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CITY ADMINISTRATOR'S OFFICE MEMO
cityadmin@hiawatha-iowa.com
319-393-1515 ext.523

To: Mayor and City Council

From: City Administrator, Kim Downs

Date: November 9, 2017

RE: Hodge Construction-Land Donation

The City has been given an opportunity to purchase a 12.5 acre parcel of land for $1.00 from Hodge Construction. This parcel of land is located on the north side of Tucker Park and extends to the north along the Cimarron Drive Townhouses and Condominiums.

This parcel is wooded along a creek and located within the 100-year flood zone. The land is undevelopable but could be used for a trail connection from the City of Cedar Rapids to Boyson Road connecting to the Cedar Valley Nature Trail. The trail extension is part of our trail master plan. This transaction saves us the need to purchase access easements or trail easements prior to construction of such trail.

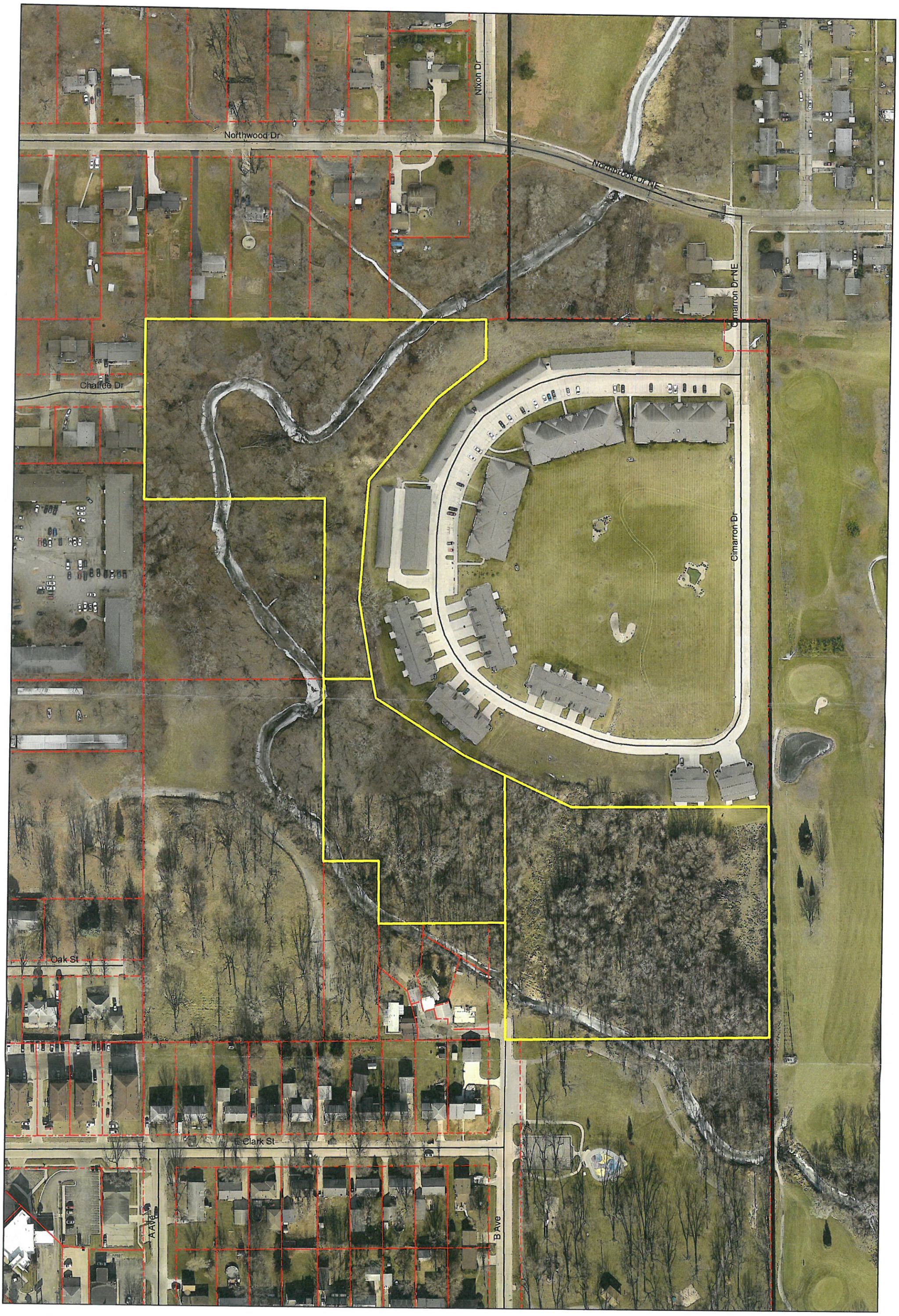
Hodge Construction seeks to close on the sale of the land by the end of the year. In light of that, I will be asking the Council to consider entering into a purchase agreement with Hodge Construction for $1.00 contingent on completing a Phase I Environmental Study to ensure the city is not taking on contaminated soils or other liabilities that may need to be cleaned up and removed from the site. The agreement will also provide that Hodge Construction and the City of Hiawatha will close on the sale of the property no later than December 31, 2017.

The city is in the process of the completing the environmental study and Hodge Construction is working on updating the abstract.

City Attorney, Mark Parmenter, is preparing the purchase agreement for Wednesday night's council meeting. We will place this document on the dais for you to review. The document will be a standard purchase agreement of which you have reviewed with prior city land purchases.

As always, call or email any questions you may have.

Kim



Hiawatha!™

1 inch = 150 feet

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION AUTHORIZING EXECUTION OF A REAL ESTATE PURCHASE AGREEMENT FOR 12.5 ACRES OF LAND ON THE NORTH SIDE OF TUCKER PARK EXTENDING NORTH ALONG CIMARRON DRIVE TOWNHOMES AND CONDOMINIUMS OWNED BY HODGE CONSTRUCTION CO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA authorizing the Mayor to sign necessary documents to into a purchase agreement for a 12.5 acre portion of land on the north side of Tucker Park extending north along Cimarron drive townhomes and condominiums owned by Hodge Construction Co., legally described in the attached Exhibit "A", following the provisions as outlined in the Real Estate Purchase Agreement (Non-Residential) Exhibit "A," with a purchase price of $1.00 and contingent on completing a Phase I Environmental Study to test for contaminated soils or other liabilities requiring removal from the site, with time of closing on or before December 31, 2017.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of November, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk