

# HENNEPIN COUNTY

## MINNESOTA

### FINAL BOARD AGENDA

#### HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

TUESDAY, AUGUST 22, 2023  
1:30 PM

Chair: Marion Greene, District 3  
ViceChair: Chris LaTondresse, 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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1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. August 8, 2023 Railroad Authority Minutes

**Attachments:** [RRA-MINUTES-08-Aug-2023](#)

3. **Claims Register**

4. **New Business**

4.A. [23-HCRRRA-0020](#)

Lease Agmt A2311876 with Dock & Lift, Inc. for rental of HCRRA property in Spring Park, 09/01/23-08/31/28; \$1620 (recv first three years)

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

4.B. [23-HCRRRA-0021](#)

Neg Agmt PR00005488 with Met Council and HC for Blue Line Extension Project, 09/01/23-12/31/24, NTE \$75,305,000 (\$15,061,000 from HCRRA, CP 1000941 - RRA: Bottineau FTA LRT and \$60,244,000 from Hennepin County, CP 1005877 - HC TSUT Bottineau LRT Capital)

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

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**TMP-0348**

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**Item Description:**

August 8, 2023 Railroad Authority Minutes

# HENNEPIN COUNTY

## MINNESOTA

### BOARD MINUTES

### HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

TUESDAY, AUGUST 8, 2023  
1:30 PM

Chair: Marion Greene, District 3  
ViceChair: Chris LaTondresse, 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 Hennepin County Regional Railroad Authority for Tuesday, August 8, 2023 to order at 1:30 p.m.

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

#### 1. Approval of the Agenda

##### APPROVE

**Commissioner Debbie Goettel moved, seconded by Commissioner Irene Fernando, to approve the agenda.**

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

**Absent** Commissioner Lunde

#### 2. Minutes from Previous Meeting

2.A. 07/18/2023 RRA Meeting Minutes

##### APPROVE

**Commissioner Angela Conley moved, seconded by Commissioner Kevin Anderson, to approve the Minutes.**

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

**Absent** Commissioner Lunde

#### 3. Claims Register

3.A. [23-HCRRRA-0019](#)

Claims Register for the period ending July 24, 2023

**APPROVE/RATIFY**

**Commissioner Marion Greene moved, seconded by Commissioner Chris LaTondresse, to approve/ratify the RRA Claims Register.**

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

**Absent** Commissioner Lunde

There being no further business, the Regional Railroad Authority for August 8, 2023 was declared adjourned at 2:11 p.m. until August 22, 2023.

Karen Keller  
Deputy Clerk to the County Board

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

### Board Action Request

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#### 23-HCRRRA-0020

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**Item Description:**

Lease Agmt A2311876 with Dock & Lift, Inc. for rental of HCRRRA property in Spring Park, 09/01/23-08/31/28; \$1620 (recv first three years)

**Resolution:**

BE IT RESOLVED, that Lease Agreement A2311876 with Dock & Lift, Inc. for rental of 2,000 square feet of Hennepin County Regional Railroad Authority's Dakota Rail corridor located between Kings Road and the Seton Channel in the city of Spring Park, from September 1, 2023 through August 31, 2028, in the receivable amount of \$1,620 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:**

Dock & Lift, Inc. owns a building at 4532 Shoreline Drive in the city of Spring Park adjacent to Hennepin County Regional Railroad Authority's (HCRRRA) Dakota Rail corridor. Since 1991, a 20-foot by 100-foot strip of the corridor has been leased by the owners of this building. The lease was assigned to HCRRRA upon purchasing the corridor in 2001. Dock and Lift, Inc. purchased the building in 2002 and has continued the lease to store dock materials.

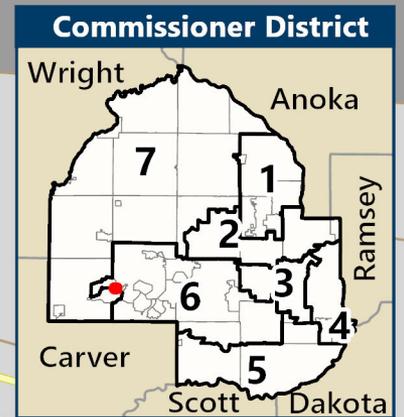
Consistent with HCRRRA's Land Use Management Plan, the lease agreement will establish the term for five years, from September 1, 2023, through August 31, 2028, with a leased area of 2,000 square feet, and an annual rental charge of \$1,620 with an adjustment after three years according to the Consumer Price Index. Dock & Lift, Inc. 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 A2311876 with Dock & Lift, Inc. for a five-year term from September 1, 2023, through August 31, 2028, with an annual rental charge of \$1,620, with an adjustment in the fourth year.

