

December 7, 1979

Sent to Councilmen Regelman, Ludke, Thermos  
Wiech, Anderson, Kilbride, and Taylor

In November of 1978 the City of Red Wing received a Lawcon matching grant totalling \$123,000 to complete acquisition of Sorrin's Bluff parkland linking Memorial Park and the City-owned State Training School property. For the past year, I have been representing the City Council during the negotiations to purchase 174.6 acres of parkland along Sorrin's Bluff.

I have concentrated my efforts on the one large tract of land - 164 acres owned by Mr. and Mrs. Bernard Gadiant. When the negotiations on a purchase price began in 1978, the City's appraiser (Jack Adams) estimated the market value of the Ekblad, Calendar, and Gadiant land at \$120,800 for 174.6 acres at an average per acre price of \$692.00 per acre. (Mr. Adams appraised each type of acreage individually. This ranged from \$902 per acre to \$100 per acre.)

On December 5, 1979, Mr. Gadiant submitted his final counter offer. He requests \$1,000.00 per acre for the 164.6 acres in the original proposal package; plus, he stipulates that the City must also buy at the same price per acre the other 10 acre parcel he owns adjacent to the 164 acres with access to E. Seventh St. The total cost of acquisition of the 174.6 Gadiant acres would be \$175,000 or \$54,200 over the anticipated and budgeted price in 1978.

The Planning Staff informs me that the City may acquire the additional 10 acres of Gadiant land with Lawcon funding and delete the Ekblad and Calendar 10 acres. However, any additional costs over \$120,800 are solely the City's responsibility.

There are three options which I would like to discuss with you during the "Other Business" portion of the Monday, December 10, 1979, evening Council meeting.

1. Should the City proceed to acquire the 174.6 acres at the final negotiated price of \$1,000.00 per acre, making up the \$54,200 from the contingency fund or other surplus funds?
2. Should the City proceed (through the City Attorney) to acquire the original 174.6 acres, establishing a fair market price through the eminent domain process?

3. Should the City return the Lawcon grant and forgo further regional Lawcon acquisition and development grants, thus leaving the East Red Wing Recreation complex as is?

Enclosed is the original comparative cost sheets and the map illustrating the various parcels. If there are questions, feel free to contact me.

Sincerely,

Robert Herder  
Councilman

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xc Jack Arnold  
Pat Costello



## City of Red Wing

Box 34

Red Wing, Minnesota 55066

(612) 388-6734

December 7, 1979

To: Mayor, Council President and Councilmembers

From: Jack B. Arnold, Council Administrator

Subject: Sorrin's Bluff Property Acquisition

Through the efforts of Councilmember Herder, we are now at the point where a decision can be made on the question of acquisition of property on Sorrin's Bluff for the East Red Wing Recreation Complex. I support alternative number one which obviously requires me to recommend where we can find the additional \$54,200. This may seem an inconsistent recommendation in view of my suggestions for budgetary austerity. However, this is not the case.

There have been a number of studies that have shown that in many cases it is more financially feasible for a city to acquire property rather than let it be developed. The earliest and best known study is that of Stanford Research Institute for the City of Palo Alto, California. This study showed conclusively that the taxpayers would be better served by city acquisition of some of the hillsides around Palo Alto rather than to allow their development. In this case I do not think it would be possible to refuse to purchase Mr. Gadiant's property and then refuse to allow him to develop it. Should this property be developed it would be a substantial net financial loss to the city forever.

In January, 1980 there will be at least four budgeted vacant positions. It is my recommendation that we utilize savings from the salary and fringe benefits which would have been expended on these positions for acquisition of the Sorrin's Bluff property. During the year other positions will become vacant and the City Council may decide to fill one or more of the January vacancies and leave a later vacancy unfilled. The result is we will start the 1981 budget with four less positions to finance and the property.

JBA/db



## City of Red Wing

Box 34  
Red Wing, Minnesota 55066  
(612) 388-6734

FN 130.50-18

To: City Council and Mayor

Re: Acquisition of Sorrin's Bluff Connecting Link Park Land

Date: December 7, 1979

During the fall of 1978, the City of Red Wing received a Lawcon grant of \$60,400 and a state grant of \$30,200 to be matched by \$30,200 of City money to acquire up to 174.6 acres of sideslope and hilltop land between Memorial Park and the City-owned, 301 acre State Training School land. This link is the last major acquisition along Sorrin's Bluff necessary to preserve a park and trail system stretching nearly two miles along the Mississippi shore and blufflands. This can be one of the most significant public open spaces in the Hiawatha Valley.

Red Wing received this money because the Council endorsed the concept of preserving Sorrin's Bluff, Barn Bluff, Colvill Park, Hedin Island and the training school as one large regionally significant park site. And, as a regional park, the City's request for matching Lawcon development grants has been looked on more favorably. In the future, as Lawcon money becomes tighter, the regionally designated parks will receive the majority of available development dollars.

The Council established a negotiating team comprised of Councilman Herder, the Council Administrator, and the City Attorney in an attempt to purchase the connecting link of land without the use of eminent domain. Of paramount importance to the City's future parkland program is the 164.6 acres owned by Bernard Gadiant. Two other parcels of lesser importance are the Ekblad and Callendar properties totalling 10 acres.

