

## Transportation Committee

For the Metropolitan Council meeting of February 8, 2017

**Subject:** Southwest Light Rail Transit (Green Line Extension) Master Utility Agreement with CenterPoint Energy

### Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to negotiate and execute a Master Utility Agreement with CenterPoint Energy to allow for reimbursement of costs, not to exceed \$800,000, associated with relocation of utilities that conflict with the Southwest LRT Project.

### Summary of Committee Discussion/Questions

Mr. Jim Alexander, SWLRT Project Director, presented the item. Councilmember Dorfman questioned the timing for reimbursement of these costs. Mr. Alexander stated that these expenditures are project eligible costs and Met Council will be reimbursed 50% from FTA project funds. The project office will know more about the timing of expenditures and reimbursements when the FFGA is executed. Councilmember Elkins asked if the project will have a similar agreement with Xcel. Mr. Alexander stated yes, this agreement will be ready for Council approval in an upcoming Transportation Committee meeting. Councilmember Elkins asked how the project office will control costs. Mr. Alexander explained that work tasks will be controlled through work orders.

Motion by Dorfman, seconded by Elkins and passed.

## Transportation Committee

Meeting date: January 23, 2017

For the Metropolitan Council meeting of February 8, 2017

**Subject:** Southwest Light Rail Transit (Green Line Extension) Master Utility Agreement with CenterPoint Energy

**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 Master Utility Agreement with CenterPoint Energy to allow for reimbursement of costs, not to exceed \$800,000, associated with relocation of utilities that conflict with the Southwest LRT Project.

### Background

The Southwest LRT Project design plans include above and below ground existing utility facilities located within the Project's limits of disturbance. Council staff identified existing utility facilities, including those owned by CenterPoint Energy, that conflict with the Project design. Staff has been working with CenterPoint Energy to identify alternative locations. CenterPoint Energy has property rights to be in their existing location.

The Council developed a Master Utility Agreement to provide a mechanism for reimbursing private utilities for required utility relocation work to be performed by the utility company. CenterPoint Energy will be responsible for engineering and relocating their utilities. The required utility work will be described in detail in work orders issued under the Master Utility Agreements.

### Rationale

Executing the Master Utility Agreement provides a mechanism to reimburse CenterPoint Energy to relocate their facilities which is required in advance of heavy construction on the Project.

### Thrive Lens Analysis

Relocating utilities is necessary to implement the Green Line Extension that will increase the region's prosperity as it will provide access to 80,900 forecasted jobs and a new transportation option for 55,800 forecasted residents within ½ mile of the planned new stations in addition to the 145,300 forecasted jobs and 35,600 forecasted residents in downtown Minneapolis.

### Funding

The Master Utility Agreement is necessary to reimburse utility companies for their design, engineering, and relocation costs. Reimbursement of warranted expenses is a Project eligible cost and will be funded 50% by the Federal Transit Administration and 50% by local funding partners.

**Known Support / Opposition**

There is no known opposition to this action.

SOUTHWEST

Green Line LRT Extension



# Transportation Committee

January 23, 2017



# Utility Agreements

# CCLRT 4<sup>th</sup> Street Utility Relocation



# Recommendation

- That the Metropolitan Council (Council) authorize Regional Administrator to negotiate and execute a Master Utility Agreement with CenterPoint Energy *2017-31*
- That the Metropolitan Council (Council) authorize Regional Administrator to negotiate and execute a Master Utility Agreement with CenturyLink *2017-32*

