

Committee Report

Transportation Committee



Committee Meeting Date: December 11, 2023

For the Metropolitan Council: January 10, 2024

Business Item: 2023-287

Authorization for the Regional Administrator to Execute First Amendment to Joint Powers Agreement with the City of Saint Paul and St. Paul Housing and Redevelopment Authority for Redevelopment of the Central Station Block and Authorization for the Regional Administrator to Execute Non-Material Amendments to the Joint Powers Agreement

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to: (1) execute a First Amendment to Joint Powers Agreement with the City of St. Paul Housing and Redevelopment Authority (Saint Paul HRA), and the City of Saint Paul (City); and (2) execute any subsequent non-material amendments to support the redevelopment of the Central Station Block.

Summary of Transportation Committee Discussion/Questions

Metro Transit Transit Oriented Development Senior Manager Michael Krantz presented this item. Chamblis asked if there was a reason we are entering into an agreement and targeting this area. Krantz stated both entities share the same goal of more redevelopment on that site which could increase ridership for Metro Transit and revenue for the city, among other goals. Carter, Toni asked that ask the process advances, that progress or updates be provided to the Council members. Chair Barber asked who is leading the marketing. Krantz stated staff are working closely with the city but that the Council is leading the process and going through the Council's procurement process.

Motion by Morales seconded by Chamblis. Motion carried.

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District(s), Member(s):	District 13, Lee
Policy/Legal Reference:	Minnesota Statutes § 471.59 Joint Exercise of Power, RF 1-6 Transit Oriented Development (TOD) Policy, FM 9-1 Real Estate Policy, FM 14-1 Procurement Policy
Staff Prepared/Presented:	Lesley Kandaras, General Manager, 612-349-7517 Nick Thompson, Interim Executive Director, 612-349-7507 Michael Krantz, Senior Manager, TOD, 612-349-7392
Division/Department:	Metro Transit/TOD

Proposed Action

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Background

The Metropolitan Council, the City, and the Saint Paul HRA are parties to the Joint Powers Agreement (JPA) for the redevelopment of Central Station Block properties that are owned by the Council and the Saint Paul HRA. The Joint Powers Agreement allows the St. Paul HRA and the Council to market their respective parcels as a single site and to collectively and collaboratively perform services or functions to support efficient redevelopment of the combined site. Primarily, the Joint Powers Agreement governs the processes for preparing the combined site for redevelopment, procuring a developer, negotiating development-related agreements related to the combined site, and distributing combined site sales proceeds.

The First Amendment modifies the JPA to omit references to a statutory right of first refusal, which is not applicable to the Council's Central Station Block property. Additionally, Council staff is requesting that the Council authorize the Regional Administrator to execute non-material amendments to the Joint Powers Agreement for purposes of efficiency in the multi-step redevelopment process for the properties.

Rationale

The First Amendment to Joint Powers Agreement and authorization of the Regional Administrator to execute non-material amendments to the JPA facilitates the three parties' interests and roles in

the redevelopment of the Central Station Block by providing flexibility and efficiency in that process.

Thrive Lens Analysis

The Joint Powers Agreement advances several Thrive outcomes:

- **Stewardship:** Redevelopment of the Central Station Block is anticipated to generate new transit ridership and sales proceeds for Metro Transit.
- **Prosperity:** Redevelopment is expected to facilitate private investment on a site that is located adjacent to significant existing and future transit service, including the METRO Green Line.
- **Equity:** Redevelopment is anticipated to increase access to jobs, housing, and destinations along transit.
- **Livability:** Transit-oriented development on Central Station Block will make the community more walkable, bikeable, and safe by increasing access to destinations along transit and by increasing activity on a site in Downtown Saint Paul that is currently vacant.
- **Sustainability:** The Joint Powers Agreement will facilitate development in a transit-rich area. The Central Station Block redevelopment will also reduce the need to use single-occupant vehicles for transportation. Locating new growth along transit is a powerful tool for reducing regional climate-warming emissions.

Funding

No funding need anticipated.

Small Business Inclusion

There are no direct impacts to small business related to this action.

