

**RESOLUTION AUTHORIZING CITY MANAGER TO ENTER INTO
PURCHASE AGREEMENT FOR THE SALE OF CITY DEVELOPMENT
PROPERTY (116 E. WALNUT STREET AND 120 E. WALNUT STREET)**

WHEREAS, the City of Mankato is the owner of property legally described as:

Commencing at a point on the line of Lot 6, Block 14, in the City of Mankato. Said point of beginning being 91 ½ feet in the direction of Front Street (in said City) from the Southeasterly corner of said Lot 6, thence along Walnut Street towards Front Street 22 feet, thence at right angles with Walnut Street 120 feet across Lot 6 and partly across Lot 7, thence in the direction of Second Street 22 feet parallel with Walnut Street, thence 120 feet to the place of beginning being a part of Lots 6 and 7 in said Block 14 (120 E. Walnut Street); and City of Mankato Addition West 44 feet of Lots Six (6) and Seven (7) Block Fourteen (14) according to plat recorded in the County Recorder's Office, Blue Earth County, Minnesota, excepting and reserving to the said state, in trust for taxing districts concerned, all minerals and mineral rights, as provided by law (116 E. Walnut Street).

WHEREAS, the City of Mankato entered into a Ground Lease for the property with Love-It Furniture, dated May 24, 1993; and

WHEREAS, the Ground Lease was assigned to Brennan Properties, LLC dated August 10, 2004; and

WHEREAS, the property currently generates \$4,125 in annual rental revenue; however, the City remains responsible for maintenance and future repair costs and other ownership-related overhead costs, limiting the City's ongoing financial benefit from continued ownership of the property; and

WHEREAS, the City Council finds that the conveyance of the property for One Dollar (\$1.00), together with the documented substantial improvements to the property previously made by Brennan Properties, LLC at its sole expense, is fair and reasonable and serves a public purpose by eliminating the City's future responsibility for maintenance, future repair costs, insurance, and overhead costs, and transferring ownership and responsibility for the property to the lessee; and

WHEREAS, the property located at 120 E. Walnut Street is designated as development property pursuant to Section 10.08 of the Mankato City Charter and an ordinance was passed authorizing the conveyance of 116 E. Walnut Street pursuant to Section 2.14 of the Mankato City Charter.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the City Manager is hereby authorized to enter into a purchase agreement with Brennan Properties, LLC for the above described property for the purchase price of One Dollar (\$1.00) upon receiving cost documentation for completed improvements.

This Resolution shall become effective upon its passage and without publication.

Adopted this 24th day of August, 2026.

Najwa Massad, Mayor

Attest: _____
Rena Kopischke, MMC
City Clerk