



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

Date: May 18, 2010
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Subject: **Property Acquisition- City/County Solid Waste Management Facility**

Recommendation:

Authorize the proper City Officials to acquire through negotiation or condemnation the property located at 340 27th Ave. N.E..

Previous Directives:

- October 6, 2009: Authorization to obtain proposals for Real Estate Brokerage Services related to site search, site selection, and property acquisition for the joint City/County Solid Waste Management Facility.
- August 22, 2008: Receive and File Report to Council describing the value to the City of a Joint City/County Solid Waste Management Facility.
- Approved and included in the 2007-2011 Five-Year Capital Improvement Program.
- May 12, 2006: Authorization to negotiate, prepare, and execute appropriate development, operating, and maintenance management agreements with Hennepin County for the proposed Joint City/County project and site.
- December 2, 2005: Receive and File, "Preliminary Facilities Options Analysis" for a joint City/County Solid Waste Management Facility.
- January 28, 2005: Receive and File, Opportunity for Household Hazardous Waste Collection Facility in Minneapolis.

Prepared by: Paul Miller, Senior Project Manager 673-3603

Approved by:

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

Presenters: Paul Miller, Sr. Project Manager, Department of Public Works, Property Services

Reviews

Permanent Review Committee (PRC): Approval Date 5/13/10
Civil Rights Approval Approval NA Date _____
Policy Review Group (PRG): Approval NA Date _____

Financial Impact

Action is within current department budget.

Community Impact

Neighborhood Notification: Initial communications with CM Kevin Reich have begun.

City Goals: Convenient access for citizens to safe and proper waste management programs helps to achieve the goal of an enriched environment.

Comprehensive Plan: Consistent

Zoning Code: Permitted Use, land use approvals required

Background/Supporting Information

Beginning in 2004, the City Council and Mayor directed City staff to evaluate options for the relocation of the solid waste services that the City provided at the South Transfer Station location (2850 20th Ave. S.). At that same time, Hennepin County Environmental Services identified the need for a Household Hazardous Waste Facility (HHW) to be located in Minneapolis and began looking for a site within the City.

Hennepin County's Department of Environmental Services manages household hazardous waste (HHW) services for County residents at two locations outside the City (Brooklyn Park and Bloomington). A facility for the management and recycling of household hazardous waste does not exist in Minneapolis. HHW customer participation data collected by the County indicates that Minneapolis residents do not utilize the existing facilities in Bloomington or Brooklyn Park on a regular basis. Consequently, the County desires to locate a permanent HHW facility within the City to provide more convenient access for residents and increase participation in the HHW program. Since 2005, representatives from the City and Hennepin County have discussed the potential of the City and Hennepin County partnering at a new location, and have worked on preliminary planning for a joint City/County Solid Waste Management Facility. Subsequently, the City approved funding for a joint City/County facility in the 2007-2011 Five-Year Capital Program.

Recent Site Acquisition Progress and Potential Site

Beginning in 2006 the City and County, in conjunction with Minneapolis Community Planning and Economic Development (CPED), began consideration of various potential sites for an HHW Facility. In October of 2009, the City (Property Services and CPED) and the County, working with the real-estate consulting firm of Jones Lange LaSalle, started a site search and feasibility analysis for the proposed facility. The results of that analysis identified the property located at 340 27th Ave. N.E. as a potential site for an HHW facility. The site is approximately 6.5 acres in size, is in an industrial area (zoned I-2) with good access to roadways and truck routes, and is currently being marketed by the Owner for sale. The City has executed a "right of entry agreement" with the Owner and has begun due diligence investigations including property appraisals and environmental investigations. Based upon receiving favorable results from these investigations, the City and County desire to begin formal negotiations for acquisition of the property.

Recommendation

Therefore, for the purposes of a joint City/County Household Hazardous Waste Management Facility, we are requesting authorization for the proper City Officials to acquire through negotiation the property located at 340 27th Ave. N.E. in Minneapolis.

In conjunction with this effort, and per previous Council authorization, the City and County will begin to negotiate, prepare, and execute appropriate ownership, development, operating, and maintenance management agreements with Hennepin County for the proposed project and site. A final purchase agreement and sale closure will not be submitted for approval until all joint City/County ownership, development, operating, and maintenance management agreements are in place.