

T Transportation Committee
Meeting date: December 10, 2012
For the Council Meeting of December 12, 2012

ADVISORY INFORMATION

Date: December 12, 2012
Subject: Authorization to Purchase Property – Public Facilities Maintenance Building
District(s), Member(s): 14; Jon Commers
Policy/Legal Reference: Minnesota Statutes MN Statutes 473.129, 473.405, 117.025 and 117.042
Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
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Division/Department: Engineering & Facilities

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and purchase the property at 677 Transfer Road for the purpose of a new location for the Public Facilities Maintenance Group. This authorization would be for an amount up to the appraised value.

Background

Metro Transit's Public Facilities Maintenance Group maintains over 900 facilities utilized by the public; bus shelters, transit stations, light rail and commuter rail stations, park-n-rides etc. In February of 2009, Public Facilities moved to their current location, which is a leased building in NE Minneapolis between 35W and Hwy 280. With the continued growth of the transit network, Public Facilities has outgrown this leased facility. Additionally, the lease expires in November of 2013.

This past summer, Engineering and Facilities initiated a real estate search to identify property options and hired Colliers International to assist in the effort. The property search located nine potential sites in the search area. Five sites were short listed for additional cost analysis and design concept planning. The costs for land acquisition and development of these five properties ranged from \$6 million to \$10.3 million. 677 Transfer Road in St. Paul stood out as the best value to the Council.

Metro Transit performed due diligence studies on this property including an independent appraisal and a building condition assessment. The owner provided a current Phase I environmental assessment. The review of these reports concludes no significant issues with the property.

The property is currently on the market with a willing seller. Condemnation is not anticipated.

Rationale

The ability to purchase land requires Council approval.

Funding

Regional Transit Capital (RTC) funds, approved by Council November 28, 2012, are available from Project 64216: Public Facilities Maintenance Building.

Known Support / Opposition

There is no known opposition to this action.

Figure 1 – Map of Proposed Purchase

