



# Dakota County

## Legislation Text

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File #: DC-5430, Version: 1

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**DEPARTMENT:** Office of the County Manager

**FILE TYPE:** Regular Action

### TITLE

**Approval Of Acquisition Of Property From Rich Valley, LLC In City Of Inver Grove Heights For County Project 32-65 In District Court File No. 19HA-CV-24-2345**

### PURPOSE/ACTION REQUESTED

Hold a closed executive session.

### SUMMARY

The Dakota County Attorney has advised that prior to closing a County Board meeting, pursuant to the Open Meeting Law, Minn. Stat. Ch. 13D, the County Board must resolve by majority vote to close the meeting.

### RECOMMENDATION

The County Manager has recommended that a closed executive session be held pursuant to attorney-client privilege during the Dakota County Board meeting of March 3, 2026, to discuss the following:

- Legal strategy of accomplishing Dakota County's acquisition of the property rights from Rich Valley, LLC described as Parcel 2, 3, 4, and 5, as identified by Dakota County Right-of-Way Map No. 516 for County Project 32-65 in District Court File No. 19HA-CV-24-2345.

### EXPLANATION OF FISCAL/FTE IMPACTS

Fiscal impact will be discussed in closed session.

- None       Current budget       Other  
 Amendment Requested       New FTE(s) requested

### RESOLUTION

WHEREAS, Dakota County (County) is proceeding with County Project 32-65 (the Project) to reconstruct and realign County State Aid Highway (CSAH) 32 (117th Street) in the City of Inver Grove Heights to provide a safe and efficient transportation system; and

WHEREAS, the purpose of the Project is to meet 10-ton design standards, enhance transportation system efficiency and mobility, reduce access points, improve pavement conditions, and facilitate the phased development of an essential east-west transportation corridor within the region; and

WHEREAS, the Project requires acquisition of right-of-way from 29 privately-owned parcels of real

property, including Parcels 2, 3, 4, and 5, as identified by Dakota County Right of Way Map No. 516, owned and operated by Rich Valley, LLC and SKB Environmental, Inc., respectively; and

WHEREAS, Parcels 2, 3, 4, and 5 are subject to ongoing eminent domain proceedings in County of Dakota v. R & M Holdings, LLC, et. al. (District Court File No. 19HA-CV-24-2345); and

WHEREAS, on February 25, 2026, the Dakota County Attorney's Office (CAO) provided a confidential memorandum to the Dakota County Board of Commissioners (County Board) explaining the legal strategy for accomplishing the County's acquisition of the property rights identified in Dakota County Right of Way Map No. 516 as Parcels 2, 3, 4, and 5; and

WHEREAS, after review of the information contained in the confidential memorandum the County Board determined a closed session discussion with the CAO was not required prior to providing the requested authority.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the full and final settlement with Rich Valley, LLC and SKB Environmental, Inc. for the acquisition of property rights identified by Dakota County Right of Way Map No. 516 as Parcels 2, 3, 4, and 5 for a total amount of \$1,550,000 as being in the best interest of Dakota County, and authorizes the County Attorney to arrange for final payment of the acquisition amount and to effectuate final settlement of the acquisition.

#### **PREVIOUS BOARD ACTION**

None.

#### **ATTACHMENTS**

Attachment: None.

#### **BOARD GOALS**

- Thriving People       A Healthy Environment with Quality Natural Resources  
 A Successful Place for Business and Jobs       Excellence in Public Service

#### **CONTACT**

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