



Administration Dept.
16319 Kettle River Blvd
Columbus, MN 55025
Telephone: (651) 464-3120

City of Columbus Workshop Council Meeting

December 2, 2025

Agenda Item Number: Item 1

Agenda Item: Minnesota Technology Corridor Cooperative Agreement

Background Information:

Gregory Frahm–Gilles, ACRED Economic Development Director, will present an update and a proposed cooperative agreement to City Council regarding the Minnesota Technology Corridor (MTC) at the City of Columbus December 2, 2025 Workshop Meeting.

Anoka County, along with Washington County, Connexus Energy and other regional partners, was instrumental in launching the Minnesota Technology Corridor, which is an initiative to attract companies to the north metro that can utilize the high energy capacity, high bandwidth, available land and talented workforce available in the area.

There are 1,000-plus acres of land available in the corridor, greater than 200-megawatt power capacity with 100 percent renewable battery storage options, significant water/sewer capacity is in place, and there are many access points to fiber-optic lines from multiple providers. Their website also has a site selector component, which serves to direct visitors to various-sized sites within the corridor, including five “premier sites” that range in size from 10 to 250-plus acres.

The other partners in this initiative are Great River Energy, Xcel Energy, Comcast, CenturyLink, Zayo, Arvig, MIDCO, Parallel Technologies, and the cities of Columbus, Centerville, Lino Lakes, Hugo and Forest Lake.

The MN Technology Corridor Partnership has presented this information to stakeholders that will champion business development in this corridor. Those stakeholders include: the Minnesota Department of Employment and Economic Development, Greater MSP, site selectors and commercial real estate brokers. The corridor partners are also working diligently to complete an analysis of the premier sites through a rigorous project-ready checklist to prepare for project requests.

The next steps for the MTC partners are to discuss a Cooperative Agreement between the jurisdictions. This would include forming a committee to create scope of services for a third-party corridor study, prepare and submit Request for Proposals (RFP) evaluate responses, develop funding formula recommendations and select a firm to conduct the study.

Attachments:

