

HENNEPIN COUNTY

MINNESOTA

FINAL AUTHORITY AGENDA

HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

TUESDAY, MAY 20, 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. May 6, 2025 Meeting Minutes

Attachments: [RRA-AUTHORITYMINUTES-06-May-2025](#)

3. **Claims Register**

4. **New Business**

4.A. [25-HCRRRA-0006](#)

Award contract to Blackstone Contractors for project 1010811, replacing culvert along HCRRRA corridor in Eden Prairie for \$127,825.93; negotiate Agmt A2512847 with Riley Purgatory Bluff Creek Watershed District for inspection and maintenance of culverts

Attachments: [Map of HCRRRA project 1010811 in Eden Prairie](#)

4.B. [25-HCRRRA-0007](#)

Approve Lease Agmt A2512865 with City of St. Bonifacius for rental of HCRRRA property, 06/01/25 - 05/31/30 (recv \$1 annually)

Attachments: [Map of lease area in St. Bonifacius](#)

4.C. **[25-HCRRRA-0008](#)**

Approve Lease Agmt A2512826 with Rembrandt Properties LLC for rental of HCRRA property in Spring Park, 06/1/25 - 05/31/30 (annual recv \$1,148)

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

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

TMP-25-0383

Item Description:

May 6, 2025 Meeting Minutes

HENNEPIN COUNTY

MINNESOTA

AUTHORITY MINUTES

**HENNEPIN COUNTY REGIONAL
RAILROAD AUTHORITY**
TUESDAY, MAY 6, 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 Tuesday, May 6, 2025 to order at 2:40 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 Kevin Anderson moved, seconded by Commissioner Irene Fernando, to approve the Agenda.

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

2. Minutes from Previous Meeting

2.A. April 22, 2025 Meeting Minutes

APPROVE

Commissioner Kevin Anderson moved, seconded by Commissioner Debbie Goettel, to approve the Minutes.

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

3. Claims Register

4. New Business

There being no further business, the Regional Railroad Authority for Tuesday, May 6, 2025 was declared adjourned at 2:41 p.m. until Tuesday, June 3, 2025.

Maria Rose
Clerk to the County Board

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

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

25-HCRRRA-0006

Item Description:

Award contract to Blackstone Contractors for project 1010811, replacing culvert along HCRRA corridor in Eden Prairie for \$127,825.93; negotiate Agmt A2512847 with Riley Purgatory Bluff Creek Watershed District for inspection and maintenance of culverts

Resolution:

BE IT RESOLVED, that a contract be awarded to Blackstone Contractors, LLC in the amount of \$127,825.93, for the replacement of one box culvert along Hennepin County Regional Railroad Authority's Hopkins to Chaska corridor between County Road 1 (Pioneer Trail) and Riley Lake Road in the city of Eden Prairie, project 1010811; that the Chair of the Regional Railroad Authority be authorized to sign the contract on behalf of the authority; and that the Controller be authorized to disburse the funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Agreement A2512847 with the Riley Purgatory Bluff Creek Watershed District for inspection and maintenance of culverts; and that following review and approval by the County Attorney's Office, the Executive Director be authorized to sign the agreement on behalf of the authority.

Background:

The box culvert identified as Bluff 16 needs replacement. The work will begin in late summer or early fall 2025 with completion by October 15, 2025.

The project supports the county's goal of supporting small business enterprises. Three bids were received, with the lowest responsive bid submitted by Blackstone Contractors, LLC.

Current Request:

This request is to award a contract to Blackstone Contractors, LLC in the amount of \$127,825.93 for the replacement of one box culvert along Hennepin County Regional Railroad Authority's Hopkins to Chaska corridor between Pioneer Trail and Riley Lake Road in Eden Prairie, project 1010811.

This request also seeks to negotiate and execute maintenance Agreement A2512847 with the Riley Purgatory Bluff Creek Watershed District for the inspection and maintenance of HCRRA culverts located in that watershed.

Impacts/Outcomes:

This action supports the county's mobility 2040 goals, climate action, and disparity reduction efforts by preserving and modernizing our transportation system and improving safety for all people.