**Impact/Outcome:** Approval of this request allows for a new five-year lease with Dock & Lift, Inc.

**Recommendation from County Administrator:** Recommend Approval

# Lease Agreement A2311876 with Dock & Lift, Inc. in Spring Park



BAR map date:  
8/7/2023



### Board Action Request

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#### 23-HCRRRA-0021

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##### **Item Description:**

Neg Agmt PR00005488 with Met Council and HC for Blue Line Extension Project, 09/01/23-12/31/24, NTE \$75,305,000 (\$15,061,000 from HCRRRA, CP 1000941 - RRA: Bottineau FTA LRT and \$60,244,000 from Hennepin County, CP 1005877 - HC TSUT Bottineau LRT Capital)

##### **Resolution:**

BE IT RESOLVED, that the Hennepin County Regional Railroad Authority authorizes negotiation of PR00005488, Capital Grant Agreement for the METRO Blue Line Extension Light Rail Transit Project with the Metropolitan Council and Hennepin County, with a grant activity period of September 1, 2023, through December 31, 2024, and with a Maximum Grant Amount of \$75,305,000, of which the Authority will contribute up to \$15,061,000 (CP 1000941) and the County will contribute up to \$60,244,000 (CP 1005877); and

BE IT FURTHER RESOLVED, that the Authority authorizes the Chair to execute Agreement PR00005488, after review and approval by the County Attorney's Office; and

BE IT FURTHER RESOLVED, that the Authority authorizes the Controller to transfer and disburse funds as necessary to carry out the intent of this Resolution.

##### **Background:**

Since the inception of the METRO Blue Line Extension Light Rail Transit (LRT) Project (CP 1000941), HCRRRA has contributed \$48.8 million to the project through three separate agreements with the Metropolitan Council. The most recent agreement is Cooperative Funding Agreement A176897 which authorized the provision of up to \$50.89 million for engineering phase activities (Resolution 17-HCRRRA-0007). HCRRRA has authorized eleven amendments to Agreement A176897, each of which extended the contract period, with no change in the not to exceed amount. The most recent amendment, authorized on May 16, 2023, by Resolution 23-HCRRRA-0016, extended the contract period to August 31, 2023.

To date, \$151 million has been contributed to the Project, including the funds contributed by HCRRRA. This amount also includes nearly \$64 million provided by Hennepin County and CTIB through a separate agreement (Agreement A177882A) (approximately \$17 million in Hennepin County funds and \$47 million in CTIB funds). CTIB also previously contributed \$36 million through prior agreements, and all available CTIB funds have now been paid to the Project.

This board action would authorize negotiation and execution of a new grant agreement (PR00005488 or the "New Agreement") with the Metropolitan Council and Hennepin County for the Project. The New Agreement would take the place of the existing HCRRRA and County grant agreements for the Project and be the vehicle for all HCRRRA and County contributions to the Project during the term of the New Agreement. The New Agreement would provide for a maximum grant amount of \$75,305,000, of which the HCRRRA would contribute \$15,061,000 and the County would contribute \$60,244,000. The New Agreement's end date would be December 31, 2024. The parties would anticipate the amendment of the New Agreement in the future to raise the maximum grant amount and to extend the agreement's end date as project work proceeds.

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## 23-HCRRRA-0021

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The New Agreement would change current Project governance practices in two important ways. First, it would establish a Project Decisions Board (“PDB”) with jurisdiction over a number of important project decisions, including execution of large contracts for the Project, changes to the Project budget, and key applications to the Federal Transit Administration. The PDB would have five members: two appointed by the Metropolitan Council, two appointed by the County, and one appointed by HCRRA. Second, the New Agreement would provide the County with authority to make certain key staff appointments, including the Deputy Project Director and the Civil Design Lead. The New Agreement would also make a number of other improvements, updates, and changes.

The Blue Line Extension Project is currently in the engineering phase and working to publish a Supplemental Draft Environmental Impact Statement. Primary activities during the grant activity period will include preparation of environmental documentation and final design and engineering of the new route. This work will lead toward Municipal Consent in mid-year 2024 to progress to the Record of Decision by the Federal Transit Administration in late 2024.

**Current Request:** Authorization to negotiate and execute Agreement PR00005488 with the Metropolitan Council and Hennepin County for the METRO Blue Line Extension Project (CP 1000941), with a grant activity period of September 1, 2023, through December 31, 2024, and a maximum grant amount of \$75,305,000. The agreement will allow for continued work on the METRO Blue Line Extension Project.

**Impact/Outcomes:** This action supports the county’s disparity reduction efforts by investing in infrastructure that gives people transportation choices and access to housing, jobs, schools, medical facilities, and recreational areas.

**Recommendation from County Administrator:** Recommend Approval