Attachment 1 – Power Point Presentation

Attachment 2 – MTC Cooperative Agreement

MINNESOTA TECHNOLOGY CORRIDOR

City of Hugo EDA

11.18.2025

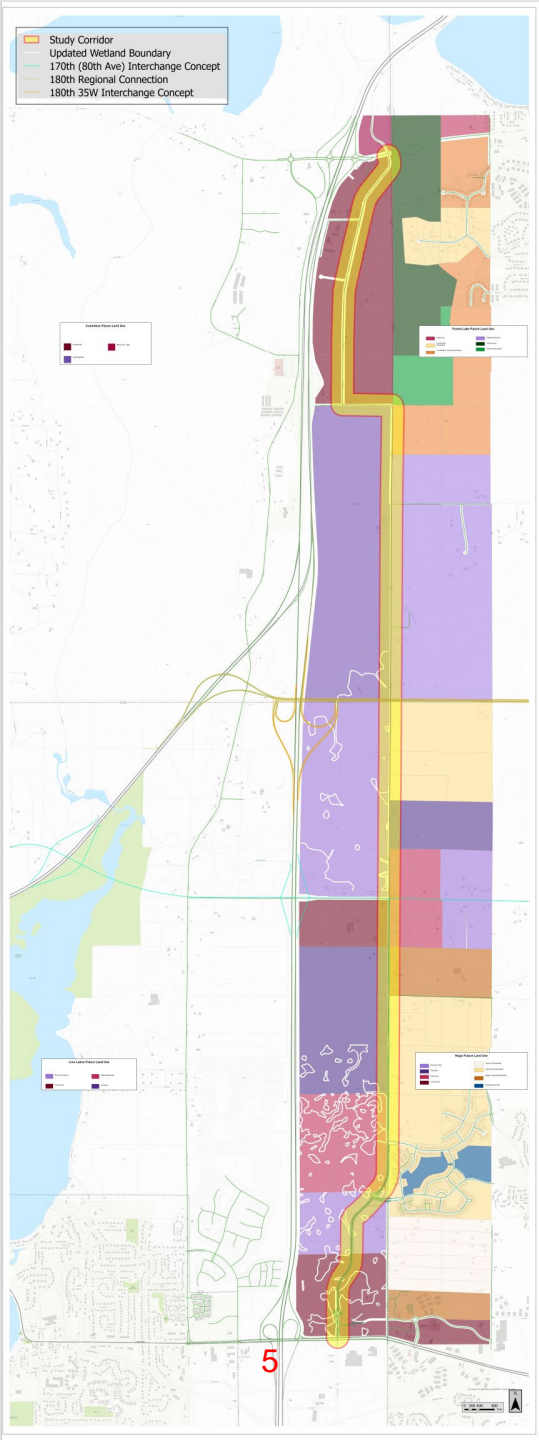


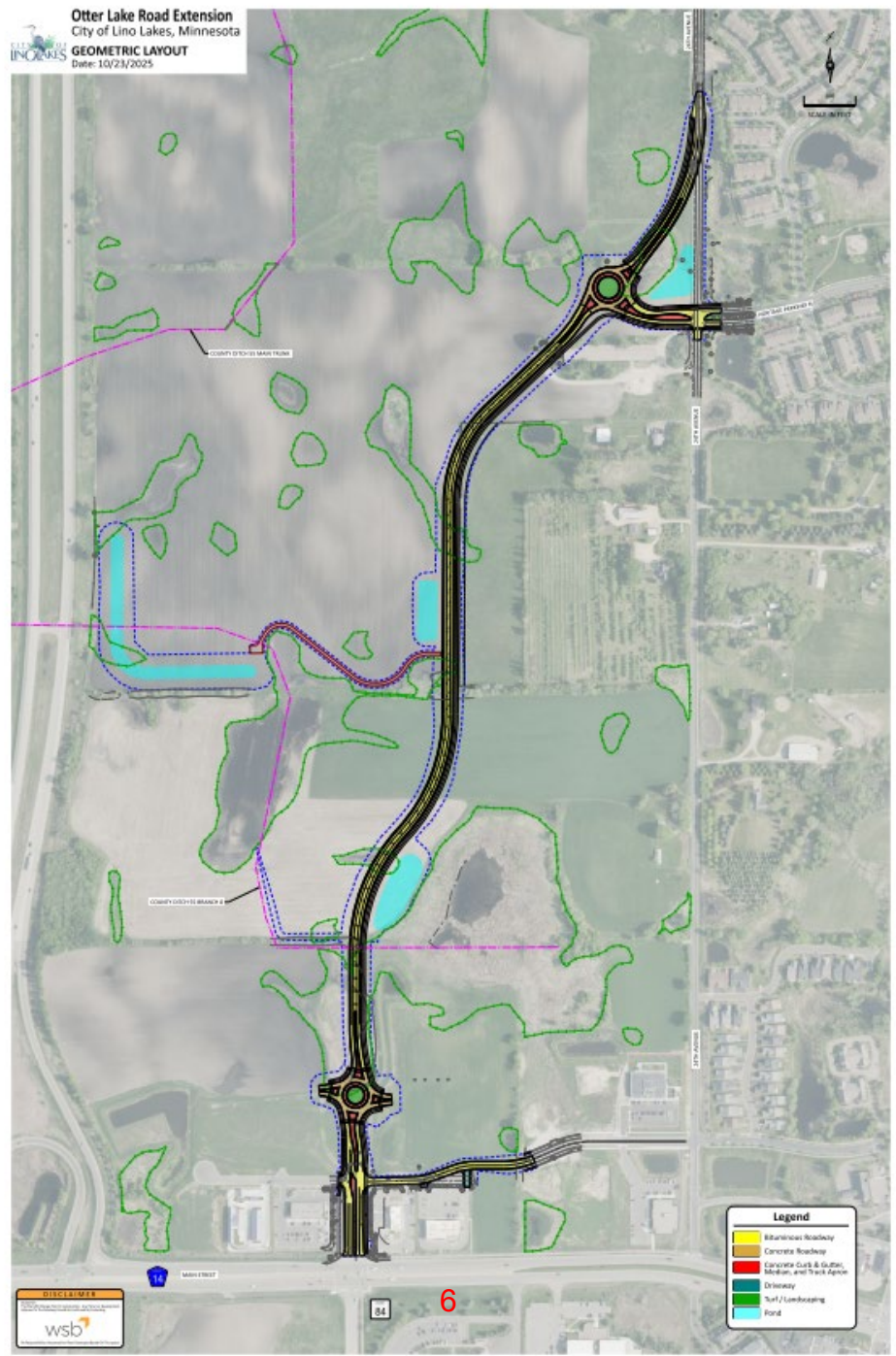
BACKGROUND

- The Purpose
- The History
- The Partners



MINNESOTA
TECHNOLOGY
CORRIDOR





DISCLAIMER
wsb

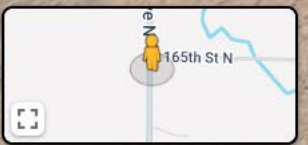
- Legend**
- Aluminum Roadbed
 - Concrete Roadbed
 - Concrete Curb & Gutter
 - Drainage
 - Turf/Landscaping
 - Pond

Elmcrest/24th @ 165th St.

Search Google Maps

← 7803 24th Ave N
Hugo, Minnesota
Google Street View
Aug 2024 See more dates

Share X



7
Google Maps

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a street view pegman icon, and a full screen button.

Electric Transmission Lines

U.S. Electric Power Transmission Lines (Archive)

Properties

Use the selector above to switch between layers in the map.

Information

Symbology

U.S. Electric Power Transmission Lines (Archive)

- Under 100 (Kilovolts)
- 100-161 (Kilovolts)
- 220-287 (Kilovolts)
- 345 (Kilovolts)
- 500 (kilovolts)
- 735 (Kilovolts) and Above
- Other

Appearance

Blending: Normal

Transparency: 0% (0%, 25%, 50%, 75%)

Visibility

Visible range

Powered by Esri

Identified Steps

- ~~1. Staff discussions to identify broad need~~
2. Cooperation Agreement between jurisdictions **(WE ARE HERE)**
3. Committee formed to create scope of services for a 3rd party corridor study, create RFP, go out for RFP, evaluate responses, funding formula recommendations and firm selection.

-----NO FUNDS EXPENDED UP TO THIS POINT-----

