

# Northwest Quadrant Report

## New Brighton Development Update

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### Updates for the Month of April

#### **Federal Funding**

Details on the amounts of federal stimulus funds, and the guidelines for using them, are still sketchy. It appears that EPA will allocate cleanup funds through state funding agencies such as DEED. Mayor Larson met with Sen. Klobuchar, Rep. McCollum, and Rep. Oberstar in Washington, and was encouraged by their responses to the NWQ projects we are proposing.

The stimulus funds are one of several opportunities to access federal support. We have also submitted requests to our elected officials for special appropriations for fiscal year 2010. These decisions are likely to be made in August or September.

#### **Cell Tower Relocation**

The City and AT&T Wireless are nearing an agreement on relocation payments for moving the cell tower to the Mission Foods site. The company asked to extend its time until June 30<sup>th</sup>, which would be part of a proposed settlement. The Council will consider the agreement once all details are worked out, most likely at the end of April.

#### **Dump Cleanup**

Veit has completed over 85% of the earthwork on the dump closure project. The latest work involves consolidating dump material in Block B. Beginning in late April, Veit will start putting into place the membrane that will allow for the collection of residual gases (primarily methane) that will be emitted for many years as the material continues to degrade. Above the membrane will be four feet of clean cover material; Veit is expected to extend this work through the summer while lining up sand at the cheapest prices. DEED has reimbursed the City for \$1,580,000 out of the total authorization of \$2,600,000.

The Metropolitan Council executed the grant agreement awarding \$1,400,000 to the City toward the dump closure project, which allows the City to start drawing on these funds.

#### ***Useful Links***

##### **City Council**

[Mayor Steve Larson](#)

Councilmembers:

[Gina Bauman](#)

[Mary Burg](#)

[Sharon Doffing](#)

[David Phillips](#)

##### **City Staff**

[Dean Lotter](#), City

Manager

[Grant Fernelius](#),

Community Development

Director

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## **Post Office**

On March 27<sup>th</sup> the New Brighton Post Office held its grand opening at its new retail branch, which is located in Main Street Village. The event was highlighted by a visit from Congresswoman Betty McCollum, who has worked with the City for several years on the post office relocation. The new building is a full service branch, with a retail counter, automated stamp sales and post office boxes.



The old post office building was demolished to make way for the Northwest Quadrant project.

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## **Railroad Cleanup**

The railroad tracks on the former Butcher's Spur's east end have been removed, and the cleanup of this area is underway. The railroad bridge over I-35W is scheduled to be removed later this month. Private utilities are being relocated out of the former 14<sup>th</sup> Street alignment near Old Highway 8.

## **Market Study and Land Use Plan**

The Council reviewed the Colliers market study, which supported most key elements of the 2005 framework plan, and approved a resolution in support of a mixed-use plan.

Several staff members are working to develop physical parameters for each NWQ block that will be consistent with the Colliers study and with the NWQ design guidelines. Density assumptions will be checked with the consultants to verify that they are reasonable given today's market conditions. Staff will then work with Ehlers & Associates, our new public finance advisors, to develop financial targets based on these model developments.