

Transportation Committee

For the Metropolitan Council meeting of February 8, 2017

Subject: Southwest Light Rail Transit (Green Line Extension) Initiate Condemnation on Parcels over \$1 Million

Proposed Action

That the Metropolitan Council authorize the Green Line Extension LRT Project Office to initiate condemnation proceedings on the following parcels appraised at greater than \$1 million that staff is not able to acquire by negotiation:

Parcel 202 (CHCR, LLC), Parcel 413 (Kant-Sing Partnership), Parcel 414 (Liberty Property LP – OMF 1), Parcel 418 (MJTA Partners, LLC), Parcel 419 (Liberty Property LP – OMF 2), and Parcel 608 (Hasselbring Family Ltd. Partnership).

Summary of Committee Discussion/Questions

Mr. Jim Alexander, SWLRT Project Director, presented the item. There were no questions from committee members.

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) Initiate Condemnation on Parcels over \$1 Million

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statutes 117.012 and 473.405

Staff Prepared/Presented: Brian J. Lamb, General Manager, 612-349-7510
Mark W. Fuhrmann, Deputy General Manager, 612-373-3810
Jim Alexander, Project Director, 612-373-3880

Division/Department: Metro Transit/ Green Line Extension LRT

Proposed Action

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Background

The Green Line Extension LRT Project needs to acquire property rights from the above mentioned parcels to construct and operate the Green Line Extension. Acquisitions include items such as temporary easements, permanent easements, utility easements, fee title, and access control. In acquiring the property for the Project, the Project Office has followed the acquisition, condemnation, and settlement thresholds previously established in BI 2016-01 *Revised*. Efforts were made to acquire the property rights through direct purchase, however in some circumstances it is necessary to use condemnation under Minnesota Statutes 117 to acquire the property rights. The Project Office staff has made an offer to acquire the necessary property rights and is actively negotiating in good faith. Project staff will continue to negotiate in good faith even after condemnation proceedings are initiated.

Rationale

Property rights acquisitions are necessary to construct and operate the Green Line Extension LRT Project. Condemnation is a common practice used by roadway and transitway authorities in Minnesota to complete transportation projects with valid public purpose. The Council took action in November 2016 that established the Green Line Extension LRT Project as a valid public purpose project under Minnesota Statutes 117.012 and 473.405. This allows the Council to proceed with condemnation proceedings pursuant to the thresholds passed by the Council per BI 2016-01 *Revised*, on September 28, 2016.

Thrive Lens Analysis

Acquiring property rights is necessary to construct and operate 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

Property acquisition is a budgeted activity and is a project eligible expense. Funding is included in Capital Budget Amendment, item 2017-35JT.

Known Support / Opposition

MnDOT, the Green Line Extension Project's partner and staff resource, supports the process described above.

SOUTHWEST

Green Line LRT Extension



Transportation Committee

January 23, 2017



Utility Agreements

CCLRT 4th 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

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