

Transportation Committee

Meeting date: January 24, 2022

For the Metropolitan Council meeting of February 9, 2022

Subject: Consent to License for Right-of-Way Acquisition Loan Highway 10 Anoka County Property

District(s), Member(s): Raymond Zeran, District 9

Policy/Legal Reference: Minn. Stat. § 473.167, Subd. 2

Staff Prepared/Presented: Tony Fischer, MTS Planning Analyst (651-602-1703), Amy Vennewitz, Deputy Director of Transportation Planning (651-602-1058)

Division/Department: MTS

Proposed Action

That the Metropolitan Council consent to a temporary license agreement between Anoka County and Capstone Homes, Inc. for the purpose of constructing a temporary access road.

Background

In 2008, the Council provided Anoka County RALF funds for the purchase of 12 acres at Highway 10 and Llama Street (subject property). The RALF loan agreement and the recorded restricted covenant between Anoka County and the Council requires the Council's written consent for any use of the property other than for trunk highway construction.

Rationale

Capstone Homes, Inc. (Capstone) is developing land adjacent to the subject property for new single family homes. Concurrent with Capstone's development construction, the City of Ramsey will be constructing an extension of Riverdale Drive, which will ultimately restrict access to and from Highway 10 on a right-in/right-out basis. During the City's construction of the Riverdale Drive extension, Capstone will not have access to its property absent use of the subject property. As such, Anoka County has proposed entering into a temporary license agreement with Capstone to permit use of the property for a temporary access road during the period of March 1, 2022 to August 31, 2022. Capstone will pay Anoka County rent in the sum of \$3,448.00 for the temporary use of a portion of the property upon the execution of the temporary license agreement. The rent is based upon land value of \$5.00 per square foot and a 8% return for the 5 month (184 day) period of use.

In the event the City has not completed the extension of Riverdale Drive by August 31, 2022, the temporary license agreement provides for Capstone's continued use of the temporary access road until December 31, 2022, with payment of rent for the additional duration being calculated in the same manner as for the initial 5 month period of use.

Thrive Lens Analysis

Providing consent to the license agreement between Anoka County and the developer allows for the contemporaneous development of additional single-family housing and improvement of roadway safety through the construction of Riverdale Drive extension and restriction of access to Highway 10 to right-in/right-out access to Highway 10, both of which are stewardship and livability outcomes.


Funding

The consent to the temporary license agreement between Anoka County and Capstone Homes, Inc. for use of county land for temporary access road presents no cost to the Council. Pursuant to Minn. Stat. § 473.167, Subd. 2(d), Anoka County will pay the Council the net rent it receives from Capstone for the temporary use of the RALF-funded property.

Known Support / Opposition

No known opposition.




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NOTES:

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RIVERSTONE SOUTH
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TEMPORARY ACCESS EXHIBIT