

Transportation Committee

For the Metropolitan Council meeting of September 9, 2015

Subject: Authorization to Acquire Fee Title and File Condemnation Petitions for 613 11th Ave N, 578 8th Ave N, and 554 8th Ave N in Minneapolis, MN - Resolution 2015-18: Resolution Authorizing Acquisition of Property for the Heywood Campus Expansion Project

Proposed Action

That the Metropolitan Council pass Resolution No. 2015-18 and authorize the Regional Administrator to negotiate the acquisition of fee title, at up to the appraised value, for three properties totaling 3.27 acres in Minneapolis, MN to construct the Heywood II Bus Garage and Transit Police Headquarters, and authorize Council legal staff to initiate condemnation proceedings for those parcels that cannot be acquired by direct negotiation.

Summary of Committee Discussion/Questions

Pat Jones, Assistant Director with Metro Transit Engineering and Facilities, provided a short presentation and overview of the item. Committee member Dorfman asked if condemnation was likely. Mr. Jones stated that all of the property owners are aware of our interest and have been involved in the due diligence process. All three property owners were interested sellers as of our last contact with them, but the property market in the North Loop area changes day-to-day.

A motion by Committee Member Letofsky was seconded by Committee Member Commers. The action passed unanimously and was moved as a non-consent agenda item to Council.

Transportation Committee

Meeting date: August 24, 2015

For the Metropolitan Council meeting of September 9, 2015

Subject: Authorization to Acquire Fee Title and File Condemnation Petitions for 613 11th Ave N, 578 8th Ave N, and 554 8th Ave N in Minneapolis, MN - Resolution 2015-18: Resolution Authorizing Acquisition of Property for the Heywood Campus Expansion Project

District(s), Member(s): District 7, Gary Cunningham

Policy/Legal Reference: Minnesota Statutes 473.129

Staff Prepared/Presented: Brian Lamb, 612-349-7510; Marilyn Porter, 612-349-7689; Pat Jones, 612-349-7606; Anna Flintoft, 612-349-7377; Pierce Canser, 612-349-7404

Division/Department: Metro Transit, Engineering & Facilities

Proposed Action

That the Metropolitan Council pass Resolution No. 2015-XXX and authorize the Regional Administrator to negotiate the acquisition of fee title, at up to the appraised value, for three properties totaling 3.27 acres in Minneapolis, MN to construct the Heywood II Bus Garage and Transit Police Headquarters, and authorize Council legal staff to initiate condemnation proceedings for those parcels that cannot be acquired by direct negotiation.

Background

Metro Transit plans to expand operations in the vicinity of its Heywood Bus Garage in Minneapolis. On June 8, 2015, staff presented information to the Transportation Committee regarding redevelopment and expansion plans for the Heywood Campus. Two key capital projects drive this expansion: the construction of a new bus maintenance and storage facility, also known as Heywood II, and a new headquarters for Transit Police. Fee title for the following sites is needed to complete these two projects and other related campus improvements:

- 613 11th Ave N, Minneapolis, MN 55411 (2.05 acres)
- 578 8th Ave N, Minneapolis, MN 55411 (0.97 acres)
- 554 8th Ave N, Minneapolis, MN 55411 (0.25 acres)

Rationale

Land acquisition is necessary to implement the proposed campus expansion and improvements. This action delegates authority to the Regional Administrator to acquire property rights for the project and to use the condemnation process if necessary to ensure timely project delivery.

Funding

Funding is provided in the 2015 Authorized Capital Program.

Known Support / Opposition

No known opposition.

METROPOLITAN COUNCIL

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**RESOLUTION NO. 2015-18
RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY FOR THE HEYWOOD CAMPUS
EXPANSION PROJECT**

WHEREAS, the Metropolitan Council requires acquisition of fee title for construction of the Heywood II Bus Garage and Transit Police Headquarters,

WHEREAS, the Metropolitan Council hereby finds and declares that it must acquire fee title for the construction of the Heywood II Bus Garage and Transit Police Headquarters prior to the filing of an award by the court-appointed commissioners;

NOW, THEREFORE, BE IT RESOLVED:

1. That the acquisition of fee title identified in the Heywood II Bus Garage and Transit Police Headquarters plans is reasonably necessary and convenient for the furtherance of the construction of the project and in the judgment of the Metropolitan Council such acquisition will further the integrity and support expansion of regional transit operations, and be undertaken in accordance with Minnesota Statutes and the Real Estate Policy of the Metropolitan Council; and
2. That the Metropolitan Council hereby directs its Regional Administrator to acquire fee title necessary for construction of the Heywood II Bus Garage and Transit Police Headquarters by negotiation; and
3. That, pursuant to Minnesota Statutes Chapter 473, the Council has the authority to acquire the property interests by eminent domain, fee title necessary for the construction of the Heywood II Bus Garage and Transit Police Headquarters, if the property cannot be acquired by direct negotiation and that such acquisition be in accordance with the procedures authorized under Minnesota Statutes Chapters 473 and 117, including specifically, 117.042; and
4. That the Metropolitan Council hereby approves and certifies that the total just compensation for the fee title be acquired for construction of the Heywood II Bus Garage and Transit Police Headquarters as indicated in the appraisals submitted to the Metropolitan Council.

Adopted this 9th day of September, 2015

Adam Duininck, Chair

Emily Getty, Recording Secretary