

Request for Board Action Details

File #: 2021-489
Type: Administrative Item
Status: Passed
In control: Board of Commissioners
On agenda: 9/21/2021
Final action: 9/21/2021
Title: Sale of Surplus Property - Rice Street/I-694 Interchange Project
Sponsors: Public Works
Indexes:
Code sections:
Attachments: 1. Exhibit A - Parcel 14 Surplus Map, 2. Resolution

Date	Ver.	Action By	Action	Result
9/21/2021	1	Board of Commissioners	approved	Pass

Sponsor: Public Works

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

Recommendation

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.

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.

County Goals (Check those advanced by Action)

☒ Well-being

☒ Prosperity

☒ Opportunity

☒ Accountability

Racial Equity Impact

The Ramsey County Board recently adopted the Economic Competitiveness and Inclusion Plan that provides a guide for a comprehensive economic development strategy, centered on equitable growth and strengthening economic competitiveness. This strategy prioritizes inclusion in future investments and other actions related to housing, job creation, workforce development and place-based investments -

<https://www.ramseycounty.us/your-government/projects-initiatives/economic-development-initiatives/economic-competitiveness-inclusion-plan>.

The city of Vadnais Heights is aware of the county's plan and has expressed an interest and desire to work with the county to initiate equitable site redevelopment in the area consistent with the vision, mission, goals of the county and of the city.

Community Participation Level and Impact

For the I-694/Rice Street interchange reconstruction project, extensive community engagement was conducted with the residents and businesses near the interchange in the cities of Vadnais Heights, Little Canada and Shoreview. With support from those communities, the county was successful in receiving federal and state funding to complete the design and construction of the interchange in 2020. With the project now being complete, businesses around the interchange are reinvesting and looking for redevelopment opportunities to grow and be more accessible for their customers.

☒ Inform

☐ Consult

☐ Involve

☐ Collaborate

☐ Empower

Fiscal Impact

County State Aid Highway (CSAH) funds were used for the initial purchase of the property. The \$530,000 will be returned to the CSAH fund.

County Manager Comments

No additional comments

Last Previous Action

On July 27, 2021, the Ramsey County Board approved the sale of surplus right of way for Parcel 25

(Building Trades Federal Credit Union parcel) of the Rice Street/I-694 Interchange Project (Resolution B2021-168).

Attachments

1. Exhibit A - Parcel 14 Surplus Map