4. Funding request
5. Professional services contract executed
6. Plan creation
7. Plan completion and presentations
8. Plan adoption by each jurisdiction

MINNESOTA TECHNOLOGY CORRIDOR

Questions?



COOPERATION AGREEMENT

This cooperation agreement is made and entered into effective this ___ day of _____, 20___, by and between:

Counties:

1. The County of Anoka (“Anoka County”), a political subdivision of the State of Minnesota, with its principal offices located at 2100 3rd Street, Anoka, MN 55303; and
 2. The Washington County Community Development Agency (“Washington County CDA”), a public body, corporate and politic, with its principal offices located at 7645 Currell Blvd, Woodbury, MN 55125;
- (collectively “the Counties”).

Cities:

1. The City of Columbus (“Columbus”), a municipal corporation of the State of Minnesota, with its principal offices located at 16319 Kettle River Boulevard N.E., Columbus, MN 55025; and
2. The City of Forest Lake (“Forest Lake”), a municipal corporation of the State of Minnesota, with its principal offices located at 1408 Lake Street South, Forest Lake, MN 55025; and
3. The City of Hugo (“Hugo”), a municipal corporation of the State of Minnesota, with its principal offices located at 14669 Fitzgerald Avenue North, Hugo, MN 55038; and
4. The City of Lino Lakes (“Lino Lakes”), a municipal corporation of the State of Minnesota, with its principal offices located at 600 Town Center Parkway, Lino Lakes, MN 55014;

(collectively “the Cities,” and together with the Counties, “the Parties”).

