

## Transportation Committee

Meeting date: January 23, 2017

For the Metropolitan Council meeting of February 8, 2017

**Subject:** Southwest Light Rail Transit (Green Line Extension) SouthWest Station Property Agreement with SouthWest Transit

**District(s), Member(s):** All

**Policy/Legal Reference:** Minn. Stat. 473.399

**Staff Prepared/Presented:** Brian Lamb, General Manager, 612-349-7510  
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**Division/Department:** Metro Transit / Green Line Extension Project Office

### Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to negotiate and execute a Property Agreement (Agreement) between the Council and SouthWest Transit (SWT) related to the transfer of property rights and any Federal interest of a portion of the property (Property) at SouthWest Station from SWT to the Council and Council payment for the functional replacement of Southwest Transit's office building and related improvements in an amount not-to-exceed \$8,000,000.

### Background

SouthWest Station in Eden Prairie is owned by SWT, where they operate local and express bus service for the cities of Eden Prairie, Chaska and Chanhassen and maintain their administrative offices.

With the introduction of the Southwest Light Rail Transit Project (Project) at SouthWest Station, the station will be designed to be a multi-modal transit hub supporting both the 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 removed from the Property and several other existing functions will be re-constructed on the Property and overall site to better integrate colocation of bus service and LRT service as a result of the Project. Administrative offices will be functionally replaced off-site.

On January 26, 2015, the Regional Administrator signed the SouthWest Station Cohabitation Agreement with SWT which laid out the framework for how the two agencies will integrate transit service on the site. Since the cohabitation agreement was executed, the Federal Transit Administration (FTA) has determined that the Project needs to follow guidance in FTA Circular 5010.1D, related to use and disposition of property and facilities with a Federal interest. FTA guidance stipulates that property and facilities required for the Project to be transferred to the Council by SWT and any facilities not re-constructed with the Project on the site can be functionally replaced elsewhere with Project funds. Because there is a federal interest in the facilities to be removed for the Project, SWT will need to transfer the Property to the Council for the use as part of the Project.

## **Rationale**

Executing the Agreement is necessary for the Project to obtain property needed for the construction of the Project and for the functional replacement of SWT's administrative office building and related improvements.

## **Thrive Lens Analysis**

The transferring of property rights and the functional replacement of SWT's administrative office building is necessary to implement 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**

The Agreement between the Council and SWT for the transfer of property rights and functional replacement of SWT's administrative offices and related improvements is a Project eligible cost and will be funded 100% by local funding partners.

## **Known Support / Opposition**

There is no known opposition to this action.