

HENNEPIN COUNTY

MINNESOTA

FINAL AUTHORITY AGENDA

HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

TUESDAY, OCTOBER 14, 2025
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

1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. September 25, 2025 Meeting Minutes

Attachments: [RRA-AUTHORITYMINUTES-25-Sep-2025](#)

3. **Claims Register**

3.A. [25-HCRRRA-0018](#)

Claims Register for the period ending October 3, 2025

Attachments: [Claims Register 10-03-2025](#)

4. **New Business**

4.A. [25-HCRRRA-0019](#)

Consent to and Assignment of Lease granting J & L Development, LLC permission to assign Lease Agmt A2211471 to RLP 3, LLC for rental of HCRRRA property in Shorewood and Tonka Bay, 12/01/22-11/30/27

Attachments: [Map of lease area in Shorewood & Tonka Bay](#)

4.B. [25-HCRRRA-0020](#)

Neg Coop Agmt A2513113 with the City of Minneapolis for cost participation in building deconstruction at West Broadway, 12/01/25-07/31/26, est recv \$250,000

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

TMP-25-0778

Item Description:

September 25, 2025 Meeting Minutes

HENNEPIN COUNTY

MINNESOTA

AUTHORITY MINUTES

HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

THURSDAY, SEPTEMBER 25, 2025
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

Commissioner Marion Greene, Chair, called the meeting of the Hennepin County Regional Railroad Authority for Thursday, September 25, 2025 to order at 2:07 p.m.

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

1. Approval of the Agenda

APPROVE

Commissioner Jeff Lunde moved, seconded by Commissioner Angela Conley, to approve the Agenda.

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

2. Presentation

2.A. HCRRA 2026 Proposed Property Tax Levy and Budget - Lisa Cerney, Deputy Executive Director

3. Minutes from Previous Meeting

3.A. September 9, 2025 Meeting Minutes

APPROVE

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

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

4. Claims Register

5. New Business

5.A. [25-HCRRRA-0016](#)

Set the 2026 HCRRRA maximum property tax levy and proposed budget; include in public meeting on 12/02/25; schedule adoption of final 2026 budget and levy for 12/11/25

ADOPT

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

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

5.B. [25-HCRRRA-0017](#)

Adopt the Hennepin County Americans with Disabilities Act (ADA) Transition Plan to improve accessibility for all people on the county's transportation system

ADOPT

Commissioner Debbie Goettel moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.

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

There being no further business, the Regional Railroad Authority for Tuesday, September 25, 2025 was declared adjourned at 2:28 p.m. until Tuesday, October 14, 2025.

Maria Rose
Clerk to the County Board

**Contracting opportunities can be found on the Hennepin County website:
www.hennepin.us**

Board Action Request

25-HCRRRA-0018

Item Description:

Claims Register for the period ending October 3, 2025

Resolution:

BE IT RESOLVED, that the Claims Register for the period ending October 3, 2025, be approved/ratified.

Background:

Resolution 20-HCRRRA-84 amended the By-Laws of Hennepin County Regional Railroad Authority, Article IV, to require that all warrants issued on behalf of the Authority shall be approved as a Claims Register at board meetings. Resolution 33R1-HCRRRA-93 amended the By-Laws, moving the Claims Register requirement to Article XI. Resolution 07-HCRRRA-18 allows checks to be signed and issued consistent with Hennepin County procedures.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY CLAIMS
Period Ending October 3rd, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
Advertising	Finance & Commerce, Inc.	Board meeting minutes of August 08th, 2025 - Invoice 745803747	\$ 32.76
Advertising	Finance & Commerce, Inc.	Board meeting minutes of August 20th, 2025 - Invoice 745806299	\$ 40.56
Advertising	Finance & Commerce, Inc.	Board meeting minutes of July 18th, 2025 - Invoice 745798775	\$ 35.10
Advertising	Finance & Commerce, Inc.	Board meeting minutes of June 27th, 2025 - Invoice 745794297	\$ 48.36
Consulting	Adrian Lowe	PWT&M: Workshop design group meeting June July and August 2025, Invoice 01	\$ 2,499.00
Consulting	Alleyne, Matlock, and Associates	BLE: Community Engagement - August 2025 - Invoice 1181	\$ 8,450.00
Consulting	Alleyne, Matlock, and Associates	BLE: Community Engagement - July 2025 - Invoice 1178	\$ 10,150.00
Consulting	Anika Robbins	BLE: Community Engagement - April 2025 - Invoice 0296	\$ 63,875.00
Consulting	Anika Robbins	BLE: Community Engagement - June, 2025 - Invoice 0292	\$ 10,750.00
Consulting	Anika Robbins	BLE: Community Engagement - May, 2025 - Invoice 0297	\$ 29,000.00
Consulting	Busch Architects Inc	BLE: Architectural & Design fee - September 2025 - Invoice 15115	\$ 20,087.00
Consulting	Cardinal Infrastructure, LLC	Federal Lobbying - July 2025, Invoice 3330, PO 543713	\$ 20,000.00
Consulting	Cardinal Infrastructure, LLC	Federal Lobbying - August 2025, Invoice 3351, PO 543713	\$ 20,000.00
Consulting	CliftonLarsonAllen, LLP	HCRRRA audit of December 31,2024, Invoice L251391174	\$ 10,500.00
Consulting	Emmons & Olivier Resources, Inc.	HCRRRA Data Collection Survey Report - July 2025, Invoice 00210-0031-2	\$ 32,547.95
Consulting	Maria De La O Carballo	BLRT Community Engagement September 02, 2025 Invoice 0290225 PO 552495	\$ 1,667.00
Consulting	Messerli Kramer	Legislative representation - August 2025 - Invoice 488170, PO 543714	\$ 3,666.00
Consulting	OneMinnesota.org	BLE: Community Engagement - August 2025, Invoice BLE-30-08-25, PO 546219	\$ 9,375.00
Consulting	OneMinnesota.org	BLE: Community Engagement - July 2025, Invoice BLE-31-07-25, PO 546219	\$ 9,225.00
Consulting	Stonebrooke Engineering, Inc	HCRRRA Culvert Investigation - July 2025, Invoice R-001237-01-3 - PO 551903	\$ 4,303.83
Consulting	Stonebrooke Engineering, Inc	HCRRRA Culvert Investigation - June 2025, Invoice R-001237-01-2 - PO 551903	\$ 1,184.04
Maintenance	All Purpose Cleaning	Midtown Greenway - Removal of Encampments, Invoice #014, August 14, 2025, PO 547443	\$ 3,400.00
Maintenance	All Purpose Cleaning	Midtown Greenway - Removal of Encampments, Invoice #015, September 05, 2025, PO 547443	\$ 5,125.00
Maintenance	All Purpose Cleaning	Midtown Greenway - Removal of Encampments, Invoice #016, September 06, 2025 - PO 547443	\$ 3,400.00
Maintenance	All Purpose Cleaning	Midtown Greenway - Removal of Encampments, Invoice #017, September 10, 2025 - PO 547443	\$ 2,250.00

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
Maintenance	All Purpose Cleaning	Midtown Greenway - Removal of Encampments, Invoice #018, September 24, 2025 - PO 547443	\$ 3,400.00
Maintenance	Bay West	HCRRA - Professional Services Sharps Clean up, 07/24/2025 - 08/07/2025 - Invoice 25S-005103	\$ 5,271.02
Maintenance	Bogar Construction	HCRRA - Remove Debris from Alley & Property at 1314 West Broadway - August 28, 2025 Invoice #568 PO 548044	\$ 1,160.53
Maintenance	Bogar Construction	HCRRA - Trash removal at 1314 West Broadway - August 25, 2025 Invoice #433 PO 548044	\$ 5,031.93
Maintenance	Landmark Environmental LLC	BLE: Environmental Services & Communication - INV 25156.01-1, PO 552489, June 23, 2025 - July 26, 2025	\$ 20,455.50
Maintenance	Landmark Environmental LLC	BLE: Environmental Services & Communication - INV 25156.01-2, PO 552489, July 27, 2025 - September 09, 2025	\$ 13,570.25
Maintenance	Metropolitan Council	BILRT: October 2025 Cash flow disbursement, Invoice NCV-78547, PO 558426	\$ 1,304,490.00
Maintenance	Metropolitan Council	BILRT: September 2025 Cash flow disbursement, Invoice NCV-78265, PO 557556	\$ 1,304,490.00
Maintenance	St Cloud Metropolitan Transit Commission	HCRRA - Metro Bus Administration, 3rd Quarter 2025, Invoice Q3, 2025 - PO 550691	\$ 3,109.00
Maintenance	Subsurface, Inc	HCRRA Culvert Construction - September 10, 2025, Invoice 001, PO 503760	\$ 9,978.85
Maintenance	Tree Trust	HCRRA Services to Clean, Clear,& Preserve Trails and Landscapes May 2025 Invoice HR 2025-05 - PO 529021	\$ 39,497.05
Maintenance	Waste Management of Minnesota, Inc.	HCRRA Services to remove Ash Tree Disposal, August 2025 Invoice 0001039--4651-3 PO 557813	\$ 52.38
Maintenance	Waste Management of Minnesota, Inc.	HCRRA Services to remove Ash Tree Disposal, May 2025 Invoice 0000835-4651-5 PO 551919	\$ 1,745.83
Total			\$ 2,983,863.94

