

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 13, 2023

REGARDING: RESOLUTION APPROVING AND AUTHORIZING VARIOUS TEMPORARY ACQUISITION MATTERS AND RELATED DOCUMENTS FOR MNDOT HIGHWAY 61 (ARCADE STREET) IMPROVEMENT PROJECT FOR HRA-OWNED PROPERTIES LOCATED AT 1111 ARCADE (PARCEL 80), 1170 ARCADE (PARCEL 74), 1046 ARCADE (PARCEL 56), AND 1007 ARCADE (PARCEL 52), IN PAYNE-PHALEN, DISTRICT 5, WARD 6.

Requested Board Action

Approve and authorize entering into and executing four temporary right to construct documents with Minnesota Department of Transportation (“MnDOT”) for MnDOT’s Highway 61 (Arcade Street) Improvement Project which includes temporary acquisitions of certain parcels in exchange for compensation paid to the HRA as follows: a) 1,260 square foot temporary easement from 1007 Arcade St. (Parcel 52) in exchange for \$5,050.00; and b) 950 square foot temporary easement from 1046 Arcade St. (Parcel 56) in exchange for \$4,450; and c) 782 square foot temporary easement from 1111 Arcade St. (Parcel 80) in exchange for \$3,750.00; and d) 650 square foot temporary easement from 1170 Arcade St. (Parcel 74) in exchange for \$3,050.00.

Background

MnDOT has initiated a road and sidewalk improvement project along the Highway 61 (Arcade Street) corridor between I-94 in Saint Paul and Roselawn Avenue in Maplewood. The HRA has been identified as the fee owner of four properties along the construction route which requires action by the HRA. The four properties are located at 1007 Arcade, 1046 Arcade, 1111 Arcade, and 1170 Arcade.

According to MnDOT, the Highway 61 Improvement Project will include the following improvements: resurfacing roadway, repairing sidewalks, updating sidewalk curb ramps and driveways, improving safety features, updating and improving pedestrian lighting, traffic signals

and bus stops. Construction is anticipated to begin in spring 2025 and conclude in fall 2026. However, MnDOT is requesting a temporary right to construction for each of the four HRA-owned parcels that would expire on December 1, 2027, to allow for final punch-list items to be completed following construction end in 2026.

1. The HRA has received an offer letter, minimum damage acquisition report, and parcel sketch from MnDOT for the property at 1007 Arcade Street (Parcel 52) which is identified by tax parcel 29.29.22.14.0110. The offer letter from MnDOT to the HRA indicates that this is a temporary easement of 1,260 square feet. The offer made for the acquisition of the temporary easement is \$5,050.00. Staff is recommending the HRA accept the offer of \$5,050.00 and authorize the HRA Executive Director to execute a Temporary Right to Construct between the HRA and MnDOT.

2. The HRA has received an offer letter, minimum damage acquisition report, and parcel sketch from MnDOT for the property at 1046 Arcade Street (Parcel 56) which is identified by tax parcel 28.29.22.23.0145. The offer letter from MnDOT to the HRA indicates that this is a temporary easement of 950 square feet. The offer made for the acquisition of the temporary easement is \$4,450.00. Staff is recommending the HRA accept the offer of \$4,450.00 and authorize the HRA Executive Director to execute a Temporary Right to Construct between the HRA and MnDOT.

3. The HRA has received an offer letter, minimum damage acquisition report, and parcel sketch from MnDOT for the property at 1111 Arcade Street (Parcel 80) which is identified by tax parcel 29.29.22.11.0116. The offer letter from MnDOT to the HRA indicates that this is a temporary easement of 782 square feet. The offer made for the acquisition of the temporary easement is \$3,750.00. Staff is recommending the HRA accept the offer of \$3,750.00 and authorize the HRA Executive Director to execute a Temporary Right to Construct between the HRA and MnDOT.

4. The HRA has received an offer letter, minimum damage acquisition report, and parcel sketch from MnDOT for the property at 1170 Arcade Street (Parcel 74) which is identified by tax parcel 28.29.22.22.0121. The offer letter from MnDOT to the HRA indicates that this is a temporary easement of 650 square feet. The offer made for the acquisition of the temporary

easement is \$3,050.00. Staff is recommending the HRA accept the offer of \$3,050.00 and authorize the HRA Executive Director to execute a Temporary Right to Construct between the HRA and MnDOT

Budget Action

No budget action is anticipated. Incoming funds will be placed in the HRA general fund.

Future Action

There will be no further Board action. Upon approval, staff will proceed to arrange for execution of the temporary right to construct documents for each of the four HRA properties identified herein.

Financing Structure

There is no financing structure involved as the HRA will not be giving money, it will be receiving money from MnDOT for the acquisition of the interests herein.

PED Credit Committee Review

Credit Committee review is not required.

Compliance

There are no compliance requirements associated with this matter.

Green/Sustainable Development

The Sustainable Building Policy does not apply to this matter.

Environmental Impact Disclosure

An environmental assessment is not a requirement of this matter.

Historic Preservation:

N/A

Public Purpose/Comprehensive Plan Conformance

MnDOT's acquisition of the interests listed herein, and the improvements planned, and the HRA's acceptance of the acquisition offers comply with the 2040 Comprehensive Plan regarding transportation. Specifically, to name a few, the 2040 Comprehensive Plan chapter on transportation

states the City's priorities under Goal 1, Policy T-3 includes the design of rights-of-way that enhance pedestrian and bicyclists' safety. Goal 2 is also achieved under Policy T-7 which includes implementing intersection safety improvements such as traffic signals, Policy T-9 that involves design of rights-of-way for all users, including older people, children and those with mobility constraints as guided by the Street Design Manual and Safe Routes to School Plans by thoughtfully addressing curb cut design, level sidewalks, lighting, and accessibility, and Policy T-10 regarding design of sidewalks, trails, and transit stops for personal safety by providing lighting. The MnDOT Highway 61 (Arcade Street) Improvement project will assist the City in reaching its goals regarding transportation. In addition, the project involves temporary easements on HRA-owned properties that will expire December 31, 2027, so no long-term use is planned.

Statement of Chairman (for Public Hearing)

No public hearing is required for this matter.

Recommendation:

The HRA Executive Director recommends approval of the attached resolution which approves of the acquisition matters and authorizes actions to be taken as proposed herein.

Sponsored by: Chris Tolbert

Staff: Nicolle Goodman

Attachments

- **Project Overview**
- **Parcel Maps**
- **D5 Payne-Phalen Neighborhood Profile**