

**FIRST AMENDED AND RESTATED
JOINT POWERS AGREEMENT BETWEEN DAKOTA COUNTY AND THE CITY OF
WEST ST. PAUL FOR COST CONTRIBUTION RELATED TO CONSTRUCTION
OF THE RIVER TO RIVER GREENWAY - SOUTH ROBERT STREET CROSSING
AND TRAIL CONNECTIONS PROJECT**

WHEREAS, Minn. Stat. §471.59 authorizes local governmental units to jointly or cooperatively exercise any power common to the contracting parties; and

WHEREAS, Dakota County ("County") is a political subdivision of the State of Minnesota; and

WHEREAS, the City of West St. Paul is a Minnesota municipal corporation and the West St. Paul Economic Development Agency is a public body corporate and politic in the State of Minnesota (collectively herein referred to as the "City"); and

WHEREAS, the City and County are collectively herein referred to as the "Parties"; and

WHEREAS, the County has approved the River to River Regional Greenway ("Greenway") Master Plan which includes a portion of the Greenway in the City; and

WHEREAS, the City is eligible to receive \$2.2 Million of state bond proceeds for a non-grade crossing of South Robert Street for the purpose of developing the Greenway; and

WHEREAS the County is eligible to receive matching Acquisition Opportunity Fund ("AOF") funding from the Metropolitan Council for acquisition associated with the Greenway; and

WHEREAS, the City and the County have been coordinating on the location and construction of the Greenway in the City; and

WHEREAS, the City and County have agreed to cooperatively undertake and pay for necessary acquisition, design, road relocation, construction, and other related Greenway-related activities for a new segment of the Greenway in the City from Livingston Avenue to the former Thompson Oaks Golf Course ("Golf Course") including trail facilities, an underpass crossing at South Robert Street, and potentially the relocation of a portion of Crawford Drive (collectively herein referred to as the "Greenway Project"). The project area and segment alignment for the Greenway Project is generally depicted in the attached **Exhibit A**. This Greenway Project provides numerous public benefits and improves pedestrian safety and vehicular safety; and

WHEREAS the City and County have also agreed to cooperatively design and construct a wetland and water quality project on the Golf Course property (collectively herein referred to as the "Water Quality Project") in connection with the redevelopment of property that includes a portion of the River to River Greenway within the Golf Course.

The project area and segment alignment for the Greenway is generally depicted in the attached **Exhibit B**. This Water Quality Project provides numerous public and environmental benefits; and

WHEREAS, the City and the County entered into that certain Joint Powers Agreement for the Cost Contribution Related to Construction of the River to River Greenway - South Robert Street Crossing and Trail Connections Project (County Contract No. C0030771) effective November 20, 2018 (the "Original JPA") to share roles, responsibilities and funding for the Greenway Project and Water Quality Project (collectively herein referred to as the "Projects"); and

WHEREAS, when the Original JPA was executed, the Greenway Project was in preliminary design; and

WHEREAS, Parties have identified the need to revise the Original JPA to include provision for temporary construction, additional provisions for the relocation of AutoZone located at 1520 S. Roberts Street, revised terms for the the acquisition of 150 Thompson Avenue East, provision of easements on the Blockbuster property along Livingston Avenue, the acquisition of the Sherman property (PID 428368001011) and related revisions to accomplish the purposes of the Original JPA; and

WHEREAS, the Parties desire to amend and restate the Original JPA.

NOW THEREFORE, in consideration of the mutual promises and benefits that the County and the City shall derive from this Amended and Restated Joint Powers Agreement ("Agreement"), the Parties will share responsibilities and jointly participate in the costs associated with the acquisition of property, design and construction, and related activities for the Projects as described in the following sections.

1. Purpose

The Purpose of this Agreement is to define the responsibilities, obligations and cost participation of the Parties related to the Projects.

