

# Business Item

Transportation Committee



**Committee meeting date:** October 26, 2026

**For the Metropolitan Council:** October 28, 2026

## Business Item: 2026-183 SW

Joint Powers Agreement with the City of Oakdale and Oakdale Economic Development Agency for Redevelopment near Helmo Station

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| <b>District(s), member(s):</b>   | District 13, Chai Lee                                                                                                                                                                                                                                                                                                                |
| <b>Policy/legal reference:</b>   | Minnesota Statute 471.59 Joint Exercise of Power<br>Minnesota Statute 473.129, subd. 7 Powers of Metropolitan Council, Property<br>RF 1-6 Transit Oriented Development (TOD) Policy<br>FM 9-1 Real Estate Policy<br>FM 14-1 Procurement Policy                                                                                       |
| <b>Staff prepared/presented:</b> | Lesley Kandaras, General Manager, 612-349-7513<br>Nick Thompson, Deputy General Manager, Planning & Capital Programs, 612-349-7507<br>Katie Roth, Asst. General Manager, Planning & Project Delivery, 612-349-7772<br>Michael Krantz, Senior Manager, TOD, 612-349-7392<br>Margaret Perez, Senior Project Manager, TOD, 612-349-7676 |
| <b>Division/department:</b>      | Metro Transit/TOD                                                                                                                                                                                                                                                                                                                    |

### 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.

### Background

The Metropolitan Council (Council) acquired an 8.2-acre parcel at 7500 Hudson Boulevard North (Property) in the City of Oakdale (City) for the METRO Gold Line Helmo Station. The Property was improved with a BRT station and an adjacent park-and-ride lot containing 97 surface parking stalls. The Council committed to expanding the park-and-ride lot to 138 spaces in its Gold Line Full Funding Grant Agreement. However, even with the expansion, the Property is still underutilized. In 2024, the Council designated the Property as a potential transit-oriented development (TOD) site eligible for TOD Funds. The Council hopes to evaluate and advance redevelopment opportunities on the underutilized portion of the Property.

The project will preserve transit while advancing redevelopment consistent with a PUD established framework for a mixed-use station area, which may include housing, employment, retail, commercial, parks and open space, multimodal connections, and interconnected streets. To achieve this vision, the Property may be subdivided into redevelopment parcels and may advance separately or in phases.

The City shares the Council's redevelopment vision and is interested in redevelopment proceeding

quickly. While the Council's existing TOD policy is undergoing a comprehensive update, including revisions to the policy and development of supporting procedures, Council staff recommend entering into a joint powers agreement (JPA) with the City and its Economic Development Authority (EDA) to advance redevelopment of the Property. Under the JPA, the City and EDA would lead the redevelopment process in coordination with the Council. The agreement would establish the parties' respective roles and responsibilities for completing due diligence and site planning, resolving infrastructure responsibilities, procuring a developer or developers, negotiating development-related agreements, and advancing redevelopment of the Property consistent with the shared vision for the site. The Council and City are also exploring a potential partnership with the Washington County Community Development Authority to support development of affordable housing on a portion of the Property.

Under the JPA, the Council will lead and fund agreed-upon predevelopment and site-readiness activities through its existing TOD Fund, including a market and development feasibility analysis; perform survey and title work; and obtain appraisals, environmental and other due diligence reports. In addition, the Council will determine and document the transit facilities and functions that must be preserved; coordinate with applicable Gold Line funding partners and regulatory agencies; and participate with the City and EDA in site planning, developer procurement, Property subdivision, infrastructure coordination, and overall development of the Property.

The City or EDA will lead the procurement for a developer of the Property. They will lead the negotiation process with the selected developer and will enter into purchase and development agreements with the selected developer. The City will control land use approvals for the project and will be responsible for City-controlled infrastructure and financing strategies.

Council staff will bring forward a future business item seeking a declaration that portions of the Property are surplus or excess and can be conveyed to the City or EDA for the project consistent with applicable federal, state, Council, and funding-source requirements.

## Rationale

The Council-owned property adjacent to Helmo Station presents an opportunity to advance TOD while preserving current and reasonably foreseeable transit needs. A Joint Powers Agreement would establish the Council, City, and EDA roles in completing predevelopment and site-readiness activities, resolving site planning and infrastructure issues, preparing the property for developer solicitation, selecting a developer or developers, and advancing redevelopment in phases.

Council policy requires joint powers agreements in any amount to be approved by the Council.

## Thrive lens analysis

On Feb. 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens the Joint Powers Agreement and disposition of property advances several outcomes:

- **Stewardship:** Coordinated redevelopment would make productive use of Council-owned property adjacent to Helmo Station while preserving land and facilities needed for current and reasonably foreseeable transit operations.
- **Prosperity:** Redevelopment is anticipated to facilitate private investment, housing production, and employment opportunities adjacent to METRO Gold Line service.
- **Equity:** Redevelopment is anticipated to include a mix of market-rate and affordable housing. The Council and City are also exploring a partnership with the Washington County Community Development Authority to redevelop a portion of the site as affordable housing.
- **Livability:** This redevelopment is consistent with the Helmo Station planning framework and would create a more walkable, bikeable, and mixed-use station area with improved connections to transit, housing, employment, parks, open space, and other destinations.
- **Sustainability:** Locating new growth along transit is a powerful tool for reducing regional climate-warming emissions.

### **Funding**

No new funding is needed to achieve the requested Council action. Additional predevelopment activities may be considered as necessary to support developer solicitation and redevelopment.

### **Small business inclusion**

There are no direct impacts to small business contracting with the proposed action.

