

Transportation Committee

Meeting date: January 24, 2022

For the Metropolitan Council meeting of February 9, 2022

Subject: Consent to Sale of a Portion of Right-of-Way Acquisition Loan Highway 10 Anoka County Property and Partial Release of the Portion of the Property from Loan Agreement and Restrictive Covenant

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 the sale of a portion of Anoka County Right-of-Way Loan (RALF) funded property located at Highway 10 and Llama Street and partially release this property from the Loan Agreement and Restrictive Covenant.

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 Agreement and Restricted Covenant between Anoka County (County) and the Council requires the Council's written consent for any conveyance of the subject property or any portion of it. In order to enable the County to convey a portion of the property free of the encumbrance of the RALF loan and recorded Agreement and Restrictive Covenant, the Council must partially release the portion of the property it will convey to the City of Ramsey.

Rationale

Capstone Homes, Inc. (Capstone) is constructing a new residential development on land adjacent to the subject property. Concurrent with Capstone's development activity, the City of Ramsey (City) 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. The County desires to convey a portion of the property (the portion of the proposed extended Riverdale Drive right-of-way and a small portion of the property that would otherwise become a severed remnant, together the Released Area) to the City for its ownership and construction of the Riverdale Drive extension. The County will sell the Released Area to the City for the same price the County paid to acquire it utilizing RALF loan funds in 2008. The Released Area constitutes approximately 21% of the 12 acre site and the City will pay the County approximately 21% of the interest free \$1,272,439.16 RALF loan from the Council. The County will remit those funds to the Council to be applied to the outstanding RALF loan balance.

Thrive Lens Analysis

Providing consent to the sale of the Released Area and removing the Released Area from the RALF Loan Agreement and Restrictive Covenant allows for access to a new residential housing development and improves roadway safety through the construction of

the Riverdale Drive extension and restriction of access to Highway 10 to right-in/right-out access to Highway 10, both of which are livability outcomes.