2. Term

This Agreement shall be effective on December 9, 2019 and shall remain in effect until December 31, 2022, or until completion by the Parties of their respective obligations under this Agreement, whichever occurs first, unless amended in writing or earlier terminated by law or according to the provisions of this Agreement.

3. Cooperation

The Parties agree to cooperate and use their reasonable efforts to ensure prompt implementation of the various provisions of this Agreement and to, in good faith, undertake resolution of any disputes in an equitable and timely manner.

4. Funding Sources and Costs

a. Greenway Project

i. State Bond Proceeds

The City is eligible to receive \$2.2 Million in state bond proceeds (“Bond Funds”) in accordance with Minnesota Session Laws 2014, chapter 294, article 1, section 16, subdivision 12, as amended by Minnesota Session Laws 2017, first special session, chapter 8, article 1, section 29, subdivision 12, and Minnesota Session Laws 2017, first special session, chapter 8, article 1, section 16, subdivision 8 to be used for acquisition, predesign, design and construction of a grade-separated crossing of South Robert Street in the area near Wentworth Avenue in the City for the Greenway, which includes Parcels 1,2 and 3, as defined in Section 5a, 5b and 5c respectively. The City shall make the Bond Funds available to the County for Greenway Project costs, including design and construction, by assigning the Bond Funds to the County. If the Bond Funds cannot be assigned to the County, the County will invoice the City for design and construction costs for the grade-separated crossing of South Robert Street and upon completion, the City shall transfer the facility and associated land rights to the County in accordance with the Minnesota Management and Budget (“MMB”) requirements and this Agreement. The City shall ensure that all documentation is completed and submitted to receive reimbursement for the maximum amount of available Bond Funds. The County commits to completing the Greenway Project, subject to the terms of this Agreement, once the Bond Funds have been made available for the Greenway Project.

ii. AOF

The County will seek 75% matching AOF funding from the Metropolitan Council for eligible real estate and associated acquisition costs to implement the Greenway Project. The County will provide the required 25% match for any AOF funding. The City agrees to cooperate with the County by following AOF requirements and providing any documentation to receive AOF funding for the Greenway Project. If the County is unable to obtain AOF funding for acquisition costs related to properties described below as Parcel 1 (former Blockbuster site) and Parcel 3 (HY-VEE INC. Site) and eligible portion of the property acquisition costs for Parcel 2 (AutoZone Site), the County may elect to have some or all of its obligations amended pursuant to Section 10, subject to the payment of costs for Parcel 2 as stated in Section 5biii. The Parties understand that title or easement interest to any property acquired by the City cannot be conveyed to the County prior to Metropolitan Council approval of an AOF funding request from the County and must also meet MMB approval requirements.

iii. Reconstruction of Crawford Drive

Crawford Drive must be relocated for the completion of the Greenway Project, the County shall be responsible for the design and construction, including the costs related thereto of the relocated Crawford Drive, which shall be completed in conjunction with

the City's private redevelopment plans of adjacent land. If the City is able to recover construction costs related to relocating Crawford Drive from a developer due to the redevelopment of adjacent land, the City shall offset the County's costs by that same amount. The Parties agree that to the extent practicable, the Greenway design shall avoid impacts to property on the south side of Crawford Drive. The City is committed to ensuring the safety of the Greenway and will look at all possible alternatives to prohibit access points onto Crawford Drive right of way over the Greenway to the relocated Crawford Drive, except for the existing access that will be grade-separated by the underpass for the property located at 1540 Robert Street South currently operated as a Discount Tire store.

iv. County Cost Obligation

If the \$2.2 Million of Bond Funds are depleted prior to completion of the portion of the Greenway Project that is identified in Section 4ai for the grade-separated crossing, the County will, unless otherwise stated in the Agreement, be responsible for all remaining costs, including engineering, design, construction, and acquisition to complete the Greenway Project, which may include additional County funding sources or non-County funding sources available to the County. The County and the City shall each be responsible costs associate with its own staff time, administrative costs and legal fees and expenses unless otherwise stated herein.

