



# Veterans Memorial Greenway Phase II Right of Way

## Physical Development Committee

July 22, 2025

Eddie Buell, Real Estate Supervisor

Tony Wotzka, County Greenways Manager

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## Presentation Outline



- Veterans Memorial Greenway Overview
- Phase II – Agreements and Easements
- Discussion and Questions



**Request:** Approval Of Right Of Way Acquisition And Authorization To Initiate Quick-Take Condemnation For Trail Easement For Veterans Memorial Greenway In City of Egan, County Project P00147

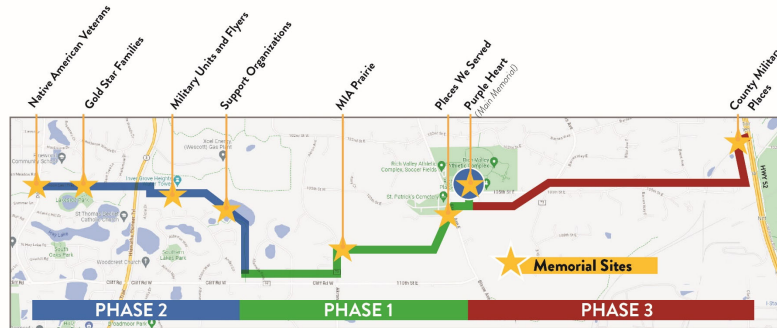


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## Project Overview



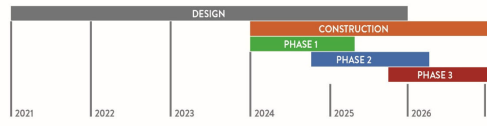
### Veterans Memorial Greenway



#### Phased construction

Veterans Memorial Greenway construction will take place in three phases with a planned completion in late 2026 or 2027. Tentative construction estimates are:

- Phase 1 (central) — 2024-2025
- Phase 2 (west) — 2024-2025/2026
- Phase 3 (east) — 2025-2026/2027



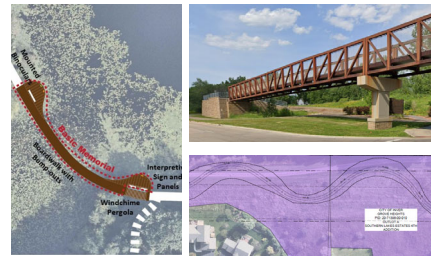
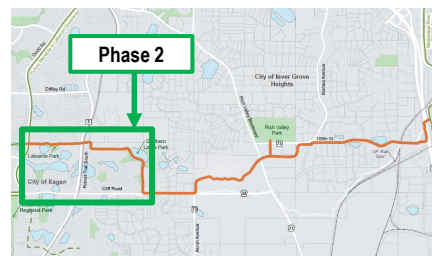
For more information about Veterans Memorial Greenway, visit [www.dakotacounty.us](http://www.dakotacounty.us), search **veterans greenway**

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## Phase 2 Overview



- Final Design Nearly Complete with construction proposed in 2025
- Includes four Memorial Nodes
  1. Native American Veterans
  2. Gold Star Families
  3. Military Units and Flyers
  4. Support Organizations
- Includes a Highway 3 grade-separated bridge
- Trail improvements in Lakeside Park (Eagan) and Southern Lakes Park (IGH) and IGH city property with transmission lines.



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## Phase II – Easements & Agreements

*Dakota*  
COUNTY



- Regional Trail Easement
- Construction Agreement or Permit

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## Phase II – Negotiations

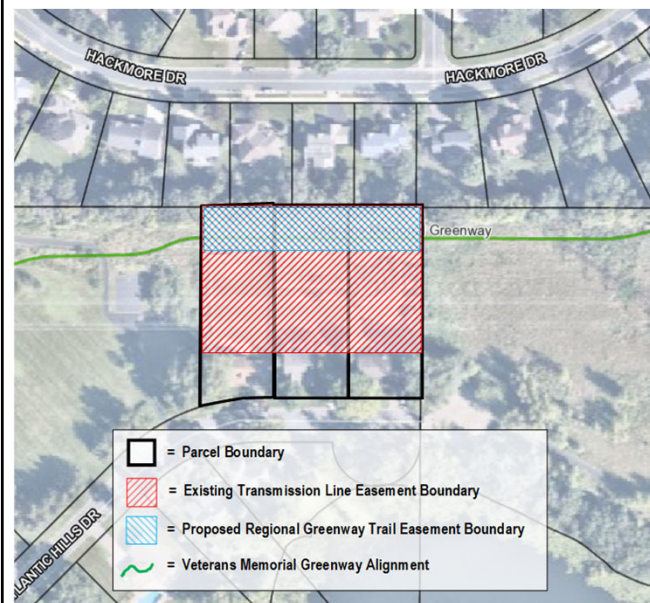
*Dakota*  
COUNTY



- Orange: properties/easements acquired from private landowners
- Blue: properties acquired via agreement
- Red: properties that remain unsettled

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## Phase II – Negotiations



This map depicts the existing 200-foot-wide Xcel Energy transmission line easement that runs through the backyard of the subject properties (shown in red hashmarks)

The proposed 60-foot-wide greenway trail easement (shown in blue hashmarks) is located entirely within the existing Xcel Energy easement

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## Phase II – Negotiations



### Summary of VMG Trail Easement Negotiations

Parcel	3	4	5
Parcel number	10-44300-01-160	10-44300-01-170	10-44300-01-180
Owner	Jacquelynn and Scott Baker	Robert Snyder	Nicole and Chris Medin
Perm Easement (sq-ft)	6026	6054	6023
Temp Easement (sq-ft)	0	1506	1501
Appraised Value total	\$24,000	\$25,850	\$24,850
First Offer	\$24,000	\$25,850	\$24,850
Property Owners 1st Counteroffer	\$100,000	\$100,000	\$100,000
Owner Concerns	Screening & security	Screening & security	Screening & security
Screening cost	Part of Project Cost	Part of Project Cost	Part of Project Cost
Security cost	\$10,000	\$10,000	\$10,000
Second Offer	\$34,000	\$35,850	\$34,850
Property Owners 2nd Counteroffer	\$100,000	\$100,000	\$100,000

After directly addressing property owners' concerns with our 2nd offer, the owners remain firm that \$100,000 is their price, despite the lack of justification for such a value

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## Project Budget Summary



Budget & Funding Source Summary	Budget Amounts	Expiration or Obligation Dates
<b>*External &amp; Internal Funds</b>		
• ML2020 State Bonding	\$5,000,000	12/31/2027 Grant Expiration
• Federal Directed	\$4,950,000	9/30/2026 Funds Expire
• ML2023 State Bonding	\$5,000,000	12/31/2027 Grant Expiration
• Federal Directed Highway 3 Bridge	\$1,000,000	9/30/2026 Funds Expire
• MN Department of Admin – Tunnel Mural	\$20,000	6/30/2026 Funds Expire
• Previously Approved County Funds (ELF, Park, Rail)	\$13,400,000	
<b>Total External &amp; Internal Funds</b>	<b>\$29,370,000</b>	
<b>Trail Construction Costs</b>		<b>Construction Costs</b>
• Phase I – Trail & Tunnel		\$3,345,699
• Phase II – Trail and Bridge Highway 3 <i>Estimate</i>		\$7,000,000
• Phase III – Trail and Bridge/Tunnel US 52 <i>Estimate</i>		\$9,500,000
<b>Total Trail Construction Estimate</b>		<b>\$19,845,699</b>

\* Applications and awards for external funding includes trail construction, bridges, underpasses and Memorial Nodes (enhanced)

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## Request



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