



Legislation Text

File #: Res. 2020-099, **Version:** 1

City Council Meeting Date: October 6, 2020

To: Mayor and City Council
City Administrator

From: David E. Bennett, Public Work Director/City Engineer

Consider Resolution Releasing Outstanding Park Land Dedication Fees for Outlot F Southbridge 1st Addition.

Action Requested:

The Northfield City Council approves the attached Resolution releasing outstanding park land dedication fees for Outlot F Southbridge 1st Addition.

Summary Report:

On October 6, 2003, the City entered into a development agreement contract with Arcon Development Inc. for the development of Southbridge 1st addition. This was the first addition of a multiple phase project that would develop the 69.9 acre Southbridge preliminary plat in the SE corner of the City.

As part of the development agreement contract with Arcon Development Inc., the Developer was required to dedicate parkland in the amount of 6.05 acres for the entire 69.9 acre preliminary plat and the developer dedicated 9.98 acres to the City as summarized below.

Parcels Dedicated to City (Acres)

Southbridge 1st Outlot B	6.25
Southbridge 1st Outlot C	0.72
Southbridge 1st Outlot D	2.21
Southbridge 1st Outlot E	0.75
Spring Creek Townhome (Outlot C)	<u>0.05</u>
Total Land Dedicated (Acres)	9.98

In addition, the development agreement contract with the developer was required to pay a park dedication fee in the amount of \$80,918.75 for the entire 316-unit 69.9 acre preliminary plat and the developer was required to pay \$26,750.00 park dedication fee for Southbridge 1st addition and the remaining \$54,168.75 with future final plats or all paid within five years.

As a result of the housing market crash in 2007 and corresponding recession in 2007 and 2008, the developer went out of business and no longer owns the land. The City has received \$28,292.78 of the park dedication fees along with the full land dedication. In 2010, the park development fee was removed from the Land Development Code and since 2010 there have been other developments in Southbridge that haven't paid the outstanding park development fees, therefore, staff is recommending releasing Outlot F Southbridge 1st Addition, Southbridge 2nd Addition, Spring Creek Townhomes, and the Southbridge 1st Addition platted lots

and blocks from collection of this fee.

Park dedication for future plats will be reviewed based on current City Code; however, for future plats the City will recognize the 9.98 acres of land dedicated for park land will only require land dedication should subsequent plats parkland dedication cumulatively exceed 9.98 acres.

Alternative Options:

The City could elect not to waive the outstanding park fees and collect them from future developers.

Financial Impacts:

The outstanding park fee is \$52,625.97

Tentative Timelines:

This action will let staff know if a portion of the outstanding park fees should be included in future development contracts. Currently, staff has one development agreement/final plat in process for Spring Creek Townhomes II.