

# HENNEPIN COUNTY

## MINNESOTA

### FINAL AUTHORITY AGENDA

#### HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

THURSDAY, FEBRUARY 12, 2026  
1:30 PM

Chair: Marion Greene, District 3  
Vice Chair: Jeff Lunde, District 1  
Members: Irene Fernando, District 2  
Angela Conley, District 4  
Debbie Goettel, District 5  
Heather Edelson, District 6  
Kevin Anderson, District 7

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1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. January 27, 2026 Meeting Minutes

**Attachments:** [RRA-AUTHORITYMINUTES-27-Jan-2026](#)

3. **Claims Register**

4. **New Business**

4.A. [26-HCRRRA-0003](#)

Approve Lease Agmt A2613352 with Excelsior Mill LLC for rental of HCRRRA property in Excelsior, 03/10/26-03/09/31, \$3,518 (recv)

**Attachments:** [BAR Map Excelsior Mill 2026 01 22](#)

4.B. [26-HCRRRA-0004](#)

Approve Lease Agmt A2613353 with Bearpath Golf & Country Club LP for rental of HCRRRA property in Eden Prairie, 03/01/26-02/28/31, \$5,596 (recv)

**Attachments:** [MAP BAR Map Bearpath 2026 01 22](#)

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

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**TMP-26-0174**

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**Item Description:**

January 27, 2026 Meeting Minutes

# HENNEPIN COUNTY

## MINNESOTA

### AUTHORITY MINUTES

**HENNEPIN COUNTY REGIONAL  
RAILROAD AUTHORITY**  
TUESDAY, JANUARY 27, 2026  
1:30 PM

Chair: Marion Greene, District 3  
Vice Chair: Jeff Lunde, District 1  
Members: Irene Fernando, District 2  
Angela Conley, District 4  
Debbie Goettel, District 5  
Heather Edelson, District 6  
Kevin Anderson, District 7

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Commissioner Marion Greene, Chair, called the meeting of the Hennepin County Regional Railroad Authority for Tuesday, January 27, 2026 to order at 2:52 p.m.

**Present** Commissioner Marion Greene, Commissioner Jeff Lunde, Commissioner Irene Fernando, Commissioner Angela Conley, Commissioner Debbie Goettel, Commissioner Heather Edelson, and Commissioner Kevin Anderson

#### 1. Approval of the Agenda

##### APPROVE

**Commissioner Angela Conley moved, seconded by Commissioner Irene Fernando, to approve the Agenda.**

**Aye** Commissioner Greene Commissioner Lunde Commissioner Fernando  
Commissioner Conley Commissioner Goettel Commissioner Edelson  
Commissioner Anderson

#### 2. Minutes from Previous Meeting

2.A. January 6, 2026 Meeting Minutes

##### APPROVE

**Commissioner Marion Greene moved, seconded by Commissioner Jeff Lunde, to approve the Minutes.**

**Aye** Commissioner Greene Commissioner Lunde Commissioner Fernando  
Commissioner Conley Commissioner Goettel Commissioner Edelson  
Commissioner Anderson

#### 3. Claims Register

#### 4. New Business

4.A. [26-HCRRRA-0002](#)

Consent to and Assignment of Lease granting Minnetonka Industrial Portfolio, LLC permission to assign Lease Agmt A2110961 to UP MINCO, LLC for rental of HCRRA property in Minnetonka

**ADOPT**

**Commissioner Jeff Lunde moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.**

**Aye** Commissioner Greene Commissioner Lunde Commissioner Fernando  
Commissioner Conley Commissioner Goettel Commissioner Edelson  
Commissioner Anderson

There being no further business, the Regional Railroad Authority for Tuesday, January 27, 2026 was declared adjourned at 2:54 p.m. until Thursday, February 12, 2026.

Maria Rose  
Clerk to the County Board

**Contracting opportunities can be found on the Hennepin County website:  
[www.hennepin.us](http://www.hennepin.us)**

## MINNESOTA

### Board Action Request

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#### 26-HCRRRA-0003

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**Item Description:**

Approve Lease Agmt A2613352 with Excelsior Mill LLC for rental of HCRRRA property in Excelsior, 03/10/26-03/09/31, \$3,518 (recv)

**Resolution:**

BE IT RESOLVED, that Lease Agreement A2613352 with Excelsior Mill, LLC be approved for rental of 1,734 square feet of Hennepin County Regional Railroad Authority (HCRRRA) property located west of Water Street in the city of Excelsior, from March 10, 2026 through March 9, 2031, in a receivable amount of \$3,518 per year for the first three years, with a rate adjustment in the fourth year; and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the Lease Agreement on behalf of the Authority; and that the Controller be authorized to accept funds as directed.