b. Water Quality Project

i. Design/Study

The Parties shall develop a scope and Request for Proposal for an initial Water Quality Project hydrological study ("Study"). The Study will determine recommendations to improve water quality within the sub-watershed of the Projects, including but not limited to improvements to the existing stormwater pond on City property north of the Wentworth Library ("Library") and the proposed wetland restoration within the Golf Course. The County will provide 90% of the funding and the City will provide 10% of the funding for the Study.

ii. Acquisition

- 1) After completion of the Study, the City shall deed to the County the minimum amount of land that is necessary for the restoration of a former wetland at no cost to the County. The land deeded for the restoration will be land that is not conducive to development, as determined by City and County staff.
- 2) The City shall either require a developer who acquires and is developing the Golf Course to convey to the County an average of a 70-foot wide corridor in fee or by easement for

the Greenway through the development project at no cost to the County. The exact size and location of the Greenway segment shall be determined by the developer, in conjunction with the City and County Staff, and shall be approved as part of the developer's plat.

iii. Implementation

The County shall seek a state Clean Water Legacy Grant to fund the Water Quality Project implementation costs and will provide grant funding match. The City shall contribute \$100,000 which will be used for a state Clean Water Legacy Grant match to support implementation of the Water Quality Project. If a Clean Water Legacy Grant is not approved in an amount sufficient to substantially complete the Water Quality Project, the Parties shall be relieved of any obligations related to the Water Quality Project or the County may elect to fund the Water Quality Project with its Environmental Legacy Funds or with other funding sources.

5. Acquisitions

The City shall be the lead agency for the acquisition of land from private landowners for the Projects, except that County shall be responsible for acquiring temporary construction easements, if necessary based on final design engineering for the Greenway from property not identified below. All acquisitions shall be processed to qualify for AOF funding in accordance with Metropolitan Council policies and practices. All acquisitions of property necessary for the Projects shall be supported by appraisals that include the City, County and Metropolitan Council as intended users. Conveyances of property and rights to Dakota County necessary for the completion of the Greenway shall be completed no later than March 1, 2020. The following acquisitions are necessary for the completion of the Project:

a. Parcel 1 - Former Blockbuster Video ("Blockbuster") Property

i. Purpose

The City currently owns the former Blockbuster property which was acquired for the partial purpose of developing the Greenway. Approximately 70 feet of the northern portion of the property is needed for the Greenway project. The Parties agree that a portion of the remaining Blockbuster property will be needed for construction staging.

ii. Acquisition

The City agrees to sell to the County fee title or an easement of up to a 70-foot wide corridor on the north side of the former Blockbuster property (PINs 42-17800-01-030 and 42-17800-01-040) ("Parcel 1").

The City will agree to administratively subdivide the two parcels at no cost to the County.

iii. Cost

The County will pay the City \$564,500 for the acquisition of the approximately 70-foot wide corridor based on the appraisal conducted by the County and reviewed by the City with an effective date of March 12, 2018.

iv. Contingencies

Purchase of Parcel 1 by the County is contingent upon joint approval of designs of the South Robert Street underpass and acquisition of all other necessary land and permits and temporary easements needed for the South Robert Street underpass and local sidewalk connections.

v. Livingston Avenue Segment of Blockbuster

The City shall convey to the County, at no cost, a five-foot wide easement for the construction, maintenance and use of the Greenway along the westerly boundary of the portion of the Blockbuster property not permanently conveyed to the County. The City shall also convey a license or permit for the Greenway to cross Livingston Avenue right of way at the southern boundary of the former Blockbuster property to connect to the Greenway easements the County is acquiring on the west side of Livingston. The permit is subject to mutual agreement by the City and County regarding appropriate location, signage and crossing markings to accommodate safe crossing of Livingston Avenue.

vi. Construction Staging

The City shall provide the County a temporary construction easement from the start of construction to December 31, 2020 for construction staging and potential business access to and from South Robert and Livingston Avenue on the remaining Blockbuster property south of the north 70 feet to be conveyed to the County.

