



MEMORANDUM
Comfort Lake-Forest Lake Watershed District

Date: January 16, 2025
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: Heath Iron Enhanced Sand Filter Property Acquisition



Background/Discussion

The Heath Ave Iron Enhanced Sand Filter (IESF) project feasibility phase has been completed. Grant funds have been secured for project construction. In Agenda Item 07a of the January 23, 2025, CLFLWD Board meeting, it is recommended that the Heath Ave Iron Enhanced Sand Filter project be officially ordered for implementation.

One remaining step toward implementation is securing the property where the IESF would be constructed. At the January 9, 2024, Special Board meeting, an appraisal for the IESF property was reviewed, and approval was given to the Administrator to proceed with acquisition negotiations with the landowner. The result of these negotiations was an executed contingent purchase agreement with the landowners for purchase of the property. The purchase agreement was drafted by the District’s real estate attorney and signed by the Board President.

All but one of the contingencies listed in the Purchase Agreement have been met. The only remaining task is receiving consent from the mortgage company to subdivide and sell off 2.75 acres of their property. Staff are assisting the landowner in working through this process.

The contingency period of the current Purchase agreement expires on March 31, 2025. From that point, there is a 60-day period on which to close on the property. As the final contingent item is nearing completion and timelines are becoming compressed, staff request permission to complete the acquisition of the property – contingent on “release of security” by the mortgage company.

Recommended Motion

Manager _____ moves to authorize the administrator, on advice of counsel, to complete the acquisition of the Heath Ave Iron Enhanced Sand Filter project property as per the terms of the Purchase Agreement executed on June 13, 2024. Seconded by Manager _____.