

# City of Minot

**TO:** Mayor  
Members of the City Council

**FROM:** Stefanie Stalheim, City Attorney

**DATE:** February 20, 2024

**SUBJECT: Contract Attorney for Urban Redevelopment and Public Infrastructure Projects, Kate Johnson and Jay Lindgren, Dorsey & Whitney**

## **I. RECOMMENDED ACTION**

City Council should consider retaining Kate Johnson and Jay Lindgren with Dorsey & Whitney to assist the City of Minot with urban redevelopment and public infrastructure projects and authorize the Mayor to sign the attached engagement letter.

## **II. DEPARTMENT CONTACT PERSONS**

Stefanie Stalheim, City Attorney

## **III. DESCRIPTION**

### **A. Background**

The City Council and City Manager indicated that they wanted to retain outside counsel to assist with urban redevelopment and public infrastructure projects.

### **B. Proposed Project**

It is contemplated that this contract will be made available when the City is seeking to solve complex land use, real estate development, urban redevelopment, and infrastructure issues.

### **C. Consultant Selection**

Dorsey & Whitney is a large, Minneapolis based law firm with extensive experience with innovative finance and regulatory strategies for urban redevelopment and public infrastructure projects. Kate Johnson with Dorsey & Whitney assisted the City of Minot with its litigation concerning Cypress Development, and she along with her colleague Jay Lindgren are willing and available to assist the City with these projects.

## **IV. IMPACT:**

### **A. Strategic Impact:**

Urban Redevelopment and Public Infrastructure Projects can be time consuming and very detail oriented. Bringing in experts in this field will help city staff move forward with these projects quickly and confidently.

### **B. Service/Delivery Impact:**

See paragraph A

### **C. Fiscal Impact:**

Without knowing how many potential development agreements the City will need Dorsey & Whitney to work on over any period of time, the costs associated will have to be

addressed on a case-by-case basis. A budget amendment may be necessary with some situations, and in other situations, the Developer may be agreeable to reimbursing the City's attorney's fees.

Project Costs

Kate Johnson	\$710/hour
Jay Lindgren	\$895/hour
Grant Turpin	\$630/hour

Project Funding

Some items may require a budget amendment, others the Developer may be responsible to reimburse.

**V. CITY COUNCIL ASPIRATIONS**

Approving this item aligns with the City Council's 'resilient and prepared' aspiration.

**VI. ALTERNATIVES**

- A. The City Council could decline to approve this item, which would result in the City Attorney Office continuing to handle these matters.
- B. The City Council could direct the City Attorney's Office contact other law offices for additional quotes for services;
- C. The City Council could direct the City Attorney's Office to draft and advertise a Request for Qualifications seeking proposals from law offices interested in providing these services to the City.

**VII. TIME CONSTRAINTS**

Timely approval will allow Dorsey & Whitney to begin rendering services pertaining to the Central Parking Ramp proposal.

**VIII. LIST OF ATTACHMENTS**

- A. City of Minot Engagement Letter