

Transportation Committee

Meeting Date: November 27, 2017

For the Metropolitan Council meeting of December 13, 2017

Subject: Orange Line Real Estate Expenditures

District(s), Member(s): District 5 – Steve Elkins, District 7 – Gary Cunningham, District 8 – Cara Letofsky, District 15 – Steven Chavez

Policy/Legal Reference: Policy 3-3, Expenditures; MN Statutes 473.504

Staff Prepared/Presented: Brian Lamb, General Manager, 612/349-7510

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Division/Department: Metro Transit BRT/Small Starts

Proposed Action

Authorize the Regional Administrator to negotiate and purchase METRO Orange Line property easements, including easements with an appraised value of over \$500,000.

Background

Orange Line BRT infrastructure improvements require the acquisition of temporary and permanent easements on portions of eight parcels in the I-494 area. The Regional Administrator is authorized to approve the expenditure in the aggregate amount of up to \$500,000 for an individual acquisition, and no more than a total of \$500,000 for multiple acquisitions related to or part of the same project. The appraised value of three individual parcels within this project exceeds this amount, as does the combined total of the other five parcels.

The Orange Line's real estate needs include temporary and permanent easements across eight parcels:

1. 1901 American Boulevard, Bloomington
2. 8000 Knox Avenue, Bloomington
3. 7803 Penn Avenue, Bloomington
4. 1800 American Boulevard, Bloomington
5. 1750 American Boulevard, Bloomington
6. 7601 Penn Avenue, Richfield
7. 7601 Knox Avenue, Richfield
8. 1700 78th Street, Richfield

On November 8, 2017, Metropolitan Council approved Business item 2017-237 and Resolution 2017-24, authorizing Council legal staff to initiate condemnation proceedings for any easements that cannot be acquired by negotiation. With appraisals now complete, the current requested action will authorize easements to be negotiated and purchased by the Regional Administrator following FTA approval. Local project funding grants also require county approval for pre-award expenditures, and these actions are scheduled for completion by December 12, 2017.

Rationale

Real estate acquisition amounts exceeding \$500,000 require Council authorization. Land acquisition is necessary to implement the planned Knox

Avenue Transitway, as well as the Knox Ave & 76th Street Station platforms and the Knox Ave & American Boulevard Station platforms.

Thrive Lens Analysis

METRO Orange Line supports Thrive outcomes including livability, prosperity, and equity by providing new access to economic and personal opportunity through the I-35W south corridor. The proposed action advances the stewardship outcome by advancing Orange Line design work efficiently and in close coordination with concurrent work by MnDOT and other agency partners.

Funding

Funding is available in project 62405.

Known Support / Opposition

There is no known opposition to the project.