

**OFFICIAL PROCEEDINGS OF THE REGIONAL RAILROAD AUTHORITY**  
**WASHINGTON COUNTY, MINNESOTA**  
**MARCH 9, 2010**

The Washington County Regional Railroad Authority met in regular session at 9:00 a.m. in the Washington County Government Center, County Board Room. Present were Commissioners Weik, Peterson, Pulkrabek, Kriesel, and Hegberg. Absent none. RRA Chair Peterson presided. Also present were James Schug, County Administrator; Molly O'Rourke, Deputy Administrator; George Kuprian, Assistant County Attorney; Doug Johnson, County Attorney; Dan Papin, Community Services Director; Robert Crawford, Workforce Center Division Manager; Wayne Sandberg, Deputy Public Works Director; Greg Wood, Facilities Manager; Ted Schoenecker, Transportation Manager; John Elholm, Parks Division Manager; Sheriff Bill Hutton; Chief Deputy Sheriff Mike Johnson; Kevin Corbid, Director of Property Records and Taxpayer Services; Rose Peterson, Central Services Supervisor; and Yvonne Klinnert, Public Information Coordinator II.

The Board recited the Pledge of Allegiance.

**REGIONAL RAILROAD AUTHORITY MINUTES – JANUARY 19, 2010**

Commissioner Kriesel moved to approve the RRA Minutes from January 19, 2010. Commissioner Pulkrabek seconded the motion and it was adopted unanimously.

**PUBLIC WORKS**

**Purchase of 2222 Maxwell Avenue Property in the City of Newport**

Ted Schoenecker, Transportation Manager, provided an overview of the proposed purchase of property at 2222 Maxwell Avenue in the City of Newport for a transit station. He provided a brief history of the site, overview of the purchase agreement, and reviewed the finance plan.

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Commissioner Weik reiterated what she has mentioned at past workshops that Newport is within the Metropolitan Council's transit taxing district. She believes this is a double taxation, if the Board is going to utilize the quarter cent sales tax on the park-and-ride. She opposes this purchase. The last thing people need right now is a tax on top of a tax. She does not see where there will be any great risk to wait. She knows that Woodbury has a park-and-ride they would like funded this way. She believes that with the lawsuits against the Central Corridor, this is not the time to be involved in collecting the quarter cent sales tax. She will not support this purchase today.

Commissioner Peterson moved to adopt a resolution to purchase 2222 Maxwell Avenue Property in the City of Newport. Commissioner Hegberg seconded the motion. The Board discussed this matter further.

Commissioner Hegberg believes this is an opportunity. First of all it's a willing seller, and there are not many willing sellers when dealing with this type of project in a metro area. Secondly, it's an excellent site with the freeway on one side, easy access to that freeway so express buses can get in there, and it could be a multiple center. Third, this is an area next to the railroad tracks, even though that might not be the area that comes through for high speed, it will someday be commuter rail to St. Paul and Minneapolis because of the connections into the Depot. It's an excellent opportunity because it is an older site that could use redevelopment. He thinks this is a good use of the funds. Met Council is not stepping forward and has not taxed to their fullest extent to do capital improvements; but counties have been leaders in developing alternate methods of transit. He cannot think of anything negative about this particular site.

Commissioner Pulkrabek asked about the status of the possible Tax Increment Financing District with the City of Newport. Mr. Schoenecker stated they spoke with the City Administrator yesterday and he stated if the Board decides to move forward they are willing to sit down within the next few weeks and start having that discussion.

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Commissioner Kriesel stated he was confused about Commissioner Weik's comments. He asked Commissioner Weik if she was saying that she will not support the Woodbury park-and-ride. Commissioner Weik indicated the Board was not talking about the Woodbury park-and-ride.

Commissioner Kriesel believes the decisions the Board makes today dovetail into the decisions the Board will be making in the future and feels the same analogy should apply.

Commissioner Weik stated she will not support a double taxation. She would like to focus the discussion on this item. She wants to stop the madness with enabling these duplicative levels of government. She does not believe that transit is a core function of county government. She understands that counties have been leaders in getting things started, and she appreciates Commissioner Hegberg's comments.

Commissioner Kriesel stated if the board does not fund Newport, is that going to carry over into Woodbury? Commissioner Weik believes that Woodbury is further down the time line, there will be a new Governor, maybe a council of governments. She thinks this is getting too far ahead of the game. She would appreciate it if the Board would focus on today's agenda item.

Commissioner Kriesel stated that the Board is asking the legislature to come up with \$1.5 million for the I-94 park-and-ride in Woodbury and feels these all tie together. The lion's share of the money from the county is the Counties Transit Improvement Board dollars from the guaranteed dollars coming back to Washington County. If the Board does not go along with this the money could be given back to the Counties Transit Improvement Board and he is sure Hennepin County or Ramsey could find something to use that money on. He stated there are still a lot of concerns, but other counties have invested millions of dollars into moving forward on transit, this Board has to make the fundamental decision of whether it is in transit or not and at what level. This was also an opportunity purchase. If the Board decides in the future that this would not work the county could always sell the property. He's talked to staff about looking at Lake Elmo and the Stillwater area to get enhanced transit services. They are patiently waiting. He feels that Woodbury is Washington County's economic engine and if they are

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going to be a player in getting people moving back and forth and shopping there he thinks the county has to stay in the transit game.