RECITALS:

1. In 2019, Anoka County, the Washington County CDA, and Connexus Energy created a partnership for development of an area described as the Minnesota Technology Corridor.
2. There is significant economic potential within a portion of the Minnesota Technology Corridor located east of I-35E and illustrated as the “study corridor” on Exhibit A (the “Corridor”); and
3. The Corridor encompasses portions of each of the Parties’ respective jurisdictions.
4. The Parties share a common interest in fostering sustainable economic development within the Corridor; and
5. The Parties agree that future development within the Corridor requires infrastructure projects that require coordination between their respective jurisdictions.
6. The Parties believe that a comprehensive needs assessment and strategic plan are essential to guide future economic development efforts within the Corridor; and
7. The Parties desire to jointly procure the services of a qualified engineering consulting firm (the “Consultant”) to undertake such a needs assessment and develop a strategic plan; and
8. The Parties deem it mutually beneficial and efficient to pool resources and collaborate on this initiative for the greater good of their respective communities.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

1. **Recitals.** The recitals above are true and correct and are hereby incorporated into this agreement.
2. **Purpose:** The primary purpose of this agreement is to establish terms for cooperation between the Parties to solicit and engage the services of a qualified engineering firm (the “Consultant”) to conduct a comprehensive needs assessment study and recommend a strategic development plan for future infrastructure improvements within the Corridor (the “Project”).

3. **Term:** This agreement is effective upon execution by all Parties and shall remain in full force and effect until the completion of the Project, acceptance of all Consultant deliverables, and final payment to the Consultant, or until earlier terminated as provided herein.

4. **Scope of Consultant's Work:** The Consultant's scope of work shall be detailed in a separate Request for Proposals (the "RFP") and contract for the Consultant's services, which shall be approved by the Parties. The Parties anticipate that the scope will generally include:
 - a. Engaging with the Parties, stakeholders, and the public to determine future infrastructure needed to support economic development within the Corridor;
 - b. Collecting and analyzing data regarding future infrastructure needs within the Corridor;
 - c. Producing a needs assessment report;
 - d. Creating a strategic plan for cooperation between the Parties on future infrastructure projects within the Corridor; and
 - e. Presenting findings and recommendations to the Parties.

5. **Selection Committee:** The Parties shall establish a committee ("the Committee") to oversee development of the RFP and selection of the Consultant.
 - 5.1 **Committee Composition:** Each of the Parties shall appoint one representative to the Committee. Each Party may also appoint an alternate representative.

 - 5.2 **Lead Agent and Chairperson:** Anoka County shall serve as the lead agent ("Lead Agent") for development and issuance of the RFP for the duration of this agreement or until a successor is selected by the Committee. The Lead Agent shall serve as chairperson during meetings of the Committee.

 - 5.3 **Meetings:** The Committee shall meet as deemed necessary by the Lead Agent to review or make decisions about the RFP, to evaluate and approve the contract with the Consultant, to provide guidance to the Consultant, and to make any other decisions requiring consent of the Parties.

 - 5.4 **Decision-Making:** Decisions of the Committee shall be made by a majority vote of the representatives present, provided a

quorum (at least four representatives) is present. Major decisions shall require unanimous consent of the Committee.

5.4.1 Major Decision. For purposes of a decision by the Committee, a “Major Decision” is any decision, action, or commitment by the Parties that materially and significantly affects the Project, including but not limited to:

- a. Determination of a budget for the Project;
- b. Approval of the final RFP language, evaluation criteria, or scope of work;
- c. Issuance, withdrawal, reissuance, or substantial amendment of the RFP;
- d. Final selection of the consultant or award of the contract or rejection of all proposals;
- e. Approval of the consultant contract terms, including material amendments thereto;
- f. Determination of a cost-sharing formula; or
- g. Any extension, renewal, or early termination of the consultant contract.

