



Helmo Ave Station TOD Redevelopment

Joint Powers Agreement (JPA) with City of Oakdale and Oakdale EDA
Business Item 2026-183

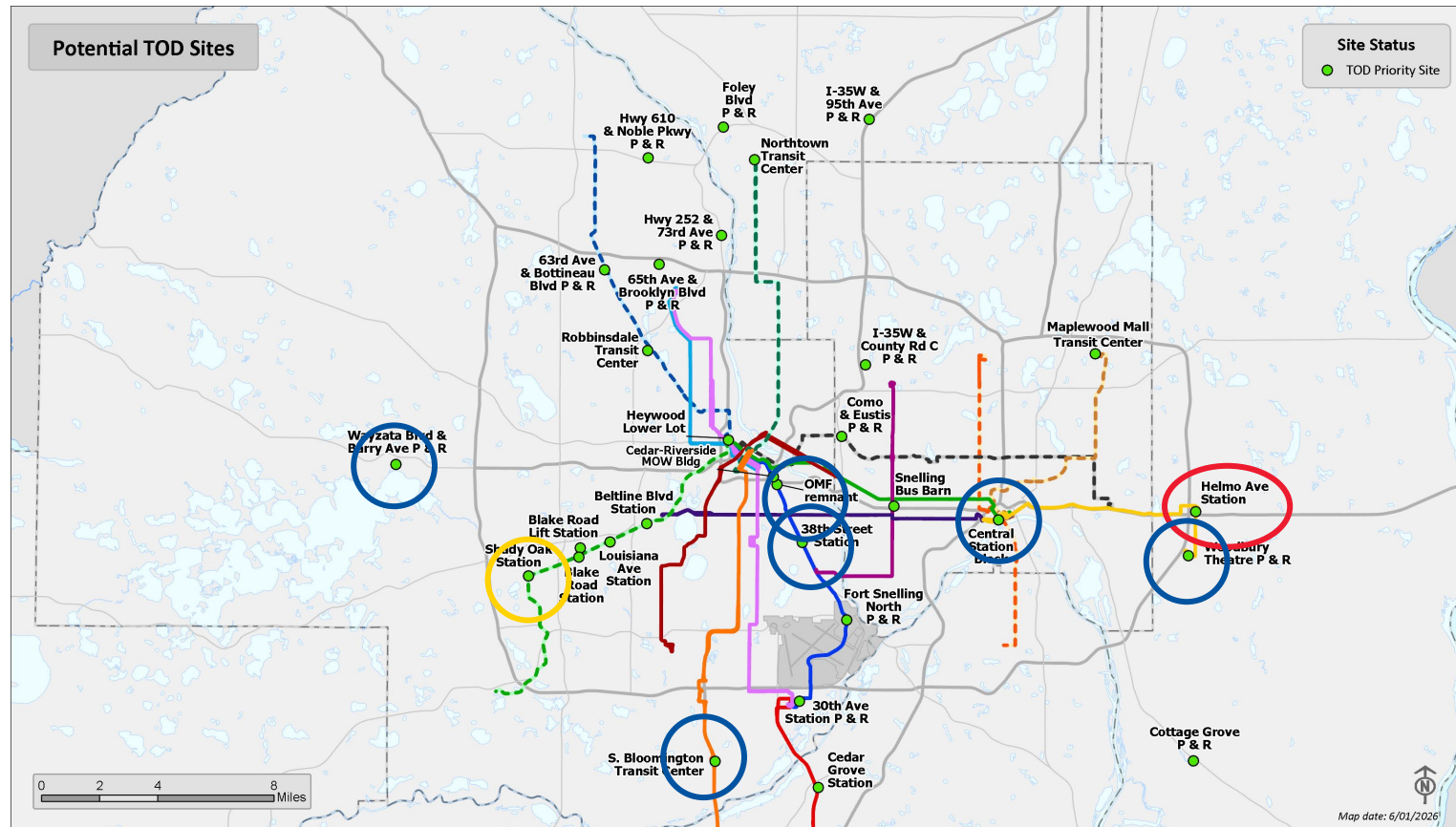
Margaret Perez | Senior Project Manager, Transit-Oriented Development