b. Parcel 2 - AutoZone: 1520 S. Robert Street

i. Purpose

Approximately one third (1/3) of the AutoZone property is necessary for the construction of the Greenway Project. The Greenway Project impacts the continued use of the improvements and operation of AutoZone's business on the property, resulting in the need to relocate AutoZone and acquire the entire property.

ii. Acquisition

City has appraised and will attempt to acquire the property (PIN 42-11560-01-020) owned by AutoZone Texas LP and legally described as:

Lot 2, Block 1 Andler & Olsons Addition, according to the recorded plat thereof in the Office of the Dakota County Recorder.

("Parcel 2").

iii. Costs

The County will reimburse the City 75% of the property acquisition costs, including relocation costs and legal fees for Parcel 2. However, if the City has obtained an Order to Take Title and Possession from Dakota County District Court and the Parties mutually agree to discontinue the action, the County shall be required to pay 50% of any costs incurred by the City pursuant to Minnesota Statutes § 117.195, Subd. 2 related to the abandonment of the condemnation action. If either Party elects to terminate this agreement or the obligation to share the acquisition costs for the AutoZone property after the City has obtained an Order to Take Title and Possession from Dakota County District Court, the terminating party shall be responsible for any costs incurred by the City pursuant to Minnesota Statutes § 117.195, Subd. 2 related to the abandonment of the condemnation action. The City shall consult with the County and both parties shall agree on any settlement related to Parcel 2.

iv. Conveyances to the County

If Crawford Drive is relocated, the City will convey, at no additional cost to the County, a permanent license or permit over the existing Crawford Drive right of way adjacent the AutoZone property for the construction, use and maintenance of the Greenway Project. The City will also convey at no additional cost to the County a temporary easement to enter upon the land as may be necessary for the reconstruction of Crawford Drive.

If AutoZone has not relocated when the reconstruction of Crawford Drive and the construction of the Greenway and under pass begins, the City shall obtain a consent from AutoZone acknowledging that its access to Crawford and use of the parking and access the building along the south side of the building will be prohibited. City shall obtain an agreement from Hy-Vee Inc. to permit AutoZone ingress and egress over PID 421156001010 to access South Robert Street during construction of the Greenway Project. The County will construct, maintain, and remove the temporary ingress and egress from the Autozone property to South Robert Street.

v. Remnant Parcel

The portion of the AutoZone property that is not needed for the Greenway Project may be sold by the City for redevelopment. The Parties understand that the remnant parcel cannot be included in an AOF grant request.

c. Parcel 3 - HY-VEE INC.: 150 Thompson Avenue East

i. Purpose

Acquisition of the corridor on the HY-VEE INC. property is necessary for the Greenway Project. A portion of the acquired corridor will be owned by the City for the relocated Crawford Drive and a portion of the acquired corridor will be held by the County for the Greenway.

ii. Acquisition

The City will attempt to acquire fee title or an easement for the corridor on the south side of the HY-VEE INC. property for the Greenway Project. The corridor will be legally defined during the redevelopment process for the HY-VEE INC. property. The portion of land to be owned by the City shall be designated as right of way or an outlot in the redevelopment plat and the portion to be owned by the County shall be an outlot in the redevelopment plat. The County's outlot shall be a parcel of land 60-feet in width running along the southern boundary of Parcel 3 beginning at the easterly edge of the platted Crawford Drive right of way and extending to the easterly boarder of the Parcel 3, excepting the area necessary for ingress and egress to as shown on the approve site plan for the Hy-Vee redevelopment on file with the City.

iii. Cost

The County will pay \$230,000 for the acquisition of land for the outlot to be owned by the County.