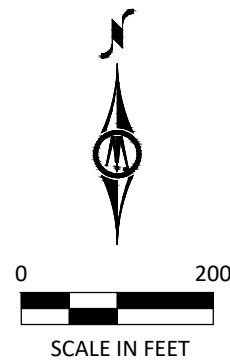
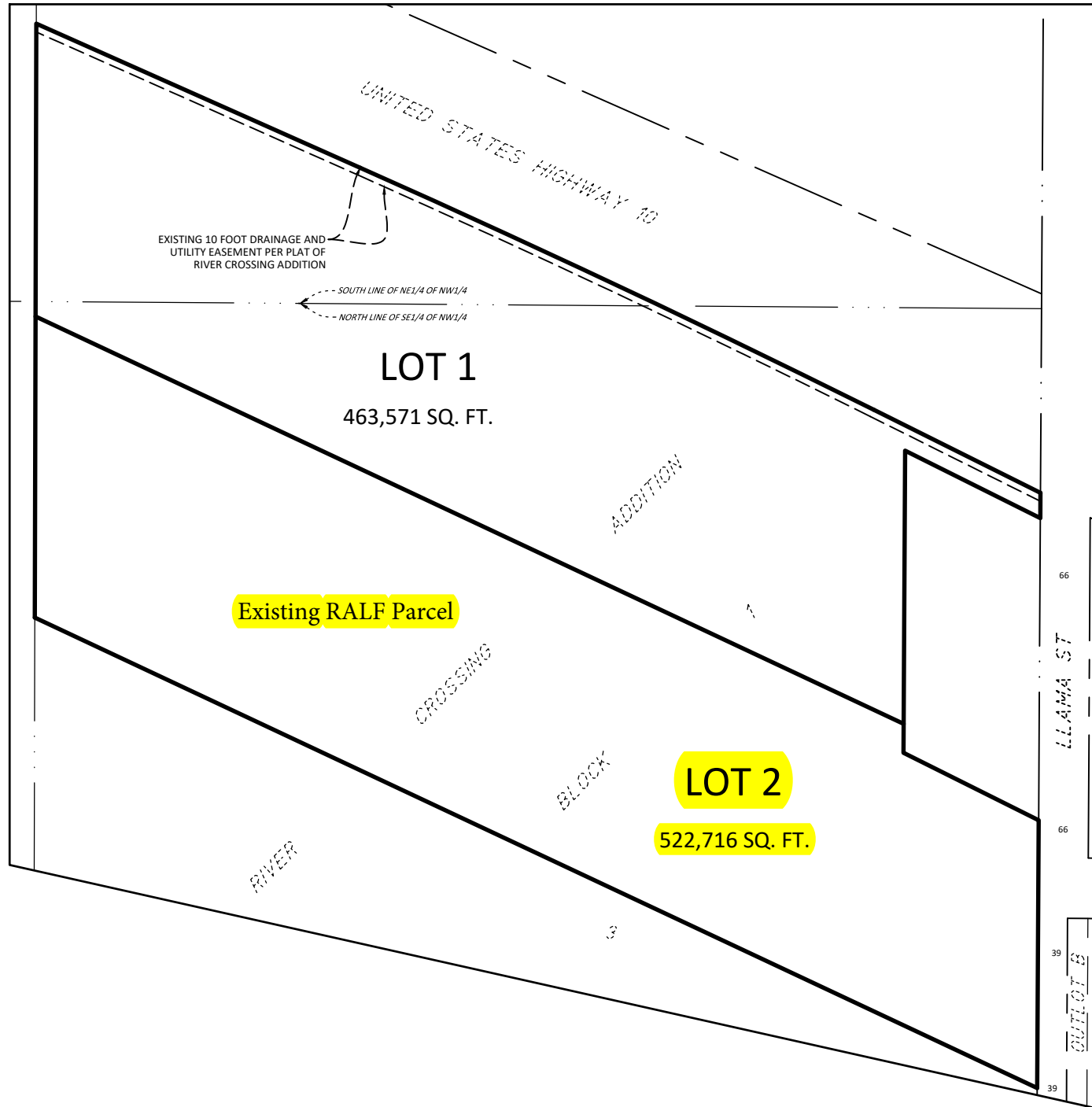
Funding

This Consent to Sale and Partial Release presents no cost to the Council. Pursuant to Minn. Stat. § 473.167, Subd. 2(d), Anoka County will remit the purchase price it receives from the City to Council in partial repayment of the 2008 RALF Loan from the Council to the County.

