

# Potential Land Available for Sale:

Low Restriction:				
ID#	Classification(s)	Valuation	Acres	Notes
01	COR	NA	NA	The COR
08	EDA Property	261,200	1.01	This property is vacant. There is a small bluff that makes the topography challenging. However, a small business or a small residential development could work.
09	EDA Property	488,700	4.14	Former Holiday Station. Location of new COR sign. Makes sense to be used by a business.
11	Municipal Use	142,400	16.52	Currently is home to a water tower. Also has a trail that runs along edge.
06	Municipal Use	1,501,769	20.86	This is the old municipal center. There are multiple parcels. One parcel is expected to be used for a future fire station.
13	NA	NA	NA	Parcel dedicated to city to be sold for park dedication funds (Legacy Christian).

Some Restriction Possible:				
ID#	Classification(s)	Valuation	Acres	Notes
19	Open Space	5,100	0.89	<u>Non Dedicated Open Space:</u> This parcel was picked up through tax forfeiture. Seems like it's would be easy to sell and attractive to build a new home on. NOTE: staff needs to double check ownership of this property.
23	Open Space	80,600	1.69	<u>Non Dedicated Open Space:</u> this represents two parcels of land. This seems to be slightly depressed and may be used for drainage. However, no water or wetland is visible. These two properties may be attractive for both neighbors and new construction.
25	Open Space	4,100	0.58	<u>Non Dedicated Open Space:</u> this property largely wetland and is also surrounded by wetland—not any homes. Development would be a challenge. This property is a flag parcel.
26	Open Space	40,300	0.84	<u>Non Dedicated Open Space:</u> this property has a slight depression to the middle. However, it is dry and open. It seems like it would be attractive for neighbors or a new construction.
02	Open Space	40,300	1.65	<u>Non Dedicated Open Space:</u> This property is fairly flat and dry. It may be attractive for neighbors or a new home(s).
07	Abandon Trail	2,600	0.35	<u>Non Dedicated Open Space:</u> This is an abandon trail corridor that runs behind a couple people's property. It may be attractive for each neighbor to take the adjoining portion of the trail.
14	Open Space	50,500	3.6	<u>Non Dedicated Open Space:</u> Trott Brook goes through northern part of property. This property seems ideal for a new home and may also be attractive for a neighbor.

## Potential Land Available for Sale (cont):

Foreseeable Restriction:				
ID#	Classification(s)	Valuation	Acres	Notes
20	Open Space	40,300	1.52	<u>Dedicated Park</u> : This property is dry and seems to be a good fit for a new home or expansion of adjacent properties. However, most of the property is encroached by utility easements for overhead power lines.
21	Open Space	34,700	1.96	<u>Dedicated Park</u> : This property is has small pond and is also partially a wetland. This property may be attractive for a neighbor. An analysis would be needed and pond reconfiguration in order to sell; and to make the property buildable. May impact ability to make a profit.
22	Open Space	50,500	2.80	<u>Dedicated Park</u> : This property looks like it would be both attractive to build and to be used by its neighbor.
24	Open Space	40,300	0.91	<u>Dedicated Park</u> : This property is 65% covered by wetland. However, it may be attractive for a neighbor.
16	Open Space	60,500	10.97	<u>Dedicated Park</u> : Deerwood park is a dedicated park. This property is mainly wetland. Neighbors might possibly be interested in this property.
17	Open Space	7,600	2.40	<u>Dedicated Park</u> : This property is mainly wetland. However the neighboring properties may find it attractive.
18	Open Space	51,300	4.35	<u>Dedicated Park</u> : Shawn Acres Park is about half wetland and half upland. Could be attractive for neighbors or new property owner.
03	Open Space	40,300	1.25	<u>Dedicated Park</u> : This property seems to be fairly dry and flat. It may be attractive for neighbors or a new home.
05	Abandon Trail	NA	NA	<u>Dedicated Park</u> : This property is a part of complex of properties that make one dedicated park. This parcel (may be two) may be good for a separate discussion because there are so many individual pieces. Some of which the city doesn't need and some of which the city should consider keeping.
10	Park/Trail	40,300	1.051	<u>Dedicated Park</u> : Currently a park. Could be sold off when parks in the COR are developed.
15	Wetland/Drainage	40,000	1.26	Small pond receives storm water from street analysis would be needed and pond reconfiguration in order to sell; and to make the property buildable. May impact ability to make a profit. This property is Not Dedicated for park.
04	Wetland/Drainage	31,900	4.93	Some of the property shows potential for buildable space—close to 50%. Some of it is wetland. This property is Not Dedicated for park.
12	Municipal Use	106,100	0.49	Historic City Hall

## Potential Land Available for Sale (cont):

Notes/Information:	
Dedicated Parks	<p>Basically, such lands are held in trust by the City for the specific purpose identified in the grant or dedication. If the City were to use the park land for some other purpose, the previous owner could commence a court action to either regain its ownership or prohibit the City from using it for any purpose other than for parks.</p> <p>In addition, neighboring landowners even taxpayers could bring suit to force the City to use the park land for its original park purpose.</p> <p>Dedicated park land does not belong to the City, but rather is "The property of the dedicator or his successor in interest, in which the City, as trustee for the benefit of the public and not in its own right as such has such an interest as is necessary to enjoy the use thereof as a public [park]" <i>Headley v. City of Northfield</i> 35 N.W.2d 605 (1949).</p> <p>To remove the "park use" designation will require a district court action with notification to the person/entity who dedicated the property, adjacent property owners and the Attorney General's Office. The Attorney General acts somewhat as the caretaker of the public's interest in property held in trust. The court will then decide if the park purpose restriction may be removed, and if so, who is entitled to receive title to the property.</p>
Non Dedicated Open Space	<p>Because "non-dedicated" parcels are not legally bound the same way that "dedicated" parks are it makes them easier to disperse. However, it should be noted that some of these pieces of land have a public expectation to become developed as parks in the future; or at a minimum, stay undeveloped. Beyond the public expectation, many undedicated open spaces are covered with wetland (see "Wetland/Drainage" below).</p>
Wetland/Drainage	<p>Properties that contain wetlands, ponds or drainage may require an analysis to be done to reconfigure the parcel in order to make it usable. Therefore, potential profits may be reduced or eliminated (see the City Owned Land Map containing the wetland overlay). Wetlands may be attractive for their ascetic and recreational value.</p>