

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-185

RESOLUTION APPROVING REVISED COST SHARE FRAMEWORK FOR RIVERDALE DRIVE AND RIVERSTONE SOUTH AND AUTHORIZING APPLICATION TO ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

WHEREAS, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

That part of Northwest Quarter of Northwest Quarter, Section 29, Township 32, Range 25 lying northeaster of northeasterly right of way line of Burlington Northern Rail Road and lying westerly and southerly of the north 60 feet of east 40 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Northwest Quarter of Southwest Quarter of Section 20, township 32, Range 25 except east 40 feet of said Quarter Quarter lying southerly of southerly right of way line of Alpine Drive NW and except north 40 feet of south 100 feet of west 40 feet of east 80 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25 lying west of east 40 feet thereof, except road subject to easement of record, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City and Developer have been working on a long-range land use plan for the Subject Property since the end of 2019; and

WHEREAS, the City approved a cost share framework in concept for the extension of Riverdale Drive on March 24, 2020; and

WHEREAS, the City approved a revised cost share framework for the extension of Riverdale Drive on January 26, 2021; and

WHEREAS, the City adopted Resolution #21-101 directing staff to identify and seek outside funding sources assist with the cost of Riverdale Drive Extension and the Tree Preservation Credit; and

WHEREAS, the City applied for and received a grant award of \$612,000 from the MnDOT Local Partnership Program (LPP) which can only be used for construction costs for Riverdale Drive (not for tree preservation); and

WHEREAS, the City has identified the ACHRA Fund as a viable source for city contribution costs associated with the construction of Riverdale Drive (not for tree preservation); and

WHEREAS, the City has been unsuccessful in obtaining additional funding for Riverdale Drive and preservation of 7 Acres of Forest.

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 a revised Cost Share Framework for the construction of Riverdale Drive and Riverstone South attached hereto as Exhibit A generally as follows:
 - a. Riverdale Drive – Developer and Property Owner’s contribution towards the Riverdale Drive Extension Project is currently estimated at \$352,757 for each party before a private assessment agreement allocation; subject to change based on final construction costs and associated lineal footage.
 - i. Detailed Cost Share Framework, including the private assessment agreement allocation agreed to by the developer and land owner is outlined on Exhibit A.
 - b. Tree Preservation – Developer shall convey a 7 acre parcel to preserve a portion of the existing forest as indicated on the Preliminary Plat.
 - i. The City will work credit \$350,000 towards Capstone’s contribution to Riverdale Drive in exchange for this conveyance. (ACHRA - \$239,875 and PIR \$110,125); subject to change based on final construction costs and associated lineal footage
 - ii. The City continues to not support an additional credit to Park Dedication Fees to fund this \$350,000 tree preservation expenditure.
2. That the Ramsey City Council hereby approves a funding request to the Anoka County Housing and Redevelopment Authority in the amount of \$950,000 towards the City’s contribution to Riverdale Drive Construction Project.
3. That the Ramsey City hereby approves the use of the PIR Fund to fund a portion of the tree preservation credit in an amount not to exceed \$150,000.
4. The City council Agrees that a city contribution to a collector road has broader public benefit and that the revised cost share framework attached hereto as Exhibit A is close to the (non-binding) framework approved by the City Council on January 26, 2021.

The motion for 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 26th day of October, 2021.

Mayor

ATTEST:

City Clerk

Exhibit A Revised Cost Share Framework

10.19.21 PWC Presentation Solving for 350K Tree Preservation with HRA and PIR Funding

City/Grant Fully Funding County Parcel Project Costs (including ROW)

Area Description	Cost Allocation	Lineal Footage	%	City %	Capstone %	Pearson%
County Parcel	\$612,226	1532	35.89%	100%	0	0
County ROW DRAFT	\$283,000	0	0	100%		
Pearson Parcel	\$979,881	2452	57.44%	52.5%	0.0%	47.5%
Bowers Drive Modifications	\$113,893	285	6.68%	100%	0	0
Total	\$1,989,000	4269	100.00%			

Note: utilities not included - paid for by Trunk Fees

Sources of Funds						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
MnDOT Grant	\$612,000	\$0			\$612,000	30.8%
City Contribution (HRA)	\$283,226	\$514,242	52.5%	\$113,893	\$911,361	45.8%
Pearson Contribution		\$465,639	47.5%		\$465,639	23.4%
Capstone Contribution		\$0	0.0%		\$0	0.0%
	\$895,226	\$979,881	100.0%		\$1,989,000	100.0%

Uses (Project Costs)						
	County Parcel	Pearson Parcel	%	Bowers Drive	Total	Project %
Portion of Overall Project	35.9%	57.4%		6.7%	100.0%	
Road, Trail, Storm	\$612,226	\$979,881		\$113,893	\$1,706,000	
ROW	\$283,000				\$283,000	
	\$895,226	\$979,881		\$113,893	\$1,989,000	

County Parcel + ROW =	\$895,226					1/3 of funding gap
				Funding Gap	\$0	\$0.00

Public vs. Private Dollars

Private (Capstone + Pearson)	\$465,639	23%
Public (City + MnDOT)	<u>\$1,523,361</u>	77%
	\$1,989,000	

Capstone / Pearson Agreement*	Party	Assessment Amt	%
Private Pearson Parcel Total	Capstone	\$239,875	34%
\$465,639	Pearson	\$465,639	66%

* Assessment amounts based on lineal footage along Riverdale Drive Pearson and Capstone

Capstone Tree Preservation Credit (Pearson)	\$ 239,875	HRA	Pay for Capstone Assessment (above)
Additional City Contribution (to Capstone)	\$ 110,125	PIR	Payment to Capstone
Tree Preservation Reconciliation	\$ 350,000		

Difference from 1.26.21			
Total City Contribution**	\$ 911,361		\$235,841
Total Grant Contribution	\$ 612,000		(638,000)
ROW Cost Estimate	\$ 283,000		(667,000)
Project Costs Less County ROW	\$ 1,706,000		\$ 31,000

** This includes 350 K Tree Preservation