
Sponsor: Public Works

Meeting Date: 9/21/2021

Title: Sale of Surplus Property - Rice Street/I-694 Interchange Project

File Number: 2021-489

Background and Rationale:

The I-694/Rice Street Interchange Project improved vehicular and pedestrian safety and travel time reliability with the construction of three roundabouts and sidewalk and trail facilities for people who bike and walk along and across Rice Street. The Project made Rice Street a better place to live, work, and recreate and was completed in 2020.

On January 23, 2018, the Ramsey County Board adopted the 2018-2022 Transportation Improvement Program (TIP) which included authorization for the County Engineer to acquire Right of Way in accordance with county policies and procedures for projects listed in the TIP (Resolution B2018-033). The Rice Street (CSAH 49) / I- 694 Interchange project was listed.

On February 16, 2018, Ramsey County Public Works Department made an offer on Parcel 14 (aka Mobil Mart Gas Station and Convenience Store) of Ramsey County Right of Way Plat Number 19 to the property owner, Morgan II, LLC (Owner), consisting of a Permanent Highway Easement, Temporary Construction Easement, Temporary Building Removal Easement, and all right of access to Rice Street.

In due course of negotiation, the Owner requested that Ramsey County acquire fee title to the entire property (Parcel 14 and Parcel 14 Surplus). Parcel 14 Surplus is the name given for all land areas and rights in excess of those defined by Parcel 14 (the original offer) consisting of a convenience store and 20,400 square feet of useable land area.

On August 30, 2018, Parcel 14 was acquired through operation of eminent domain.

On January 22, 2019, the purchase of Parcel 14 Surplus was approved by the Ramsey County Board on Resolution B2019-021.

Before, during and now after the interchange reconstruction project, the city of Vadnais Heights has expressed their desire for redevelopment in the area northeast of the interchange. After completion of the project, city staff approached county staff to inquire about the potential for the city to purchase the Parcel 14 Surplus to help facilitate this redevelopment.

Ramsey County Public Works Department recommends the sale of Parcel 14 Surplus to the city of Vadnais Heights as it is no longer needed for the project and the subsequent redevelopment of the property will further improve the overall vitality of the corridor. The attached Parcel 14 Surplus Exhibit shows the surplus land, which is valued at \$530,000 based on Ramsey County appraisal information.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Approve the sale of the surplus property known as Parcel 14 Surplus, to the city of Vadnais Heights, Minnesota, in the amount of \$530,000.
2. Authorize the County Manager to approve and execute purchase agreements, settlements, closing documents, and other related real estate documentation associated with the sale of Parcel 14 Surplus, in a form approved by the County Attorney's Office.

A motion to approve was made by Commissioner Frethem, seconded by Commissioner MatasCastillo.

Motion passed.

Aye: - 6: Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

Absent: - 1: Carter

By: 
Mee Cheng, Chief Clerk - County Board