iv. Conveyances to the County

The City will convey, or arrange for the conveyance, to the County a permanent license or permit for the portion of the corridor on any City-owned HY-VEE INC. property necessary for the construction, use and maintenance of the Greenway. The City will ensure that the redevelopment plat for the HY-VEE INC. property includes the outlot describe above for the Greenway in exchange for payment of \$230,000 to Hy-Vee, Inc. by the County . If Crawford Drive is relocated, the City will convey, at no additional cost to the County, a permanent license or permit over the existing Crawford Drive right of way adjacent to the HY-VEE INC. property for the construction, use and maintenance of the Greenway Project.

d. Parcel 4 - City Property north of the Wentworth Library ("Library")

i. Purpose

A portion of the City property north of the Wentworth Library (PIN 42-02000-47-010) ("Parcel 4") is needed for constructing the Greenway between the existing Crawford Drive and the proposed segment through the Golf Course with a local trail connection to the Library and Wentworth Avenue. The property is also included in the Water Quality Project.

ii. Acquisition

The City and the County will jointly determine and approve the location of the Greenway Project corridor west and south of the existing stormwater management pond with a potential Greenway easement across the aforementioned pond in association with the Water Quality Project. The City will grant temporary construction easements to the County for the Greenway Project.

iii. Cost

The City will convey, at no additional cost to the County, an easement over Parcel 4 for the construction, use and maintenance of the Greenway Project.

iv. Contingencies

Conveyance of easements on Parcel 4 will occur when both Parties have determined the location of the western Greenway segment and the design and funding for the Water Quality Project.

e. Parcels 5 and 5A - Former Thompson Oaks Golf Course Property: 1555 Oakdale Avenue (PIN 42-020-0000-010 and PIN 42 - 020-00008-014)

i. Purpose

Upon completion of the Study, the County and the City will analyze the requirements and locations for the restored wetland, associated temporary and permanent improvements, potential City residential development projects, and the Greenway.

ii. Acquisition

The Parties will decide the land necessary to implement the Water Quality Project ("Parcel 5") and the associated Greenway segment up to 100 feet wide ("Parcel 5A") and the County will develop the legal descriptions for the deeded parcels.

iii. Cost

The City will deed fee title of Parcels 5 and 5A, as mutually agreed upon by the Parties, at no cost to the County. The exact size of the conveyed portions of Parcels 5 and 5A shall be determined by the Parties based on the Study and the City's redevelopment plans for the Golf Course. County agrees to accept Parcels 5 and 5A "as is" and the only financial contribution the City shall make toward any required environmental cleanup of these parcels shall be limited to the amount stated in Section 4biii.

iv. Contingencies

Conveyance of fee title on Parcels 5 and 5A is contingent upon: joint approval of the Water Quality Project design by the Parties; receipt of non-County and Non-City funding for implementing the Water Quality Project; and the Parties receiving approval for permits required for implementing the Water Quality Project.

f. Sherman property (PID 428368001011)

i. Purpose

The EDA obtained an opportunity to purchase the Sherman property, which provides an opportunity to utilize a portion of the property to improve the trail alignment.

ii. Acquisition

The EDA shall acquire the Sherman property and convey to the County an easement for the construction, maintenance and use of the Greenway along the northern 30 feet of the property. The City shall also convey to the County a temporary construction easement from the start of construction to December 31, 2020 for construction staging and potential business access over the remaining Sherman property to the Discount Tire property.

iii. Cost

The County shall pay the City \$120,000 for the Greenway easement, the temporary construction easement and the access easement, if necessary.

6. Engineering, Construction and Design

The County will lead the design, development and construction of the Projects, including design engineering, public involvement, agency involvement, final design, surveying, mapping, permitting, construction engineering, construction, construction management, construction inspection and all related materials testing. Inspection of the design and construction of the Projects by the City shall be coordinated in a manner so as to not impede project schedules. The County will advertise for bids for the construction of the Projects in accordance with applicable state laws. The County Board will award the contract for construction in accordance with state law.

