

**Meeting of the Central Corridor Business Advisory Committee**

**Monday, Sept. 21, 2009**

**Meeting Minutes**

**Members Present:** Denise Currie, Jeannine Kessler, Lori Fritts, Peter Latuff, Emily Reller, Sondra Reis, Jim Roth, Jim Segal,

**Others Present:** Robin Caufman, Joey Browner, Tori Nill, Craig O'Brien, Karri Plowman, Mary Richardson, Rita Rodriguez, Hue Pham, Dan Soler, Shawn Walding,

**1. WELCOME**

Karri Plowman opened the meetings at 4:05 PM. The BAC reviewed the minutes; there were no changes.

**2. PROJECT UPDATES**

**Right of Way**

Dan Soler provided an overview of the property acquisition process needed for Central Corridor LRT right of way. We are initiating this discussion now because we needed to wait until the FTA issued the Record of Decision on the Final Environmental Impact Statement.

Peter Latuff asked if the appraisal would be done on just the piece needed or the entire parcel and if will be based on tax value. It will depend on the amount of land required. The appraisal will also take into account any damages such as removal of landscaping. The appraisals are based on tax assessed value, comparative sales etc... Property owners are allowed to have their own appraisal done at the project

Denise Currie asked if most of the property acquisition is downtown. The acquisitions are along the corridor. The most significant acquisitions are for the signal bungalows and traction power substations.

Lori Fritts asked if the property owners are aware of the more significant purchases. All of the TPSS and signal bungalow sites that need to be acquired have done. MnDOT is starting to send letters to the remainder of the properties to inform them that the acquisition process is beginning.

Dan noted that attorneys and appraisers are contacting properties to offer their services.

Peter Latuff asked why the temporary easement was for 5 years; he suggested that the easement could be an encumbrance on the property if the owner wants to sell. Five years was built in to allow sufficient time, but may be tailored depending on the specific site and needs.

**Operation and Maintenance Facility Task Force**

Dan Soler provided an update on the OMF facility.

Karri Plowman asked where the public art piece,

“The Muscle” will be relocated by the St. Paul Public Art and the City’s public works will relocate at the project cost.

Lori Fritts asked about the status of the contracts. The Full Funding Grant Agreement will be issued in late June; consequently the first contract to receive a notice to proceed in late summer would be Civil East.

Peter Latuff asked if we know what area would be first and how long of a stretch would be under construction at a given time. We are looking at a leap frog approach where we’d have a 1 mile segment under construction for one construction season. The adjacent 1-mile segments would be done the following season. Multiple 1-mile segments along the corridor would be under construction at any given time. The reason for this is to be to mitigate impacts, minimize length people would have to travel to get to their location and ensure that the contractors could finish in one season. We are working to identify which segments would be under construction in which year. We need to be prescriptive in our contracts but still allow flexibility for the contractors to develop more efficient or less disruptive process.

Peter Latuff asked if there are incentives for the contractors similar to the I-35W contract. The City of St. Paul has asked that we look into it. More frequently contractors

Peter Latuff commented on the vibration created by the drilling and that it affected his paint measuring equipment and wanted to know about mitigation.

Lori Fritts suggested that future meetings could explain different types of mitigation and the construction phasing strategy.

Karri Plowman asked if shutting down University Avenue for a one or two block stretch would work? There are significant impacts such as maintaining access, deliveries, through traffic and bus routes.

### **Outreach Coordinator Reports**

Rita Rodriguez reported on the recent activities with identifying areaways along University Avenue. We’ve identified about 20 buildings with areaways. The outreach staff are setting up meetings with these buildings with the property owners and the CCPO engineers to inspect the space and discuss the businesses’ options. The City of St Paul will be providing the results of the Parking Solutions Workshops in the next two weeks in addition to the application for the “commercial parking pilot program”. The Community Outreach coordinator will be meeting with each business in the 11 critical areas to discuss their findings.

Jim Roth asked how we’ve identified areaways. We asked businesses in our businesses survey as well as a visual survey.

Jim Segal asked if it will be filled or reinforced at the cost of the property owner. It is part of the project.

Joey Browner announced the next DBE/workforce event on October 14 at the Hallie Q. Brown. There will be representatives from the various training organizations and provide resources for certification. We will be providing announcement in various languages.

### **3. BUSINESS MITIGATION**

Karri Plowman introduced the work that is being done related to business mitigation. Jim Roth added that the plan is to put together an economic development plan. He reviewed Ms. Fritts' draft plan. The group has identified a leadership team that will be conducting a strategic planning process. Karri

Peter Latuff asked if there is money available. Jim Roth noted that part of the process is to identify strategies and funding sources.

Lori Fritts noted that the purpose of this draft plan was to get something on to paper to start the discussion and give something for people to react to. It notes all of the various activities that have been talked about such as marketing, business assistance, etc.... As the group goes through the strategic planning process, she anticipates that it will change and become more comprehensive.

Karri Plowman noted that the CCFC is funding a consultant to develop the strategic plan for business mitigation and start to implement it.

Jim Segal noted that this is bigger than the Met Council building light rail and said he still expects the Met Council to do construction mitigation. Karri Plowman agreed that this is more about economic development and helping businesses thrive. Lori Fritts added that this is about implementing and coordinating what all the groups have been talking about for the past 2 years.

Denise Currie noted that business mitigation seems like such a daunting task to get the diverse business community to come together with a plan.

#### **4. ADJOURNMENT**

Lori Fritts adjourned the meeting at 5:30 PM

**Next Meeting: October 19, 2009**