



Title: 325 Blake Road Process

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Purpose:

At the June 11, 2020 Operations and Programs Committee (OPC) meeting, staff will provide an update on recent liaison discussions and provide an update on the redevelopment process documents prepared by city of Hopkins (City) staff and its consultant. The draft documents are being used to advance the development of draft terms for a cooperative agreement between the City and the Minnehaha Creek Watershed District (MCWD) to advance potential restoration and redevelopment of the 325 Blake Road site.

Summary:

Between October 2019 and January 2020, Hopkins and MCWD planning staff worked together to refine a vision document for the redevelopment of the 325 Blake Road site. Following the development of a draft vision statement, and in order to ensure alignment at the policymaker level, the City and District convened three liaison meetings between Hopkins City Council and MCWD Board of Managers. These meetings, occurring between February and May 2020, have resulted in a meaningful reaffirmation of the benefits of partnering on redevelopment, with the City and District agreeing to advance work through a joint liaison team.

Since the last update to the Board at the April PPC meeting, the joint liaison team met to review the draft Hopkins Development Process document and decision matrix created by City staff and Ehlers. The meeting was productive and resulted in a shared belief that the documents provide a solid foundation for the partners to get in sync around our guiding principles, vision and communication channels for this project.

To keep momentum and continue working towards clarity of roles and expectations, the liaison team agreed that staff begin advancing the following efforts:

- MCWD will draft a cooperative agreement, similar to our joint efforts for Cottageville Park, that uses the draft development process and decision matrix documents as the foundation;
- City staff and Ehlers will frame a rough timeline for the draft development process and decision matrix that can be incorporated into some of the previously complete scheduling;
- Joint staffs will revisit the vision document to begin framing for the next liaison group;
- Both agencies will provide a progress report to their respective Boards/Councils in early-to-mid June.

At the June 11, 2020 OPC meeting, staff will provide an update to the committee on the draft development process created by the City, introduce draft terms and a framework for the cooperative agreement being led by the District, and describe options for advancing the project with an internal team consisting of market and financial experts, design and engineering services, and real estate counsel.