Overview

- Site overview
- Site vision
- JPA goals
- Next Steps



Transit-Oriented Development Priority Sites



Current TOD Policy

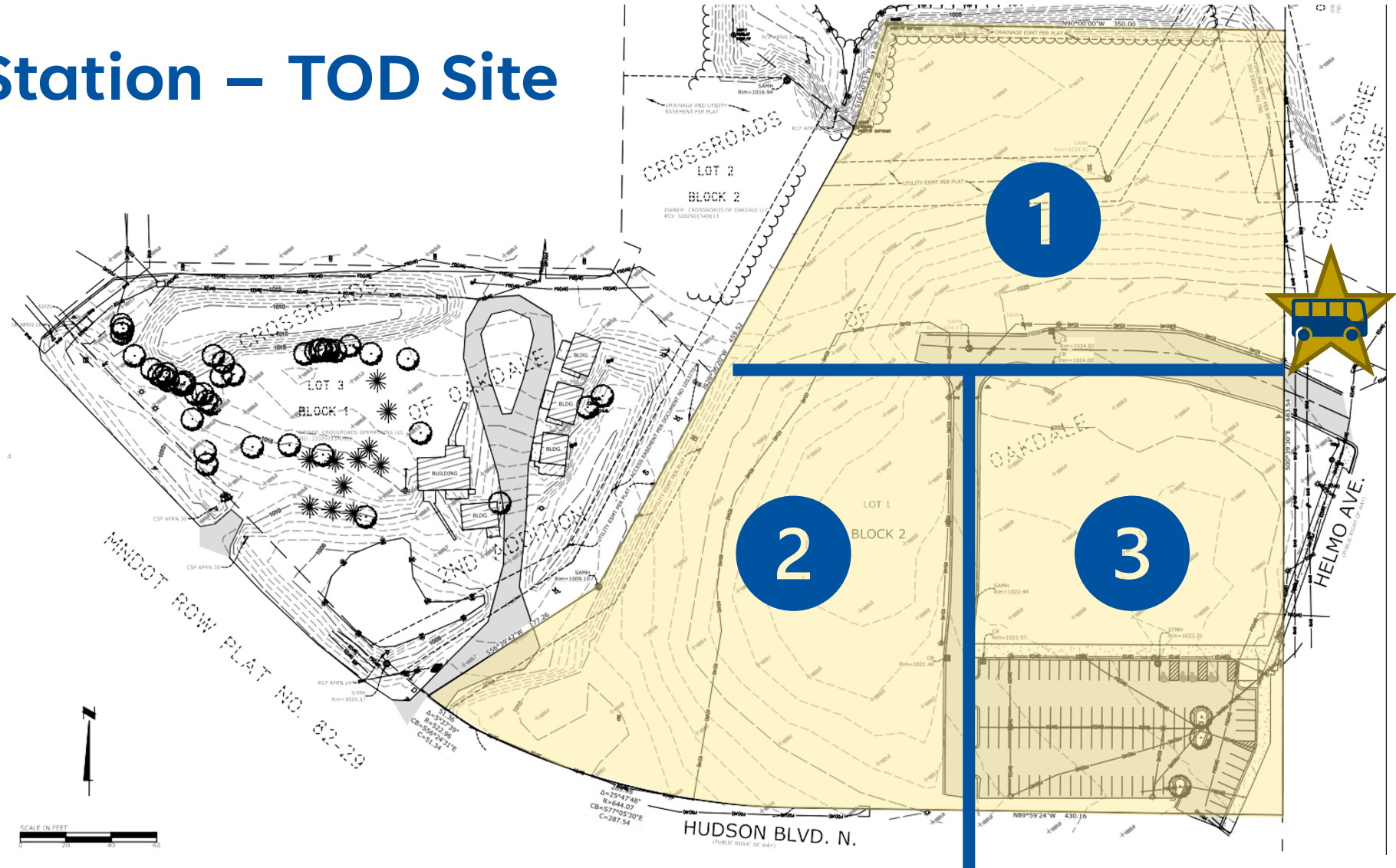


- “Prioritize TOD in the development of Council-owned land and facilities.”
- “Pursue private sector and local government partnerships to accelerate development and land acquisition for TOD”
- “Engage... in TOD and joint development activities including... specific Council-led projects”

