



MISSISSIPPI
WATERSHED
MANAGEMENT
ORGANIZATION

Request for Board Action

Attachment 6.2

Agenda Item: LOI re. Universal Plating Inc. site

Presenter: K. Reich

Meeting Date: 9 July 2024

Flexibility: Yes No

Estimated Time: Consent Agenda 10 Min. 15 Min. 30 Min. 45 Min. 1 Hour

Action Request: Information/Review Motion to approve Budget Change Other

Board Action: Approved Denied Tabled Accepted Report Other

Date of Action: 9 July 2024

Background

In response to flooding that severely impacted Edison High School and surrounding area in 1997, there was push for improved, better-coordinated stormwater management. These efforts ultimately spawned a “Northeast Green Campus Initiative.” Initial phases of the project incorporated many best practices and stormwater infrastructure. Also, Edison and Spark Y have integrated the stormwater BMPs into the school’s educational programming.

Additional aspects of the Green Campus Plan were not incorporated as they required additional land to the south—the former Universal Plating (UPI) site—owned by Hennepin County, which wasn’t available as pollution issues were being addressed. Last year, we applied for and received a State brownfield grant in an effort to revisit the status of the UPI site. Discussions about end uses that would meet the objectives of the County and MWMO and site partners Clare Housing, Spark Y, and MPS resulted in a provisional plan and an agreement with the County to transfer the land to the MWMO. The MWMO acquisition has allowed project opportunities to be refined and land use determined: MWMO has been the coordinating and pass-through public entity that seeks to

incorporate MWMO Mission-specific elements to the project site with no interest in ultimately owning the property. The Letter of Intent outlines the terms by which one of the identified end users, Clare Housing, agrees to maximize the energy efficiency of their building and fully integrate with the unified water systems of the Green Campus as public purpose terms for the potential nominally priced purchase option of one dollar. It is noted that these are the agreed conditions, but the LOI is not the final binding agreement; that approval will come forward to the Board assuming conditions have been met.

MWMO staff is requesting the Board to **approve and sign the Letter of Intent (Attachment 1) to transfer Clare Housing's proposed section of the Universal Plating Inc. site and their connection to the NE Green Campus extension.**

Mississippi Watershed Management Organization

RESOLUTION 2024-022

A RESOLUTION APPROVING THE TERMS OF THE LETTER OF INTENT WITH CLARE HOUSING REGARDING A PORTION OF THE FORMER UPI SITE

WHEREAS, the Mississippi Watershed Management Organization (MWMO) proposes to transfer certain real properties (“Property”) located at the former Universal Plating Inc. property (“UPI site”) at the N.W. corner of Monroe Street N.E. and 19th Avenue NE, Minneapolis, Minnesota.

WHEREAS, the MWMO is authorized by its joint powers agreement and applicable law to acquire and dispense with such real property as the purposes of the MWMO may require; and

WHEREAS, there is a recognized public purpose to exchange lands below market value rate to correct blighted conditions or develop affordable housing; and

WHEREAS, the terms outlined in the Letter of Understanding (LOI) are based on a public purpose standard that is below market value; and

WHEREAS, the MWMO staff and Clare Housing have agreed to the terms that have significant environmental and water management features incorporated into their project and integrated into the greater NE Green Campus in exchange for the purchase of the Property from MWMO for 1 dollar.

NOW THEREFORE BE IT RESOLVED, by the MWMO Board of Commissioners

1. The signing of the LOI is hereby authorized and approved subject to the terms of this resolution.

Review for the Board: _____

Randy Stille, Chair

Review for Administration: _____

Kevin Reich, Executive Director