

Ms. Beth Grosen

At the ROC February 19th, 2010 meeting, the following motion was presented and passed (it supersedes the ROC motion that was passed at the ROC January 19th, 2010 meeting). The February motion, made upon the release of information from the City, contains ROC's recommendations to the City Council regarding how best to move forward on Linden Yards East and West and the Impound Lot. Please add this recommendation to the City staff report on the Bassett Creek Valley being presented to the City Council.

Thank you.

The Bassett Creek Valley Redevelopment Oversight Committee (ROC)

Motion presented and passed at the ROC February 16th 2010 meeting:

- 1. ROC recommends acceptance of findings in City staff report approved by the City Council in 2008 to grant Ryan Companies phased exclusive development rights to Linden Yards East and West and to the Impound Lot. In Phase I of development in the BCV, award Exclusive Development Rights to Ryan Companies to Linden Yards West for a period of 5 years through 2015, provided annual progress is demonstrated to City staff.**
- 2. In Phase II (2016 – 2019) of development in the BCV, ROC recommends awarding Exclusive Development Rights for 5 years to 2019 to Ryan Companies to Linden Yards East and in Phase III (2017 – 2020) awarding Exclusive Development Rights for 5 years to 2020 to Ryan Companies to the Impound Lot (unless extended by mutual agreement) provided annual progress is demonstrated to City staff.**
- 3. If Linden Yards East is sold to Ryan Companies, the concrete crushing operation will need to be relocated or discontinued. ROC recommends City Council direct Public Works and Planning staff to determine where alternative industrial sites exist for this operation and present plans for either relocating or discontinuing operations off Linden Yards with 12 months notice from developer. Report back to the City Council later in 2010.**
- 4. ROC recommends that Public Works and CPED staff develop a financing plan for relocation of the Minneapolis Impound Lot to appropriately zoned sites, vacation to be complete with 24 months notice from developer. The financing plan to include costs associated with remaining at the current site in the BCV. Financing plan should also include costs not covered by public fees or grants – total costs to the city for being in the business of impounding vehicles. Report back to the City Council later in 2010. ROC recommends that no improvements be made to the current Impound Lot facility.**
- 5. ROC recommends that CPED Staff assist Public Works and the Minneapolis Police Department staff to identify and purchase land for relocating the combined functions of the MPD Impound with MPD Property and Evidence Unit as described in the Public Works Study; report back to City Council later in 2010.**

- 6. If Linden Yards East site is sold to HCRRA, the concrete crushing operation will need to be relocated or discontinued. ROC recommends:**
 - a. Direct City staff work with HCRRA and Ryan Companies to determine best use of the land to accommodate both a passenger rail layover garage and the density reflected in the Master Plan approved by the City Council in 2007.**
 - b. Direct City staff work with HCRRA and Ryan Companies on to present a joint development strategy by December 31, 2010 to maximize development including air rights and rail needs**

- 7. If Linden Yards East is sold to HCRRA, ROC recommends that City staff assemble a stakeholder group with members representing the Bryn Mawr Neighborhood Association, the Harrison Neighborhood Association, the Bassett Creek Redevelopment Oversight Committee, the Bassett Creek Valley Business Owners, the Lowry Hill Neighborhood Improvement Association and other affected parties to (a) review HCRRA findings and (b) advise on design and implementation of both the rail garage and development.**