Helmo Ave Station – TOD Site

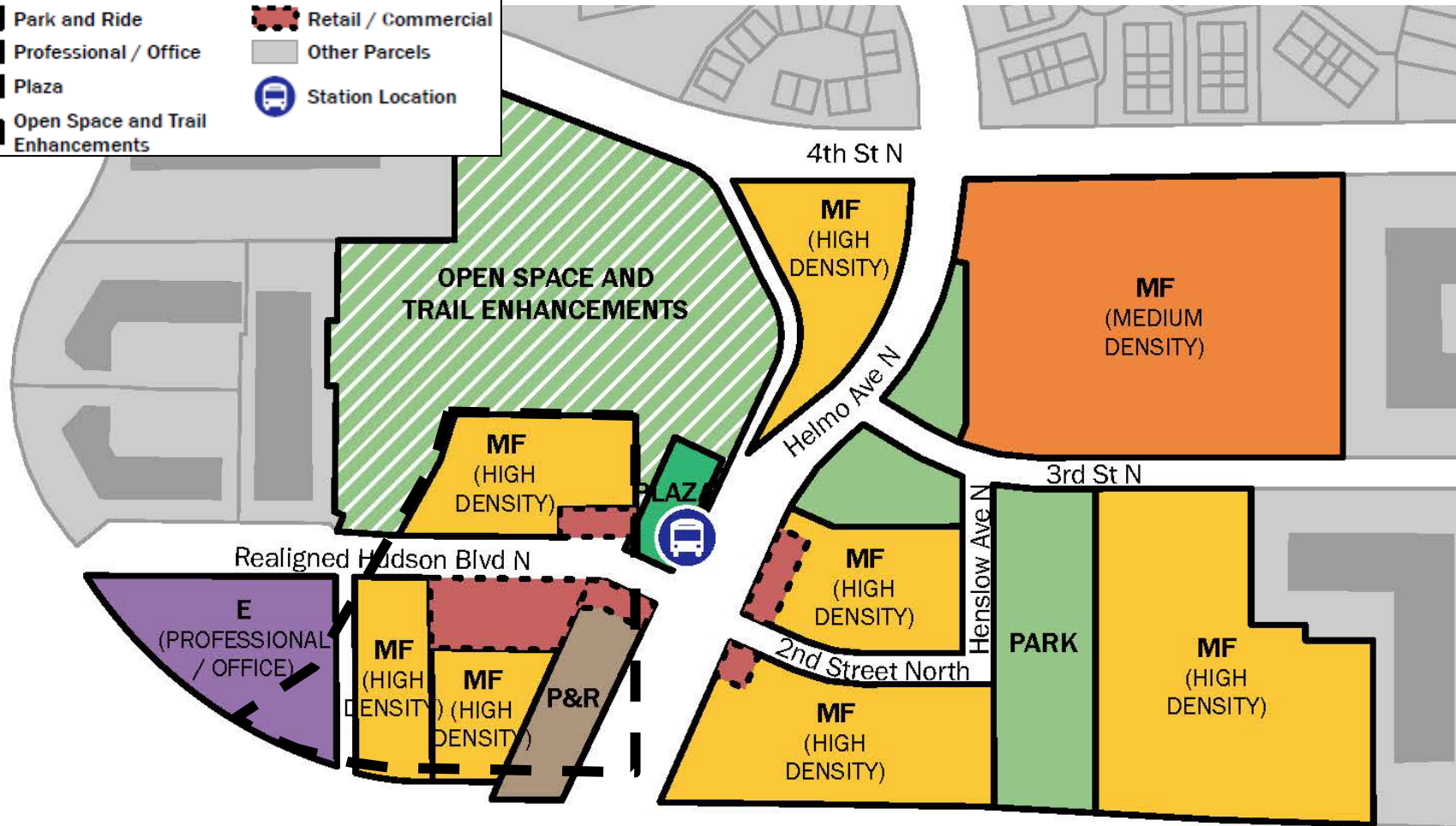


Helmo Ave Station – TOD Site



Legend

	Multifamily (High Density)		Park and Ride		Retail / Commercial
	Multifamily (Medium Density)		Professional / Office		Other Parcels
	Parks and Open Space		Plaza		Station Location
			Open Space and Trail Enhancements		

