

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2023-27**

**RESOLUTION ACCEPTING THE DEVELOPER IMPROVEMENTS FOR THE  
GATEWAY A MAJOR SUBDIVISION**

**WHEREAS**, The Excelsior Group (“Developer”), together with Premier Bank (“Owner”), obtained the Final Plat for a major subdivision generally located east of Ideal Avenue North, and south of 75<sup>th</sup> Street North known as The Gateway in the City of Grant, Minnesota; and

**WHEREAS**, the City Council approved the Final Plat by Resolution 2019-05 on February 5, 2019; and

**WHEREAS**, the Resolution included eight conditions including that the Developer and Applicant enter into a Development Agreement; and

**WHEREAS**, the Developer subsequently entered into a Development Agreement on December 4, 2018 that included the responsibility that certain Developer Improvements be installed and that a corresponding Letter of Credit be submitted as security for said improvements; and

**WHEREAS**, the Developer Improvements required that the improvements be dedicated to the Public after their installation including certain easements and construction of the roadways to serve the subdivision; and

**WHEREAS**, the Developer assigned its responsibilities to complete the Developer Improvements for The Gateway to Twin Cities Land Development; and

**WHEREAS**, Twin Cities Land Development has completed the required Developer Improvements and requests that the public improvements be accepted by the City of Grant; and

**WHEREAS**, Twin Cities Land Development requests that the City of Grant determine that the Developer has fulfilled the terms of the Development Agreement.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby accept certain Developer Improvements that are to benefit the public, and deems the terms of the Development Agreement complete with the following findings:

1. The City Engineer has reviewed the terms of the Development Agreement and has determined that the improvements have been installed and meet the City’s standards and specifications.
2. The City accepts the public Developer Improvements including the roadways and will maintain such roadways in accordance with the City’s official road policy.
3. The responsibility of ongoing maintenance of the Developer Improvements that were not identified to benefit the public shall be assigned to the property owner or the Homeowner’s Association as assigned within the covenants.
4. The City shall not be responsible for any ongoing maintenance of any private Developer Improvements, including stormwater improvements, that are not expressly dedicated to the public through the Final Plat or other executed agreements or easements.
5. The Applicant shall pay all fees and delinquent escrow balances.

Adopted by the Grant City Council this 5<sup>th</sup> day of December 2023.

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Jeff Huber, Mayor

State of Minnesota            )  
  ) ss.  
County of Washington        )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on \_\_\_\_\_, 2023 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Kim Points  
Clerk  
City of Grant