



Legislation Text

File #: 21-434, **Version:** 1

HRA Meeting Date: July 27, 2021

To: Members of the Housing and Redevelopment Authority

From: Mitzi A. Baker, AICP, Community Development Director

Consider potential interest in the MNDOT property at 510 Woodley Street.

Action Requested:

The HRA Board is asked to consider City interest in the MNDOT property at 510 Woodley Street and provide comments to be shared with the City Council.

The Northfield City Council is asked to consider a motion to express interest to potentially acquire property at 510 Woodley Street: (choose one)

- a. City has interest in ownership*, for City/public use to be determined such as recreation or parks related, public art gateway; or
- b. City has interest in temporary ownership*, with intent to market and pursue re-development
- c. City not interested in property.

Summary Report:

The City Council discussed this property at their June 15th meeting and requested input from select Boards/Commissions of the City to inform their consideration. The HRA is asked to offer input that will be shared with the City Council.

MNDOT owns, and has long operated a small storage and maintenance facility at the corner of TH3 and Woodley Street at 510 Woodley Street. The State is replacing this facility with a larger, more modern facility along Cannon Rd and will vacate the existing site after the new facility is completed. Disposal of State property is typically first made available to another public entity. The City has been monitoring the status of this property and has been in contact with MNDOT over the past 2+ years to express interest in being able to consider the property when the State prepared for replacing facilities.

MNDOT anticipated use of site: MNDOT anticipates being done with using the existing site at the beginning of 2023.

There are no formal decisions at this point. If the City Council determines acquisition of the site is of interest, staff will continue to coordinate with MNDOT and develop more details around process.

Property Access

Vehicular access to the property is currently from Woodley Street. Woodley is classified as a Minor Arterial street type. The property also has the potential for access from 9th St. SW.

Trails and Parks

There is an existing shared path along the east side of TH 3, adjacent to this property that provides connectivity directly to Lions and Riverside parks. The existing trail is planned to become part of the Mill Towns Trail.

Zoning and Comp Plan

- Existing zoning of the property is: *PI-S, Public Institutional*
- The Comprehensive Plan identifies the property for: *Corridor Redevelopment*

Depending on the intent for the future use of the property, zoning may need to be considered and possibly changed. This would be most relevant if future redevelopment is intended.

Potential Options

- d. City has interest in ownership for City/public use TBD (river, recreation or parks related, public art gateway)
- e. City has interest in temporary ownership, with intent to market and pursue re-development
- f. City not interested in acquiring the property

Cost Considerations

- a. If City ownership interest is for public use, the State may be able to transfer without first establishing a fair market value sale price.
- b. If City ownership interest is with the intent to market and pursue re-development, the State will need to complete a property appraisal and establish a sale price.

Feedback for Today

The City Council will likely resume discussion and consideration of the property in September. If the HRA has comments to offer on the property interest, they will be shared with the City Council for consideration.

Alternative Options:

N/A

Financial Impacts:

To be determined.

Tentative Timelines:

The State anticipated being done with their use of the property by early 2023.