

Business Item

Transportation Committee



Committee Meeting Date: May 8, 2023

For the Metropolitan Council: May 24, 2023

Business Item: 2023-104

Joint Powers Agreement with the City of Saint Paul and St. Paul Housing and Redevelopment Authority for Redevelopment of the Central Station Block

District(s), Member(s):	District 13, Lee
Policy/Legal Reference:	Minnesota Statute 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, Interim 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

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a Joint Powers Agreement with the City of St. Paul Housing and Redevelopment Authority (St. Paul HRA), and the City of Saint Paul (City) to support the joint redevelopment of the Central Station Block.

Background

The Metropolitan Council and the Saint Paul HRA both own a portion of the Central Station Block (see Exhibit A). Entering into the Joint Powers Agreement will allow 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 is intended to govern 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 Joint Powers Agreement is the first of several steps that must be taken to prepare the Central Station Block for redevelopment. One of the critical steps in the redevelopment is addressing federal, state, and local METRO Green Line funders' interests in the real property.

Rationale

The Joint Powers Agreement will facilitate the three parties' interests in the joint redevelopment of Central Station Block. Council policy requires joint powers agreements in any amount to be approved by the Council.

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.



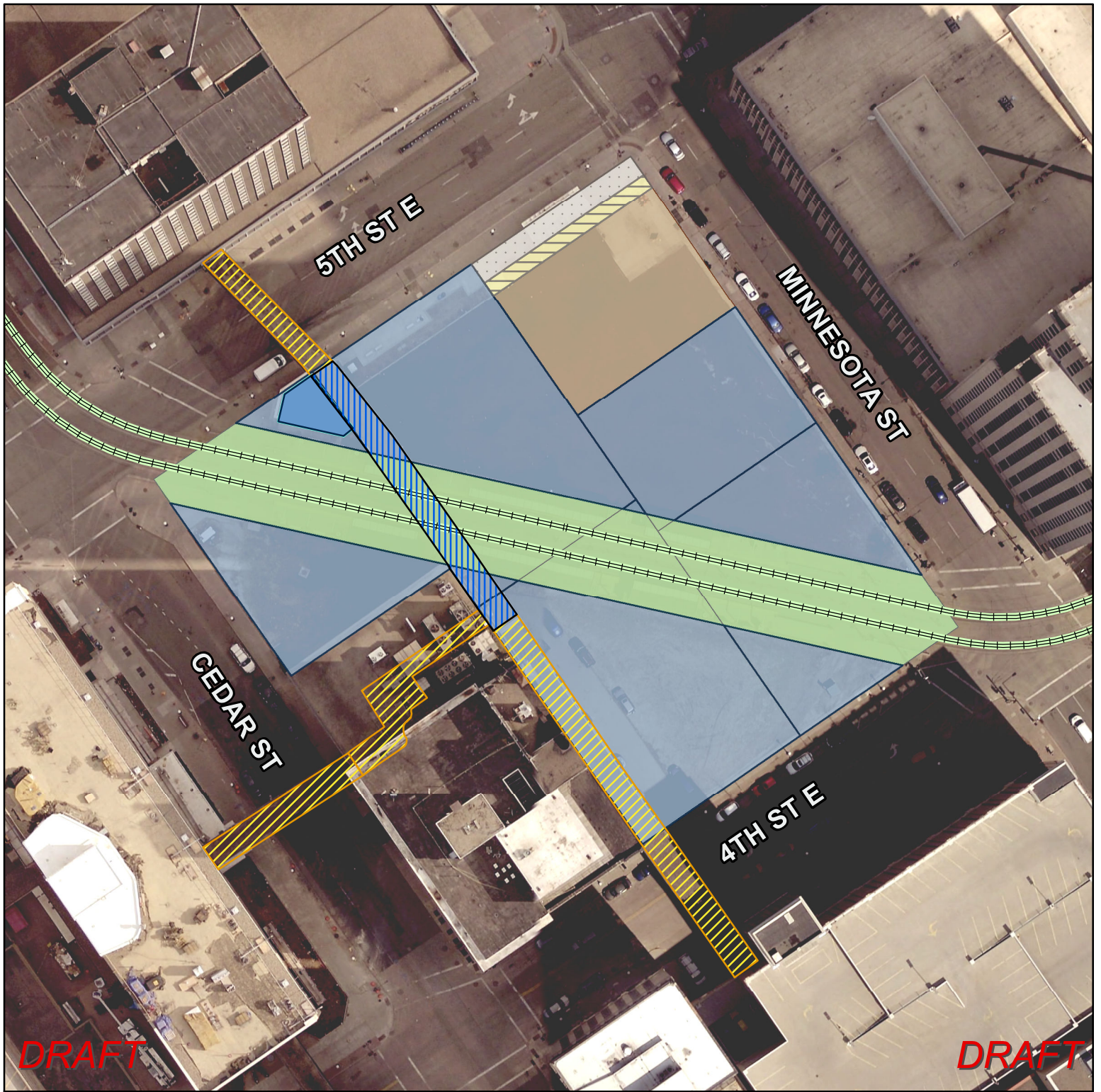










EXHIBIT A

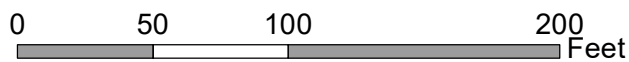
CENTRAL STATION BLOCK PROPERTY



- | | |
|---|---|
|  Met Council Property |  Vertical Access Tower |
|  Saint Paul HRA Property |  Central Station Skyway |
|  Station Footprint |  Skyway - Others |
| |  ROW Easement |
| |  Bus Stop & Transit Easement |



NOTE: Alignment and area boundaries are estimated only.



TOD February 2023