

CITY OF SHAKOPEE

RESOLUTION NO. R2021-179

RESOLUTION AUTHORIZING THE EXECUTION OF A
PURCHASE AGREEMENT WITH NORCOR PROPERTIES AND
ACCEPTING A DONATION OF PROPERTY

WHEREAS, Norcor Properties (the “Seller”) owns the property legally described in EXHIBIT A attached hereto (the “Property”) located in the City of Shakopee, Minnesota (the “City”); and

WHEREAS, the City has proposed to acquire the Property from the Seller, and the Seller has agreed to sell a portion of the Property and donate a portion of the Property to the City; and

WHEREAS, the Seller has determined a purchase price for the Property in the amount of \$458,264 (fair market value of property in the amount of \$1,098,264, less donation by Seller in the amount of \$640,000); and

WHEREAS, there has been presented to the City Council a form of Purchase Agreement (the “Purchase Agreement”) between the Seller and the City, pursuant to which the Seller will sell a portion of the Property to the City for a price set forth in the Purchase Agreement and the Seller will donate the remainder of the purchase price of the Property to the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee that:

1. The Purchase Agreement is hereby approved. The Mayor and the City Administrator are authorized and directed to execute the Purchase Agreement in substantially the form on file in City Hall, subject to modifications that do not alter the substance of the transaction and are approved by the Mayor and the City Administrator, provided that execution of the Purchase Agreement will be conclusive evidence of approval.

2. The City hereby accepts the donation of a portion of the Property valued at the amount of \$640,000 to the City in accordance with the terms of the Purchase Agreement.

3. The Mayor and the City Administrator are hereby authorized to execute any other documents or certificates deemed necessary to carry out the transactions described in the Purchase Agreement and the intention of this resolution.

Approved by the City Council of the City of Shakopee this 21st day of December, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL A:

ALL THAT PART OF THE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 115, RANGE 23, SCOTT COUNTY LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 01 MINUTES 25 SECONDS EAST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1300.98 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 153.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 1171.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE CONTINUING NORTH 85 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 216.14 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 463.16 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 1192.71 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE SAME BEING THE SOUTHWEST CORNER OF WINDERMERE, SCOTT, COUNTY, MINNESOTA; THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID WINDERMERE, A DISTANCE OF 1192.71 FEET; THENCE NORTH 40 DEGREES 13 MINUTES 55 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID WINDERMERE, A DISTANCE OF 310.84 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 83 DEGREES 11 MINUTES 05 SECONDS WEST, A DISTANCE OF 116.94 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 101.11 FEET; THENCE NORTH 23 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 96.91 FEET; THENCE NORTH 43 DEGREES 02 MINUTES 06 SECONDS WEST, A DISTANCE OF 97.38 FEET; THENCE NORTH 62 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 97.16 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.67 FEET; THENCE SOUTH 04 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 129.38 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 581.81 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER AND SAID LINE THERE TERMINATING.

EXCEPT:

THE LAND TAKEN BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY RIGHT OF WAY AS RECORDED ON THE MINNESOTA COMMISSIONER OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-15

AND ALSO EXCEPTING:

THAT PART PLATTED AS WINDERMERE, SCOTT COUNTY, MINNESOTA