



ECONOMIC DEVELOPMENT ADVISORY BOARD

MEETING NOTES

May 15, 2018

Members Present: Steve Doody, Chad Schlemmer and Dan Schadegg
Ex-Officio Members: Jennifer Gale, Dr. Dave Webb
Absent: Kelton Glewwe, Mary Dunn and Christa Seaberg
Staff Present: Ryan Garcia, Economic Development Manager, Chris Hartzell, City Engineer and Edie Kleinboehl
Guests: Ben Kusch of the TriDistrict Career and College Readiness Initiative, Jon Horn and Eric Fosmo of Kimley Horn

1. The meeting was called to order by Chair Doody at 8:02 a.m.
2. Approval of 1/16/18 Meeting Notes – Members consented to approval.
3. Election of Officers – Item tabled
4. Presentation: Concord Street Improvement Project

Chris Hartzell reported the City has been working with MnDOT regarding the City's vision for the Concord Corridor from I-494 north to Annapolis with the intention solidifying the concept in June. Total project costs are \$25-30M. Mr. Hartzell reported the City was successful in obtaining a \$7.56M from the Federal Freight Highway Program for the segment from Wentworth Avenue to Annapolis. Other sources of funding include: MnDOT's contribution of \$7.5M and \$5M respectively from the State Transportation Improvement and Main Street Funding Programs and \$3M in City utility funds. Mr. Hartzell noted Concord Street is a MnDOT roadway which could be turn-backed to Dakota County and the City; however, there is no agreement for a turn-back at this time.

Mr. Hartzell reported the scoping study included public engagement events, a preliminary traffic analysis, design of roadway sections, a concept plan, a corridor drainage study and design recommendations for retaining walls. The public engagement events produced a low turnout of residents and business owners alike. In addition to EDAB, the study will be presented at the Chamber's Local Issues meeting to gather additional input. After the study is finalized in June the City Council will consider a resolution supporting the project.

Vice Chair Schadegg queried about the current construction project on Concord Street. Mr. Hartzell reported the sanitary sewer line is being moved outside the Union Pacific Railroad Rights-of-Way to Concord Street. Mr. Hartzell reported the railroad contributed 50% toward the cost of moving the line.

Jon Horn presented the study adding the traffic analysis depicting I-494 to Armour Avenue with the heaviest traffic volumes. Mr. Horn reviewed the proposed design elements of the following segments:

- I-494 to Armour Avenue
- Armour Avenue to Wentworth
- Wentworth to Fury Motors
- Fury Motors to Cenex
- Cenex to Annapolis

Discussion ensued regarding the need for sidewalks on both sides of Concord Street, the reasoning behind the reduction of the current 4-lane roadway to 2-lanes at Armour Avenue, extending the 4-lane roadway beyond Armour Avenue to either Bridgepoint Drive or Grand Avenue and concerns of a left out at the $\frac{3}{4}$ access intersections at Armour Avenue and Bridgepoint Drive.

Mr. Horn reported the lane reduction wasn't financially driven but based on the traffic analysis. Mr. Hartzell commented that the County compromised on 4-lanes to Armour Avenue. Discussion ensued.

Mr. Schadegg stated he's discussed the lane reduction with several Bridgepoint business owners most of whom favored extending the 4-lane road further north to Grand Avenue. He added that he's not in favor of sidewalks on both sides of Concord Street. Mr. Hartzell stated the sidewalks are on both sides for safety reasons and the County's objectives are safety and efficiency on the corridor.

Discussion ensued regarding negotiating with property owners with regard to on-street parking bays, the possibility of using City-owned property for parking areas, retaining wall rehabilitation, the addition of shared shoulder/bike lanes along the corridor, connectivity to the trail, assessments to the adjacent benefitting properties north of Hardman and construction staging.

Chair Doody stated the project is a positive for the community and the area is in need of revitalization.

Mr. Schadegg stated the road improvements are a starting point with regard to bringing in new business. It was noted the construction will be an inconvenience; however, the end product will produce positive results.

The key issues of the EDAB are:

- Further exploration of extending the 4-lane roadway beyond Armour Avenue to the north (Bridgepoint Drive or Grand Avenue)
- Further exploration of on-street parking opportunities north of Wentworth
- Assessments
- Construction staging

Dan Schadegg thanked the City in its efforts to obtain funding for the project.

Mr. Hartzell noted the need for the business owner's perspective in order for a successful project. The final design needs to be one that all agencies can agree to.

Due to time constraints Chair Doody requested the remaining agenda items be placed on the next EDAB meeting agenda.

Chair Doody declared the meeting adjourned at 9:25 PM.