

Business Item

Transportation Committee



Committee Meeting Date: September 12, 2022

For the Metropolitan Council: September 28, 2022

Business Item: 2022-245

METRO Gold Line Acquisition of Parcel 200 (3M)

District(s), Member(s): District 11 (Vento), District 12 (Gonzalez), District 13 (Lee)

Policy/Legal Reference: FM 14-2 Expenditures for the Procurement of Goods and Services Policy

Staff Prepared/Presented: Wes Kooistra, General Manager, 612-349-7510
Nick Thompson, Deputy General Manager, 612-349-7507
Alicia Vap, Acting Gold Line Project Director, 612-349-7079
Robin Caufman, Dir. of Administration, Capital Projects, 651-602-1457
Greg Ewig, Director of Real Estate, 651-602-1556

Division/Department: Metro Transit Capital Programs – METRO Gold Line Project Office

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute an administrative settlement on Parcel 200 (3M) in an amount not to exceed \$3,420,000 for the METRO Gold Line Bus Rapid Transit Project (“Project”).”

Background

Parcel 200, an approximately 6.07-acre parcel and related permanent and temporary easements, is located along the frontage of the 3M corporate headquarters, north of I-94 in the City of Maplewood. The property is being acquired for the Maplewood Station and Park & Ride. (See Attachment A.)

The Council appraised the parcel in November 2020 and made an offer of \$3,420,000 which includes \$2,900,000 for the land and an additional \$520,000 cost to cure for impacts to 3M’s property caused by the Project. The property owner accepted the offer, subject to Council approval and the Federal Transit Administration’s (FTA) final concurrence. The FTA provided concurrence to the original \$2.9 million valuation on December 14, 2021, and Council staff is seeking final concurrence from the FTA to account for the administrative settlement that incorporates the cost to cure.

Rationale

Council Policy 14-2 requires that any administrative settlements for property acquisition over \$1,000,000 be approved by the Council.

The Gold Line Project Office analyzed the cost to cure, and 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 advances 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
OWNER: 3M Company

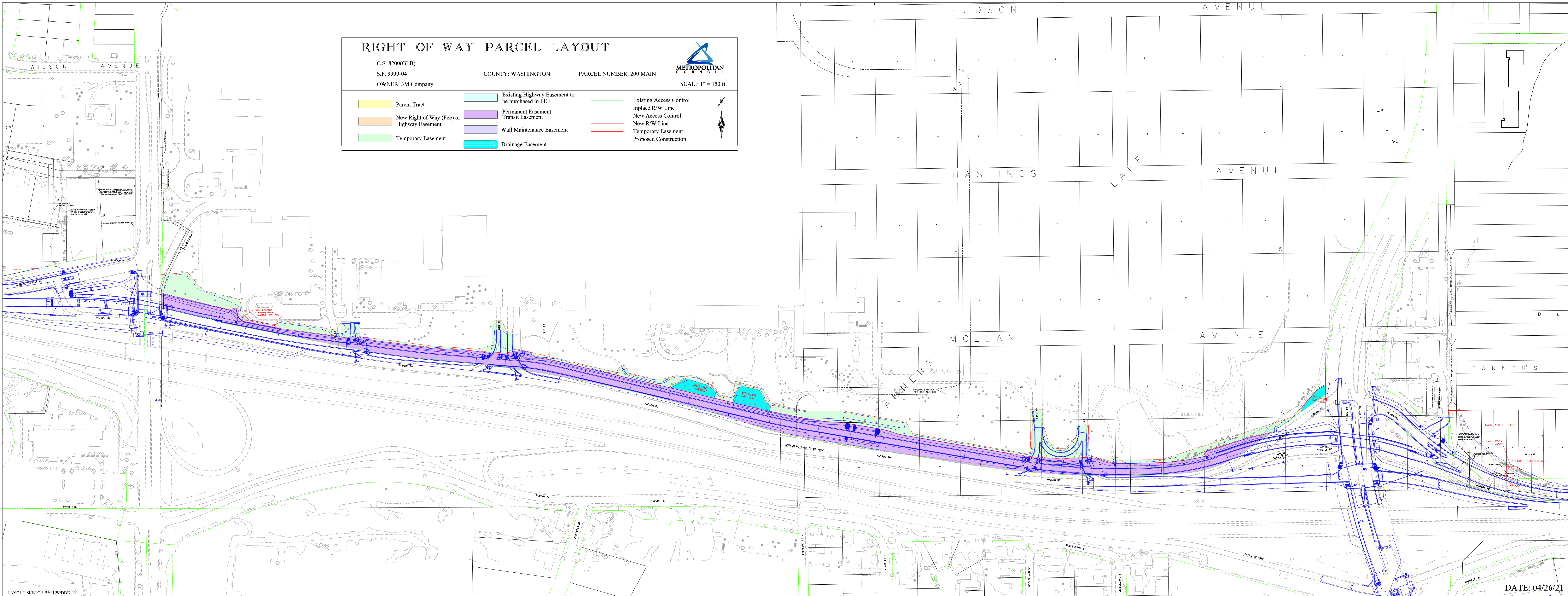
COUNTY: WASHINGTON

PARCEL NUMBER: 200 MAIN



SCALE 1" = 150 ft.

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



LAYOUT SKETCH BY: LW:DDO

DATE: 04/26/21