

MINNESOTA VALLEY TRANSIT AUTHORITY  
Special Board Meeting  
August 8, 2007 – 8:30 a.m.  
Eagan Bus Garage

**Board Members Present:**

Jon Ulrich, Scott County  
William Droste, Rosemount  
Ruth Grendahl, Apple Valley  
Margaret Schreiner, At Large  
Tom Pepper, Eagan  
Elizabeth Kautz, Burnsville  
Jane Victorey, Savage

**Others Present:**

Beverley Miller, Executive Director  
Wally Lyslo, At Large Alternate  
Barb Ross, Best & Flanagan  
Samantha Porter, Operations Manager  
Robin Selvig, Customer Relations Manager  
Troy Beam, Scott County TWG  
Dan Krom, Dakota County

**I. Call to Order**

The Special meeting was called to order at 8:35 a.m. on Aug. 8 by Chair Jon Ulrich. It was to be noted that Will Branning participated via telephone because he could not be at the meeting in person.

**II. Public Comments**

There were no comments from the public.

**III. Approval of Agenda**

Motion by Ruth Grendahl and seconded by Margaret Schreiner to approve the agenda. Motion carried.

**IV. Old Business – Discuss Offer for Watson’s**

Barb Ross summarized actions associated with the expansion of the Apple Valley Transit Station and the preparation for BRT in the Cedar Avenue Corridor. She reminded Board members of the study done by TKDA which identified the Watson’s property as the best solution to meet the current and future needs for transit in the Cedar Avenue corridor. The MVTA Board approved that option late last year. It was then presented to the City of Apple Valley and Dakota County late last year and/or earlier this year.

The previous appraisal completed on the property by the MVTA was \$4,030,000. The updated appraisal, conducted recently in the presence of Andy Prefontaine and his legal council, came in at \$4,200,000. This does not include relocation expenses, which could bring the total figure into the \$6 million range. The initial appraisal by Watson’s was \$3.8, which Andy Prefontaine is also getting updated.

Barb Ross indicated that the MVTA was seeking approval for the Executive Director to negotiate with Watson’s to purchase the property. If a successful negotiation is not possible, which Ms. Ross anticipates, the property could then be taken by the Dakota County Regional Rail Authority via eminent domain. Given the discussions to date, and that Watson’s is expected to provide a letter waiving the 60-day period. There was significant discussion as to whether or not this would be a friendly eminent domain. Ms. Ross indicated that she believed that to be the case. Ruth Grendahl of Apple Valley indicated that the City of Apple

Valley would be supportive if it were a friendly taking of the property, but otherwise would be concerned about the business being removed from the tax rolls.

When discussing possible relocation expenses, Ms. Ross indicated that no specific site has yet been identified. She indicated that Mr. Prefontaine would like things to move more expeditiously, so he has a timeline and can make plans for his business. Ms. Ross was asked if there should be a ceiling number provided by the Board to the Executive Director. It was determined that it would be better to operate without a ceiling, and then the Executive Director would have to report back to the Board with any recommended negotiated price. It was agreed among Board members that Mr. Prefontaine will likely maximize what he can get under the new state law regarding eminent domain.

Motion by Elizabeth Kautz and seconded by Bill Droste to approve the resolution approving the appraisal and authorizing negotiation for the Watson's property by the Executive Director. Motion carried.

**V. Other Business**

It was suggested that the MVTA Board review the possibility of participation in Board meetings via telephone and review what changes would need to be made in the Joint Powers Agreement and/or By-laws to permit this. Most cities and counties allow votes via telephone, according to those at the table.

**VI. Adjournment**

The meeting was adjourned at 9:01 a.m.

**Minutes Prepared By:**

**Robin L. Selvig**

**Next Regular Meeting Scheduled: August 22, 2007, 4:30 p.m. Eagan Bus Garage.**

All regularly Scheduled Board Meetings will be held on the **FOURTH** Wednesday of the month at the posted time and location unless otherwise notified.

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_