

**CLOSED COUNCIL MEETING AGENDA
CITY OF LINO LAKES**

Monday, April 10, 2023

CITY COUNCIL MEETING

City Council Work Room
Following the Regular City Council Meeting

1. Call to Order
2. Land Acquisition Offer, Winter Property, 7473 24th Avenue, Michael Grochala
3. Adjourn

SPECIAL COUNCIL MEETING STAFF REPORT
Item No. 2

Date: April 10, 2023
To: City Council
From: Michael Grochala, Community Development Director
Re: Land Acquisition Offer – Winter Property, 7473 24th Avenue

Background

In 2017 the City completed preparation of the Natural Resources Revolving Fund Plan (NRRFP). The goals of the NRRFP are:

1. Create a self-funded high-value greenway system in support of the City’s Comprehensive Plan.
2. Promote economic development
3. Establish a wetland bank
4. Ensure opportunities for replacement of wetland impacts from both private development and public projects within Lino Lakes

The plan identified six locations within the City for consideration to establish a wetland bank. The process of wetland banking allows the city to restore and/or create wetland and sell credits through the state wetland bank. Bank credits would be used to mitigate wetland impacts for public improvements, assist economic development efforts and fund the acquisition and protection of high quality open space. The City has previously established two wetland banks. The first bank is located along Otter Lake Road, east of Arnt Construction and the second bank is located in Wollan Park.

The plan identified the Winter Property, located at 7473 24th Avenue, as a potential bank site. This property was also highlighted by the Rice Creek Watershed District’s 2018 wetland banking study. The 138 acre property is guided office/residential in the City’s 2040 Comprehensive Plan and includes portions of the property identified as natural resource conservation area in the City’s Greenway Plan.

Staff, working with WSB and Associates, completed an initial review of the sites banking potential in 2020. The scoping document estimated a potential for up to 59 credits. A credit is equal to one acre. While we anticipate that the actual credit approved will be lower the potential benefit is worth consideration for development of the banking site.

Development of the bank site would:

- Preserve and improve a high value natural resource
- Provide wetland credits for city improvement projects

- Serve as an Economic Development tool to assist with wetland impacts on local projects

Minnesota Statutes, Section 13D.05, subdivision 3(c)(3), allows for the meeting to be closed to discuss offers for the purchase, by the City, of the required property. Staff will present proposed offer information at the closed portion of the meeting.

Requested Council Direction

Staff is requesting City Council direction to prepare an offer letter to property owners.