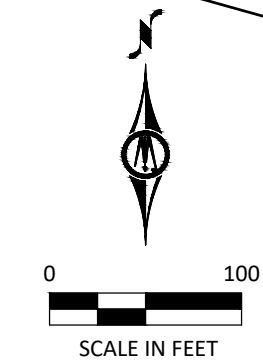
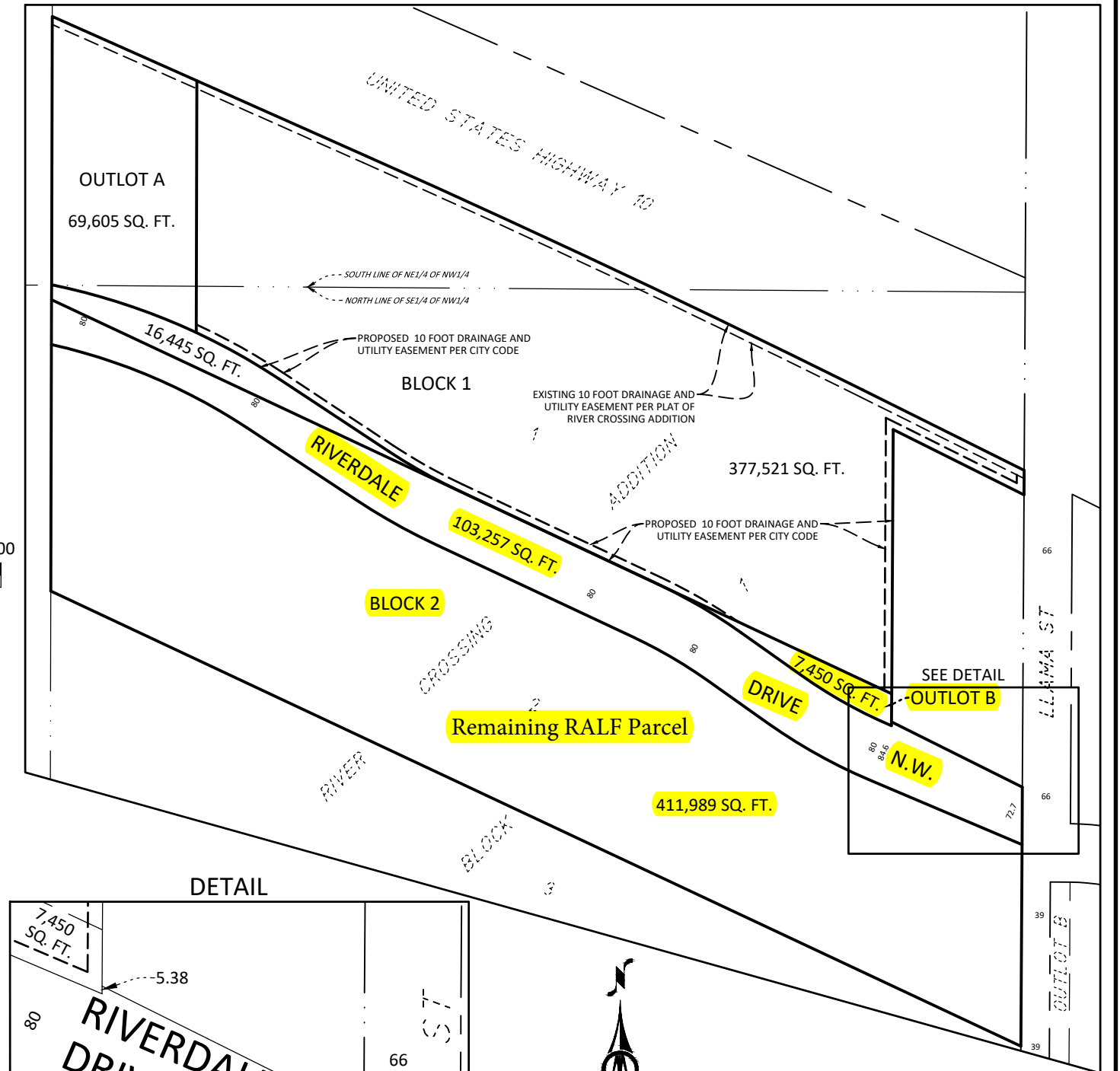
Known Support / Opposition

No known opposition.

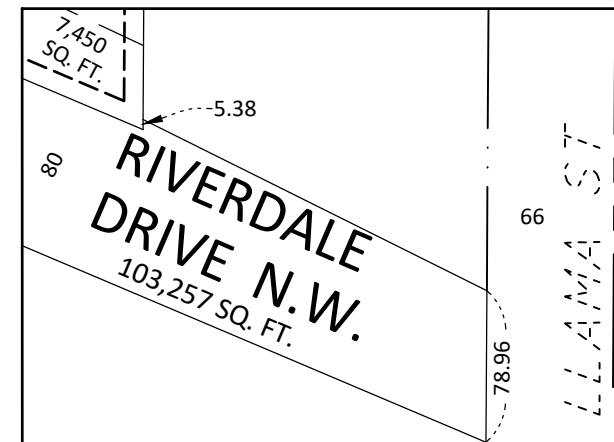
EXISTING LOTS



PROPOSED LAYOUT



DETAIL



PROPOSED AREAS EXHIBIT
RIVERDALE DRIVE, RAMSEY, MINNESOTA



7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

FOR: CITY OF RAMSEY