



Veterans Memorial Greenway Phase II Right of Way

Physical Development Committee

December 2, 2025

Eddie Buell, Real Estate Supervisor

Tony Wotzka, County Greenways Manager

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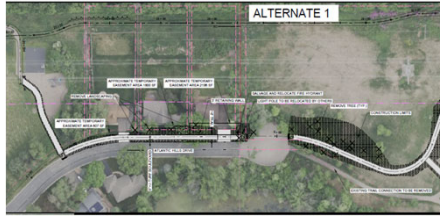
Phase II – Easements & Agreements



- Regional Trail Easement
- Construction Agreement or Permit

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Alternate 1 – Shared with Owners



Design Details

- 10' trail, 5' turf boulevard, back of trail on existing ROW line

Property Rights Impact

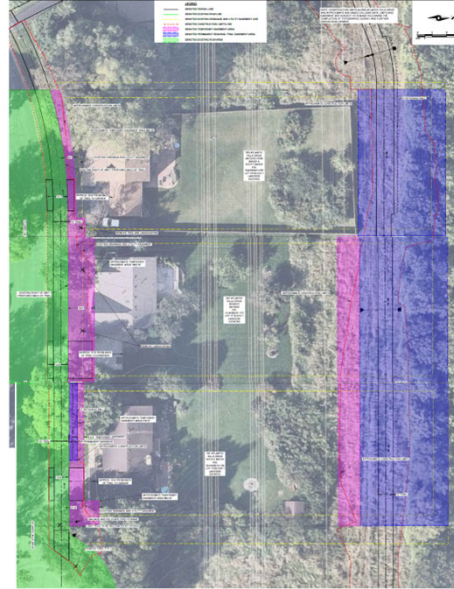
- Taking TE from a current usable yard space that will permanently alter the front yards
- Eagan has not approved use of City R/W or NEW easements

Property Value Impact

- Taking up additional front yard space and potentially removing large shade-providing trees could result in a permanent diminution of value

ROW Costs

- Requires new appraisals, with potential for increased acquisition costs due to severance or construction interference



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Phase II – Negotiations



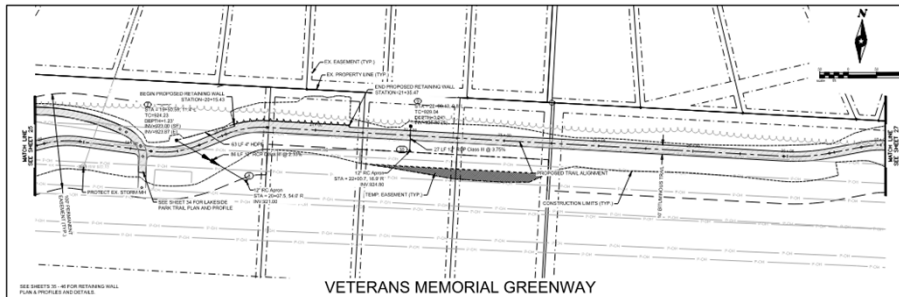
Summary of VMG Trail Easement Negotiations

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Parcel			
Pacell number	10-44300-01-160	10-44300-01-170	10-44300-01-180
Owner	Jacquelynnne 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.
- July 30th letter sent informing residents of alignment analysis in front of homes, and 2nd offer still being valid. To date, no response to letter, emails or calls.
- Emails to property owners on October 23/October 28 informing residents of alternative alignments in front of homes with anticipated impacts and easement needs

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Adopted Plan Alignment



Design Details

- 10' trail, 2' shoulders, slopes of 5% or less, includes 120' retaining wall
- Maintains 130'-150' distance from property decks/patios and homes
- Dakota County and Met Council Regional Trail design compliant
- Design is complete
- Regional Trail Easement recorded on Eagan land. City Donated



County Board Adopted Alignment

September 2017

Eagan City Council Resolution of Support

August 2017 (2030 Regional Parks Policy Plan & 2030 Comprehensive Plan compliance)

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Birds Eye View – Adopted Alignment



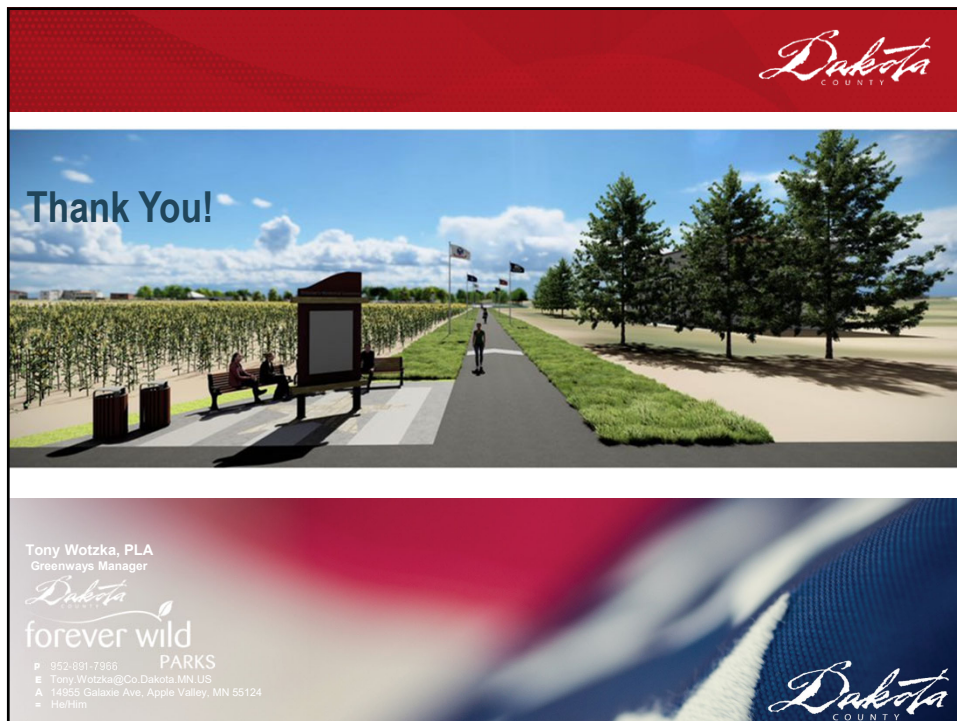
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Request



Approval Of Right Of Way Acquisition And Authorization To Initiate Quick-Take Condemnation For Regional Trail Easement For Veterans Memorial Greenway In Cities Of Eagan And Inver Grove Heights, County Project P00147

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