**Background:**

Excelsior Mill, LLC owns a retail building on the south side of HCRRRA's Hopkins to Victoria Corridor, west of Water Street in Excelsior. This building was originally constructed close to the property line to receive supplies directly from rail cars. A portion of the rail corridor has always been leased by the building's occupant. When HCRRRA acquired the corridor in 1981, it took over the lease. Since then, the building ownership has changed with several different tenants.

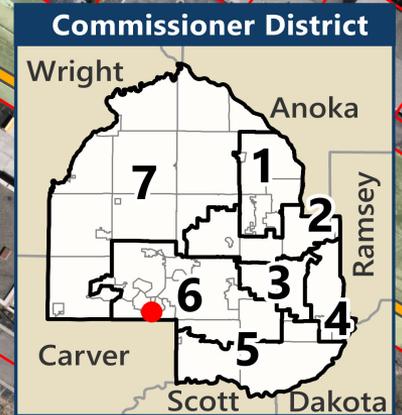
Under HCRRRA's Land Use Management Plan, the lease agreement will establish a term for five years, March 10, 2026, through March 9, 2031. The leased area is 1,734 square feet, with an annual receivable of \$3,518 subject to a Consumer Price Index adjustment after three years. Excelsior Mill LLC will pay personal property taxes directly to the Hennepin County Treasurer. Either party may terminate the lease by giving 30-day written notice.

**Current Request:** This request is to approve Lease Agreement A2613352 with Excelsior Mill LLC for a five-year term from March 10, 2026, through March 9, 2031, with an annual receivable of \$3,518, and a rate adjustment in the fourth year.

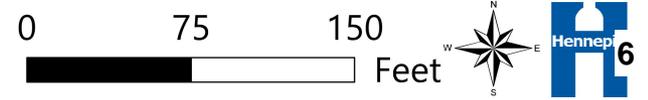
**Impacts/Outcomes:** Approval of this request allows for a new five-year lease with Excelsior Mill, LLC, for property located in Excelsior and protects HCRRRA's interest in the property.

**Recommendation from County Administrator:** Recommend Approval

# Lease Agreement A2613352 with Excelsior Mill LLC, Excelsior



BAR map date:  
1/22/2026



## MINNESOTA

### Board Action Request

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#### 26-HCRRRA-0004

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#### Item Description:

Approve Lease Agmt A2613353 with Bearpath Golf & Country Club LP for rental of HCRRA property in Eden Prairie, 03/01/26-02/28/31, \$5,596 (recv)

#### Resolution:

BE IT RESOLVED, that Lease Agreement A2613353 with Bearpath Golf and Country Club, Limited Partnership (LP), be approved for rental of 12,400 square feet of Hennepin County Regional Railroad Authority (HCRRA) property located between Dell Road and Riley Lake Road in the city of Eden Prairie, from March 1, 2026 through February 28, 2031, in a receivable amount of \$5,596 per year for the first three years, with a rate adjustment in the fourth year; and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the Lease Agreement on behalf of the Authority; and that the Controller be authorized to accept the funds as directed.

#### Background:

Bearpath Golf and Country Club is located on both sides of HCRRA's Hopkins to Chaska corridor in Eden Prairie. Since the golf course was built in 1995, HCRRA has leased 12,400 square feet of property to Bearpath for a golf cart path and fence.

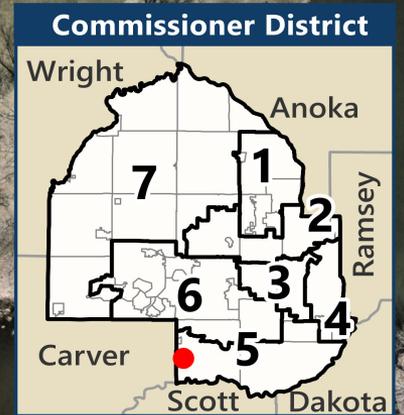
Consistent with HCRRA's Land Use Management Plan, the lease agreement will establish a term of five years, March 1, 2026, through February 28, 2031. The lease agreement is for an area of 12,400 square feet, with an annual receivable of \$5,596, subject to a Consumer Price Index adjustment after three years. Bearpath Golf and Country Club, LP, will pay personal property taxes directly to the Hennepin County Treasurer. Either party may terminate the lease by giving 30-day written notice.

**Current Request:** This request is to approve Lease Agreement A2613353 with Bearpath Golf and Country Club, LP, for a five-year term from March 1, 2026, through February 28, 2031, with an annual receivable of \$5,596, and a rate adjustment in the fourth year.

**Impacts/Outcomes:** Approval of this request allows for a new five-year lease with Bearpath Golf and Country Club, LP, for property located in Eden Prairie and protects HCRRA's interest in the property.

**Recommendation from County Administrator:** Recommend Approval

# Lease Agreement A2613353 with Bearpath Golf & Country Club, LP, Eden Prairie



BAR map date:  
1/22/2026

