

Committee Report

Management Committee



Committee meeting date: October 22, 2025

For the Metropolitan Council: November 12, 2025

Business Item: 2025-272

Securian Office Lease, Contract 25M098

Proposed action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute contract 25M098 with Securian Financial Group, for an 11-year lease which includes base rent, common area maintenance expenses, furniture, and tenant improvement allowance in the amount not to exceed \$9,200,000.

Summary of Management Committee discussion/questions

Real Estate Director Kelly Jameson and Real Estate Leasing Specialist Ben Bruenjes presented this item. Council members discussed what departments and employees would move to and use amenities at the Securian space, and whether consideration for enterprise space needs and cross divisional collaboration was a part of this facility rental. Chair Johnson mentioned she used to work in the building with its great amenities, and appreciated the well negotiated agreement for this space given the current office environment.

Motion by Osman; Seconded by Morales. CM Jenkins abstained from voting. Motion Carried.



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District(s), member(s):	All
Policy/legal reference:	FM 14.2 Expenditures for Procurement of Goods, Services and Real Estate Policy, FM 9.1 Real Estate Policy, Minn. Stat. §473.129
Staff prepared/presented:	Kelly Jameson, Director Real Estate, 651-602-1556 Ben Bruenjes, Real Estate Leasing Specialist, 651-602-1975 Greg Kaslow, Manager, Central Services, 612-207-9586
Division/department:	Regional Administration

Proposed action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute contract 25M098 with Securian Financial Group, for an 11-year lease which includes base rent, common area maintenance expenses, furniture, and tenant improvement allowance in the amount not to exceed \$9,200,000.

Background

The Robert Street facility is the Metropolitan Council's Shared Services main office, occupied by staff from Regional Administration, Community Development, Environmental Services and Metropolitan Transportation Services.

The Council moved into the Robert Street building in 2006 when there were 360 employees. In 2015, staff grew to over 500 employees, and business item 2015-104 was brought before Council to lease office space at 375 Jackson Street (21,500 sf), owned by Madison Equities. The lease at 375 Jackson accommodates approximately 120 workstations and originally housed the Regional Administration IS department. During and post Covid, the Metropolitan Council adopted hybrid and remote work environments that allowed for growth in staff without additional office space. Current staff count at the Robert Street Shared Services and Council divisions is 750 employees.

The lease at 375 Jackson Street expires in February 2026. Shared Services departments are experiencing growth to accommodate increased service and growth for divisions across Council. In addition, there is a shift for some employees at Robert Street to work more days each week in-office. As workplace models have evolved over the last decade, requirements for flexible space including focus rooms, conference rooms, and drop-in space have become part of office norm. The space at Robert Street accommodates enterprise level interaction for all business units, including public meeting space and workspace for those who office elsewhere.

The Real Estate Office completed a market analysis of office buildings near Robert Street, including the existing space at 375 Jackson Street. The Securian Financial Group offers 33,000 square feet of fully furnished workspace on floors 9 and 10 with access to multiple amenities, the lowest cost per square foot, and is the most advantageous to the Council and being recommended for approval.

Rationale

Contracts for the acquisition of interests in real property, such as leases, exceeding \$1,000,000 require Council approval.

Thrive lens analysis

On Feb. 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, this action promotes Stewardship and Prosperity through needed facility expansion to support employee growth across all divisional lines.

Funding

Funds have been identified and are available in Council's authorized operating budget.

Small business inclusion

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