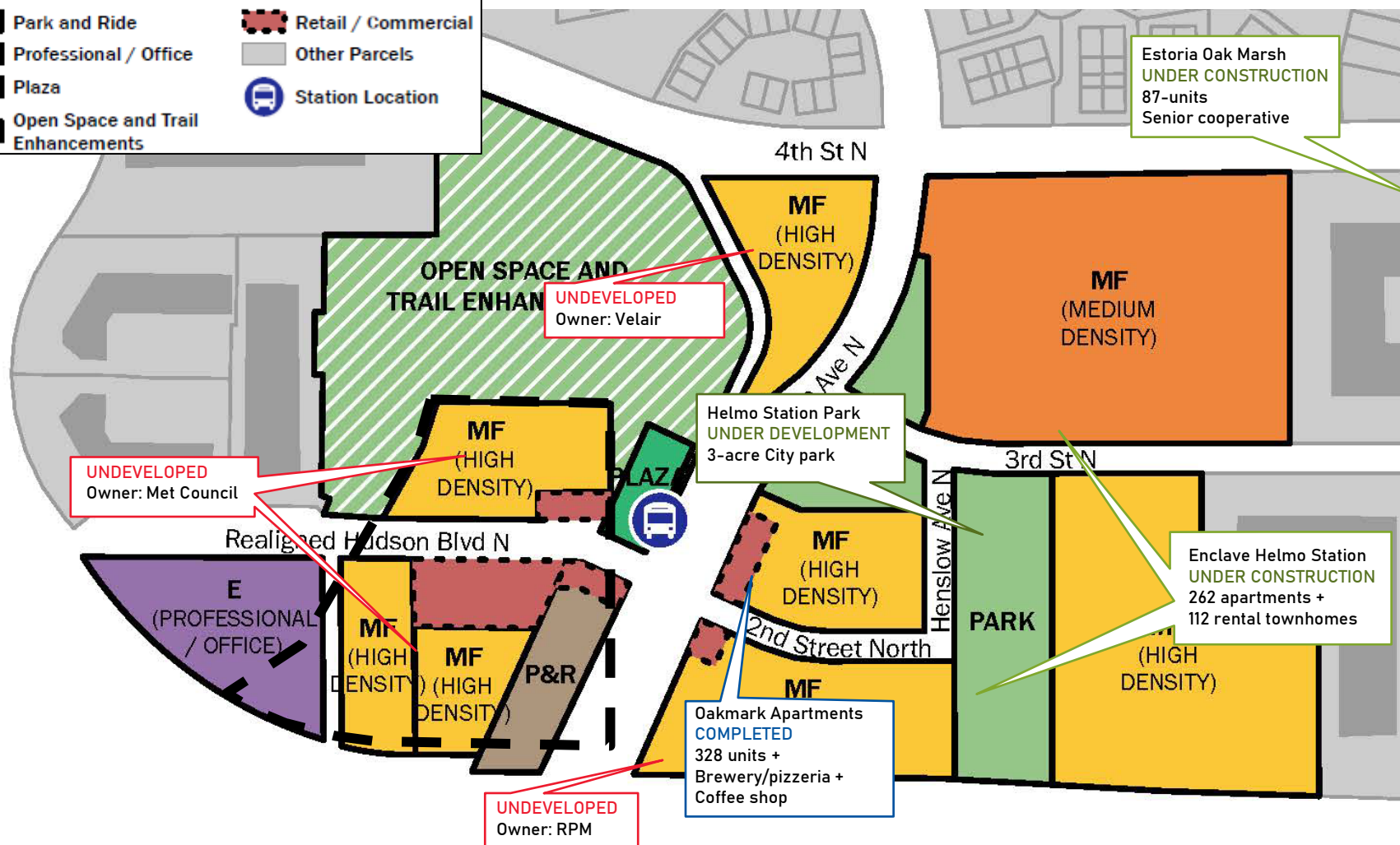


Land Use Framework, City of Oakdale Zoning Ordinance (2026)

Helmo Station Planned United Development (PUD)

Legend

 Multifamily (High Density)	 Park and Ride	 Retail / Commercial
 Multifamily (Medium Density)	 Professional / Office	 Other Parcels
 Parks and Open Space	 Open Space and Trail Enhancements	 Station Location



