

**CITY OF LAKEVILLE
HOUSING AND REDEVELOPMENT AUTHORITY
ANNUAL MEETING
JANUARY 3, 2023**

Chair Lee called the meeting to order at 7:03 p.m. in the Council Chambers at City Hall.

Members present: Commissioners Hellier, Bermel, Lee and Volk

Staff present: Justin Miller, Executive Director; Ann Orlofsky, City Clerk

ITEM 2

Motion was made by Bermel, seconded by Volk, to approve minutes of the January 3, 2023 annual H.R.A. meeting.

Voice vote was taken on the motion. Ayes – unanimous

ITEM 3 – ELECTION OF OFFICERS

Council Member Bermel proposed re-election of the current officers.

Motion was made by Bermel, seconded by Hellier, to cast a unanimous ballot for the following slate of officers for the year 2023: Commissioner Lee to the office of Chair, Commissioner Volk to the office of Vice Chair and Commissioner Bermel to the office of Secretary.

Voice vote was taken on the motion. Ayes – unanimous

ITEM 4 – NEW BUSINESS There was no new business.

Motion was made by Hellier, seconded by Bermel, to adjourn.

Voice vote was taken on the motion. Ayes – unanimous

Chair Lee adjourned the meeting at 7:09 p.m.

Respectfully submitted,

Ann Orlofsky, City Clerk

Joshua Lee, Chair



Date: September 18, 2023

Item No. 3

**HOUSING AND REDEVELOPMENT AUTHORITY RELEASE OF LAND FROM
ASSESSMENT AGREEMENT AND CONTRACT FOR SALE OF LAND FOR PRIVATE
DEVELOPMENT**

Proposed Action

Staff recommends adoption of the following motion: Move to approve the release of Assessment Agreement and Contract for Sale of Land for Private Development with Despatch Industries, Inc. dated February 1, 1981 and recorded as Document No. T119867 as Abstract Document No. A592098.

Overview

Dewitt Clinton, LLC representatives, owners of the properties Despatch Industries/Illinois Tool Works, located at 8860 – 207th Street, have requested the release from title an Assessment Agreement and Contract for Sale of Land For Private Development approved in 1981 that is no longer in effect. The property owner is marketing the properties for sale with a clear title. Despatch Industries/Illinois Tool Works is expected to continue to lease the property. The City Attorney’s office has prepared the necessary document to complete the release and City Council approval.

Adoption of this motion will formally allow the release of the subject Agreement recorded as Document No. T119867.

Primary Issues to Consider

- *None*

Supporting Information

- Release of Assessment Agreement and Contract for Sale Of Land For Private Development

<p>Financial Impact: \$ Budgeted: Y <input type="checkbox"/> N <input type="checkbox"/> Source: Related Documents: (CIP, ERP, etc.): Envision Lakeville Community Values: Diversified Economic Development Report Completed by: Frank Dempsey, AICP, Associate Planner</p>
--

(reserved for recording)

**THE HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**RELEASE OF LAND FROM ASSESSMENT AGREEMENT
AND CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT**

Date: _____, 2023.

KNOW ALL BY THESE PRESENTS, that the real property in Dakota County, Minnesota, legally described on Exhibit “A” attached hereto is hereby released from all obligations, terms and conditions of the following agreements:

1. That certain Assessment Agreement by and between The Housing and Redevelopment Authority in and for the City of Lakeville, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, and Despatch Industries, Inc., a Minnesota corporation, dated February 1, 1981, filed November 13, 1981 in the Office of the Registrar of Titles, Dakota County, Minnesota as Torrens Document No. **T119867** and in the Office of the County Recorder, Dakota County, Minnesota as Abstract Document No. **A592098**;
2. That certain Contract For Sale of Land For Private Development, by and between The Housing and Redevelopment Authority in and for the City of Lakeville, a public body corporate and politic under the laws of the State of Minnesota, and Despatch Industries, Inc., a Minnesota corporation dated February 1, 1981, filed November 13, 1981, in the Office of the Registrar of Titles, Dakota County, Minnesota as Torrens Document No. **T119868** and in the Office of the County Recorder, Dakota County, Minnesota as Abstract Document No. **A592099**.

