

Transportation Committee

For the Metropolitan Council meeting of January 27, 2021

Subject: Inver Grove Heights Surplus Land Sale, Reference #19R034

Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to award and execute a quit claim deed with 2JM, LLC in the amount of \$650,000 for a surplus parcel of land.

Summary of Committee Discussion/Questions

Metro Transit Real Estate and Asset Management Program Manager Claudius Toussaint presented this item. Committee member Chamblis asked for specifics about an adjacent building. Toussaint responded that the subject property is adjacent to two auto dealerships.

Motion by Sterner, seconded by Gonzalez. Motion carried, consent to Council.

Transportation Committee

Meeting date: January 11, 2021

For the Metropolitan Council meeting of January 27, 2021

Subject:	Inver Grove Heights Surplus Land Sale, Reference #19R034
District(s), Member(s):	District 15, Phillip Sterner
Policy/Legal Reference:	FM9-1 Real Estate Policy, FM14-1 Procurement Policy and Minnesota Statute 473.129, subd.7
Staff Prepared/Presented:	Wes Kooistra, Metro Transit General Manager Marilyn Porter, Engineering & Facilities Director Claudius Toussaint, Project Manager
Division/Department:	Metro Transit – Engineering and Facilities

Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to award and execute a quit claim deed with 2JM, LLC in the amount of \$650,000 for a surplus parcel of land.

Background

In June 2019, per business item 2019-124, the Metropolitan Council (Council) declared the Inver Grove Heights parcel, located at Mendota Road West and Highway 110 (see attached), as surplus and authorized its disposition. Subsequently, an Invitation for Bids was issued on October 01, 2020 seeking prospective purchasers with a minimum required bid of no less than the appraised value of \$630,000. On November 10, 2020, one (1) bid was received and opened. 2JM, LLC provided a bid of \$650,000.

As part of its standard bid review, procurement found the bid to be responsive and responsible. Moreover, the bid exceeds the minimum required bid. Staff has determined that the bid submitted by 2JM, LLC, is fair and reasonable and in the best interest of the Council.

Rationale

This land was originally acquired for a transit center location, which is no longer needed. The Council may determine from time to time that certain real property is no longer needed for Council purposes and that such real property shall be considered “surplus”. The Council may dispose of such real property, subject to applicable laws and regulations including Minnesota Statutes 473.129. The Council may sell such surplus real property to the highest bidder through a public bidding process, for no less than the appraised market value; unless the Council determines that the Council’s priorities or objectives would be better served by disposing of the property in some other manner authorized by law.

Thrive Lens Analysis

The proposed action supports the stewardship outcome through strategic park and ride and land use planning, recovery of funds for unused land, and facilitation of development opportunity.

Funding

No federal dollars were used to acquire the property. Net sale proceeds may be utilized for bus and/or rail capital projects consistent with the Council’s adopted capital program and budget and the State Transportation Improvement Program.

Known Support / Opposition

There is no known opposition.