5.4.2 Other Decisions: Administrative, procedural, or operational decisions that do not materially affect the overall direction, scope, budget, or outcome of the project are presumptively not Major Decisions, including, but are not limited to:

- a. Selection of a Lead Agent or Fiscal Agent;
- b. Minor changes to timing of issuing and evaluating the RFP or contract;
- c. Minor edits or formatting changes to draft documents that do not alter substantive content;
- d. Clarification of non-material aspects of the RFP during drafting, so long as they do not affect scope, evaluation criteria, or contractual obligations;
- e. Scheduling and logistics for meetings or public workshops;
- f. Routine communications with stakeholders, potential respondents, or the public;
- g. Establishing timelines or internal deadlines for working group tasks, so long as they do not materially affect the overall project schedule;

- 5.5 Responsibilities:** The Committee shall be responsible for
- a. Developing and approving the RFP for Consultant services;
 - b. Determining the maximum total cost for the Consultant's services, which shall be stipulated in the RFP and the final Consultant contract;
 - c. Reviewing and evaluating consultant proposals;
 - d. Recommending the selection of a consultant to the governing bodies of the Parties;
 - e. Reviewing and approving Consultant deliverables;
 - f. Facilitating communication and coordination among the Parties.
 - g. Providing public updates on Project progress as needed.
- 6. Timing:** Subject to amendment by the Parties through the Committee, the Parties agree to the following initial schedule for action:
- a. The parties shall select their representatives and alternates to serve on the Committee no later than December 31, 2025;
 - b. The Committee shall hold its first meeting at a time mutually agreed to by the representatives no later than January 31, 2026;
 - c. The Committee shall agree upon language for the RFP no later than March 31, 2026; and
 - d. The Committee shall select a Consultant, although it need not finalizing the Consultant's contract, no later than May 31, 2026.
- 7. Cost Sharing Formula:** Before issuing the RFP, the Committee shall determine a formula for how the costs of the Consultant's contract will be allocated between the Parties.
- 8. Fiscal Agent:** Unless otherwise determined by the Parties through the Committee, the Lead Agent shall serve as the fiscal agent ("Fiscal Agent") for the Project for the duration of this agreement. The Fiscal Agent is responsible for collecting funds from the other Parties and making payments to the Consultant. The Fiscal Agent shall provide financial reports to the Committee as needed.
- 9. Payment Schedule:** Consistent with the terms of the Consultant's contract, the Parties shall agree upon a schedule for payments made to the Consultant. Each Party shall be responsible for remitting its share of each payment to the Fiscal Agent, who shall then be responsible for timely payment to the Consultant.

10. **Additional Costs:** Any costs exceeding the maximum total cost of the Consultant's contract shall require unanimous approval of the Committee before being incurred, and the cost-sharing formula in Section 6 shall apply to all additional costs unless otherwise agreed.
11. **Termination for Convenience:** Any party may terminate its participation in this agreement upon sixty days' written notice to all other Parties. If a party terminates its participation, the remaining Parties shall consult to determine whether the Project can continue and how the terminating Party's financial obligations up to the date of termination shall be settled. Voluntary withdrawal from this agreement shall not release any Party from its financial obligation to contribute its share of the cost of the Consultant's contract unless the remaining parties unanimously agree to such a release.
12. **Termination Upon Deadlock or NonParticipation:** If the Parties are unable to reach unanimous agreement on any Major Decision and the deadlock persists for a period of six months despite good-faith discussions and attempts to resolve the disagreement, or if any party consistently fails to participate in the decision-making process or impedes progress by withholding or failing to provide necessary approvals without valid cause for a period of six months, this agreement shall be deemed terminated.

Termination for deadlock or nonparticipation shall automatically occur unless the Parties mutually agree in writing to extend the negotiation period. If this agreement is terminated under this provision, the Parties shall cooperate to conclude the cooperative effort, including addressing any obligations, distributing costs incurred, and taking appropriate steps to wind up the agreement in an equitable manner.

13. **Termination for Cause:** This agreement may be terminated by mutual written agreement of all Parties, or, in the event of a material breach of this agreement by one or more Parties, by a majority of the Parties, provided written notice of the breach and a reasonable opportunity to cure have been given.
14. **Effect of Termination:** Upon termination, the Parties shall equitably settle any outstanding financial obligations related to the Project incurred up to the date of termination. All work products, data, and intellectual property generated by the Consultant under this Agreement shall remain the joint property of the Parties, subject to the terms of the Consultant's contract.

