



Request for City Council Committee Action from the Department of Public Works

Date: November 7, 2013

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Subject: **Sale of City Owned Parcel to Hennepin County for the Interchange**

Recommendation:

Authorize the proper City Officer to execute the necessary documents to convey a parcel of land at 521 5th St N to Hennepin County for the price of \$1. The parcel will be incorporated into the surface level plaza being created by the Interchange Project.

Previous Directives: None

Department Information:

Prepared by: Dennis Morris, Right of Way Supervisor

Approved by:

Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Dennis Morris

Reviews:

- Permanent Review Committee (PRC): Concurrent review at the November 7th PRC meeting.

Supporting Information

Hennepin County has initiated a transit project named "The Interchange," which is located along 5th Street North, adjacent to Target Field and the County Hennepin Energy Recovery Center (HERC) Plant. The Project will incorporate a lower level parking lot, a surface level plaza and function as a multi modal transit facility. Project plans call for incorporation of a parcel owned by the City into the surface level plaza.

The property is identified by the County Taxpayer Services as PID 22-029-24-31-0040 and the assigned address is 521 5th Street North. The parcel is approximately 1,953 sq. feet.

The parcel was purchased by the City of Minneapolis for \$9,728.00 in May of 1983 as part of the State Aid Project 141-218-04, the reconstruction of 5th Street North. The funding for the purchase was from Bridge Construction Fund 40-9386 and reimbursed from MSA Funds

The City Engineer, Director of Public Works (after consulting with CPED and all applicable Public Works Divisions) has declared this parcel as excess land in accordance with the City's Land Disposition Policy. By a separate procedure, the County has petitioned the City, through the Planning Commission, to vacate the public right of way easement.

The PRC will review the recommendation at its November 7th meeting.

Attachment:

Aerial Map
Offer Letter

CC: Don Elwood, Public Works



The Interchange

connecting people and places

September 6, 2013

Mr. Dennis Morris
Right of Way Supervisor, City of Minneapolis
200 City of Lakes Building
309 2nd Avenue S
Minneapolis, MN 55401

Subject: Fee Title Property Transfer – 5th Street N
Ref: Attached document, 'Exhibit of Minneapolis Property'

Dear Mr. Morris,

This letter initiates a request from Hennepin County, on behalf of the Interchange multi-modal transportation project, to purchase from the City of Minneapolis a parcel of land titled 'I' on the attached 'Exhibit of Minneapolis Property'. (Hennepin County is separately petitioning the City of Minneapolis to vacate various public right of way along 5th Street North to complete that portion of the Interchange project that we have undertaken in cooperation with the City.)

The size of the parcel to be purchased is 1,953 SF, and the legal description is found in the vacation application submitted to the City Clerk's Office.

Hennepin County would like to purchase this parcel from the City of Minneapolis for \$1 (one dollar). As the fee owner and potential buyer are both governmental bodies, this offer is adequate consideration.

County and City officials have discussed this issue at length over the last two years. The City has acknowledged the need for the property conveyance, has encouraged the roadway improvements to be made through the land assembly of which the conveyance is a part, and is a supporter of and partner in the Interchange project. Scheduled to open in 2014, the Interchange will serve as a central, multi-modal transportation hub and community gathering space in downtown Minneapolis.

In addition to the roadway improvements, the requested parcel will be used to create a public administrative building which will serve as Metro Transit Police headquarters with possible additional private development. As Metropolitan Council and Metro Transit are also public jurisdictions, this project serves the public good and is an efficient use of public resources. This police facility will help to anchor new development in the area by providing enhanced security and will promote further private/public partnerships, as is currently being negotiated between the stakeholders.

Hennepin County Interchange Project
200 Grain Exchange Building
400 South Fourth Street, Minneapolis, MN 55415
Phone: 612-543-7277 Fax: 612-348-7537
www.theinterchange.net

Hennepin County understands that this request will go through normal City processes over the next few months with a City Council action tentatively set for November 15, 2013. We appreciate your prompt attention to this fee title request.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Hunter". The signature is fluid and cursive, with the first name "Ed" and last name "Hunter" clearly distinguishable.

Ed Hunter
Interchange Project Manager for Hennepin County
ed.hunter@theinterchange.net
612-543-7273

cc: Howard Orenstein, Office of Hennepin County Attorney
Rick Sheridan, Office of Hennepin County Attorney
Brenda Juneau, Hennepin County Principal Accountant, Interchange Project