

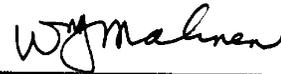
ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 03/22/2010
Item No.: 12.d

Department Approval



City Manager Approval



Item Description: Consider Acquisition of Portions of a Property Located at 1885 – 1915 County Road C West

BACKGROUND

As part of the Twin Lakes Phase 2 infrastructure project, the City is moving forward with the construction of utility and roadway improvements for Twin Lakes Parkway and Prior Avenue.

The City accepted a \$1 million grant from the Department of Employment and Economic Development. In accordance with the grant agreement, the City must incur costs for this project prior to December 31, 2010, in order to receive reimbursement for these activities by the state.

The City owns all of the needed right of way with the exception of two small pieces—one at the southeast corner of the intersection of Twin Lakes Parkway and Prior Avenue and the other at the northeast corner of the intersection at Prior Avenue and County Road C—totaling 1,170 sq. ft. in area. Both these pieces currently controlled by Cobalt Industrial REIT II, the owner of 1185 – 1915 County Road C West. See Attachment A to review the needed right of way.

Staff has contacted Cobalt Industrial REIT II to begin discussion regarding the acquisition of portions of its property for the Twin Lakes Phase 2 infrastructure project.

POLICY OBJECTIVE

The action being considered will lead to the construction of infrastructure in the Twin Lakes redevelopment area. Twin Lakes has long been identified in the Roseville Comprehensive Plan as an important redevelopment area for the City. C

BUDGET IMPLICATIONS

The costs for the acquisition of the property needed for the roads and utilities and the construction of the infrastructure will come a grants from the Department of Employment and Economic Development grant and existing TIF balances. Any City funds used will be recuperated from developers through the adopted cost allocation process.

STAFF RECOMMENDATIONS

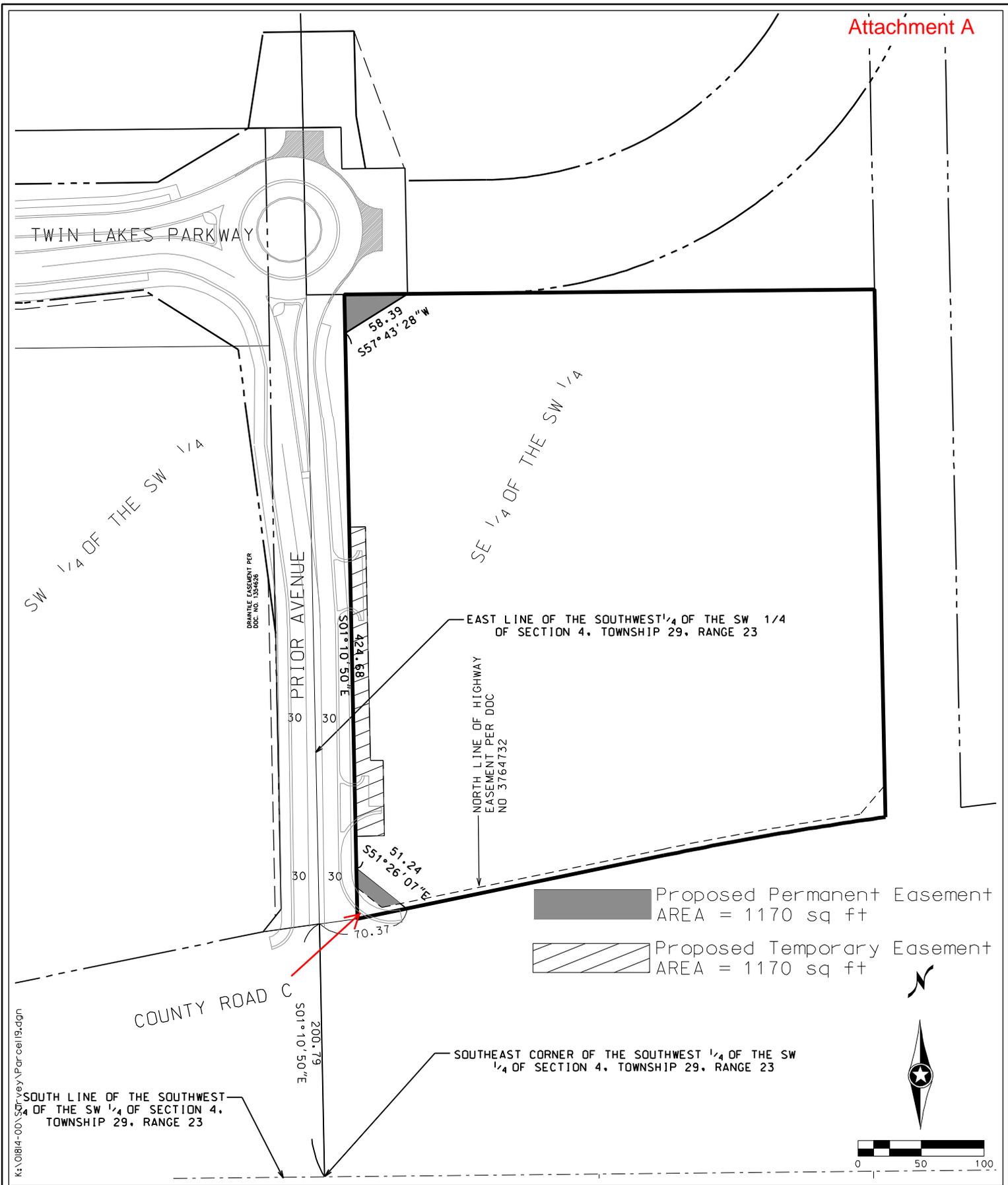
To ensure control of the land needed for the Phase 2 infrastructure improvements within the grant-required timeline, staff recommends that the City Council authorize the acquisition, either through negotiation or the use of quick-take condemnation, of property at 1885 – 1915 County Road C West.

