

Transportation Committee

Meeting date: April 8, 2013

For the Metropolitan Council meeting of April 10, 2013

Subject: Anoka Ramp – Authorization to negotiate and execute a Parking Ramp Lease and a Master Cooperative Agreement

District(s), Member(s): District 9 - Edward Reynoso

Policy/Legal Reference: Minn. Stat. Sec. 473.129 Subd. 7 and Sec. 473.4057 Subd. 7.

Staff Prepared/Presented:

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Division/Department: Metro Transit / Engineering & Facilities

Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to negotiate and execute the following agreements for the Anoka Station Ramp Project:

- Parking Ramp Lease between the Council and the City of Anoka.
- Anoka Commuter Rail Transit Village Parking Facility Project Master Cooperation, Funding and Delegation Agreement between the Council, Anoka County Regional Railroad Authority and the City of Anoka.

Background

The City of Anoka has received a \$5.8 million dollar Congestion Mitigation Air Quality (CMAQ) Federal Transit Administration (FTA) grant and, in addition, has received a \$2.0 million dollar Counties Transit Improvement Board (CTIB) grant from Anoka County Regional Railroad Authority (ACRRA) grant to construct a new structure at the Northstar Anoka Station to replace the existing surface Park & Ride.

The original Parking Ramp Lease between the Metropolitan Council and the City of Anoka was executed on October 18, 2010. This agreement defined the terms of the Ground Lease parking with a reservation of the right for the City to develop the property at a later date where the Council and the City would come to an agreement regarding cost sharing for operation and maintenance of the new structured parking and the obligation to rebuild. Per the terms of the original Ground Lease Agreement, the City is proceeding with its option to develop the property and construct a new structured parking facility.

At the end of 2012, the City of Anoka came to the Council to discuss the terms of a new Parking Ramp Lease. The Parking Ramp Lease is to replace the original Ground Lease Agreement of the existing surface lot. As part of the terms of the agreement, the City agrees to construct the new parking ramp and the Council agrees to pay for the utilities associated with the operation of the ramp and the long term maintenance of the facility (not including exterior facade).

The City also has been in discussions with the Council regarding the Anoka Commuter Rail Transit Village Parking Facility Project Master Cooperation, Funding and Delegation Agreement. As part of the terms of the agreement, the City agrees to pay for up to \$50,000 of the Council's staff time to oversee the construction of this facility. In addition, the Council agrees to acquire from BNSF the required commuter rail easements, agrees to own the pedestrian overpass, and agrees to oversee certain property interest necessary for construction and operation of the ramp. (See Business Item 2013-69SW presented to the Transportation Committee on February 25, 2013, to authorize the Regional Administrator to negotiate and execute an Overpass Agreement with BNSF Railway for the Anoka Station.)

Rationale

Authorization to negotiate and execute agreements in excess of \$250,000 requires Council approval.

The new parking ramp will allow for future development of the area consistent with City of Anoka's planning. The construction of the ramp also includes a pedestrian overpass allowing the customers to have a safer means to cross the tracks.

Funding

Under the terms of the Parking Ramp Lease, the Council will be responsible for ramp and pedestrian overpass operation and maintenance costs. Council's staff time (up to \$50,000) associated with the construction of the ramp will be reimbursed by the City of Anoka via the terms of the Master Cooperation Agreement.

Known Support / Opposition

The Anoka County Regional Railroad Authority and the City of Anoka supports the execution of these agreements.