

Northwest Quadrant Report

New Brighton Development Update

Updates for the Month of February

- **General:** Last fall the City Council authorized Colliers International to complete a new market study of the Northwest Quadrant. With the substantial changes in the economy, it was thought that the City should take a fresh look at the assumptions about the viability and timing of development plans. Colliers will present its findings to the Northwest Quadrant Financial Task Force on Monday, February 2nd and to a joint meeting of the City Council and all City commission members on February 9th.
- **West Side:** The City was previously awarded \$1,200,000 from the State of Minnesota and \$700,000 from Metropolitan Council to assist in the environmental cleanup on the west side of Old Highway 8. These awards were made based on a variety of factors, including the need for assistance, the conformance with Minnesota Pollution Control Agency requirements, and the potential for tax base increases and job creation associated with new development. Lead contractor Belair Excavation completed its work last fall. Reimbursement requests and appropriate documentation have been submitted to both agencies as work has been completed by Belair and others. The state has paid its entire award, and Met Council has reimbursed all but \$62,600; the remainder of the funds will be used for cleanup of the railroad property, scheduled for this spring.
- **East Side:** The City completed the purchase of the Butcher's Spur and the associated sale of excess land near 1st St. SW on January 16th. There were no customers remaining along the line, but Minnesota Commercial Railway maintained a small storage yard, continued use of which impacted plans for high-quality development nearby. The City traded this area for an equivalent area that was previously purchased from Estes Express. The rails will be removed by within 30 days.

The only remaining property interest to be acquired is the lease for the AT&T Wireless cellular tower, located just west of the new Transoma Medical building. The company has worked out a lease for a new site several blocks north but is still negotiating a settlement agreement for relocation with the City.

The post office moved to the new retail building at Main Street Village and the new carrier annex farther south on 5th Ave. NW. The U. S. Postal Service vacated the old building at 1275 Old Highway 8 NW and turned over the keys. Asbestos testing is scheduled for the week of February 2nd, abatement for the latter part of the month, and fire training after that. The building will be demolished in the latter half of March. In the meantime, Veit Construction will be removing the pavement on the east side of the building in order to access and remove the western edge of the old dump.

Veit is continuing to work on the dump closure project despite severe winter conditions; it appears that work will not be shut down at all. More than 40 percent of the project is now completed. The availability of the rail spur will greatly enhance the contractor's movements throughout the site. It now appears that Veit's work will be completed by mid-to-late summer, months ahead of schedule.

Useful Links

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Councilmembers:

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[Dean Lotter](#), City
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Community Development
Director

[David Black](#), Asst.

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The City received a check for \$1,185,100 from the state for reimbursement under the state's Contamination Cleanup grant program. This was the first request on a grant award of \$2,600,000. The Metropolitan Council awarded an additional \$1,400,000, but has held up execution of the grant agreement pending the City's acceptance of the market study and continued support of the current development plan. (If the plan changes, an amendment request would be submitted to Met Council.) Ramsey County previously awarded \$725,000 and the federal Environmental Protection Agency provided \$600,000; both of these grants have been fully utilized.