



ECONOMIC DEVELOPMENT AUTHORITY AGENDA

Tuesday, September 15, 2015

6:50 p.m.

Coon Rapids City Center
Council Chambers

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

New Business

1. Consider Public Easements, Port Campus Square

Other Business

Adjourn



EDA Regular

1.

Meeting Date: 09/15/2015

Subject: Consider Public Easements, Port Campus Square

From: Matt Brown, Economic Development Coordinator

INTRODUCTION

The EDA is asked to consider easement documents related to Robinwood Plat 6 in Port Campus Square.

DISCUSSION

On April 7, 2015, the City Council approved Robinwood Plat 6 for the area of Port Campus Square that includes the Coon Rapids Ice Center and the proposed senior housing project to be developed by Dominion. The new plat for this area places the shared driveway serving the ice arena, Walgreens, and the senior housing property on two outlots. Because the EDA issued the bonds used to construct the ice arena, it owns the property and leases the ice arena property to the City. The attached easement documents will grant access over the shared driveway.

Closing on the land and financing for Dominion's project is expected to occur in late September. Construction will begin shortly thereafter.

RECOMMENDATION

Staff recommends that the EDA:

- a. Approve the public easements related to Robinwood Plat 6.
 - b. Authorize the Chair and Secretary to execute the documents.
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Attachments

Robinwood Plat 6

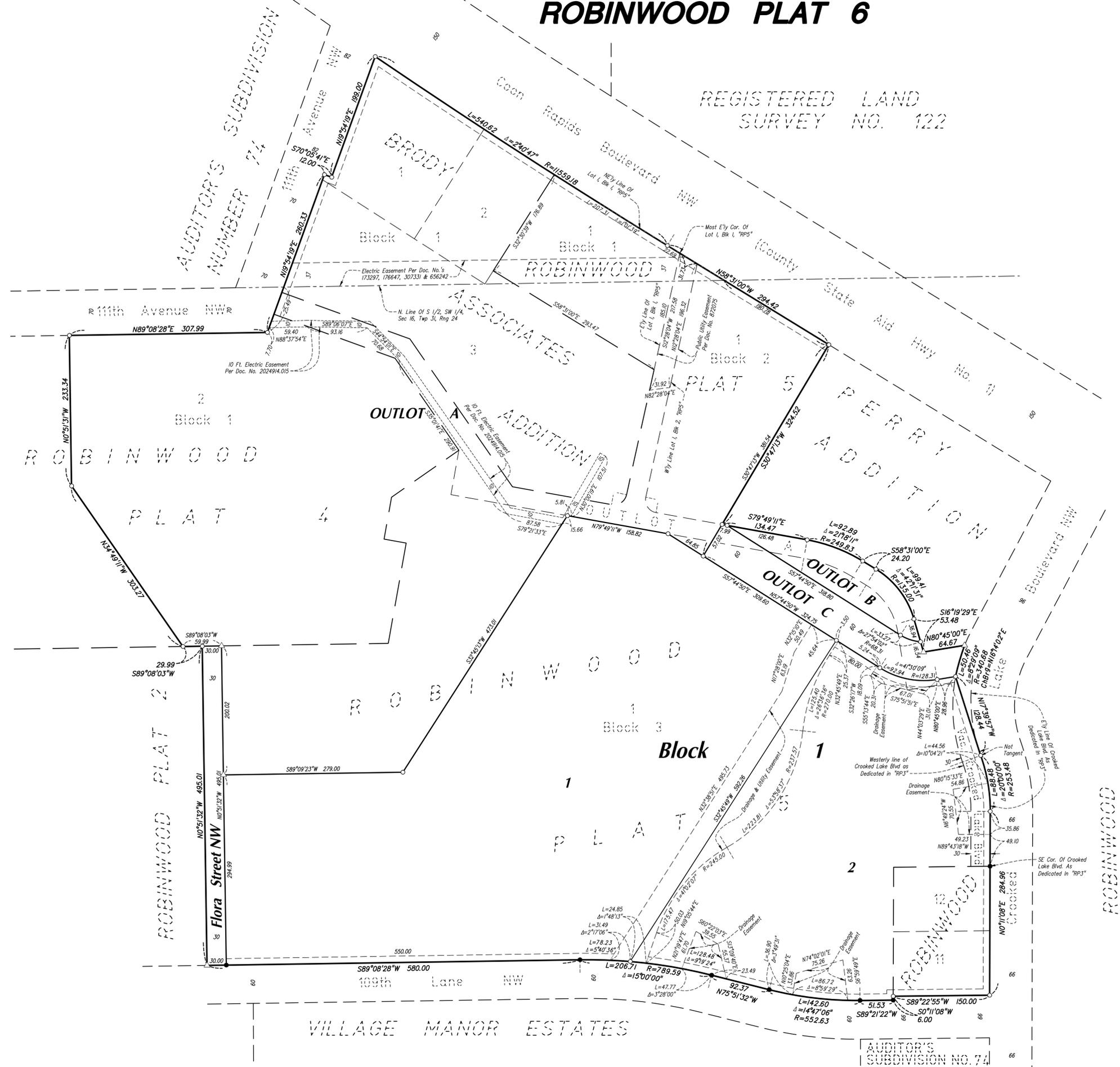
Easement, EDA and City

Easement, EDA to Walgreens

ROBINWOOD PLAT 6

City Of Coon Rapids
County Of Anoka
Sec. 16, Twp 31, Rng 24

REGISTERED LAND
SURVEY NO. 122

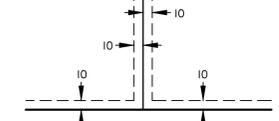


0 80
SCALE IN FEET
1 INCH = 80 FEET

FOR THE PURPOSES OF THIS PLAT THE
NORTHEASTERLY LINE OF LOT 1, BLOCK 1,
ROBINWOOD PLAT 5 HAS AN ASSUMED
BEARING OF NORTH $58^{\circ}31'00''$ WEST

