

### Transportation Committee

For the Metropolitan Council meeting of December 14, 2016

**Subject:** Southwest Light Rail Transit (Green Line Extension) Letter Agreement with the City of Hopkins for Park and Ride Spaces at Downtown Hopkins Station

#### Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to negotiate and execute a Letter Agreement with the City of Hopkins (City) related to the acquisition of public parking and a public pedestrian and bicycle lobby (Property) from the City.

#### Summary of Committee Discussion/Questions

Metro Transit Deputy General Manager Mark Fuhrmann and SWLRT Project Director Jim Alexander presented this item. Councilmember Dorfman asked if the housing development is a done deal. Also, did we had any involvement in it and have any leverage to say to the developers along SWLRT and BLRT that we'd like to see a percentage be 'affordable housing'. Alexander responded that, yes it's a done deal and no we did not have any involvement. Fuhrmann also stated that the leverage is a key question as the local cities assemble their comprehensive plans.

Motion by Councilmember Munt, seconded by Councilmember Letofsky and carried.

### Transportation Committee

Meeting date: December 12, 2016

For the Metropolitan Council meeting of December 14, 2016

**Subject:** Southwest Light Rail Transit (Green Line Extension) Letter Agreement with the City of Hopkins for Park and Ride Spaces at Downtown Hopkins Station

**District(s), Member(s):** All

**Policy/Legal Reference:** Minn. Stat. 473.399

**Staff Prepared/Presented:** Brian Lamb, General Manager, 612-349-7510  
Mark Fuhrmann, Deputy General Manager, 612-373-3810  
Jim Alexander, Project Director, 612-373-3880  
Joan Hollick, Deputy Project Director, 612-373-3820

**Division/Department:** Metro Transit / Green Line Extension Project Office

#### Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to negotiate and execute a Letter Agreement with the City of Hopkins (City) related to the acquisition of public parking and a public pedestrian and bicycle lobby (Property) from the City.

#### Background

The Project scope and budget approved by the Metropolitan Council on August 10, 2016 includes 190 park-and-ride spaces at the Downtown Hopkins Station. The City, the Hopkins Housing and Redevelopment Authority, and Moline Development entered into Development Agreement on March 4, 2016 for the construction of approximately 241 market rate rental housing units, a pedestrian and bicycle lobby and grade-level parking garage at the intersection of Excelsior Boulevard and 8<sup>th</sup> Avenue South near the Downtown Hopkins Station.

The Letter Agreement commits the Council to enter into a future Purchase Agreement for the acquisition of grade-level parking and the pedestrian and bicycle lobby from the City in an amount not-to-exceed \$3,450,000. The Letter Agreement requires the completion of an appraisal before executing the Purchase Agreement. The City and the Council anticipate executing the Purchase Agreement in late 2017.

The Letter Agreement represents a binding commitment that the parties enter into a future Purchase Agreement and outlines the City’s purchase of the Property from the developer, the purchase price, approvals, indemnity, warranties, contingencies, proration, possession prior to closing, signage, and formal conveyance documentation.

#### Rationale

Negotiating and executing this Letter Agreement commits the parties to enter into a future Purchase Agreement for the purchase of the Property. The Property will provide park-and-ride capacity near the Downtown Hopkins Station. Without this funding commitment, the parking will not be available to transit passengers as a park-and-ride facility as included in the Project scope.



## **Funding**

The purchase detailed above and per the Letter Agreement would be fully funded by the Project, and is part of the \$1.858 billion SWLRT Project budget approved by the Council on August 10, 2016.

## **Known Support / Opposition**

The City of Hopkins and Hopkins HRA authorized the Development Agreement on March 4, 2016.