



**AGENDA FOR  
SPECIAL CITY COUNCIL MEETING  
APRIL 7, 2025 – 5:00 P.M.**

1. **Pledge of Allegiance**
2. **Call to Order**  
- Roll Call and Establishment of Quorum
3. **Agenda**  
A. Sale of Real Property Located at 750 S. Dekalb Street to Redwood Falls Port Authority –  
Ordinance #96
4. **Adjournment**

## AGENDA MEMO

**Meeting Date:** April 7, 2025

**Agenda Item:** Ordinance No. 96, Fourth Series – An Ordinance Authorizing the Sale of Certain Real Property Located Within the City of Redwood Falls.

**Recommendation/Action Requested:** Read the proposed Ordinance or make a motion to waive the reading of the Ordinance. Discuss the proposed Ordinance. If there are no concerns, the proposed ordinance will be discussed again at the next Council Meeting on April 15, 2025, and approved by motion in accordance with Chapter 4 of the City Charter.

**Summary/Overview:** On February 10, 2025, the Redwood Falls Port Authority held a public hearing on the sale of the subject property located at 750 South Dekalb Street, Redwood Falls, Minnesota, identified by Parcel ID #88-655-0400, and legally described as, Lot One (1) of Block Four (4) of the Prairie Knoll Addition to the City of Redwood Falls, to JJ Holdings LLC, whose proposal includes plans to construct an orthodontic clinic on the property. The Port Authority approved the submitted plans and specifications and found that the proposal was in the best interests of the district and its people, and that the transaction furthered the general plan of Port Authority improvement. The Port Authority authorized sale and closing on the approved purchase agreement.

It was later discovered that the subject property is actually owned by the City of Redwood Falls, not the Port Authority. Pursuant to Section 12.05 of the Home Rule Charter of the City of Redwood Falls, Minnesota, as amended December 5, 1978, no real property of the City shall be disposed of except by Ordinance. To effectuate the sale of the subject property as originally planned, Staff recommends approval of Ordinance No. 96.

No action needs to take place at tonight's meeting, solely discussion of the proposed Ordinance. City Staff has posted the Ordinance ahead of tonight's meeting to provide the required 10-day notice of the Ordinance prior to the final approval of the Ordinance. On April 15, 2025, City staff will request Council approve the proposed Ordinance by roll call vote in accordance with Chapter 4 of the City Charter

**Attachment:** Ordinance No. 96, Fourth Series

**ORDINANCE NO. 96, FOURTH SERIES**

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY  
LOCATED WITHIN THE CITY OF REDWOOD FALLS**

**FINDINGS AND PURPOSE:**

**WHEREAS**, Pursuant to Minnesota Statute §412.221, subd. 2, the City of Redwood Falls (“**City**”) is authorized to sell certain real property located at 750 South Dekalb Street, Redwood Falls, Minnesota, identified by Parcel ID #88-655-0400 (“**Subject Property**”) for the benefit of its citizens. Pursuant to Section 12.05 of the Home Rule Charter of the City of Redwood Falls, Minnesota, as amended December 5, 1978, no real property of the City shall be disposed of except by Ordinance; and

**WHEREAS**, the Subject Property consists of the following described real estate lying and being in the City of Redwood Falls, Redwood County, Minnesota, to wit:

Lot One (1) of Block Four (4) of the Prairie Knoll Addition to the City of Redwood Falls, according to the recorded plat thereof; and

**WHEREAS**, JJ Holdings, LLC, (“**Developer**”) previously submitted a purchase proposal for the Subject Property. Developer plans to construct a new orthodontic clinic (**the “Project”**) on the Subject Property pursuant to submitted plans and specifications; and

**WHEREAS**, pursuant to Minn. Stat. § 469.065 and Resolution No. 30 of 1988, after publishing notice in the Redwood Gazette, on February 10, 2025, the Redwood Falls Port Authority (the “**Port Authority**”) held a public hearing on the sale of the Subject Property; and

**WHEREAS**, at the hearing the Port Authority reviewed the proposed sale of the Subject Property, including the submitted plans and specifications, and found that the proposal was in the best interests of the district and its people, and that the transaction furthered the general plan of Port Authority improvement; and

**WHEREAS**, a purchase agreement between the Port Authority and Developer was finalized on March 3, 2025. Under the purchase agreement, the total purchase price to be paid by Developer for the Subject Property, shall be Fifty Thousand Dollars (\$50,000.00); and

**WHEREAS**, given the Port Authority’s review of the Developer’s proposed purchase and approval of the sale of the Property to Developer, the Redwood Falls City Council finds that the proposed sale/disposal of the Property has no relationship to any current comprehensive municipal plan; and

**WHEREAS**, City Council believes it is in the City’s best interest to proceed with the sale of the Subject Property to Developer, and to effectuate that sale, hereby approves the sale of the Subject Property from the City to the Port Authority, in the total amount of One Dollar (\$1.00).

**NOW, THEREFORE THE CITY OF REDWOOD FALLS DOES ORDAIN:**

**SECTION 1.** After consideration of the proposed use of the Subject Property by Developer, the Council finds that the sale of the Subject Property to the Redwood Falls Port Authority is in the best interests of the City of Redwood Falls and authorizes sale of the Subject Property from the City to the Port Authority in the amount of One Dollar (\$1.00).

**SECTION 2.** The City Council hereby approves and authorizes the City Administrator and the Mayor to execute any documents necessary to effectuate the sale of the Subject Property.

**SECTION 3.** The requirements of Minn. Stat. §462.356, subd. 2. are hereby dispensed with regarding the disposal of the Subject Property.

**SECTION 4.** Effective Date. This Ordinance becomes effective from and after its passage.

**PASSED AND ADOPTED** by the City Council of the City of Redwood Falls, Minnesota this 15<sup>th</sup> day of April, 2025.

ATTEST:

\_\_\_\_\_  
Keith Muetzel  
City Administrator

\_\_\_\_\_  
Tom Quackenbush  
Mayor

(City Seal)

Subscribed and sworn to before me this  
15<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Notary Public

**Introduction:** 04/07/2025  
**Posting:** 04/03/2025  
**Adopted:**  
**Approval Published:**