



Delano

MINNESOTA

City Council Agenda
1/20/2026

Title: Consider a reduction in security for Greywood 3rd Addition

Report From: Brian Bloch, Finance Director

Action Requested:	<input type="checkbox"/> Informational	<input checked="" type="checkbox"/> Motion	<input type="checkbox"/> Public Hearing
Form of Action:	<input type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Contract/Agreement
	<input type="checkbox"/> Other	<input type="checkbox"/> NA	

Summary Statement

Consider a reduction in the security for Greywood 3rd Addition

Recommended Action

1. Motion to authorize the reduction in the letter of credit for Greywood 3rd Addition in the amount of \$94,662.
2. Click or tap here to enter text.
3. Click or tap here to enter text.

Core Strategies

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Services to meet needs | <input type="checkbox"/> Engage and Informed Community |
| <input type="checkbox"/> Maintain financial sustainability | <input type="checkbox"/> High-Performing team of public servants |
| <input checked="" type="checkbox"/> Conscientious asset/infrastructure mgmt. | <input type="checkbox"/> Safe and healthy community |
| <input checked="" type="checkbox"/> Sustainable and planned growth | <input type="checkbox"/> Maintain and protect community strengths |

Background

Staff has received a request from JP Brooks Builders to consider a reduction in the letter of credit for the installation of public infrastructure for Greywood 3rd Addition. Staff is recommending a release of \$94,662 of the \$94,662 letter of credit the City currently holds. This will finish out the public infrastructure portion of the project. A memo from the Delano City Engineer is attached.

Financial Consideration

Is there a financial consideration? No Yes

Financing Source: Budgeted Budget Modification

New revenue source

Use of revenues

Other

Attachments:

- Memo from the City Engineer.
- Click or tap here to enter text.
- Click or tap here to enter text.



Engineering Review Memorandum

To: Brian Bloch, Delano Finance Director
From: Shawn Louwagie, Delano City Engineer
Date: January 14, 2026

Reference: Greywood 3rd Addition: Letter of Credit Reduction #2

General

The original required security amount for Greywood 3rd Addition was in the amount of \$969,093. An early grading agreement security of \$24,600 and a Letter of Credit for \$944,493 was established for this development. The table below provides an outline of the construction costs related to the public improvements, the present status of the improvements, and the required amount of security to be withheld.

Current Security Balance	
Original Security Amount	\$ 969,093
Reductions to Date	\$ 874,431
Current Security Amount	\$ 94,662
Required Security Balance	
Public Improvement Work Remaining to Date	\$ 0
Required Security Amount (Remaining Work + 15%)	
LOC Reduction	\$ 94,662

Notes:

The development work is completed. The remaining security funds may be released.

End of Comments

Shawn Louwagie, P.E.

Delano City Engineer
Phone: 763-972-0586

slouwagie@delanomn.gov

Attachment:

- c. Phil Kern, Delano City Administrator
Alisha Ely, Delano City Clerk