



REQUEST FOR RAMSEY COUNTY BOARD ACTION

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Type of Agenda: Policy Consent Public Hearing
 Administrative Information Ordinance

Requesting Department: Board of Ramsey County Commissioners
Commissioner Bennett and Commissioner Ortega

Committee: _____ Meeting Date: _____
 Committee: _____ Meeting Date: _____

County-Wide Ramifications Board Meeting Date: 02/15/11
 or
 Affected Commissioner District(s) #: _____ Board Meeting Date: _____

SUBJECT: Potential Minnesota Vikings Partnership in Redevelopment of the Former Twin City Army Ammunitions Plant (TCAAP) Site

EXECUTIVE SUMMARY

Ramsey County has an interest in encouraging and assisting economic development and transportation improvement projects which will provide jobs and enhance the communities' tax base for the benefit of its residents and surrounding businesses. Ramsey County is a fully developed urban center that has the second largest county population in Minnesota and the smallest land area. The former Twin City Army Ammunitions Plant (TCAAP) property, in the Northwest corner of Ramsey County, presents the largest opportunity for economic development in the County.

(The Executive Summary is continued on the following page.)

ACTION REQUESTED

- 1) Declare the Board's interest in pursuing the potential acquisition and remediation of land and making public infrastructure improvements to allow for a stadium project on the former TCAAP site;
- 2) Authorize the County Manager to discuss land assembly and environmental remediation issues at the TCAAP site with applicable federal agencies with the intent of locating a stadium project at that location;
- 3) Work cooperatively with the Minnesota Vikings, the City of Arden Hills, Governor Dayton and the Minnesota Legislature in an effort to reach a successful resolution for a stadium project at the TCAAP site;
- 4) Support federal and state financial participation in redevelopment of and public transportation improvements to accommodate a stadium project;
- 5) Authorize the County Manager to form a staff team to negotiate and return to the Board for approval, an agreement with the Minnesota Vikings that outlines proposed roles, responsibilities and financial commitments of the County toward the stadium project; and
- 6) Authorize the County Manager to establish a project budget, negotiate and execute contracts necessary to provide financial and legal analysis, project management, site plan development, transportation analysis, real estate development, environmental mitigation and other consulting services for redevelopment of the TCAAP site using funding from the 2011 contingent account, and make necessary budget adjustments including increasing estimated revenue and appropriations.

EXECUTIVE SUMMARY, Continued

The U.S. Army operated the TCAAP as a small arms manufacturing facility for over 50 years. The U.S. Army has since decommissioned TCAAP and has been engaged in a disposal process. The General Services Administration (GSA) represents the U.S. Army in the disposal of approximately 430 acres of land within the original approximately 2,400 acre TCAAP site.

Within the 430 acres, the Army has identified 19 sites totaling less than four acres where samples reveal that soils exceed industrial reference values. In addition, there are a number of buildings and other obsolete infrastructure that remain on the site as the result of past manufacturing activity. It is the intent of the GSA to offer the 430 acres of land in a public sale. The successful purchaser will be responsible for performing the required soil cleanup to Army requirements as well as the demolition of buildings and other public infrastructure.

The Minnesota Vikings have indicated a strong interest in the TCAAP site for a new, publicly-owned, multipurpose stadium. The TCAAP property is of sufficient size to support a stadium project, including all parking and associated support services. Use of a portion of the land as a multi-use stadium may provide an opportunity to cost-effectively remediate the land and improve transportation infrastructure and stimulate economic development in the surrounding area.

The Minnesota Vikings have committed to working with Ramsey County, the City of Arden Hills, Governor Dayton and the Minnesota Legislature pursuant to a letter attached hereto as Attachment "A".

SUBJECT: *Potential Minnesota Vikings Partnership in Redevelopment of the Former Twin City Army Ammunitions Plant Site*

ATTACHMENTS:

PREVIOUS ACTION:

COUNTY MANAGER COMMENTS:

SUBJECT: Potential Minnesota Vikings Partnership in Redevelopment of the Former Twin City Army Ammunitions Plant Site

Originating Department Request – Authorized Signature	Date
<i>Tony Bennett</i> <i>Rafael [Signature]</i>	2/10/11 2/10/11

