

# HENNEPIN COUNTY

## MINNESOTA

### FINAL BOARD AGENDA

#### HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

THURSDAY, NOVEMBER 2, 2023  
1:30 PM

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

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#### 1. Approval of the Agenda

#### 2. Minutes from Previous Meeting

2.A. October 24, 2023 Minutes

**Attachments:** [RRA-BOARDMINUTES-24-Oct-2023](#)

#### 3. New Business

3.A. Lease Agmt A2311991 with David Bennyhoff d.b.a. Minnetonka Drive-In for rental of HCRRA property in Spring Park, 01/01/24-12/31/28; (recv \$1,499, first three years)

**Attachments:** [Map of lease area in Spring Park](#)

3.B. Lease Agmt A2311993 with 500NNL, LLC for rental of HCRRA property in Excelsior, 01/01/24-12/31/28; (recv \$7,966, first three years)

**Attachments:** [Map of lease area in Excelsior](#)

# HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## Board Action Request

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**TMP-0593**

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**Item Description:**

October 24, 2023 Minutes

# HENNEPIN COUNTY

## MINNESOTA

### BOARD MINUTES

#### HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

TUESDAY, OCTOBER 24, 2023  
1:30 PM

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

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Commissioner Greene, Chair, called the meeting of the Regional Railroad Authority for Tuesday, October 24, 2023 to order at 2:16 p.m.

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

#### 1. Approval of the Agenda

##### APPROVE

**Commissioner Debbie Goettel moved, seconded by Commissioner Angela Conley, to approve the agenda.**

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

#### 2. Minutes from Previous Meeting

##### APPROVE

**Commissioner Marion Greene moved, seconded by Commissioner Kevin Anderson, to approve the minutes.**

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

2.A. October 3, 2023 Railroad Authority Minutes

#### 3. Claims Register

##### 3.A. [23-HCRRRA-0030](#)

Claims Register for the period ending October 9, 2023

##### APPROVE/RATIFY

**Commissioner Irene Fernando moved, seconded by Commissioner Debbie Goettel, to approve/ratify the RRA Claims Register.**

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

#### 4. New Business

4.A. [23-HCRRRA-0031](#)

Amend the 2023 organization structure of the Hennepin County Regional Railroad Authority board to reassign commissioner representation for various appointments, effective immediately

**ADOPT**

**Commissioner Marion Greene moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.**

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

There being no further business, the Regional Railroad Authority for October 24, 2023 was declared adjourned at 2:18 p.m. until November 2, 2023.

Karen L Keller  
Deputy Clerk to the County Board

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

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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**TMP-0565**

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**Item Description:**

Lease Agmt A2311991 with David Bennyhoff d.b.a. Minnetonka Drive-In for rental of HCRRA property in Spring Park, 01/01/24-12/31/28; (recv \$1,499, first three years)

**Resolution:**

BE IT RESOLVED, that Lease Agreement A2311991 with David Bennyhoff d.b.a. Minnetonka Drive-In for rental of 1,850 square feet of Hennepin County Regional Railroad Authority property located north of Shoreline Drive (CSAH 15) and east of the Seton Channel in the city of Spring Park, from January 1, 2024 through December 31, 2028, in the receivable amount of \$1,499 per year for the first three years, with a rate adjustment in the fourth year, be approved; and that the Chair be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to accept and disburse funds as directed.

**Background:**

David Bennyhoff owns and operates the Minnetonka Drive-In restaurant on Shoreline Drive (CSAH 15) in Spring Park. The restaurant is a 1950s style restaurant with microphones mounted on posts to place orders and a drive-up window at the back of the restaurant building. Since 1999, Mr. Bennyhoff has leased a 185 foot by 10-foot portion of the railroad corridor for better vehicle access to one of the microphone stations and pick-up window, as well as for material storage. This lease was assigned to HCRRA when the Dakota Rail corridor was purchased in 2001.

Consistent with HCRRA's Land Use Management Plan, the lease agreement will establish the term for five years, from January 1, 2024, through December 31, 2028, with a leased area of approximately 1,850 square feet, and an annual rental charge of \$1,499 with an adjustment after three years according to the Consumer Price Index. David Bennyhoff d.b.a. Minnetonka Drive-In will pay a personal property tax payment directly to Hennepin County for use of the property. Either party may terminate the lease by giving a 30-day written notice.

**Current Request:**

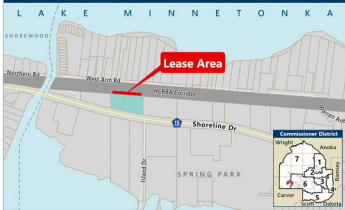
This request is for Lease Agreement A2311991 with David Bennyhoff d.b.a. Minnetonka Drive-In for a five-year term from January 1, 2024 through December 31, 2028, with an annual rental charge of \$1,499, with an adjustment in the fourth year.

**Impact/Outcome:**

Approval of this request allows for a new five-year lease with David Bennyhoff d.b.a. Minnetonka Drive-In.

**Recommendation from County Administrator:** Recommend Approval

Lease Agmt. A2311991 with David Bennyhoff d.b.a. Minnetonka Drive In in Spring Park



BAR map date:  
10/13/2023



# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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**TMP-0564**

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**Item Description:**

Lease Agmt A2311993 with 500NNL, LLC for rental of HCRRA property in Excelsior, 01/01/24-12/31/28; (recv \$7,966, first three years)

**Resolution:**

BE IT RESOLVED, that Lease Agreement A2311993 with 500NNL, LLC for rental of 7,184 square feet of Hennepin County Regional Railroad Authority property located north of Excelsior Boulevard in the city of Excelsior, from January 1, 2024 through December 31, 2028, in the receivable amount of \$7,966 per year for the first three years, with a rate adjustment in the fourth year, be approved; and that the Chair be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to accept and disburse funds as directed.

**Background:**

Since 2003, HCRRA has leased a 7,184 square foot area of the Hopkins to Victoria corridor to the owner of the property at 687 Excelsior Boulevard because the east side of the buildings is not accessible without entering HCRRA property. From 2003 to 2017, the property was leased to the Bayview Event Center for a small building encroachment and alley access. The lease was assigned to 500NNL, LLC in 2017 when Bayview sold the property to 500NNL to be used as office space.

Consistent with HCRRA's Land Use Management Plan, the lease agreement will establish the term for five years, from January 1, 2024, through December 31, 2028, with a leased area of approximately 7,184 square feet, and an annual rental charge of \$7,966 with an adjustment after three years according to the Consumer Price Index. 500NNL, LLC will pay a personal property tax payment directly to Hennepin County for use of the property. Either party may terminate the lease by giving a 30-day written notice.

**Current Request:**

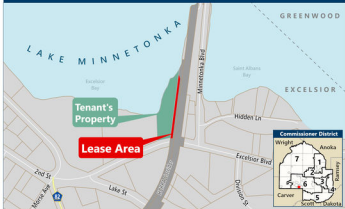
This request is for Lease Agreement A2311993 with 500NNL, LLC for a five-year term from January 1, 2024 through December 31, 2028, with an annual rental charge of \$7,966, with an adjustment in the fourth year.

**Impact/Outcome:**

Approval of this request allows for a new five-year lease with 500NNL, LLC.

**Recommendation from County Administrator:** Recommend Approval

Lease Agmt. A2311993 with 500NNL, LLC in Excelsior



BAR map date:  
10/13/2023