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

25-HCRRRA-0019

Item Description:

Consent to and Assignment of Lease granting J & L Development, LLC permission to assign Lease Agmt A2211471 to RLP 3, LLC for rental of HCRRRA property in Shorewood and Tonka Bay, 12/01/22-11/30/27

Resolution:

BE IT RESOLVED, that the Consent to and Assignment of Lease be approved granting J & L Development, LLC permission to assign Lease Agreement A2211471 to RLP 3, LLC for rental of 6,453 square feet of Hennepin County Regional Railroad Authority (HCRRRA) property located east of County State Aid Highway (CSAH) 19 (Manitou Road) in Shorewood and Tonka Bay, during the period of December 1, 2022 through November 30, 2027, in the receivable amount of \$4,286 per year for the first three years with a rate adjustment beginning in the fourth year; and that following the review and approval by the County Attorney's Office, the Chair be authorized to sign the Consent to and Assignment of Lease on behalf of the Authority; and that the Controller be authorized to accept the funds as directed.

Background:

HCRRRA has leased 6,453 square feet on the north side of the HCRRRA's Hopkins to Victoria corridor east of CSAH 19 (Manitou Road) in Shorewood and Tonka Bay to J & L Development, LLC since 1987 for access to the company's storage areas and buildings. J & L Development recently sold the property to RLP 3, LLC and wishes to assign the lease to the new owner.

Consistent with HCRRRA's Land Use Management Plan, Section IV, Subsection C - Use of Property, the proposed Consent to and Assignment of Lease grants J & L Development, LLC permission to assign Lease Agreement A2211471 to RLP 3, LLC for rental of this HCRRRA property and permits RLP 3, LLC to accept the assignment. Either party may terminate the lease by giving a 30-day written notice.

Current Request: This request is for authorization to approve the Consent to and Assignment of Lease permitting J & L Development, LLC permission to assign Lease Agreement A2211471 to RLP 3, LLC for rental of 6,453 square feet of HCRRRA property located east of CSAH 19 (Manitou Road) in Shorewood and Tonka Bay, for a period of five years, 12/01/22 - 11/30/27, with an annual receivable of \$4,286 per year for the first three years with a rate adjustment in the fourth year.

Impacts/Outcomes: Approval of this request allows for the assignment of Lease Agreement A2211471 from J & L Development, LLC to RLP 3, LLC for property located in Shorewood and Tonka Bay.

Recommendation from County Administrator: Recommend Approval

Consent to and Assignment of Lease Agreement A2211471 in Tonka Bay

From J & L Development, LLC to RLP 3, LLC



BAR map date:
9/15/2025

Board Action Request

25-HCRRRA-0020

Item Description:

Neg Coop Agmt A2513113 with the City of Minneapolis for cost participation in building deconstruction at West Broadway, 12/01/25-07/31/26, est recv \$250,000

Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Cooperative Agreement A2513113 with the City of Minneapolis for the coordination and reimbursement of building deconstruction services at 1410 West Broadway, during the period of December 1, 2025 through July 31, 2026, with an estimated receivable amount of \$250,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement on behalf of the Hennepin County Regional Railroad Authority; and that the Controller be authorized to accept funds as directed.

Background:

The Hennepin County Regional Railroad Authority (HCRRRA) has acquired four tax-forfeited properties abutting the Blue Line Extension project on West Broadway in Minneapolis (Resolution 24-HCRRRA-0025). These parcels-located at 1314, 1400, 1404, and 1408 West Broadway-are owned by the HCRRRA. The City of Minneapolis owns the neighboring parcel at 1410 West Broadway. County and city staff have determined that the structures on all five parcels are blighted, unsafe, and beyond their useful life.

In coordination with the city, HCRRRA is leading a building deconstruction project to remedy public health, safety and welfare concerns at the parcels. The HCRRRA is coordinating the project design, construction, and administration, and the city has expressed willingness to participate in the project costs.

The project includes the demolition and disposal of building debris and contamination, as well as the installation of a six-foot chain-link fence with two access gates for all parcels. The city's costs will be calculated on a pro rata basis, based on the square footage of its parcel.

The collaboration between the HCRRRA and the city will help minimize any unnecessary disruption to neighboring properties and will promote cost efficiency for both jurisdictions.

Current Request:

Authorization to negotiate and execute Cooperative Agreement A2513113 with the City of Minneapolis to reimburse the HCRRRA for project costs associated with the city-owned parcel during the period of December 1, 2025, through July 31, 2026, with an estimated receivable amount of \$250,000.

Impact/outcomes:

This action supports zero-waste, climate action, and disparity elimination efforts by reusing and recycling building materials, diverting waste from landfills, reducing greenhouse gas emissions, and remedying public health and safety concerns.

Recommendation from County Administrator: Recommend Approval