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
- △ DENOTES PK NAIL WITH WASHER SET
- DENOTES IRON MONUMENT FOUND
- "RP3" DENOTES ROBINWOOD PLAT 3
- "RP5" DENOTES ROBINWOOD PLAT 5

NOT TO SCALE
DRAINAGE AND UTILITY EASEMENTS ARE
SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED AND ADJOINING LOT LINES, AND
RIGHT-OF-WAY LINES, AS SHOWN ON THE
PLAT.

LOUCK ASSOCIATES

EASEMENT AGREEMENT

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THIS INDENTURE, made this _____ day of _____, _____, between Economic Development Authority in and for the City of Coon Rapids, a political subdivision, herein referred to as the Landowner, and the CITY OF COON RAPIDS, a municipal corporation organized under the laws of the State of Minnesota, hereinafter referred to as the "City".

WITNESSETH:

That the said Landowner in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the said City, its successors and assigns, forever, a permanent easement for public roadway, sidewalk, trail, drainage and utility purposes over, under and across the following described property:

Outlot C, Robinwood Plat 6

EXEMPT FROM STATE DEED TAX

This easement shall convey to the City, its contractors, agents, officers and employees the right to enter upon said premises at all reasonable times for the purpose of construction, grading, sloping and restoration purposes, and all such purposes ancillary thereto, together with the right of said City, its contractors, agents, officers and employees to remove trees, brush, undergrowth and other obstructions from the easement area, as well as the right to deposit earthen materials within the easement area.

The City agrees to indemnify and hold the Landowner harmless from damages or claims resulting directly and solely from the use of the easements. This indemnification, however, shall not include and the City shall not be responsible for any and all costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the property prior to the date hereof and which were not caused by the City.

Upon the completion of any construction, maintenance, or replacement project, the City will restore any disturbed areas including, but not limited to, the replacement of any damaged sod and plantings

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner, its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided in Minnesota Statutes Chapter 466.

And the said Landowner, for itself, its successors and assigns, does covenant with the City, its successors and assigns, that it is well seized in fee of the lands and premises aforesaid and has good right to grant and convey the easement herein to said City.

IN WITNESS WHEREOF, the said Landowner has caused this agreement to be executed as of the day and year first above written.

ECONOMIC DEVELOPMENT
AUTHORITY IN AND FOR THE CITY
OF COON RAPIDS

By: _____
Jerry Koch, President

By: _____
Denise Klint, Secretary

CITY OF COON RAPIDS

By: _____
Jerry Koch, Mayor

By: _____
Matt Stemwedel, City Manager

[Signatures continue on following page]

PUBLIC EASEMENT

THIS INDENTURE, made this _____ day of _____, 2015, by the Economic Development Authority in and for the City of Coon Rapids, a political subdivision existing under the laws of the State of Minnesota, to JCM Minnesota LLC, a Missouri limited liability company.

WITNESSETH, that the Economic Development Authority, for value received does hereby dedicate to JCM Minnesota LLC, a Missouri limited liability company a permanent easement for ingress and egress purposes located within the City of Coon Rapids, County of Anoka, State of Minnesota, described as follows, to wit:

Those parts lying within Robinwood Plat 6 of the Southeast Quarter of the Southwest Quarter of Section 16 Township 31 North, Range 24 West of the 5th Principal Meridian, Anoka County, Minnesota, described as follows:

That part of Robinwood Plat 6 known as OUTLOT B described as follows; commencing at the intersection of Coon Rapids Boulevard Northwest right of way and the most northeast corner of Lot 1 Block 2 Robinwood Plat 5; thence South 30 degrees 47 minutes 13 seconds West along the east line of said Lot 1 324.52 feet; thence South 79 degrees 49 minutes 11 seconds East 7.99 feet to the point of beginning; thence continuing along foresaid bearing 126.48 feet; thence easterly 92.89 feet along a tangential curve concave to the south having a radius of 249.83 feet; thence South 58 degrees 31 minutes 11 seconds East 24.22 feet; thence southeasterly 99.41 feet along a tangential curve concave southwesterly having a radius of 135.11 feet; thence South 16 degrees 18 minutes 35 seconds East 36.94 feet; thence along a non-tangential curve concave to the north having a radius of 68.31 feet, 33.27 feet northwesterly; thence North 57 degrees 44 minutes 50 seconds East 318.80 feet to the point of beginning. Subject to easements of record.

State Deed Tax hereon Due: NONE

IN WITNESS WHEREOF, Economic Development Authority in and for the City of Coon Rapids, a political subdivision existing under the laws of the State of Minnesota, has caused these presents to be executed or have set their hands the day and year first above written.