In the past, the staff has demonstrated that development on this sideslope and bluffland would be extremely expensive. The A-R zoning allows for one housing unit per five acres. No sewer and water is available to this site. Bedrock is within two feet of the surface in many areas. Because of the steep slopes, only about 80 acres would be accessible from a new roadway which must climb 250 feet vertically to utilize the 80 acres. This would provide 16 to 20 lots which City vehicles and equipment must service. In other communities studies have indicated that such low density development on such steep land costs tax dollars. No tax benefits accrue to the City.

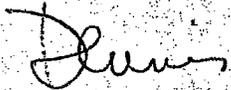
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Planning Commission Recommendation:

The Planning Commission has previously approved this concept of preserving Sorrin's Bluff. It is included in the adopted 5 year capital improvements program as a 1980 project.

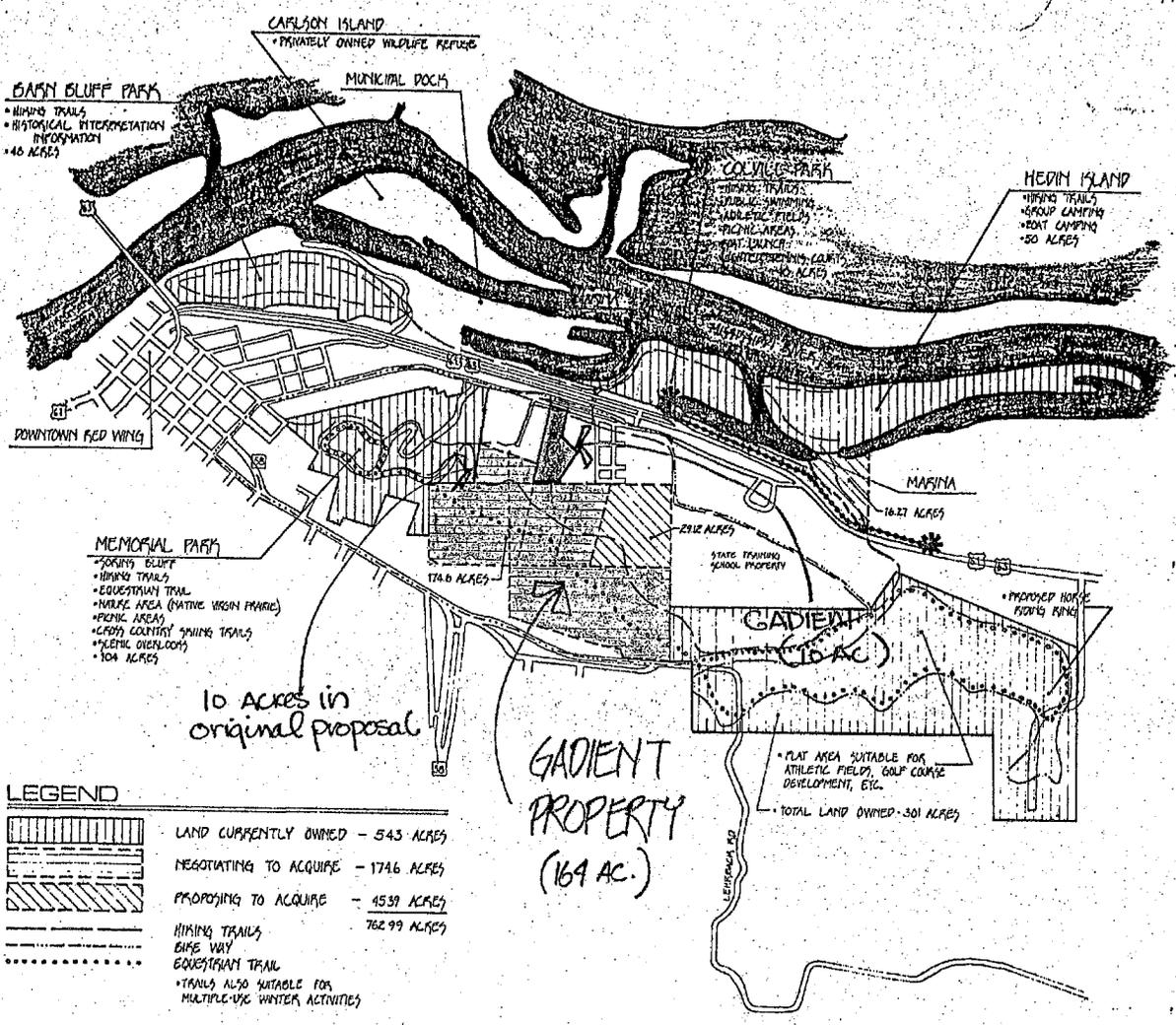
Planning Staff Recommendation:

The Planning Staff recommends preserving and developing this major open space for present and future generations by proceeding with the purchase of the Gadiant land, at least. This insures the public's access to the entire bluff and reduces the maintenance and utility costs which would be incurred if development occurred.



Dennis P. Welsch  
Planning Coordinator

# EAST RED WING RECREATION FACILITY

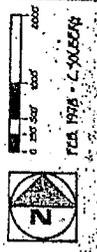


10 Acres in original proposal

GADIENT PROPERTY (169 AC.)

## LEGEND

	LAND CURRENTLY OWNED - 543 ACRES
	NEGOTIATING TO ACQUIRE - 1746 ACRES
	PROPOSING TO ACQUIRE - 4539 ACRES
	HIKING TRAILS BIKE WAY EQUESTRIAN TRAIL *TRAILS ALSO SUITABLE FOR MULTIPLE-USE WINTER ACTIVITIES



City of Red Wing  
 Planning Department  
 BOX 1 • RED WING, MIN. • 55068

