G-104

INTER-OFFICE CORRESPONDENCE

St Louis Park PLANT

DATE February 13, 1971

TO Mr. T. J. Ryan

FROM: H. L. Finch

SUBJECT: Plant Property

cc RJ Boyle
cc LW Boyer 2/19/71

US EPA RECORDS CENTER REGION 5
514905

T. Reversgord and I met with Mr. Churches Friday, February 12th, at 2:00 P.M. to set out possible terms of sale for the plant property. There were no council members present, but a representative of the City's hired legal firm was in attendance. Mr Churches will advise all council members of our proposal.

Mr. Churches' reaction was much more cooperative than some of our past meetings, and talked of City's plans. In looking at our offer of the total plant property, he explained that he personally was not thinking of a purchase of the entire area. Mr. Reversgord pointed out where it might be to the City's advantage to consider such a purchase. As a matter of perhaps showing that he was not in total agreement, Mr Churches mentioned that our offering the property in an as is condition ve him some problems he would rathe

301525

G-194 INTER-OFFICE CORRESPONDENCE

PLANT

DATE 2/13/71

TO Mr. L J Rafson

FROM:

SUBJECT:

gravel pit in Colina selling as a site for a county library, at $60,000 an acre. Tom reflected that land appraisals did not necessarily have a bearing on the actual sale of properties as substantiated by the City's own purchase and resale of land. Cherches did not put forth a strong objection to the price, and listened rather attentively to Tom's presentation of the various means that the City might use to acquire the property and pay the price asked.

The council's reaction may set the pace, but from meeting with Cherches I was encouraged that the company may be able to realize value from the property by sale to the City. While the fear that the City may not deal with us in good faith is not completely dispelled I have more hope that we may be able to bargain.

In regard to the possible time of reply to our offer of terms of sale, we were informed that the consulting engineers should have their recommendations to the City during the week of the 22nd. The study is to cover

301526

G-104

INTER-OFFICE CORRESPONDENCE

PLANT

DATE February 13, 1971

TO Mr. T. J. Rafow

FROM:

SUBJECT:

the costs and routing of Louisiana extention. Before the planning commission can take any action it seems that the council will have to give them some instructions. The planning commission was talking about the first week in March or April and this tees in.

Tom and I are going to attend the meeting on the 16th with a softened version of his recommended response to the City's placing the north 844 feet of the plant property on the official City map.

A. L. Finch

P.S. attached - copy Terms of Real Estate Offer
Pollution license denial letter

301527