



Legislation Text

File #: 21-354, **Version:** 1

City Council Meeting Date: June 15, 2021

To: Mayor and City Council
City Administrator

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

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

Action Requested:

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:

MNDOT owns and has long operated a small storage and maintenance facility at the corner of TH3 and Woodley Street. The property address is 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 had contact with MNDOT over the past 2+ years to express interest in being able to consider the property when they were prepared for replacing facilities.

This is an initial discussion to introduce the property and potential for City ownership, and to provide an outline of general considerations. Some details about process and timing would be further defined with MNDOT if the City decides to pursue ownership. There is no need for any formal decisions at this point. If there is general interest in the property, staff will continue to coordinate with MNDOT, look at the property and develop more details around process.

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

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 for Future Ownership

- 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 property

*If the City has interest in ownership, there would also need to be a determination about whether the City would want the existing structures to remain or whether the City would want the structures removed and site cleared.

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

If there is initial feedback from the Council on the following items, it would inform how/whether staff continue to communicate with MNDOT:

- City's potential interest in acquiring the property; and
- If interested, whether there is a preference for retaining for public purpose, or whether the interest would be to acquire for re-development. If uncertain - what information or additional input the Council may want to consider.

If the City has interest in the property, a letter from a City representative to MNDOT staff would be prepared and submitted. There is not an immediate need to submit a letter, though this step should occur by fall in order to be able to move forward with steps to prepare for a transfer of ownership in early 2023.

Alternative Options:

- City Council could make a motion to postpone the consideration to date specific such as July 13th or July 20th to provide additional time to review or seek additional information or clarification before acting.
- If there is initial interest of the City Council to pursue purchase there will be opportunities for more thorough review for Council and advisory boards. However, the Council could request by motion to refer the question for input on these options to any committee that the council may feel relevant (choose any: EDA, HRA, Planning Commission, Parks Board) with a response no less than 45 days from the Council meeting date.

Financial Impacts:

To be determined.

Tentative Timelines:

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