7. City Utilities

The County will be responsible for re-routing all City utilities for the tunnel portion under South Robert Street, including the cost of such re-routing. The City shall be responsible for the maintenance of all City utilities upon completion of the construction phase impacting the utilities.

8. Maintenance of Projects

The maintenance of the completed Projects will be handled in accordance with the ownership rights of the Parties upon completion or a separate joint powers agreement at the completion of the Projects or phases of the Projects, if deemed necessary.

9. Payment

The County will administer the engineering and construction contracts and act as the paying agent for all payments to the contractors. Payments to the contractors will be made as the project work progresses and when certified by the County Engineer. The County will request payment on a quarterly basis for any Project costs incurred in accordance with the cost sharing responsibilities identified on this Agreement. The City will administer the contracts for the acquisitions of real estate. Upon presentation of an itemized claim by one Party to the other, the receiving Party shall reimburse the invoicing Party for its share of the costs incurred under this Agreement within 35 days from the presentation of the claim. If any portion of an itemized claim is questioned by the receiving Party, the remainder of the claim shall be promptly paid, and accompanied by a written explanation of the amounts in question. Payment of any amounts in dispute will be made following good faith negotiation and documentation of actual costs incurred in carrying out the work.

10. Amendments

Any amendments to this Agreement will be effective only after approval by both governing bodies in accordance with their policies and execution of a written amendment document by duly authorized officials of each Party.

11. Indemnification and Insurance

Each Party to this Agreement shall be solely liable for the acts of its officers, employees or agents and the results thereof to the extent authorized by law and shall not be responsible for the acts of the other party, its officers, employees or agents. The provisions of the Municipal Tort Claims Act, Minn. Stat. Chapter 466 and other applicable laws govern liability of the County and the City. In the event of any claims or actions filed against either party, nothing in this JPA shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual parties. In order to insure a unified defense against any third party liability claim arising from the work of the Projects, the Parties require all contractors or subcontractors hired to do any of the work contemplated by this Agreement to maintain commercial general liability insurance in amounts consistent with minimum limits of coverage established under Minn. Stat. § 466.04 during the term of such activity. All such insurance policies shall name City and County as additional insureds.

12. Acts of Employees

Any and all persons engaged in the work to be performed by the County shall not be considered employees of the City for any purpose, including Worker's Compensation, or any and all claims that may or might arise out of said employment context on behalf of said employees while so engaged. Any and all claims made by any third party as a consequence of any act or omission on the part of said County employees while so engaged on any of the work contemplated herein shall not be the obligation or the

responsibility of the City. The opposite situation shall also apply: the County shall not be responsible under the Worker's Compensation Act for any employees of the City.

13. Audits and Accounting Records

The Parties agree to establish and maintain accurate and complete accounts, financial records and supporting documents related to the receipt and expenditure of the funding provided in accordance with this Agreement. Pursuant to Minn. Stat. § 16C.05 subd. 5, any books, records, documents, and accounting procedures and practices of the County and the City relevant to this Agreement are subject to examination by the County or the City and either the Legislative Auditor or the State Auditor as appropriate. Such accounts and records shall be kept and maintained by the City and County for a minimum period of six years following the expiration of this Agreement.

14. Integration and Continuing Effect

The entire and integrated agreement of the Parties contained in this Agreement shall supersede all prior negotiations, representations or agreements between the City and the County regarding the Project; whether written or oral. All agreements for future maintenance shall survive and continue in full force and effect after completion of the Project.

15. Authorized Representatives

The authorized representatives for the purpose of the administration of this Agreement are:

Steven C. Mielke, Director
Physical Development Division
Dakota County
14955 Galaxie Avenue
Apple Valley, MN 55124
(952) 891-7007

Ryan Schroeder, City Manager,
City of West St. Paul
1616 Humboldt Ave.
West St. Paul, MN 55118
(651) 552-4101

All notices or communications required or permitted by this Agreement shall be either hand delivered or mailed by certified mail, return receipt requested, to the above addresses. Either Party may change its address by written notice to the other Party. Mailed notice shall be deemed complete 2 business days after the date of mailing.