15. **Representations and Warranties:** Each Party represents and warrants that it has the full power and authority to enter into this agreement and to perform its obligations hereunder.
16. **Indemnification:** The Parties mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of their respective officers, agents, or employees relating to activities conducted by any party under this agreement.
17. **Relationship of the Parties:** Nothing in this agreement shall be construed as creating a partnership, joint venture, or agency relationship among the Parties, nor shall it create any liability for any Party for the debts or obligations of another Party.
18. **Amendments:** This agreement may be amended only by a written agreement executed by authorized representatives of all Parties.
19. **Controlling Law:** This agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of Minnesota.
20. **Waiver:** No failure by any party to insist upon the strict performance of any covenant, duty, agreement, or condition of this agreement or the to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or any other covenant, agreement, term, or condition.
21. **Entire Agreement:** This agreement constitutes the entire agreement among the Parties with respect to the subject matter hereof and supersedes any prior or contemporaneous agreements, understandings, and representations, whether express or implied.
22. **Title and Captions.** All section titles or captions in this agreement are for convenience only. They shall not be deemed part of this agreement and in no way define, limit, extend or describe the scope or intent of any provisions hereof.
23. **Severability:** Should any portion, term, condition, or provision of this agreement be decided by a court of competent jurisdiction to be illegal or in conflict with any laws of the State of Minnesota, or to be

otherwise rendered unenforceable or ineffectual, the validity of the remaining portions, terms, conditions, and provisions shall not be affected thereby and shall remain in full force and effect.

24. **Counterparts:** This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, and all such counterparts together shall constitute one and the same instrument.

{Signatures Follow on the Next Page}

IN WITNESS WHEREOF, the Parties have executed this agreement as of the effective date first written above.

COUNTY OF ANOKA:

By: _____ Date: _____
Name:
Title:

WASHINGTON COUNTY COMMUNITY DEVELOPMENT AUTHORITY

By: _____ Date: _____
Name:
Title:

CITY OF COLUMBUS:

By: _____ Date: _____
Name:
Title:

CITY OF FOREST LAKE:

By: _____ Date: _____
Name:
Title:

CITY OF HUGO:

By: _____ Date: _____
Name:
Title:

CITY OF LINO LAKES:

By: _____ Date: _____
Name:
Title:

APPROVED AS TO FORM:

By: _____ Date: _____
DAVID PEDERSEN,
Assistant Anoka County Attorney

EXHIBIT A



Administration Dept.
16319 Kettle River Blvd
Columbus, MN 55025
Telephone: (651) 464-3120

City of Columbus City Council Workshop Meeting

December 2, 2025

Agenda Item Number: Item 2

Agenda Item: Lake Drive/Kettle River Blvd Roundabout Project

Agenda Item Summary:

Staff will discuss the Lake Drive/Kettle River Blvd Roundabout Project and request direction from City Council as to their preference for the detour plan for this project.

Attachment(s):

Attachment 1 – Roundabout Project Proposal and Plan



Anoka County

TRANSPORTATION DIVISION

Respectful, Innovative, Fiscally Responsible

Highway

Transit

Surveyor

GIS

Fleet

Memorandum

From: Nick Dobda, Anoka County Design Manager

Date: 10/31/2025

Re: Detour for CSAH 23/CSAH 62 Roundabout (2027)

Anoka County is proposing to include the rehabilitation of Camp 3 Road between its intersection with CSAH 62 (Kettle River Boulevard) and CSAH 23 (Lake Drive) with the CSAH 23/CSAH 62 roundabout project and share in the cost of said rehabilitation in exchange for the use of Camp 3 Road between CSAH 23 (Lake Drive) and CR 19 (Potomac Street) during the project. See **Figure 1**.

The cost to rehabilitate Camp 3 Road between the intersection with Kettle River Boulevard and Lake Drive will be tabulated separately from the federal project. Anoka County will contribute **up to \$50,000** towards the cost for this work. See **Figure 2**.

