

Transportation Committee

For the Metropolitan Council meeting of March 9, 2022.

Subject: Gold Line Administrative Settlement on Parcel 416 (Wooddale Shopping Center)

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute an administrative settlement on Parcel 416 (Wooddale Shopping Center) in an amount not to exceed \$3,974,340 for the METRO Gold Line Bus Rapid Transit Project (“Project”).

Summary of Committee Discussion/Questions

Metro Transit Administration Director Robin Cauffman presented this item.

Sternier asked if the seller was willing, he asked about the terminology used. Gonzalez expressed appreciation for the project.

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

Transportation Committee

Meeting date: February 24, 2022

For the Metropolitan Council meeting of March 9, 2022

Subject: Gold Line Administrative Settlement on Parcel 416 (Wooddale Shopping Center)

District(s), Member(s): District 12 (Gonzalez)

Policy/Legal Reference: FM 14-2 Expenditures for the Procurement of Goods and Services Policy; Gold Line Real Estate Acquisition and Condemnation Authority, Resolution 2020-30

Staff Prepared/Presented: Wes Kooistra, General Manager, 612-349-7510

Nick Thompson, Deputy General Manager, 612-349-7507

Chris Beckwith, Gold Line Project Director, 651-602-1994

Robin Cauffman, Dir. of Administration, Capital Projects, 651-602-1457

Greg Ewig, Real Estate Director, 651-602-1556

Division/Department: Metro Transit / METRO Gold Line Project Office

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute an administrative settlement on Parcel 416 (Wooddale Shopping Center) in an amount not to exceed \$3,974,340 for the METRO Gold Line Bus Rapid Transit Project ("Project").

Background

Parcel 416 is being acquired for the Woodlane Drive Station Park & Ride at the eastern end of the Project in the City of Woodbury. Woodlane Drive separates the parent parcel, which is 8.682 acres. The Council needs 5.53 acres of the parcel that is north of Woodlane Drive for construction of the Woodlane Drive station and an adjacent planned 512-stall car park & ride ramp which will include operator layover facilities. (See Attachment A).

The Council appraised the parcel in November 2019 and made an initial offer of \$3,130,000 (\$14.50 per square foot) to the property owner. Following multiple counter offers based on area sales of comparable property, negotiations and an updated appraisal, the property owner and Council have settled on \$3,974,340 (\$16.50 per square foot).

The Council intends to finalize a stipulated settlement with the property owner. As part of the settlement, the Council will ask the property owner to agree to transfer title through a condemnation action to establish the parcel division.

Federal Transit Administration guidelines also require the FTA to review and concur with this settlement before executing.

Rationale

Council Policy 14-2 requires that any administrative settlements for property acquisition over \$1,000,000 be approved by the Council. The Council's Real Estate Office has reviewed and concurred that this is a reasonable settlement and in the best interest of the Council.

Thrive Lens Analysis

Investment in high-quality transportation options will advance the Thrive outcome of prosperity, by making the region more economically competitive through increased workers' access to employment, and support to employers by increasing available workforce with affordable, convenient transportation.

The Gold Line project advances the Equity outcome by distributing transit resources throughout the region and improving access to jobs, educational opportunities, and health services to diverse communities.

Funding

Local funding is fully provided through an executed Capital Grant Agreement with the Gold Line Joint Powers Board and incorporated into the Council's Authorized Capital Budget under Project #61402.

Small Business Inclusion

There are no direct impacts to small business inclusion associated with the action.

RIGHT OF WAY PARCEL LAYOUT



C.S. 8200(GLB)












S.P. 9909-04

COUNTY: WASHINGTON

PARCEL NUMBER: 416

OWNER: Wooddale Shopping Center

SCALE 1" = 200 ft.

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|--|--|---|---|
|  Parent Tract |  Existing Highway Easement to be purchased in FEE |  Existing Access Control |  Inplace R/W Line |
|  New Right of Way (Fee) or Highway Easement |  Permanent Easement |  New Access Control |  New R/W Line |
|  Temporary Easement | |  Temporary Easement |  Proposed Construction |