Helmo Station Planned United Development (PUD)

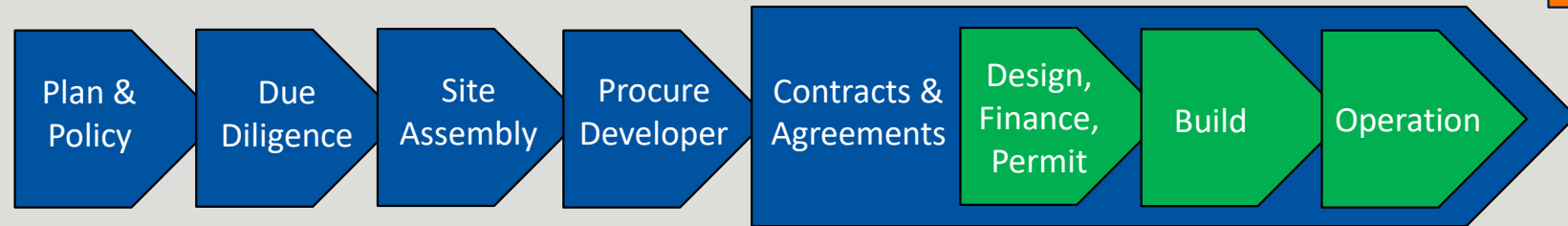
Joint powers agreement enables desired development outcomes that exceed Council's express authority

Council

Developer

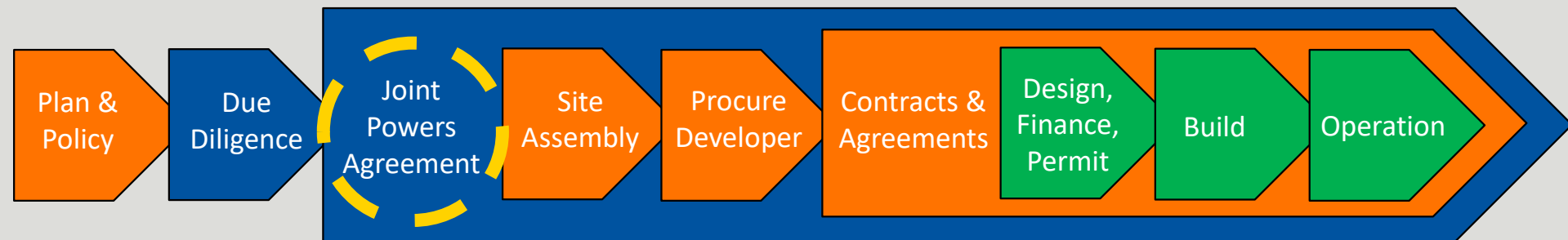
City

- ✓ Housing
- ⚠ Mixed-Use
- ⚠ Commercial



Without JPA, Council leads redevelopment on land it owns with City input. City does permitting.