**HOUSING AND REDEVELOPMENT
AUTHORITY IN AND FOR THE
CITY OF LAKEVILLE, MINNESOTA**

By: _____

Joshua Lee
Its: Chairperson

By: _____

Justin Miller
Its: Executive Director

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Luke M. Hellier, and Justin Miller, respectively the Chairperson and Executive Director of the Housing and Redevelopment Authority in and for the City of Lakeville, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on its behalf.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Campbell Knutson
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AMP/smt

EXHIBIT "A"
Legal Description

PARCELS 1, 3, 5, 6, and 7; / PID#s 22-57750-00-071 and 22-02900-78-054 and 22-57750-00-040 and 22-57750-00-022 and 22-57750-00-023 / TORRENS / Certificate of Title No. 144326:

PARCEL A:

All that part of the Southwest Quarter of the Southeast Quarter and all that part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 114, Range 20, Dakota County, Minnesota, according to the Government Survey thereof described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 29; thence North, assumed bearing, on the east line of the said Southwest Quarter of the Southeast Quarter a distance of 1101.67 feet to the southerly line of Spruce Street, now called 208th Street, according to the plat of FAIRFIELD on file and of record in the County Recorder's Office in and for Dakota County, Minnesota; thence North 73 degrees 52 minutes 24 seconds West on the southerly line of said Spruce Street a distance of 41.64 feet to the west line of Main Street, now called Holyoke Avenue, according to the plat of FAIRFIELD; thence continue North 73 degrees 52 minutes 24 seconds West on the southerly line of said Spruce Street a distance of 285.54 feet; thence South 16 degrees 07 minutes 36 seconds West perpendicular to the south line of said Spruce Street a distance of 50.00 feet to a point on the easterly extension of the southerly line of Lots E, F and G of PLAYFIELD ADDITION, according to the plat thereof on file and of record in the County Recorder's office in and for Dakota County, Minnesota; thence North 73 degrees 52 minutes 24 seconds West on the easterly extension of the southerly line of said Lots E, F and G a distance of 344.57 feet to the actual point of beginning of the property to be described; thence continue North 73 degrees 52 minutes 24 seconds West, along said easterly extension of the southerly line of said Lots E, F and G, a distance of 31.20 feet to the southeast corner of said Lot G; thence continue North 73 degrees 52 minutes 24 seconds West on the southerly line of said Lots E, F and G a distance of 332.40 feet to the southwest corner of said Lot E, said corner being on the easterly right of way line of the Minneapolis, Northfield and Southern Railroad; thence South 21 degrees 11 minutes 53 seconds East on the Easterly right of way line of said railroad 125.75 feet to a point on the westerly extension of the northerly line of Front Street, now called Upper 208th Street, according to the said plat of FAIRFIELD; thence South 73 degrees 52 minutes 24 seconds East on the westerly extension of the Northerly line of said Front Street and on the north line of said Front Street a distance of 316.38 feet to a line which bears South 00 degrees 03 minutes 45 seconds East from point of beginning; thence North 00 degrees 03 minutes 45 seconds West a distance of 104.13 feet to the point of beginning.

AND

PARCEL B:

Lot B, PLAYFIELD ADDITION, according to the recorded plat thereof, excepting however, therefrom, the East 195 feet, the North 414.25 feet and the South 40 feet thereof.

AND

Lot D except the East 195 feet thereof; Lot C, except the East 195 feet thereof and the South 40 feet of Lot B except the East 195 feet thereof, all in PLAYFIELD ADDITION to the Village of Lakeville, according to the plat thereof on file and of record in the office of the Register of Deeds within and for said County and State.

AND

Lots E, F, and G, PLAYFIELD ADDITION.

PARCEL 2 / PID# 22-02900-85-010 / ABSTRACT:

That part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 114, Range 20, Dakota County, Minnesota, according to the government survey thereof, described as follows:

Beginning at a point on the south line of the Northwest Quarter of the Southeast Quarter of said Section 29, distant 500.00 feet west of the southeast corner of the said Northwest Quarter of the Southeast Quarter; thence continue westerly, on the south line of said Northwest Quarter of the Southeast Quarter, a distance of 170.00 feet; thence northerly, parallel with the east line of said Northwest Quarter of the Southeast Quarter, a distance of 330.00 feet; thence easterly, parallel with the south line of said Northwest Quarter of the Southeast Quarter, a distance of 170.00 feet; thence southerly, parallel with the east line of said Northwest Quarter of the Southeast Quarter, a distance of 330.00 feet to the point of beginning.

PARCEL 4 / PID# 22-21250-01-010 / ABSTRACT:

Lot 1, Block 1, DOWNTOWN ADDITION, Dakota County, Minnesota.