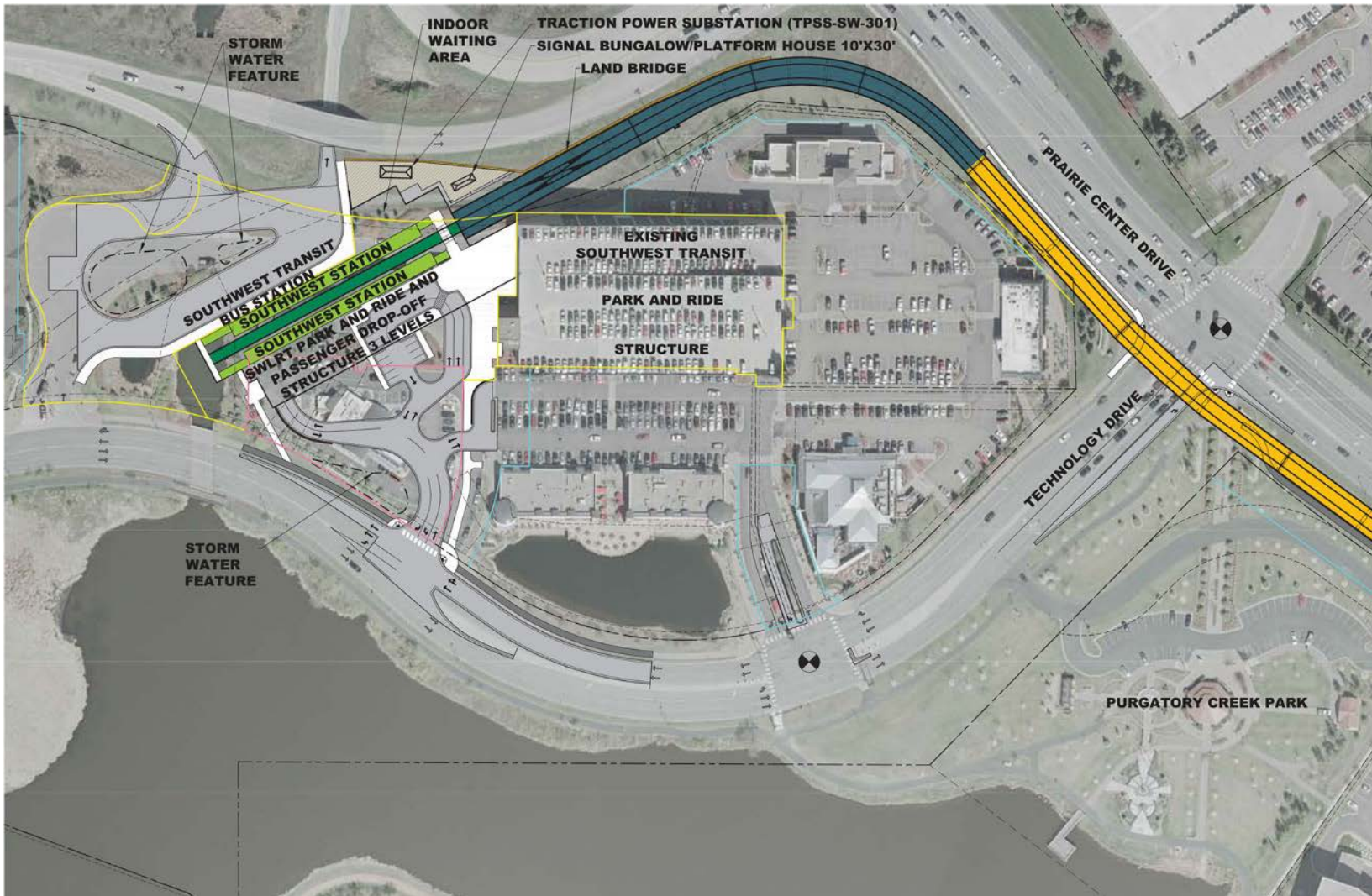
# SouthWest Station Property Agreement



# Background

- In January 2015, the Council entered into the SouthWest Station Cohabitation Agreement with SWT which defined the framework for how the two agencies will integrate transit service on the SouthWest Station site in Eden Prairie
- The station will be designed as a multi-modal transit hub supporting existing SWT bus service and LRT service
- To accommodate the LRT platform and the expansion of parking for LRT, SWT's administrative office building will be functionally replaced off-site
- Several other existing functions will be re-constructed on the site to integrate bus service and LRT service

# SouthWest Station



**SWLRT ACQUIRE EASEMENT AND CONVEY TO SWT. SWLRT WILL RETAIN AN ACCESS EASEMENT  
5,397 SQ FT**

**SWT WILL TRANSFER FEE TO SWLRT. SWT WILL BE PROVIDED AN ACCESS EASEMENT  
58,571 SQ FT**

**SWLRT WILL BE PROVIDED AN ACCESS EASEMENT FROM SWT  
74,555 SQ FT**

**SWT WILL RETAIN  
69,693 SQ FT**

**SWLRT ACQUIRE FEE. SWT WILL BE PROVIDED AN ACCESS EASEMENT  
43,203 SQ FT**

**SW TRANSIT BUS STATION  
SOUTHWEST STATION  
NEW PARKING RAMP**

**TECHNOLOGY DRIVE**

# SouthWest Station

- Add 450-space ramp to existing 925-space park-and-ride ramp



# Recommendation

- That the Council authorize Regional Administrator to negotiate and execute a Property Agreement between the Council and SouthWest Transit (SWT) 2017-33
  - Transfer of property rights at SouthWest Station from SWT to the Council
  - Payment to SWT for the functional replacement of Southwest Transit's office building and related improvements in an amount not-to-exceed \$8,000,000

# Condemnation Authority for Parcels over \$1 Million

# Appraisal Thresholds for Initiating Condemnation

Approval Thresholds	Estimated # of Parcels	% of Estimated Parcels	Estimated Cost (\$M)	% of Estimated Cost
Over \$1,000,000 - Council	24	16%	\$87.89	82%
\$150,000 to \$1,000,000 - RA	41	27%	\$15.89	15%
\$100,000 to \$150,000 - GM	14	9%	\$1.66	2%
Up to \$100,000 - GM	74	48%	\$1.74	2%

# Recommendation

- That the Council authorize Approval to Initiate Condemnation on Identified Parcels over \$1 Million  
*2017-34*



# More Information

Online:

[www.SWLRT.org](http://www.SWLRT.org)

Email:

[SWLRT@metrotransit.org](mailto:SWLRT@metrotransit.org)

Twitter:

[www.twitter.com/southwestlrt](http://www.twitter.com/southwestlrt)

