

MEMORANDUM

To: MCWD Board of Managers
From: Michael Hayman
Date: January 19, 2016
Re: Item 5.5 – Knollwood Mall Update

Purpose:

At the January 21, 2016 Planning and Policy Committee (PPC) staff will provide an update on the Knollwood Mall regional stormwater opportunity, and make a recommendation for next steps in the cooperative process.

Background:

In October 2013, after consideration of a permit application, and following nearly a year of collaborative planning related to the proposed redevelopment at Knollwood Mall with the City of St. Louis Park (City) and Knollwood Mall, LLC (Knollwood), the Board authorized execution of a cooperative agreement with Knollwood to further investigate regional stormwater treatment opportunities.

On February 24, 2014, the District and Knollwood signed the cooperative agreement. At that time, the District, the City and Knollwood developed a framework that would allow the proposed redevelopment to move forward while exploring the possibility of a partnership to manage stormwater on a larger area-wide basis. Under that framework, implementation of the designed and approved on-site stormwater management plan would be permitted to be delayed, providing time to explore further regional treatment.

The cooperative agreement provided that if Knollwood were to convey the property, it would require as a term of conveyance that the buyer accept an assignment of the cooperative agreement and assume all rights and responsibilities thereunder. In January 2015 Knollwood conveyed the property to Gateway Knollwood LLC (Gateway), and on January 13, 2015, a formal assignment of the cooperative agreement to Gateway was executed.

In October 2015 the parties extended the cooperative agreement, therefore providing additional time to complete exploration of an area stormwater solution without compromising the required project delivery date of the original agreement.

January 21 Meeting:

Staff will provide a brief presentation on regional stormwater opportunities identified in the area and provide a recommendation for next steps in completing a joint project.

If there are questions in advance of the meeting, please contact Michael Hayman at 952-471-8226 or mhayman@minnehahacreek.org.