

Todd County, MN Board Action Form



Action Requested:	
<input checked="" type="checkbox"/> Action/Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Information Item	<input type="checkbox"/> Report <input type="checkbox"/> Resolution <input type="checkbox"/> Other
Board Action Tracking Number (for A/T Office use): 20180501-25	

Title for Agenda (for publication): Approve Sale of Parking Lot	
Date of Meeting: May 1, 2018	Total time requested: 5 Minutes
Department Requesting Action: Administration	
Presenting Board Action/Discussion at Meeting: Joe Hatch, County Coordinator	
Background <input checked="" type="checkbox"/> Supporting Documentation enclosed	
The Facilities Committee met with the City of Long Prairie and the Cody Nelson, the Developer, and recommended the County sell the parking lot to Cody & Sarah Nelson for \$16,000.00. The Developer plans on building two 4 unit buildings, 8 total units, market rate rents. The paperwork and legal transfer paperwork is attached.	
Options <input checked="" type="checkbox"/> Supporting Documentation enclosed	
Option 1 approve the sale of the parking lot.	
Option 2 do not approve the sale of the parking lot.	
Recommendation <input checked="" type="checkbox"/> The Todd County Board of Commissioners approves the following by Motion:	
Staff recommends Option 1	
Financial Implications: \$16,000.00 to be added to facilities fund	Comments
Funding Source:	
Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Action	Voting in Favor	Voting Against
Motion:	<input type="checkbox"/> Neumann	<input type="checkbox"/> Neumann
Second:	<input type="checkbox"/> Kneisl	<input type="checkbox"/> Kneisl
<input type="checkbox"/> Passed	<input type="checkbox"/> Kircher	<input type="checkbox"/> Kircher
<input type="checkbox"/> Failed	<input type="checkbox"/> Becker	<input type="checkbox"/> Becker
<input type="checkbox"/> Tabled	<input type="checkbox"/> Erickson	<input type="checkbox"/> Erickson

<p>Signatures</p> <p>STATE OF MINNESOTA } COUNTY OF TODD }</p> <p>I, Denise Gaida, County Auditor-Treasurer, Todd County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Auditor-Treasurer's Office of Todd County in Long Prairie, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:</p>	Seal
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Memo

To: Todd County Commission
From: Brenda Thomes
Date: April 17, 2018
Re: Nelson Proposal – Developer 2 4-Plex Townhomes

Cody and Sarah Nelson have submitted a proposal to the City of Long Prairie to construct 2 4-Plex Townhomes located at 111 1st Ave S Veterans of Foreign Wars (VFW) and Todd County Lot located at 113 1st Ave South. Going forward this will be called the Nelson Project.

This project will be doing three things for the City of Long Prairie and Todd County:

1. Clean up a blighted property
2. Will put an empty lot in town back in use
3. Will start helping with our housing shortage

With these three objectives in mind the Nelson project has one requests of Todd County. They would like to purchase the vacant lot next to the Veterans of Foreign Wars (VFW). The property address is 113 1st Ave S, PID 36-4015100. We have heard different prices for the lot from \$15,000 and down.

Enclosed you will see the TIF application, 10 year TIF breakdown, a letter from 1st State Bank Sauk Centre, a letter from the Veterans of Foreign Wars (VFW) and a quote from Craig Tschida for demolition costs.

The project breakdown for Land:

Land Acquisition	\$	1.00
Demolition	\$	64,000.00
Todd County Lot	\$?	

Request to the Todd County Commission is to approve or deny the sale of your vacant lot PID# 36-4015100, address 113 1st Ave South to Nelson project.

Thank you,

Brenda Thomes
City Administrator

Cody Nelson
Developer

Cody & Sarah

Nelson

Csnelsonsproperties

Proposal information

Closing Costs	\$	4,330.00
6/26/2017 Craig Tschida Excavating	\$	5,750.00
6/26/2017 J & R Frericks Construction	\$	20,000.00
6/26/2017 Ziegler Plumbing & Heating	\$	8,000.00
7/13/2017 Pope County HRS	\$	5,501.00
7/15/2017 Elrosa Lumber co	\$	1,880.84
8/2/2017 J & R Frericks Construction	\$	15,000.00
8/4/2017 A & H Contrete	\$	17,234.25
8/4/2017 A & H Supply	\$	1,368.00
8/10/2017 Ziegler Plumbing & Heating	\$	15,000.00
8/10/2017 Elrosa Lumber co	\$	63,526.80
8/15/2017 Marks electric	\$	5,000.00
8/31/2017 Craig Tschida Excavating	\$	5,250.00
9/7/2017 The Woodshop of Avon	\$	8,372.50
9/12/2017 Elrosa Lumber co	\$	35,833.00
9/12/2017 Marks electric	\$	10,000.00
9/19/2017 A & H Contrete	\$	14,168.09
9/27/2017 Capital One	\$	1,231.76
9/27/2017 Gross Drywall	\$	4,990.08
9/27/2017 River City Systems	\$	2,650.00
10/9/2017 Target Painting	\$	1,200.00
10/9/2017 Viking Grage Door	\$	6,836.00
10/17/2017 Hirshfields	\$	3,532.94
10/17/2017 J & R Frericks Construction	\$	15,000.00
10/17/2017 The Woodshop of Avon	\$	8,802.50
10/17/2017 Larry Stangler Drywall	\$	10,700.00
10/17/2017 Ziegler Plumbing & Heating	\$	19,000.00
10/25/2017 Capital One	\$	3,565.04
10/25/2017 Wheels Water	\$	5,372.80
10/25/2017 Marks electric	\$	5,000.00
10/25/2017 Advantage seamless	\$	1,006.00
10/25/2017 Hennen Floor Covering	\$	8,602.27
10/25/2017 Cullen Home Center	\$	13,500.32
11/5/2017 Capital One	\$	747.51
11/14/2017 Dannys Disposal	\$	1,033.00
11/14/2017 Elrosa Lumber Co	\$	12,344.94
12/18/2017 Cody -Elrosa Lumber co	\$	5,000.00
12/18/2017 Cody - Xcel Energy	\$	1,282.00
12/18/2017 Cody - City of Villard	\$	200.00
12/18/2017 Cody - tile	\$	2,156.00
12/18/2017 General Contractor	\$	5,000.00
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Total	\$	374,967.64

Electrical – Increase \$2,300.00

Plumbing – Increase \$1,750.00

Lumber – Increase \$6850.00

Appliance – going up ?

With the cost from last year and the increase and more hidden fees else where. I am looking at a build project per 4-plex in the area of 390,000.00 dollars.

Reason in need of property for 1.00 dollar,
and TIF

2,040.00 loan payment month

500.00 tax's payment month

50.00 electric payment month

170.00 insurance payment month

175.00 gas payment month

Total monthly bills \$2,935.00

3-bedroom rent 900.00 each

2-bedroom rent 800.00 each

Total rent income \$3,400.00

Cash flow approx : \$470.00 month

Cash flow with TIF : \$970.00 month