



REQUEST FOR ACTION

Public Roadway Easement Purchase Agreement with Dakota, Minnesota & Eastern Railway Corporation - Project No. J7919

MEETING DATE:

July 20, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Consent Agenda

PRESENTER:

Steve Sampson Brown

Action Requested:

Adopting a Resolution authorizing execution of a Public Roadway Easement with Dakota, Minnesota & Eastern Railway Corporation to allow the installation, construction, maintenance, repair, replacement, and use of a public roadway for vehicular and pedestrian travel, and public utilities, in connection with the 6th Street Bridge, Neighborhood Safety & Riverfront Improvements Project - No. J7919.

Report Narrative:

As part of the 6th Street Bridge, Neighborhood Safety & Riverfront Improvements Project, it is necessary for the City to construct a public roadway for vehicular and pedestrian travel across property owned by Dakota, Minnesota & Eastern Railway Corporation (operating as the CPKC Railroad). The Public Roadway Easements agreement grants the City a non-exclusive easement over approximately 2,198 square feet (0.0504 acres) of railway lands to be used for constructing a new roadway as part of the project. Securing this easement is one of the steps that needs to be completed before the initiation of bidding on the project can begin. The cost of this easement is \$38,500.00. The cost for this easement was calculated by the city's appraiser as part of their work helping the city to obtain the need property rights to construct this project. This final draft of the Public Roadway Easement Agreement has been approved by the railroad, however CPKC will not release the final version of this agreement until two parallel Construction and Maintenance Agreements have been negotiated. The two Construction and Maintenance Agreements are scheduled to be ready for City Council approval in August. Since time is of the essence to obtain all CPKC agreements and execute the \$19.9 million RAISE Grant with the U.S. Department of Transportation, staff are requesting the Mayor be granted authorization to execute and accept this Public Roadway Easement Agreement and to pay CPKC the required fees upon its final review and return by CPKC with the same terms and conditions therein or with only minor non-substantial changes made by CPKC.

Priorities & Foundational Principles:

Transformational Capital Projects

Policy Considerations & DEI Impact:

The 6th Street Bridge, Neighborhood Safety, and Riverfront Improvements Project aims to enhance quality of life by improving accessibility for disadvantaged residents. By incorporating Complete Street elements along the 6th Street corridor, the new bridge will offer safe mobility options for motorists, pedestrians, cyclists, and transit users. It will also include ADA compliant features to ensure better

access for seniors and individuals with disabilities.

The Downtown Waterfront subdistrict is home to a significant minority population, including 42.9% in Census Tract 1, 28.0% in Census Tract 2, and 19.2% in Census Tract 3. Within these areas, there are notable concentrations of Black (9.1%, 13.6%, and 9.5%), Asian (7.9%, 0.7%, and 3.2%), and Hispanic (20.6%, 3.6%, and 4.0%) residents.

This project represents an important investment in the revitalization of this area, improving residents' access to essential services and opportunities.

Prior Legislative Actions & Community Engagement:

February 26, 2020: Council Meeting - New Rapid Transit for a Growing, Equitable Rochester Study Received and Filed.

October 19, 2020: Council Meeting - Resolution No. 283-20- Five-Year Update to the Destination Medical Center (DMC) Development Plan Adopted.

April 19, 2021: Council Meeting - Resolution No. 084-21 incorporating the DWSE Small Area Plan into the Planning 2 Succeed (P2S) Comp Plan Adopted.

July 19, 2021: Council Meeting - Contract with Perkins & Will for Conceptual Design and Engineering Services Authorized.

March 2022: Council Meeting - Additional Design, Evaluation, Public Engagement and Analysis; and Funding Strategies for the 6th St Bridge Authorized.

August 21, 2023: Council Meeting - Contract with Bolton and Menk for Design and Engineering of the 6th Street Bridge Project Authorized

May 5, 2025: Council Meeting - Presentation Update as Bridge Design is Submitted

February 6, 2026: City Council Meeting - Contract Amendment with Bolton and Menk for Design and Engineering of the 6th Street Bridge Project is Authorized

Community Engagement (All numbers are approximate):

Open House #1: 3/26/24 at Riverside Building Lobby (60 people)

Slatterly Park Neighborhood meeting: 4/23/24

Riverside Family Event: 5/16/24

Open House #2: 6/26/24 at Riverside Elementary (50 people)

Forward Concert 7/11/24

Back to School event 8/17/24

Latino Fest 9/14/24 (150 people)

Historic Neighborhood Meeting: 5/8/25 (20 people)

Public Engagement for updates: Riverside 5/28/25 (25 people)

July 22, 2025: Slatterly Neighborhood Meeting: Slatterly Park (25 people)

September 17, 2025: 6th Street Sessions: The Bridge

October 1, 2025: 6th Street Sessions: Streetscape

October 22, 2025: 6th Street Sessions: Riverfront Amenities

Reaching out to under-represented communities. Bolton and Menk created a discussion guide, and worked with individuals from partnering organizations.

10/9/24: Ethiopian Community of Rochester MN ECRM board members and founders - 5 people

9/30/24: Alliance of Chicanos, Hispanics, and Latin Americans 10 people

9/21/24: Pamoja Woman (Somali and Sudanese community) 21 females and 10 males

Fiscal & Resource Impact:

The current project budget is estimated at \$36.8 Million and includes funding from the following resources:

- \$19.9 M Federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
- \$11 M State Destination Medical Center (DMC) funds
- \$5.9 M matching grant from Minnesota Department of Transportation

This Public Roadway Easement requires a one-time payment of \$38,500.00 which has been accounted for in the current project budget.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mike Collins

Attachments:

[Exhibit- Roadway Easement Dakota, Minnesota, Eastern Railway](#)

[Resolution - CPKC Public Roadway Easement](#)