



REQUEST FOR ACTION

Land License Agreement with Dakota, Minnesota & Eastern Railway Corporation (CPKC) - Project 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 Land License Agreement with Dakota, Minnesota & Eastern Railway Corporation (CPKC) to allow the construction and operation of a public trail for pedestrian and non-motorized bicycle uses in connection with the 6th Street Bridge - Project J7919.

Report Narrative:

The vision for a 6th Street Bridge over the Zumbro River dates back to 1973, when the City adopted an official map proposing an extension of 6th Street SE from South Broadway to 3rd Avenue SE. Since 2010, several plans have renewed momentum for the bridge's development, most notably the 2021 Downtown Waterfront Southeast (DWSE) Master Plan. This plan, shaped by significant community input and broad neighborhood representation on the planning committee, reaffirmed the need for street and infrastructure improvements. These include enhancements to local streets, the construction of a bridge over the Zumbro River, and investments in riverfront connectivity to support quality of life, recreation, and economic growth.

On August 11, 2025, the Council authorized and directed the proper City officers and agents to begin securing the acquisitions needed for the 6th Street Bridge, Neighborhood Safety, and Riverfront Improvements Project. The execution of a Land License Agreement on property owned by Dakota, Minnesota & Eastern Railway Corporation (CPKC) is necessary for the project. The agreement provides a non-exclusive license for approximately 2,412 square feet (0.0554 acres) of CPKC lands to be used as a public trail. The cost of the annual license fee is \$6,825, subject to a 5% annual escalator. These rights are necessary to construct and maintain the project following the scope of work that has been previously discussed with the public and City Council.

Priorities & Foundational Principles:

Transformational Capital Projects

Policy Considerations & DEI Impact:

The 6th Street Bridge 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

The CPKC Land License Agreement requires an annual license fee of \$6,825, subject to an annual 5% escalator, which will be incorporated into the project or operational budget.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mike Collins

Attachments:

[Agreement - Rochester Mn CPKC Railroad Land License](#)

[Resolution - CPKC Land License](#)