

**CITY OF CALEDONIA, MINNESOTA
CITY COUNCIL RESOLUTION #2025-09**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
CALEDONIA, MINNESOTA, APPROVING THE ACQUISITION OF REAL
PROPERTY IN CALEDONIA, MINNESOTA, AND DISPENSING WITH REVIEW OF
THE PURCHASE BY THE CALEDONIA PLANNING COMMISSION**

- WHEREAS, the City of Caledonia ("City") desires to acquire certain real property located in the City of Caledonia, Houston County, Minnesota, PID No. 211296000, as legally described on Exhibit A, referred to herein as (the "Property"); and
- WHEREAS, the owner(s) of the Property, Holly Rae Becker, Jeffrey Scott Doering, Heidi Louise Doering, and Jennifer Jo Doering, as tenants in common (the "Sellers") intend to sell the Property to the City for \$240,000; and
- WHEREAS, the City desires to acquire the Property because it is in a desirable location and of an appropriate size for residential development (the "Project"); and
- WHEREAS, a draft Purchase Agreement has been prepared and is attached hereto as Exhibit B; and
- WHEREAS, Minnesota Statutes, Section 465.03 provides that the City may purchase real property and maintain the same for the benefit of its citizens, and that the purchase of the Property is subject to a resolution of the City Council adopted by a two-thirds majority of its members, expressing the terms of the purchase in full; and
- WHEREAS, in accordance with the attached draft Purchase Agreement, the City and the Sellers expressly understand and agree that the sale of the Property is contingent upon approval by the City Council of the City of Caledonia; and
- WHEREAS, if any transaction approval as provided in the Purchase Agreement is not obtained by the closing date stated in the Purchase Agreement, the Purchase Agreement shall then be null and void, without further obligation by either party; and
- WHEREAS, Minnesota Statutes, Section 462.356, subdivision 2 states that no publicly owned interest in real property within a city shall be acquired or disposed of until after the planning commission has reviewed the proposed acquisition or disposal and reported in writing to the city council its findings as to compliance of the proposed acquisition or disposal with the comprehensive plan; and
- WHEREAS, the same statute further states, however, that the city council may, by resolution adopted by two-thirds vote, dispense with the requirements of this subdivision when in its judgment it finds that the acquisition or disposal of real property has no relationship to the comprehensive plan.

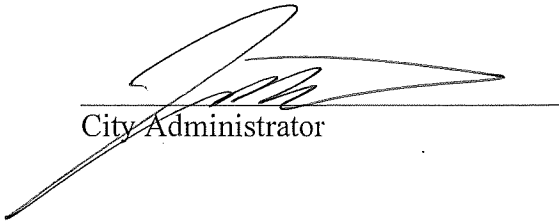
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The City Council hereby finds that the proposed acquisition of the Property by the City of Caledonia has no relationship to the City's Comprehensive Plan, and therefore review of the proposed acquisition by the Caledonia City Council (which acts as the City's Planning Commission) is not required under Minn. Stat. § 462.356, Subd. 2, and is hereby dispensed with as allowed by that statute.

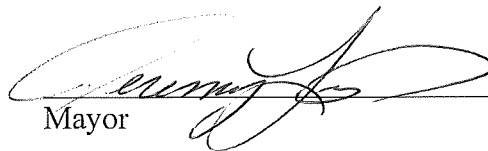
BE IT FURTHER RESOLVED THAT: The City Council hereby approves the attached Purchase Agreement and authorizes and directs the Mayor and City Administrator to: (a) execute the purchase agreement substantially in the form hereby approved and allowing any necessary minor or technical changes approved by the City Administrator, but that those changes may not include the purchase price; (b) execute such other documentation as necessary to close on the purchase of the Property by the City of Caledonia; and (c) record the warranty deed executed by the Sellers and such other documentation as necessary with the Office of the Houston County Recorder.

PASSED by the City Council of the City of Caledonia on this 13th day of October, 2025.

ATTEST



City Administrator



Mayor