- ✓ Housing
- ✓ Mixed-Use
- ✓ Commercial



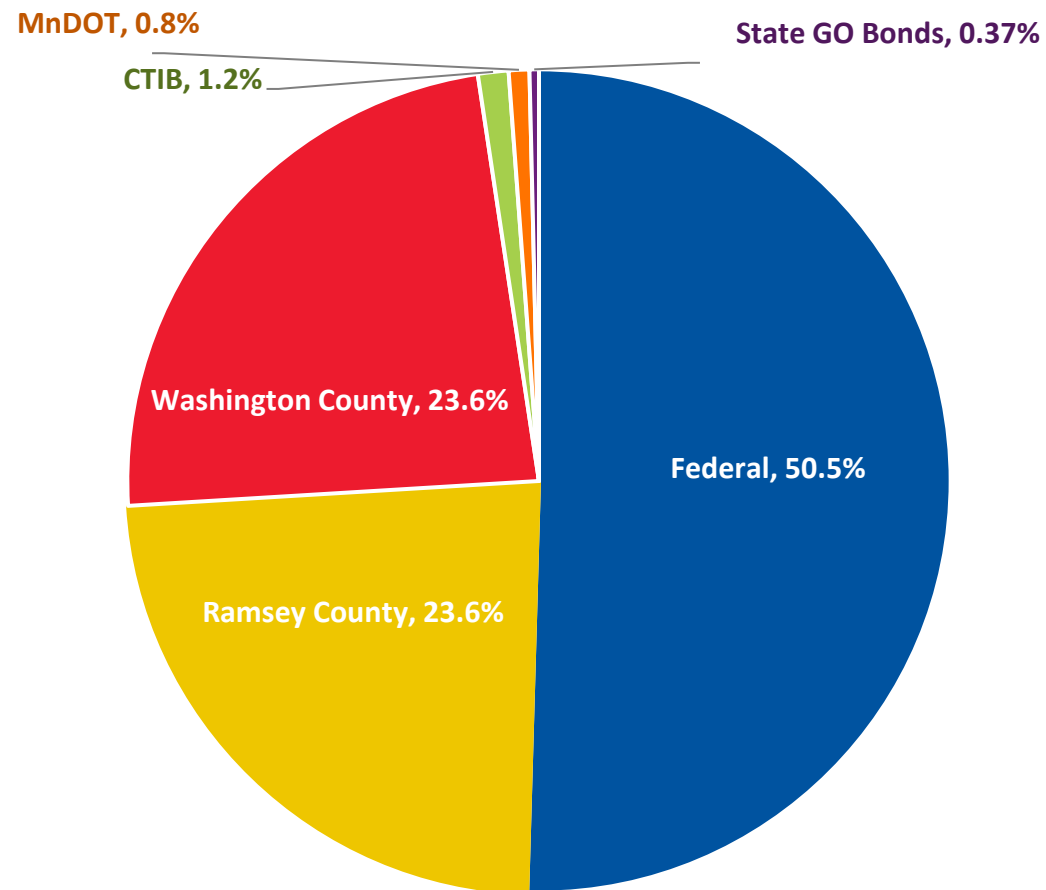
With JPA, City oversees permitting *and* leads redevelopment on land the *Council* owns, with Council input.

JPA Overview

- Governs process:
 - Complete due diligence
 - Procure a developer(s)
 - Select a developer(s)
 - City may execute tentative developer agreement(s)
- Future Council action
 - Declaration of surplus
 - Execute purchase agreement with developer(s)



Funding Interests



- FTA Joint Development allows federal share to be reinvested
- Joint Powers Board will need to approve redevelopment and disposition strategy
- State bonds come with special restrictions
 - Sold at a fair market value, with appraised value as the floor price
 - Limits concessions
 - Declaration of surplus

Next Steps

1. Finalize and execute JPA
2. Feasibility Analysis to determine affordability mix/levels and mixed-use component(s)
3. RFP early 2027
4. Return to Council for surplus declaration and disposition strategy

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a Joint Powers Agreement with the City of Oakdale and the Oakdale Economic Development Authority for the preparation, marketing, and redevelopment of Council-owned property near the METRO Gold Line Helmo Avenue Station.

Thank You!

Margaret Perez

Margaret.Perez@metrotransit.org

612-349-7676