

## Transportation Committee

Meeting date: August 11, 2014

For the Metropolitan Council meeting of August 27, 2014

**Subject:** Authorization for the Regional Administrator to Enter into a Long-term Lease Agreement with US Bank Center LLC for a Transit Waiting Area in Downtown Saint Paul

**District(s), Member(s):** District 13, Richard Kramer

**Policy/Legal Reference:** Minnesota 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:** Metro Transit/ Engineering & Facilities

### Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to execute a 20 year extension to the existing lease agreement with US Bank Center LLC via contract amendment. In addition to the extension, the amendment provides a renewal option for three additional 5 year periods. This will be the third time extension of the lease, and will ensure the Council's tenancy of a climate controlled transit waiting area in downtown Saint Paul until 2034. The amendment obligates the Council to pay a total of \$575,000 in operating funds over the next 20 years and requires the Council to invest a minimum of \$350,000 of renovation in the leased property.

### Background

The Council's lease on 1026 square feet of street level property at 101 East 5<sup>th</sup> Street was executed with the building's owner, American National Bank and Trust Company, on May 27, 1993. The first lease extension (for 10 years) was made via amendment #1 on October 13, 2003. The second lease extension (for 5 years) was made via amendment #2 on June 1, 2013.

This lease extension is needed in order that Federal Transit Administration ("FTA") Bus Livability Grant funds can be used to renovate and improve the interior and exterior of the US Bank transit facility. As a prerequisite for spending federal funds on this privately owned space, the FTA requires proof of long-term tenure (at least 20 years).

### Rationale

The bus stop on northbound Minnesota Street and 6<sup>th</sup> Street is one of the busiest stops in downtown Saint Paul with an estimated 800-1,000 customers boarding each day. This bus stop provides important connections to the METRO Green Line as well as other bus routes serving downtown Saint Paul. Retaining a comfortable, high quality waiting environment at this location is a high priority.

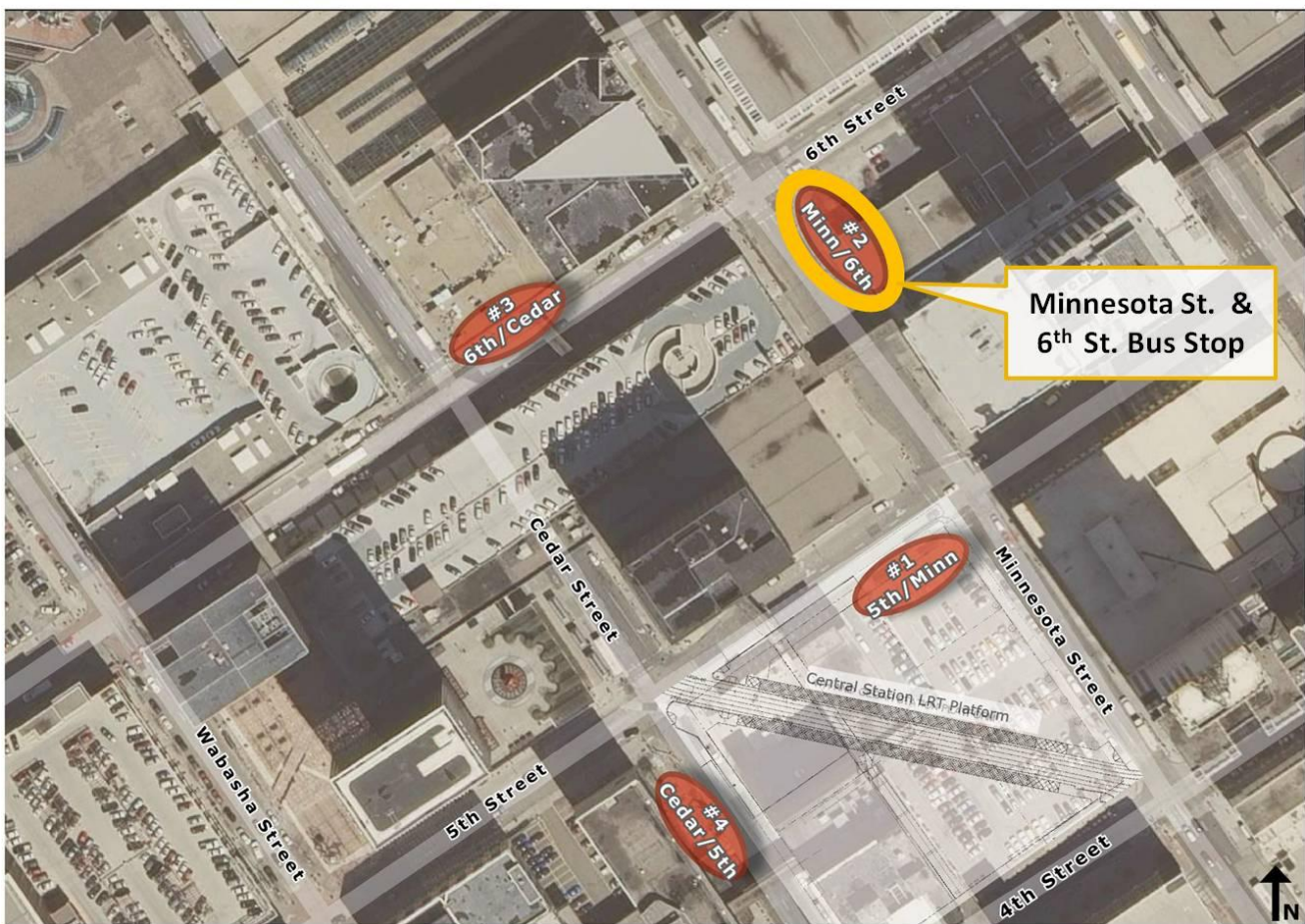
## Funding

Funding for the lease payments will be available in the Engineering & Facilities operating budget. Funding for capital improvements to renovate the waiting space will be funded through an FTA Bus Livability Grant and local match.

## Known Support / Opposition

US Bank Center LLC is a willing partner and the City of Saint Paul supports retaining and improving this space for a transit waiting area. There is no known opposition.

Exhibit A: US Bank Center Transit Waiting Area on Minnesota Street & 6<sup>th</sup> Street, Saint Paul





1. Exterior View Looking to the Southeast



2. Exterior View of the Northwest Building Corner



3. Interior View Looking to the South



4. Interior View Looking to the Northwest