

Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #20-065**

**RESOLUTION APPROVING PRELIMINARY COST SHARE FRAMEWORK FOR RIVERDALE DRIVE EXTENSION**

**WHEREAS**, the City has received a conceptual land use plan from Capstone Homes for an area generally south of Highway 10 and east of Bowers Drive; and

**WHEREAS**, the anticipated development listed above has created the need to increase capacity and improve safety on Riverdale Drive; and

**WHEREAS**, the City acknowledges the role of Puma Street as a Collector Road serving multiple residential neighborhoods and business districts, which has also been noted in Anoka County and MnDOT's 2014 Highway 10 Access Planning Study; and

**WHEREAS**, the City desires to establish a fair and equitable cost share model for the reconstruction of Riverdale Drive that balances the City's contribution to the Collector Road while also acknowledging the impact created by new development.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

- 1) That the Ramsey City Council hereby approves the Preliminary Cost Share Framework for Riverdale Drive as outlined Exhibit A attached hereto.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24<sup>th</sup> day of March, 2020.

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Mayor

**ATTEST:**

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City Clerk

# Exhibit A Preliminary Cost Share Framework

Riverdale Drive Development Initiated Expansion and Safety Improvement Project  
Scenario 4d: Time Sensitive (2020 Approval) Scenario w/Public Works Committee Recommendation

Total Project Costs	
Anoka County Parcel	\$ 639,750
Pearson Properties Parcel	\$ 1,066,250
<b>Total Project Costs</b>	<b>\$ 1,706,000</b>

Pearson Properties Parcel	
Pro-Rata Frontage Costs	\$1,066,250.00
<i>Potential Funding Sources</i>	
MnDOT LPP Grant Allocation	\$188,000.00
Municipal Contribution to Collector Road	\$200,000.00
<b>Assessment Amount</b>	<b>\$678,250.00</b>

Preliminary Assessment Roll			
Property/Party		Percentage	Assessment Amount
Capstone/Riverstone South		50.00%	\$339,125.00
Pearson/Commercial/Industrial		50.00%	\$339,125.00
<b>Total</b>		<b>100.00%</b>	<b>\$678,250.00</b>

Anoka County Parcel	
Roadway Costs	\$639,750.00
MnDOT LPP Allocation	\$522,000.00
<b>Unallocated Public Contribution</b>	<b>\$117,750.00</b>

To be split evenly between City, Pearson, Capstone per PWC

Total Contribution by Party: Cost Share with Pearson and Capstone						
Property/Party	Pearson Frontage		Anoka County Frontage		Total	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
City/Public Dollars	\$388,000	36.39%	\$39,250	33.3%	\$427,250	36.1%
Capstone/Riverstone South	\$339,125	31.81%	\$39,250	33.3%	\$378,375	32.0%
Dobbs/Commercial/Industrial	\$339,125	31.81%	\$39,250	33.3%	\$378,375	32.0%
<b>Total</b>	<b>\$1,066,250</b>	<b>100.00%</b>	<b>\$117,750</b>	<b>100.0%</b>	<b>\$1,184,000</b>	<b>100.0%</b>

Total Project: Public versus Private Dollars			
	Amount	Percentage	
MnDOT Grant	\$710,000	42%	
City Dollars (including unallocated from County Parcel)	\$239,250	14%	~56% Public Dollars
Private Dollars	\$756,750	44%	
<b>Total</b>	<b>\$1,706,000</b>	<b>100%</b>	

Note: Developer recommends that they should not be responsible for solving for frontage on Anoka County Property. Feels City's contribution should be higher.