Budgeting & Accounting – Authorized Signature	Date

County Attorney – Authorized Signature	Date

Property Management – Authorized Signature	Date

Information Services – Authorized Signature	Date

Other – Authorized Signature	Date

DRAFT RESOLUTION

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3 WHEREAS, Ramsey County has an interest in encouraging and assisting
4 economic development and transportation improvement projects which will provide jobs
5 and enhance the communities' tax base for the benefit of its residents and surrounding
6 businesses; and
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8 WHEREAS, Ramsey County is a fully developed urban center that has the
9 second largest county population in Minnesota and the smallest land area, and includes
10 the former Twin City Army Ammunitions Plant (TCAAP) property, in the Northwest
11 corner of Ramsey County, which presents the largest opportunity for economic
12 development in the County; and
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14 WHEREAS, The U.S. Army operated the TCAAP as a small arms manufacturing
15 facility for over 50 years, but has since decommissioned TCAAP and has been engaged
16 in a disposal process; and
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18 WHEREAS, The General Services Administration (GSA) represents the U.S.
19 Army in the disposal of approximately 430 acres of land within the original
20 approximately 2,400 acre TCAAP site; and
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22 WHEREAS, Within the 430 acres, the Army has identified 19 sites totaling less
23 than four acres where samples reveal that soils exceed industrial reference values; and
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25 WHEREAS, There are a number of buildings and other obsolete infrastructure
26 that remain on the site as the result of past manufacturing activity; and
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28 WHEREAS, It is the intent of the GSA to offer the 430 acres of land in a public
29 sale; and
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31 WHEREAS, The successful purchaser will be responsible for performing the
32 required soil cleanup to Army requirements as well as the demolition of buildings and
33 other public infrastructure; and
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35 WHEREAS, The Minnesota Vikings have indicated a strong interest in the
36 TCAAP site for a new, publicly-owned, multipurpose stadium; and
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38 WHEREAS, The TCAAP property is of sufficient size to support a stadium
39 project, including all parking and associated support services; and
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41 WHEREAS, Use of a portion of the land as a multi-use stadium may provide an
42 opportunity to cost-effectively remediate the land and improve transportation
43 infrastructure and stimulate economic development in the surrounding area; and
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45 WHEREAS, Pursuant to a letter received from the Minnesota Vikings, they have
46 committed to working with Ramsey County, the City of Arden Hills, Governor Dayton
47 and the Minnesota Legislature; Now, Therefore, Be It
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49 RESOLVED, The Ramsey County Board of Commissioners hereby declares its
50 interest in pursuing the potential acquisition and remediation of land and making public
51 infrastructure improvements to allow for a stadium project on the former TCAAP site;
52 and Be It Further

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54 RESOLVED, The Ramsey County Board of Commissioners hereby authorizes
55 the County Manager to discuss land assembly and environmental remediation issues at
56 the TCAAP site with applicable federal agencies with the intent of locating a stadium
57 project at that location; and Be It Further

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59 RESOLVED, The Ramsey County Board of Commissioners desires to work
60 cooperatively with the Minnesota Vikings, the City of Arden Hills, Governor Dayton and
61 the Minnesota Legislature in an effort to reach a successful resolution for a stadium
62 project at the TCAAP site; and Be It Further

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64 RESOLVED, The Ramsey County Board of Commissioners hereby supports
65 federal and state financial participation in redevelopment of and public transportation
66 improvements to accommodate a stadium project; and Be It Further

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68 RESOLVED, The Ramsey County Board of Commissioners authorizes the
69 County Manager to form a staff team to negotiate and return to the Board for approval,
70 an agreement with the Minnesota Vikings that outlines proposed roles, responsibilities
71 and financial commitments of the County toward the stadium project; and Be It Further

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73 RESOLVED, The Ramsey County Board of Commissioners authorizes the
74 County Manager to establish a project budget, negotiate and execute contracts
75 necessary to provide financial and legal analysis, project management, site plan
76 development, transportation analysis, real estate development, environmental mitigation
77 and other consulting services for redevelopment of the TCAAP site using funding from
78 the 2011 contingent account, and make necessary budget adjustments including
79 increasing estimated revenue and appropriations.

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February 10, 2011

Chair Victoria Reinhardt
Ramsey County Board of Commissioners
220 Court House
15 West Kellogg Blvd.
St. Paul, MN 55102

Dear Chair Reinhardt and Ramsey County Board of Commissioners:

Thank you for being a part of our on-going discussions regarding a potential partnership with the Minnesota Vikings in the redevelopment of the former Twin Cities Army Ammunition Plant (TCAAP) property in the City of Arden Hills. We recognize and appreciate the County's interest in redeveloping the site in the Northwest corner of Ramsey County for the benefit of the County, its residents and the surrounding businesses. The Vikings strongly believe that this location could make an excellent site for a new publicly-owned, multi-purpose stadium. The Vikings also agree that this project would provide an opportunity to create thousands of jobs and significant economic activity in Ramsey County and the surrounding area.

Through this letter, we want to communicate our intent to work collaboratively and closely with Ramsey County, the City of Arden Hills and other stakeholders to determine if an agreement can be reached that leads to a new stadium at the TCAAP site. While both parties understand that this is not an exclusive agreement, it is an extremely important next step in this joint effort. We look forward to enhancing our conversations and working in partnership to complete the due diligence and further analysis required to determine the viability of a stadium project in Arden Hills.

We appreciate the time and energy of the Ramsey County Board of Commissioners and the Ramsey County staff and are grateful for the strong relationships we have developed.

Sincerely,

Zygi Wilf
Owner/Chairman
Minnesota Vikings Football, LLC

Mark Wilf
Owner/President
Minnesota Vikings Football, LLC