Attachments

1. Site Location
2. Project Illustration

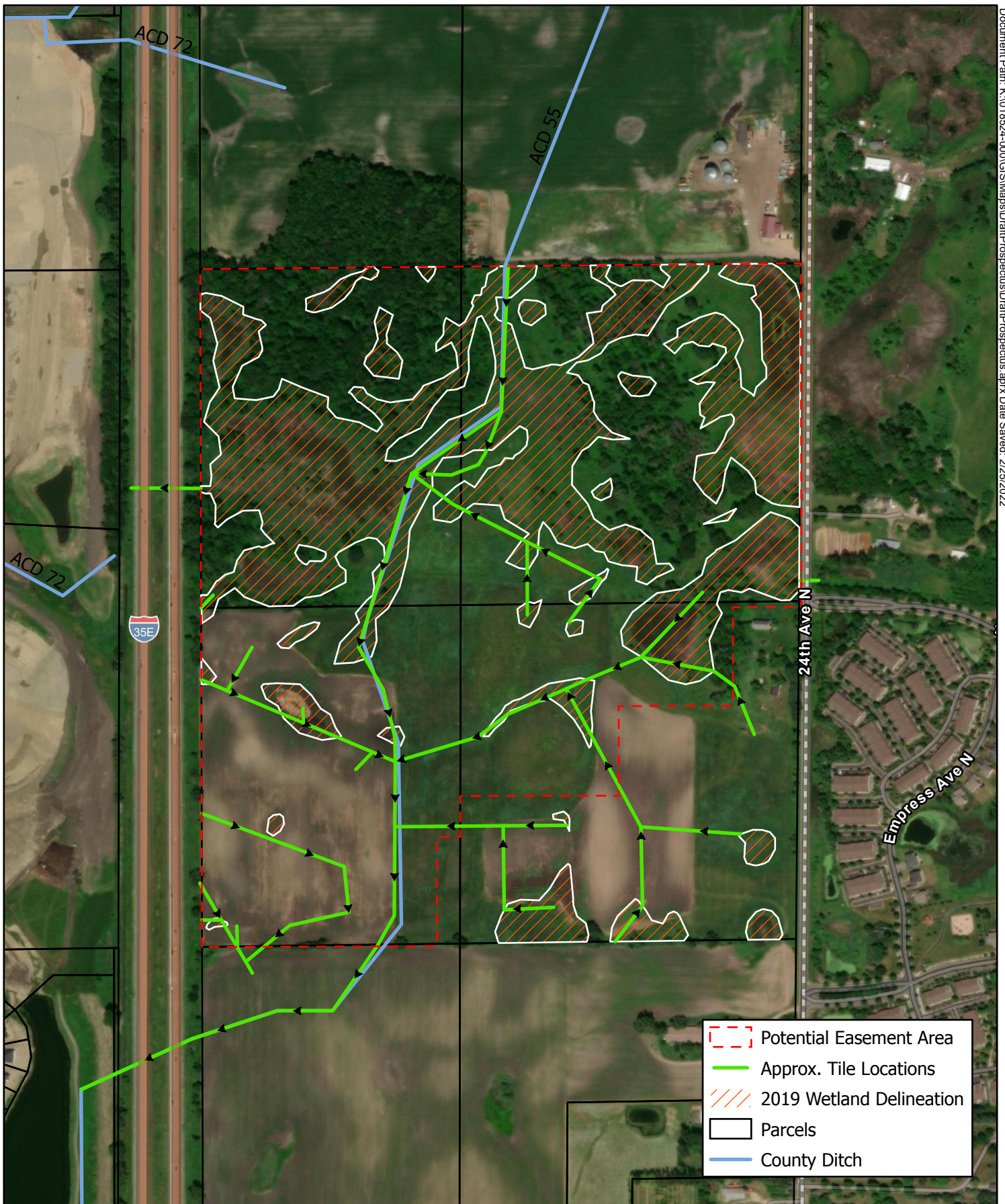


Figure 1: Project Boundary

Winter's Wetland Bank
City of Lino Lakes ,MN



0 500
Feet
1 inch = 500 feet



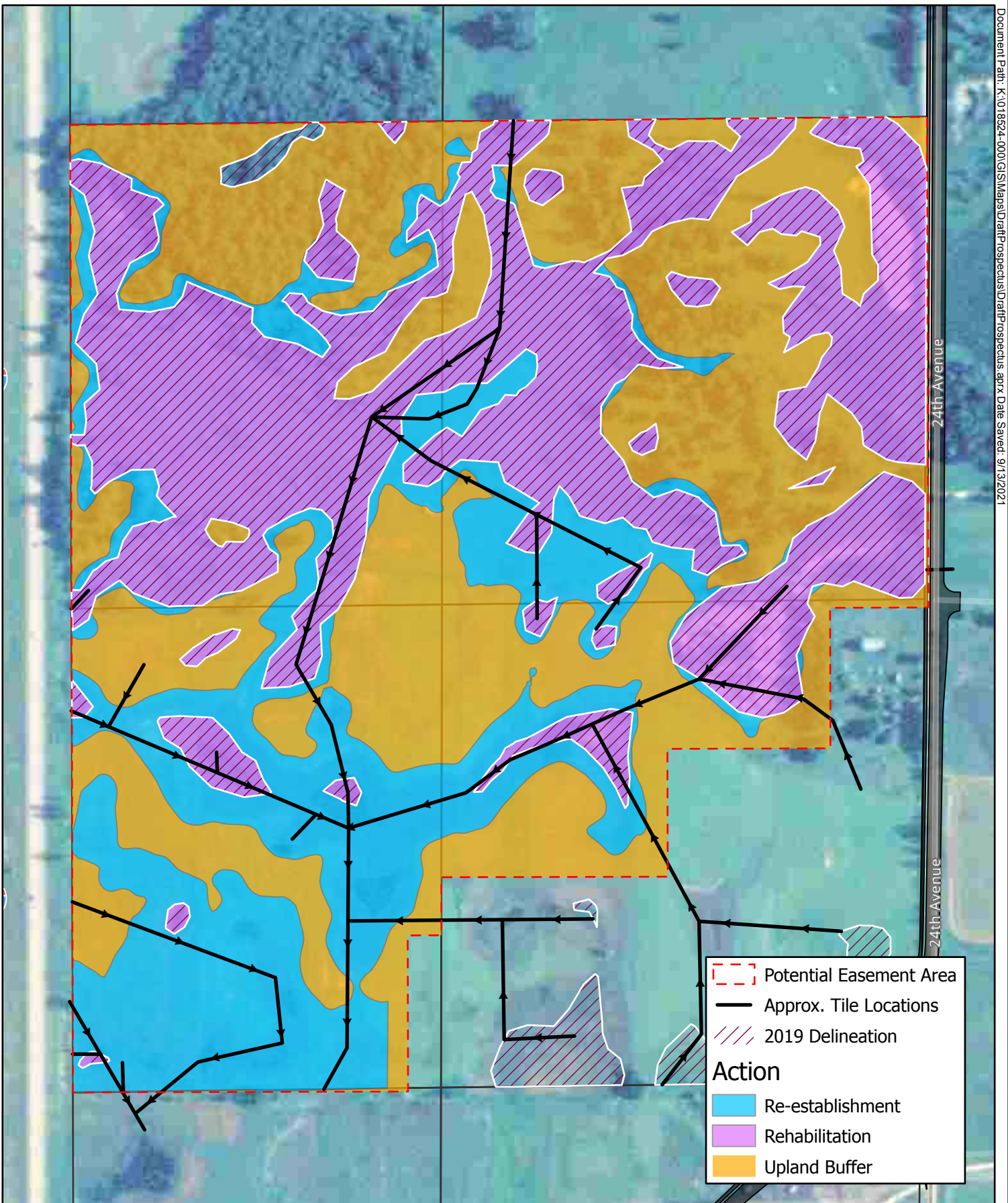


Figure 3: Project Illustration

Winter's Wetland Bank
City of Lino Lakes ,MN



0 350
Feet
1 inch = 350 feet

