

Resolution

Board of

Ramsey County Commissioners

Presented By: Commissioner Bennett Date: November 27, 2012 No. 2012-343

Attention: County Manager

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WHEREAS, The Ramsey County Board of Commissioners directed staff to renegotiate the Offer to Purchase (OTP) with the General Services Administration (GSA) on June 19, 2012 at a County Board work session to discuss the Future of the Twin Cities Army Ammunition Plant (TCAAP); and

WHEREAS, Boundary realignments and additional credits have been incorporated into an Amended OTP that is approximately \$1 million less than the original OTP; and

WHEREAS, The County has secured a fixed-fee contract for hazardous material abatement, demolition and site remediation for the TCAAP with Bolander & Sons, Inc., in the amount of \$22,645,000, including remediation of the site to MPCA Residential Soil Reference Values; and

WHEREAS, Staff now recommends that the County Board proceed with the approval of the OTP, and notification to the GSA on or before December 20, 2012; and

WHEREAS, Funding sources have been identified, and adequate bonding authority is in place to advance this project without an increase in the debt service fund; and

WHEREAS, The acquisition and remediation of this property will add approximately 430 acres of taxable value to the County and City of Arden Hills; and

WHEREAS, The County and Arden Hills have entered into a Joint Powers Agreement to ensure the timely redevelopment of the site to the benefit of both entities; Now, Therefore, Be It

Ramsey County Board of Commissioners

	YEA	NAY	OTHER
Tony Bennett	X		
Toni Carter	X		
Jim McDonough	X		
Jan Parker	X		
Victoria Reinhardt		X	
Janice Rettman		X	
Rafael Ortega	X		

Rafael E. Ortega, Chair

By: 

Bonnie C. Jackelen
Chief Clerk – County Board

Resolution

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RESOLVED, The Ramsey County Board of Commissioners accepts and approves the TCAAP Redevelopment Project schedule, budget, and financing plan in the amount of \$30 million including \$21,404,912 in bonding, \$6,000,000 transfer from Solid Waste Fund, and \$2,000,000 from the 2012 contingent account; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to make temporary cash loans from the Solid Waste Fund to the Debt Service Fund to provide for the annual debt service payments on the \$21,404,912 in bonding to be repaid when the TCAAP property is sold; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to transfer unspent appropriations from the 2012 General Contingent Account to the TCAAP Redevelopment Project; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to amend the Capital Improvement Plan budget to reflect the addition of the \$30 million TCAAP Redevelopment Project; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners approves the Amended Offer To Purchase for the purchase of the former TCAAP property; and Be It Further


RESOLVED, The Ramsey County Board of Commissioners authorizes the Chair and Chief Clerk to execute the Amended Offer To Purchase; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to deliver notice to the Government on or before December 20, 2012 of the County's intent to proceed with the purchase; and Be It Further

Ramsey County Board of Commissioners

	YEA	NAY	OTHER
Tony Bennett	X		
Toni Carter	X		
Jim McDonough	X		
Jan Parker	X		
Victoria Reinhardt		X	
Janice Rettman		X	
Rafael Ortega	X		

Rafael E. Ortega, Chair

By: 
Bonnie C. Jackelen
Chief Clerk – County Board

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RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager, upon approval of the Offer to Purchase by the U. S. Government, and completion of the initial closing, to issue to Carl Bolander and Sons Co., the notice to proceed to complete the hazardous material abatement, demolition and site remediation to the MPCA Residential Soil Reference Values in the total amount of \$22,645,000; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to purchase Fixed Site Pollution Liability and Contractor's Pollution Liability insurance at a cost of \$262,800; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to issue Request for Proposals, approve and execute any agreements, amendments, change orders, related to the expenditure of the project funds in accordance with County competitive solicitation policies and procedures in a form approved by the County Attorney's Office and within the limits of the project funds including contracts with the United States General Services Administration and Bolander & Sons; and Be It Further


RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to approve and execute grant applications and grant agreements, in a form approved by the County Attorney's Office, which will allow the County to reduce its use of General Obligation Bonding or provide additional funding for further redevelopment efforts at the TCAAP site; and Be It Further

RESOLVED, The Ramsey County Board of Commissioners authorizes the County Manager to make all budget adjustments necessary including increasing estimated revenue and appropriations to allow for complete and accurate accounting of the project.

Ramsey County Board of Commissioners

	YEA	NAY	OTHER
Tony Bennett	X		
Toni Carter	X		
Jim McDonough	X		
Jan Parker	X		
Victoria Reinhardt		X	
Janice Rettman		X	
Rafael Ortega	X		

Rafael E. Ortega, Chair

By: 
Bonnie C. Jackelen
Chief Clerk - County Board