28 **REQUESTED COUNCIL ACTION**

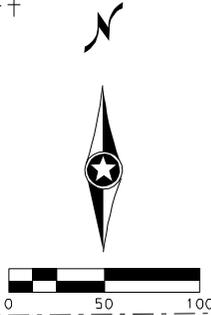
29 By resolution, approve the acquisition of of property at 1885 – 1915 County Road C West for
30 utility and road improvements associated with the Twin Lakes Phase 2 infrastructure project.

Prepared by: Jamie Radel, Economic Development Associate

Attachments: A. Map depicting needed right of way
B. Draft resolution



 Proposed Permanent Easement
 AREA = 1170 sq ft
 Proposed Temporary Easement
 AREA = 1170 sq ft




 701 Xenia Avenue South, Suite 300
 Minneapolis, MN 55416
 www.wsbang.com
 763-541-4800 - Fax 763-541-1700
 INFRASTRUCTURE ENGINEERING PLANNING CONSTRUCTION

Twin Lakes West
 Roadway Improvements
 Parcel Sketch
 Roseville, Minnesota

WSB Project No. 1814-00
 Date: 1/14/10
Parcel No. 19

ka:\0814-00\Survey\Parcel19.dgn

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 22nd day of March 2010, at 6:00 p.m.

The following members were present::

introduced the following Resolution and moved its adoption:

**RESOLUTION NO.
APPROVING THE ACQUISITION
OF PROPERTY FOR IMPROVEMENTS TO
TWIN LAKES PARKWAY AND PRIOR AVENUE**

WHEREAS, redevelopment of the Twin Lakes area has long been identified in the Comprehensive Plan as an important priority for the City; and

WHEREAS, the Department of Employment and Economic Development (DEED) will contribute funding to the City for the Phase 2 infrastructure improvements for the Twin Lakes area; and

WHEREAS, the City must incur costs for the Phase 2 infrastructure improvements by December 31, 2010, to receive reimbursement from DEED; and

WHEREAS, the improvements to Twin Lakes Parkway and Prior Avenue require the City to acquire additional property adjacent to the existing roadways; and

WHEREAS, the City has identified the portions of adjacent properties necessary for the improvements; and

WHEREAS, said portions of properties to be acquired are owned by Cobalt Industrial REIT II; and

WHEREAS, acquisition of the properties is needed as soon as possible so that construction of the roads can be completed by the end of 2010 and the City can be reimbursed by DEED for certain costs associated w infrastructure improvements; and

WHEREAS, the construction of the improvements to Twin Lakes Parkway and Prior Avenue necessitate the City obtaining temporary construction easements in order to access and perform the necessary construction; and

WHEREAS, acquisition of the properties and temporary construction easements is necessary and for the public purpose of providing infrastructure improvements; and

WHEREAS, the City desires to acquire the necessary properties and easements through negotiation with the owners; and

WHEREAS, if negotiations with the owners prove unsuccessful, the City must commence quick take condemnation proceedings to acquire the properties and temporary construction easements in a timely manner; and

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City Administration is directed to immediately proceed with acquisition of the properties and temporary construction easements necessary for the construction and improvement of Twin Lakes Parkway and Prior Avenue. Said acquisitions are to be either through negotiation and/or quick take condemnation pursuant to the City's eminent domain authority.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member and upon vote being taken thereon, the following voted in favor::

and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

RRM: 128773