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**Sponsor:** Parks & Recreation

**Meeting Date:** 5/28/2024

**Title:** Parcel C Easement Amendment 1 with the United States of America in the Rice Creek Regional Trail Corridor

**File Number:** 2024-180

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**Background and Rationale:**

On August 6, 2019, the United States of America through the Secretary of the Army and assistance from the General Service Administration (GSA) conveyed an easement (Easement No. DACA45-2-19-6017) to Ramsey County for Parcel C on former Twin City Army Ammunition Plant (TCAAP) property within the city of Arden Hills. This easement was for the construction, installation, operation, maintenance, repair, removal, upgrade, and replacement of a public access road, trails, and utilities, such as but not to be limited to natural gas, water, electric power, and communications to support the development of the Rice Creek North Trail Long-range Plan and the development of the Primer Tracer Area (PTA), and related facilities. In addition, the Parcel C easement agreement identified development components such as a roadway extension and utilities to service the Arden Hills Army Training Site (AHATS), PTA area, and park improvements identified with the Rice Creek Regional Park Long-range plan.

During August 2019 through October 2020, the Park & Recreation department constructed approximately 350-feet of roadway corridor including a 10-ton road, and stormwater facilities to provide access from County Road I to the AHATS facility. Other improvements within the Parcel C corridor were completed as a component of the easement such as fence relocation to secure the western most boundary line of AHATS and a gravel service road within the AHATS facility. The remaining section of roadway corridor through Parcel C to the PTA was not constructed since there was no development interest at that time.

During 2023, the GSA listed the PTA for sale through a public auction process for development interest. Late 2023, the Ramsey County received a notice from the GSA indicating SPQR Arden Hills, LLC (Developer) was selected as the purchaser for the PTA. The existing Parcel C easement contemplated that that the easement agreement would be amended to add the purchaser of the PTA as the sub-grantee. Accordingly, in early 2024, the GSA, Developer, and Ramsey County began working through a process to amend the existing Parcel C easement to add the Developer as the sub-grantee (aka PTA-Grantee) and set conditions for access and utility needs within Parcel C for the PTA. A 66-foot roadway corridor was established along the eastern boundary of Parcel C and will include necessary utilities such as water, sanitary sewer, and electric to service the PTA. Additionally, a 30' utility corridor was identified on the northern edge of Parcel C along County Road I to extend utilities to the roadway corridor. A closing for the Developer's purchase of the PTA has been scheduled between the GSA and Developer for May 31, 2024. The GSA and Developer have requested approval of the Parcel C Easement Amendment 1 Agreement prior to closing. Ramsey County and Developer will continue to work together on post-closing documents such as an Operation & Maintenance agreement and other potential easement needs for successful development of the PTA. The Operation & Maintenance Agreement will define interim access routes through Parcel C to the PTA until the road corridor is developed, timing for the development of the roadway corridor, cost shares between Ramsey County and Developer for roadway extension, stormwater management, and roadway corridor maintenance such as bituminous maintenance and repair, utility maintenance, vegetation maintenance, snow removal, and signage.

The GSA and Secretary of Army have consulted Ramsey County and Developer during preparation for the Parcel C Amendment 1 Agreement. Parks & Recreation have coordinated with the County Attorney's Office, Public Works department, and Community & Economic Development department for preparation of Parcel C Amendment 1 Agreement to make sure all county interests are met. A separate process for approval of post-closing PTA documents between Ramsey County and Developer will follow for successful development of the PTA.

**Recommendation:**

The Ramsey County Board of Commissioners resolved to:

1. Approve Easement Amendment 1 Agreement with the United States of America for Parcel C within the Rice Creek Regional Trail corridor.
2. Authorize the Chair and Chief Clerk to execute the Parcel C Easement Amendment 1 agreement.

A motion to approve was made by Commissioner Frethem, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 7: Frethem, Martinson, McGuire, Moran, Ortega, Reinhardt, and Xiong

By:   
Mee Cheng, Chief Clerk - County Board