

**ANOKA COUNTY REGIONAL RAILROAD AUTHORITY BOARD  
AGENDA**

FOR THE MARCH 28, 2023, MEETING

10:30 A.M. or Immediately Following the  
Anoka County Housing & Redevelopment Authority Board Meeting, Whichever is Later

County Board Room #705, Anoka County Government Center

1. Chair calls meeting to order.

2. Present:	District #1	Matt Look
	District #2	Julie Braastad
	District #3	Jeff Reinert
	District #4	Scott Schulte
	District #5	Mike Gamache
	District #6	Julie Jeppson
	District #7	Mandy Meisner

Others:

3. Approval of minutes from the February 28, 2023, special board meeting.

4. Chair's Remarks.

5. Consider referring Metropolitan Council's request for the Anoka County Regional Railroad Authority to release the declaration of restrictive covenants burdening the west side properties at the Fridley Northstar Commuter Rail Station to the Anoka County Board of Commissioners with a recommendation to grant the request. **See attached** action item worksheet.

6. Other

**ANOKA COUNTY REGIONAL RAILROAD AUTHORITY  
SPECIAL MEETING MINUTES**

Government Center  
Anoka, Minnesota

February 28, 2023

Chair Look called the meeting to order at 12:28 p.m.

Present:	District #1	Matt Look
	District #3	Jeff Reinert
	District #4	Scott Schulte
	District #5	Mike Gamache
	District #6	Julie Jeppson

Present via Webex:	District #7	Mandy Meisner
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Absent:	District #2	Julie Braastad
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Others Present: Dee Guthman, ACRRA Executive Director; David Pedersen, Assistant County Attorney; Brad Johnson, County Attorney; Bryan Frantz, Civil Division Chief Attorney; Jill Rykhus, Sr. Office Manager, Linda Hedstrom, Community Development Program Assistant; and citizens

\* \* \* \* \*

Commissioner Schulte made motion approving the minutes from the December 2, 2022, Anoka County Regional Railroad Authority (ACRRA) board meeting and the minutes from the January 3, 2023, Anoka County Regional Railroad Authority (ACRRA) statutory and organizational meeting. Commissioner Gamache seconded the motion. Upon roll call vote, motion carried.

\* \* \* \* \*

Commissioner Gamache made motion authorizing the Executive Director and Anoka County Attorney's Office to negotiate and make recommendations for a full or partial release of the remaining declaration of covenants, conditions, and restrictions encumbering the west- and east-side lots at the Fridley Northstar Rail Station to permit redevelopment by the Fridley Housing Redevelopment Authority. The Executive Director shall assess the scope of the release requested by the Metropolitan Council and the Fridley Housing Redevelopment Authority and provide options and recommendations to the Board. Commissioner Jeppson seconded the motion. Upon roll call vote, motion carried.

\* \* \* \* \*

For informational purposes, Executive Director advised:

- a. There will be a Met Transit Northstar Corridor Policymakers' Group meeting at 2pm on Friday, March 3.
- b. Ed Petrie, Met Transit, has been invited to give a presentation on the 2023 Northstar Operating Budget at the March 21 Finance Committee meeting.

\* \* \* \* \*

The Anoka County Regional Railroad Authority meeting was adjourned at 12:33 p.m.

ATTEST:

**ANOKA COUNTY REGIONAL  
RAILROAD AUTHORITY**

By: \_\_\_\_\_  
Julie Jeppson, Secretary

By: \_\_\_\_\_  
Matt Look, its Chair

*Motion carried means all commissioners in attendance voted affirmatively unless otherwise noted.*



## ANOKA COUNTY RRA BOARD ACTION ITEM

February 28, 2023

Regional Railroad Authority

ACTION REQUESTED	Consider referring Metropolitan Council's request for the ACRRRA to release the declaration of restrictive covenants burdening the west-side properties at the Fridley Northstar Commuter Rail Station to the Anoka County Board of Commissioners with a recommendation that the board grant the request.
BACKGROUND	<p>The Metropolitan Council and the Fridley Housing and Redevelopment Authority requested the ACRRRA release restrictive covenants on the properties west of the Fridley station. The lots are currently owned by Met Council, which wants to work with Fridley's HRA to redevelop the land as a transit-oriented housing development incorporating 80 parking spaces and bus service for commuter rail users.</p> <p>Met Council will consider placing new use restrictions on the properties as part of the project development, but it believes the existing covenants will make finding a developer to take the project more difficult.</p> <p>The ACRRRA has no remaining ownership or other interest in these parcels. The beneficial interest in the restrictive covenants is held by Anoka County. For this reason, the ACRRRA cannot remove the covenants from the properties.</p>
SOLUTIONS	<p>The request can be forwarded to the Anoka County Board of Commissioners for action with or without a recommendation.</p> <p>Available options include:</p> <ol style="list-style-type: none"><li>1. Requiring Met Council and Fridley HRA to present final plans for the development before releasing some or all of the properties;</li><li>2. Releasing all properties on the west side to allow Met Council to manage the parking and bus service to the station; or</li><li>3. Negotiating an agreement concerning the parking and bus use at the site with Met Council before releasing any properties.</li></ol> <p>ACRRRA staff believe Option 2 is preferred. Uncertainty about the use restrictions is likely to hinder the efforts to redevelop the properties. It is anticipated that Metropolitan Council will adequately protect service, including parking and bus access, for riders at the station without future involvement of Anoka County.</p>
FUNDING SOURCE	N/A
CONCLUSION	Because the ACRRRA has no remaining interest in the land or the declarations it cannot remove the declarations. The matter should be forwarded to the Anoka County Board for a decision.
RECOMMENDATIONS	Approve the action requested and refer the request to the Anoka County Board of Commissioners with a recommendation that the board grant the request and release the declarations without additional limitations so that Met Council can redevelop and manage the properties without further involvement by Anoka County.