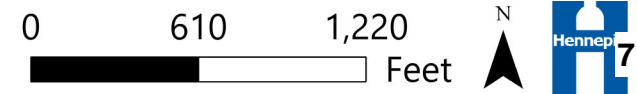
Recommendation from County Administrator: Recommend Approval

Riley Creek (BLUFF-16) Culvert Replacement Project

Hopkins to Chaska Corridor | City of Eden Prairie | Project #1010811



BAR map date:
4/11/2025



HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

25-HCRRRA-0007

Item Description:

Approve Lease Agmt A2512865 with City of St. Bonifacius for rental of HCRRRA property, 06/01/25 - 05/31/30 (recv \$1 annually)

Resolution:

BE IT RESOLVED, that Lease Agreement A2512865 with the City of St. Bonifacius for rental of 26,400 square feet of Hennepin County Regional Railroad Authority property located northeast of Kennedy Memorial Drive in the city of St. Bonifacius, from June 1, 2025 through May 31, 2030, in the receivable amount of \$1 per year be approved; that the Chair be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to accept funds as directed.

Background:

History: Since 2005, the City of St. Bonifacius has leased a portion of the Dakota Rail corridor for public recreational purposes. The only remaining leased area is a portion of a city-owned ball field. In exchange for the use of this land, the city helps maintain the Dakota Rail corridor by picking up trash and debris and mowing as necessary to maintain sightlines at trail intersections.

Consistent with the Land Use Management Plan, the lease agreement will establish a term for five years, June 1, 2025 through May 31, 2030, with a leased area of 26,400 square feet, and an annual rental charge of \$1. Either party may terminate the lease by giving a 30-day written notice.

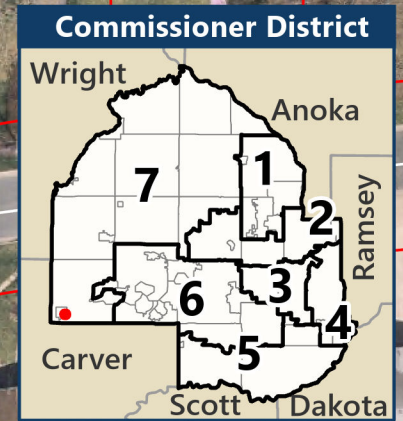
Current Request: This request is to approve Lease Agreement A2512865 with the City of St. Bonifacius for a five-year term from June 1, 2025 through May 31, 2030, with an annual receivable of \$1.

Impacts/Outcomes: Approval of this request allows for a new five-year lease with City of St. Bonifacius.

Recommendation from County Administrator: Recommend Approval

Lease Agreement A2512865

with the City of St. Bonifacius



BAR map date:
4/24/2025

0 60 120
Feet



MINNESOTA

Board Action Request

25-HCRRRA-0008

Item Description:

Approve Lease Agmt A2512826 with Rembrandt Properties LLC for rental of HCRRRA property in Spring Park, 06/1/25 - 05/31/30 (annual recv \$1,148)

Resolution:

BE IT RESOLVED, that Lease Agreement A2512826 with Rembrandt Properties, LLC for rental of 1,410 square feet of Hennepin County Regional Railroad Authority property located east of the Seton Channel in the city of Spring Park, from June 1, 2025 through May 31, 2030, with a receivable amount of \$1,148 per year, be approved; that the Chair be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to accept the fund as directed.

Background:

History: Rembrandt Properties, LLC owns property on the south side of the Dakota Rail corridor located at 4636 Shoreline Drive in Spring Park. Access to the back of the Rembrandt property from Shoreline Drive is restricted by a significant grade change. Consequently, a portion of the corridor has been leased to Rembrandt Properties, LLC to support internal operations since the company purchased the property in 2020.

Current Request: This request is to approve Lease Agreement A2512826 with Rembrandt Properties, LLC for a five-year term from June 1, 2025 through May 31, 2030, with an annual receivable of \$1,148.

Impacts/Outcomes: Approval of this request allows for a new five-year lease with Rembrandt Properties, LLC for property located in Spring Park.

Recommendation from County Administrator: Recommend Approval

Lease Agmt A2512826

with Rembrandt Properties LLC in Spring Park

