



**Request for City Council Committee Action  
From the Department of Community Planning & Economic Development**

**Date:** December 14, 2004

**To:** Council Member Colvin Roy, Transportation & Public Works Cmte

**Prepared by:** Darrell Washington, Sr. Project Coordinator, Phone 612-673-5174

**Presenter in Committee:** Darrell Washington, Sr. Project Coordinator

**Approved by:** Chuck Lutz, CPED Deputy Director \_\_\_\_\_  
Elizabeth Ryan, Director, Housing Policy & Development \_\_\_\_\_

**Subject:** Authorization to file Condemnation Proceedings on portions of the following properties: Firestone Tire (301 Fremont Ave. N.), Glendale 7<sup>th</sup> Day Adventist Church (1138 Glenwood Ave N., & 300 Fremont Ave. N), Hmong Senior Day Care (1207 Glenwood Ave. N.), Sullivan Warehouse (241 Fremont Ave. N.), Feist-Blanchard Warehouse (1131, 1207, & 1215 2<sup>nd</sup> Ave. N.), Minneapolis Bd. of Education (1001 2<sup>nd</sup> Ave. N.), Soo Line Railroad (212 Girard Ave. N.), Mpls. Northfield & Southern Railroad (210 Girard Ave. N.), and NSP (101 Fremont Ave. N.) for Right-of-Way activities to construct Van White Memorial Boulevard from Glenwood Ave. to Dunwoody Boulevard. Authorization to sign purchase agreements and any other documents required for purchases and pay any related costs. Authorization to pay the purchase prices and any related costs so long as the purchase price is reasonable as determined by the City's Director of CPED and as supported by an independent appraisal from the CPED Panel as validated by the CPED City Appraiser.

**Recommendation:** Adopt the attached resolution to authorize initiation of eminent domain proceedings.

**Previous Directives:** On March 24, 2000, the City Council approved the Near Northside and Basset Creek Valley Master Plans. On July 28, 2000 the City Council recommended the central corridor alignment for the North-South Boulevard. On May 18, 2001, the City Council approved the financing strategy for the North-South Boulevard including cost participation by Hennepin County toward planning and construction. On December 28, 2001 the City Council approved a \$10 million federal appropriation increase for the Bassett Creek Valley (BCV) area portion of the Van White Memorial Boulevard. On April 16, 2004, the City Council authorized a cost participation agreement with Hennepin County toward planning and construction of the BCV area portion of Van White Memorial Boulevard and authorized a RFP for a design and engineering Consultant for the BCV portion of Van White Memorial Boulevard. On July 23, 2004 the City Council authorize staff to enter into negotiations with Toltz, King, Duvall, Anderson and Associates, Inc. (TKDA) as the design and engineering Consultant for the BCV portion of new Van White Memorial Boulevard.

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Provided to the Budget Office when provided to the Committee Coordinator

**Community Impact** (Summarize below)

**Ward:** 5<sup>th</sup> and 7<sup>th</sup>

**Neighborhood Notification:** The Heritage Park and Bassett Creek Master Plans were subject of extensive community dialogue where Harrison was a participant.

**City Goals:** Complies

**Comprehensive Plan:** Complies

**Zoning Code:** Complies

**Living Wage/Job Linkage:** Complies

**Background/Supporting Information**

Public street easements ranging between 6 to 100 feet will need to be acquired to complete construction of the BCV portion of Van White Memorial Boulevard (generally located on Fremont Ave. between Glenwood Ave. and Hwy. 394). Preliminary appraisals have been completed on several of the properties and project funds have been identified and appropriated within the Heritage Park budget for all acquisitions identified to constructing the public right-of-way. Although staff will try to acquire the public easements on a negotiated basis first, it is necessary for the City to reserve the option of site control through eminent domain so as to satisfy contractual obligations and facilitate the start of construction in a timely manner. Accordingly, staff is requesting authorization to commence eminent domain proceedings, if negotiation efforts fail, on the following properties:

1. Firestone Tire (301 Fremont Ave. N.);
2. Glendale 7<sup>th</sup> Day Adventist Church (1138 Glenwood Ave N., & 300 Fremont Ave. N);
3. Hmong Senior Day Care (1207 Glenwood Ave. N.);
4. Sullivan Warehouse (241 Fremont Ave. N.);
5. Feist-Blanchard Warehouse (1131, 1207, & 1215 2<sup>nd</sup> Ave. N.);
6. Soo Line Railroad (212 Girard Ave. N)
7. Minneapolis Northfield & Southern Railroad (210 Girard Ave. N)
8. Minneapolis Board of Education (1001 2<sup>nd</sup> Ave. N.); and
9. NSP (101 Fremont Ave. N.).

