

## Transportation Committee

For the Metropolitan Council meeting of February 8, 2017

**Subject:** Southwest Light Rail Transit (Green Line Extension) SouthWest Station Property Agreement with SouthWest Transit

That the Metropolitan Council (Council) authorize the Regional Administrator to negotiate and execute a Property Agreement (Agreement) between the Council and SouthWest Transit (SWT) related to the transfer of property rights and any Federal interest of a portion of the property (Property) at SouthWest Station from SWT to the Council and Council payment for the functional replacement of Southwest Transit's office building and related improvements in an amount not-to-exceed \$8,000,000.

### Summary of Committee Discussion/Questions

Mr. Jim Alexander, SWLRT Project Director, presented the item. Councilmember Barber asked if property rights have to be in place prior to the FFGA being issued. Mr. Alexander confirmed yes. Mr. Alexander then responded to questions from Councilmember Elkins and Councilmember McCarthy on the timing of the regional solicitation money to Eden Prairie for Town Center Station and the soil conditions and construction challenges at SouthWest Station.

Motion by Munt, 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) SouthWest Station Property Agreement with SouthWest Transit

**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 Property Agreement (Agreement) between the Council and SouthWest Transit (SWT) related to the transfer of property rights and any Federal interest of a portion of the property (Property) at SouthWest Station from SWT to the Council and Council payment for the functional replacement of Southwest Transit's office building and related improvements in an amount not-to-exceed \$8,000,000.

### Background

SouthWest Station in Eden Prairie is owned by SWT, where they operate local and express bus service for the cities of Eden Prairie, Chaska and Chanhassen and maintain their administrative offices.

With the introduction of the Southwest Light Rail Transit Project (Project) at SouthWest Station, the station will be designed to be a multi-modal transit hub supporting both the 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 removed from the Property and several other existing functions will be re-constructed on the Property and overall site to better integrate colocation of bus service and LRT service as a result of the Project. Administrative offices will be functionally replaced off-site.

On January 26, 2015, the Regional Administrator signed the SouthWest Station Cohabitation Agreement with SWT which laid out the framework for how the two agencies will integrate transit service on the site. Since the cohabitation agreement was executed, the Federal Transit Administration (FTA) has determined that the Project needs to follow guidance in FTA Circular 5010.1D, related to use and disposition of property and facilities with a Federal interest. FTA guidance stipulates that property and facilities required for the Project to be transferred to the Council by SWT and any facilities not re-constructed with the Project on the site can be functionally replaced elsewhere with Project funds. Because there is a federal interest in the facilities to be removed for the Project, SWT will need to transfer the Property to the Council for the use as part of the Project.

## **Rationale**

Executing the Agreement is necessary for the Project to obtain property needed for the construction of the Project and for the functional replacement of SWT's administrative office building and related improvements.

## **Thrive Lens Analysis**

The transferring of property rights and the functional replacement of SWT's administrative office building 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 Agreement between the Council and SWT for the transfer of property rights and functional replacement of SWT's administrative offices and related improvements is a Project eligible cost and will be funded 100% 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)