16. Termination

a. In General

Either Party may terminate this Agreement for cause by giving 7 days' written notice or without cause by giving 30 days' notice, of its intent to terminate, to the other Party.

Such notice to terminate for cause shall specify the circumstances warranting termination of the Agreement. Cause shall mean a material breach of this Agreement and any supplemental agreements or amendments thereto. Notice of Termination shall be made by certified mail or personal delivery to the Authorized Representative of the other Party. Termination of this Agreement shall not discharge any liability, responsibility or rights of any Party, which arises from the performance of or failure to adequately perform the terms of this Agreement prior to the effective date of termination.

b. Termination by County for Lack of Funding

Notwithstanding any provision of this Agreement to the contrary, either Party may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, Minnesota Agencies, or other funding source, or if its funding cannot be continued at a level sufficient to allow payment of the amounts due under this Agreement. Written notice of termination sent by the one Party to the other Party's Authorized Representative by email or fax is sufficient notice under this section. Except as stated in Section 5biii, the terminating Party is not obligated to pay for any services that are provided after written notice of termination for lack of funding. The terminating Party will not be assessed any penalty or damages if the Agreement is terminated due to lack of funding.


17. Minnesota Law to Govern

This Agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of Minnesota, without giving effect to the principles of conflict of laws. All proceedings related to this Agreement shall be venued in Dakota County, Minnesota.


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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) indicated below.

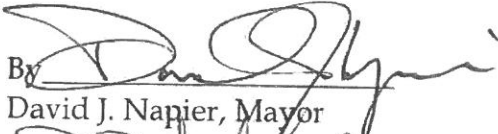
DAKOTA COUNTY

By  Date 01-27-2020
Steven C. Mielke, Director
Physical Development Division

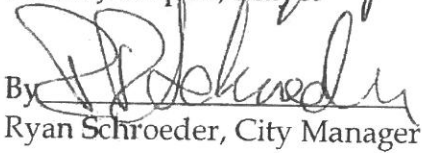
APPROVED AS TO FORM:


