

Transportation Committee

For the Metropolitan Council meeting of May 13, 2015

Subject: Authorization to negotiate and execute a Construction, Operations, and Maintenance Agreement with the St. Paul Saints Baseball Club.

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a Construction, Operation and Maintenance Agreement with the St. Paul Saints Baseball Club related to the development of a parking lot located on undeveloped Council property east of the existing Green Line Operations & Maintenance Facility, contingent on FTA incidental use concurrence.

Summary of Committee Discussion/Questions

Mark Leemon, Lead Project Manager with Metro Transit Engineering and Facilities, provided a short presentation and overview of the item. Mr. Leemon reviewed the Saints proposal, Transit's impacts, and the terms of the agreement. Finally, Mr. Leemon reviewed the business item related to the agreement. There was one question posed by the Committee.

Chair Schreiber commented on the arrangement Transit has with the water from the OMF used by the Saints Ballpark, and then asked if the parking lot could use permeable material. In response to a question, Mr. Leemon stated that permeable pavement will not be used on the property due to contaminants being present in the soil. It was better to cap the soil with impermeable pavement and to drain the surface water to the City storm sewer system.

A motion to approve by Committee Member Commers was seconded by Committee Member Elkins.
Consent to Council.

Meeting date: April 21, 2015

For the Metropolitan Council meeting of May 13, 2015

Subject: Authorization to enter into a Construction, Operations and Maintenance Agreement with the St. Paul Saints Baseball Club, Inc.

District(s), Member(s): District 13 – Richard Kramer

Policy/Legal Reference: Minnesota Statutes 473.129

Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510

Marilyn Porter, Director Engineering & Facilities, 612-349-7689

Pat Jones, Asst. Director Facilities Engineering, 612-349-7606

Mark Leemon, Lead Project Manager, 612-349-7674

Division/Department: Metro Transit/Engineering & Facilities

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Background

The Metropolitan Council owns property that is located on the east end of the existing Green Line Operations & Maintenance Facility. Although currently undeveloped, the property is being used for storage and staff planned to pave the site for overflow parking, equipment storage, and other operational needs.

In early March 2015, the Saints approached Metro Transit staff regarding the use of this property for parking, including tailgating, during events. The Saints, at its sole cost and expense, propose to construct a parking lot that can accommodate up to 271 cars. Under the proposed agreement, the Saints use is limited to 75 events per year. The Saints are also responsible for operations and maintenance costs from April – October, as well as providing security during events. The Metropolitan Council will retain ownership of the lot and use, except during events, for its operational needs.

The agreement defines the rights and obligations of all parties with respect to the installation, ownership, operations, maintenance and shared use of the Parking Lot. Pending Saints acceptance, the term of the agreement is for 10 years with up to two (2) consecutive renewal periods of five (5) years each. Also, the Saints will provide Metro Transit with promotional support in an amount to be finalized.

FTA concurrence for incidental use will be required.

Rationale

Authorization to negotiate and execute this agreement requires Council approval.

Funding

All construction costs are the responsibility of the Saints. The Saints will be responsible for all operation and maintenance costs, except for routine maintenance and snow plowing between November 1 and March 31.

Known Support / Opposition

The City of St. Paul supports this project. There is no known opposition.