Anoka County will evaluate and consider temporary control changes to the intersections of Camp 3 Road/Lake Drive, Camp 3 Road/Kettle River Boulevard, Camp 3 Road/Potomac Street, and Potomac Street/Lake Drive. Temporary control changes will last the duration of the construction detour and will be removed at the end of the detour stage.

Anoka County will implement a truck detour for the project that does not utilize Camp 3 Road, only county or state highways.

Implementation of this detour is expected to save a month of construction time (2.5 months versus 3.5 months).

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

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Affirmative Action / Equal Opportunity Employer

Figure 1. Proposed detour for local traffic during construction

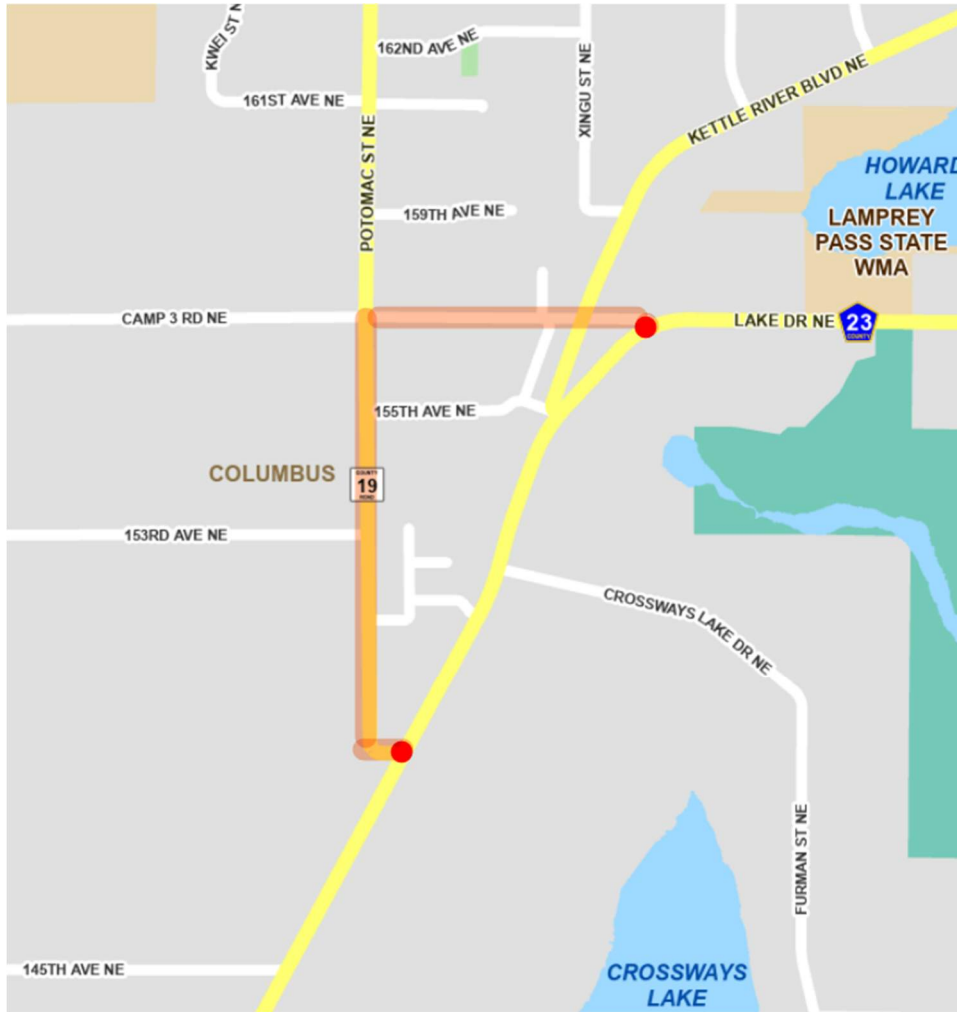


Figure 2. Segment of Camp 3 to be included with County-led project