**Resolution No. RRA-2010-001**

Resolution to Purchase 2222 Maxwell Avenue Property  
in the City of Newport

WHEREAS, Washington County has been a member of the Red Rock Corridor Commission since 1998; and

WHEREAS, the Red Rock Corridor Commission completed an Alternatives Analysis in 2007 that the recommendations included the development of a future transit station in Newport and that the initial mode will be express bus service with the ultimate transit mode being commuter rail; and

WHEREAS, Washington County is interested in acquiring the property commonly identified as the “Knox Site” described herein in the City of Newport; and

WHEREAS, Washington County has entered into a Memorandum of Understanding with the City of Newport to document the good faith understanding of each agency’s interests and requirements prior to initiating an acquisition of the subject property; and

WHEREAS, acquisition of the property is consistent with the Washington County 2030 Comprehensive Plan; and

WHEREAS, the owners agree to sell the property to the county.

NOW, THEREFORE, BE IT RESOLVED, that the Washington County Board of Commissioners hereby authorizes the purchase of the property described in attached Exhibit A.

BE IT FURTHER RESOLVED, that the Washington County Board of Commissioners hereby authorizes its Chairman and Administrator to execute, on behalf of the county, a Purchase Agreement and any other document necessary for the county to purchase the property legally described as follows:

See Attached Exhibit A

For the sum of \$3,295,000.

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## Exhibit A

## Legal Description

All that portion of the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ) of Section number Twenty-six (26), in Township number Twenty-eight (28) North, of Range number Twenty-two (22) West, which lies westerly of the right of way of the Chicago, Milwaukee and St. Paul Railway Company, as laid out and maintained, and which lies southerly of that portion thereof taken by the State of Minnesota for highway purposes, and except that portion thereof taken by the State of Minnesota for highway purposes.

AND

All that part of the North one-half of the Northeast Quarter of the Southeast Quarter (N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ) of Section number Twenty-six (26), in Township number Twenty-eight (28) North, of Range number Twenty-two (22) West, which lies westerly of the Right of Way of the Chicago, Milwaukee and St. Paul Railway Company, as laid out and maintained, and which lies easterly of that portion of said property taken by the State of Minnesota for highway purposes. Except that portion thereof taken by the State of Minnesota for highway purposes.

AND

All that part of the South one-half of the Northeast Quarter of the Southeast Quarter (S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ), of Section number Twenty-six (26), in Township number Twenty-eight (28) North, of Range number Twenty-two (22), West, which lies westerly of the right of way of the Chicago, Milwaukee and St. Paul Railway Company, as now laid out and maintained, and which lies easterly of that portion of said property taken by the State of Minnesota for highway purposes, excepting therefrom that part thereof platted as The Farmer's Terminal Packing Company's Addition to the Village of Newport, Washington County, Minnesota, as surveyed and platted and now on file in the Office of the Registrar of Titles in and for said Washington County, except the West Three Hundred Thirty-four (334) feet, of said Plat; also excepting therefrom all that part thereof platted as PACKER's ADDITION (and which includes the West Three Hundred Thirty-four (334) feet of the aforesaid Plat of The Farmer's Terminal Packing Company's Addition, vacated) as surveyed and platted and now on file in the Office of the Registrar of Titles in and for said Washington County.

Also excepting therefrom a strip of land Five (5) feet in width, lying northerly of and adjacent to Lot lettered "A", in the Plat of The Farmer's Terminal Packing Company's Addition to the Village of Newport, Washington County, Minnesota, and extending the entire length of said Lot lettered "A";

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Also excepting a strip of land Twenty-two (22) feet in width, adjoining said Lot lettered "A", and said Five (5) foot strip above excepted, on the West, the southerly boundary of which is the southerly line of said Lot lettered "A", extended West to the East line of Lot Number Three (3) in said Section number Twenty-six (26), and the West boundary line of which is the East line of said Lot number Three (3) of said Section number Twenty-six (26) aforesaid.

Also excepting all that part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 28 North, Range 22 West, Washington County, Minnesota, which is included in a strip of land 20 feet wide, having 10 feet of such width on each side of the center line of the proposed track as now there located and staked out on the ground; which center line is more particularly described as follows, to wit: Start at a point in the North line of the present 22 foot easement, said point being distant 135 feet East of the West line of said NE  $\frac{1}{4}$  Se  $\frac{1}{4}$  of said Section 26, measured along said North line of said 22 foot easement; thence westerly on a six degree curve to the right to a point in the West line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26, distant 645.04 feet North of the Southwest corner of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26.

Excepting that portion thereof taken by the State of Minnesota for highway purposes.

The foregoing resolution was adopted 4-1 with a roll call vote as follows: Ayes, Commissioners Peterson, Kriesel, Hegberg and Pulkrabek; Nays, Commissioner Weik.

### **ADJOURNMENT**

There being no further business to come before the Regional Railroad Authority, Commissioner Pulkrabek moved to adjourn, seconded by Commissioner Hegberg and it was adopted unanimously. The Regional Railroad Authority adjourned at 9:20 a.m.

Myra Peterson, Chair  
Regional Railroad Authority

Attest:

James R. Schug  
County Administrator