Assistant County Attorney
KS-2018-00247-1
Date 1/27/19
Resolution No. 20-036

CITY OF WEST ST. PAUL

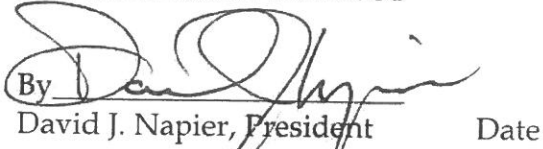
By 
David J. Napier, Mayor

December 9, 2019
Date

By 
Ryan Schroeder, City Manager

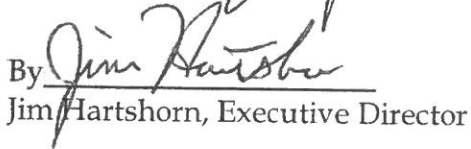
December 9, 2019
Date

WEST ST. PAUL ECONOMIC
DEVELOPMENT AGENCY

By 
David J. Napier, President

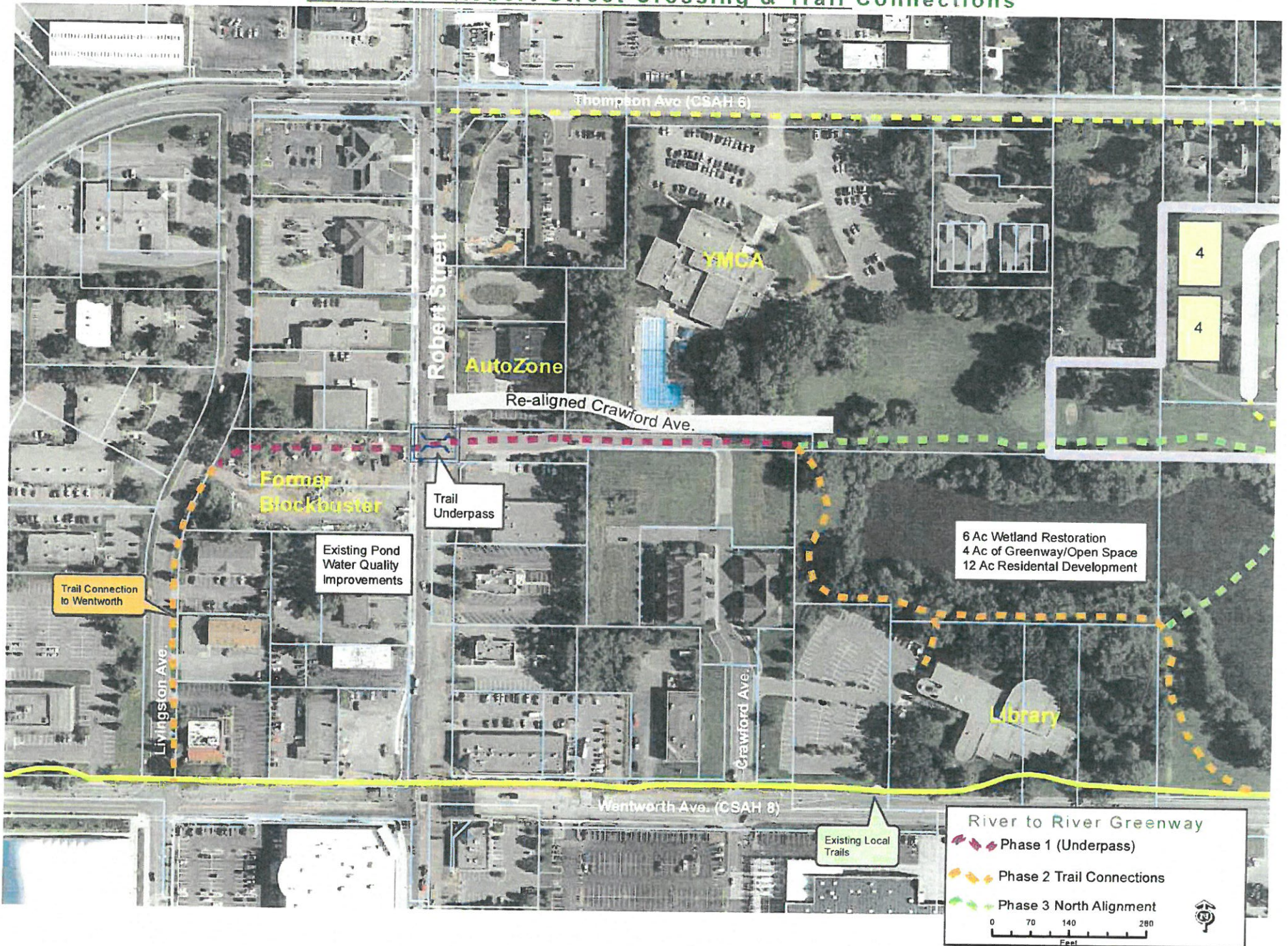
December 9, 2019

Date

By 
Jim Hartshorn, Executive Director

December 16, 2019
Date

Exhibit A - Robert Street Crossing & Trail Connections



River to River Greenway

- - - Phase 1 (Underpass)
- - - Phase 2 Trail Connections
- - - Phase 3 North Alignment

0 70 140 280
Feet

6 Ac Wetland Restoration
4 Ac of Greenway/Open Space
12 Ac Residential Development

Trail Connection to Wentworth

Trail Underpass

Existing Pond Water Quality Improvements

Existing Local Trails

4

4

Exhibit B - Thompson Oaks - Development/Wetland



River to River Greenway

- - - Phase 1 (Underpass)
- - - Phase 2 South Align (Federal Grant)
- - - Phase 3 North Alignment

0 70 140 280
Feet