



Business Item 2025-93 SW

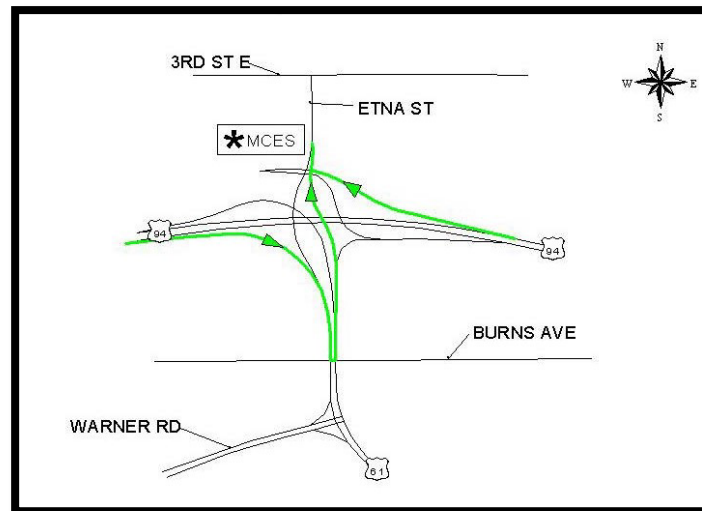
Contract Amendment to Close Out Lease of Metro 94 Facility



Environmental Committee: April 8, 2025

Tina Nelson

Why we are here today?



- All work groups that inhabited that space have moved into their new spaces at existing Met Council facilities
- Current lease for Metro 94 expires on June 30, 2025
- We are short funds on the existing contract to be able to meet financial obligations of the lease
- **Amendment value exceeds 10% of the original lease amount, so adding funds requires Met Council approval**

History of the Lease and Metro 94



Met Council has leased this space since 1990

- The latest amendment to the original lease was executed July 1, 2020, for \$1.3M
- The space was occupied by Industrial Waste & Pollution Prevention (IWPP) and Air Quality (AQ) for over 34 years
- Both groups have moved out of the facility in new spaces built for them at existing facilities
 - IWPP moved into the Services Building at the Metropolitan WWRF in November 2024
 - AQ moved into the Regional Maintenance Facility in September 2024

Why are we short funds on the contract?



- We experienced unforeseen increases in common area expenses and real estate taxes over the 5-year lease period
- An additional \$74,873.00 in funding must be amended to Contract 09P158 to fulfill Met Council's financial obligations and close out the lease on June 30, 2025

Proposed Action



That the Metropolitan Council authorizes the Regional Administrator to execute an amendment to Contract 09P158 that will add \$74,873.00 to close out the Metro 94 facilities lease which expires June 30, 2025.

Questions?

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