

## **CITY OF OXBOW**

### **Council special meeting minutes 3-10-2026 Oxbow Country Club**

**Present:** Mayor Nyhof, Mike Bindas, Bryan Triebold, Mark Sanders (phone)

**Absent:** Cody Furstenau

Discussion of the Elevator Land:

Notice was provided to the City of Oxbow by the Metro Flood Diversion Authority (DA) that Parcels 78-0000-10356-030 and 78-0000-10356-040 have been deemed excess land and will be up for sale. Per Section 5.4 of the Policy, adjacent owners of this land are given third preference to acquire the land at market value. Per the notice, the Parcels, also know as OIN 9577 and 9579, respectively, have a market value of \$640,000. If an intent to purchase is not received within 30 days of the notice, the DA will sell the excess land via a public sale.

Council perspective:

- This area is land-locked – would add to the growth of the city, which there isn't much land left to grow with.
- How will the city afford this land? Kindred State Bank was contacted to provide funding which requires a business plan and appraisal as well as a down payment. The proposed monthly payments would be upwards of \$12k.
- If the land was to be developed by someone other than the city, it would be Oxbow tax dollars and all development plans would be approved through the city just like every other area of the city.
- Assuming the bids would be closed with the DA taking the highest bid. The city would still have to find a way to finance the purchase. Would there be a party interested in partnering with the city or do a trade?
- Scott Differding commented that he believes no developer would pay this high price for the land.
- Bill Kuzas asked if the burrow pit from the 2009 flood was still there. Also questioned if the soil was contaminated. Kuzas suggested that the city figure out the water issue first before buying this land.
- Rick Morris commented that the city is not in the business of developing land.
- The notice provided by the DA clearly states that if the city writes a letter of intent to purchase the property, it will have to pay the \$640,000. There will be no sealed bids.
- It is believed that the DA has not done an environmental tests on the land.
- Mayor Nyhof has heard from on developer.
- Bindas wants to make sure we are a part of the public sale.
- The city needs to request a soil compaction test. If there are houses built on this land in the future, the city does not want any sinking houses.

Meeting adjourned at 6:49 pm.