

HENNEPIN COUNTY

MINNESOTA

FINAL BOARD AGENDA

BOARD OF HENNEPIN COUNTY COMMISSIONERS

Hennepin County Regional Railroad Authority

Tuesday, July 24, 2018

1:30 PM

Chair: Peter McLaughlin, District 4

Vice-Chair: Mike Opat, District 1

Members: Linda Higgins, District 2

Marion Greene, District 3

Debbie Goettel, District 5

Jan Callison, District 6

Jeff Johnson, District 7

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1. **Approval of the Agenda**
 2. **Minutes from Previous Meeting**
 - A. 6/26/18 RRA Meeting Minutes
 - B. 7/19/18 Special RRA Minutes
 3. **Claims Register**
 - A. **18-HCRRRA-0034**
Claims Register for the period ending July 10, 2018
 4. **New Business**
 - A. **18-HCRRRA-0035**
Neg Agmt A188973 with Metropolitan Transportation Network, Inc. for the sale of surplus property located at 37th and University aves NE in Mpls, \$1,850,000 (recv)

HENNEPIN COUNTY

MINNESOTA

MEETING MINUTES

BOARD OF HENNEPIN COUNTY COMMISSIONERS
HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY
TUESDAY, JUNE 26, 2018
1:30 PM

Chair: Peter McLaughlin, District 4
Vice-Chair: Mike Opat, District 1

Members: Jan Callison, District 6
Linda Higgins, District 2
Marion Greene, District 3
Debbie Goettel, District 5
Jeff Johnson, District 7

The Board of Commissioners of the Hennepin County Regional Railroad Authority met in the Hennepin County Government Center on June 26, 2018. The meeting was called to order at 3:46 PM by Commissioner McLaughlin, Chair. All Commissioners were present.

1. Approval of the Agenda
APPROVED

Commissioner Linda Higgins moved to approve the Agenda, seconded by Commissioner Jeff Johnson and approved - 7 Yeas

2. Minutes from Previous Meeting

A. 5/22/18 RRA Meeting Minutes
APPROVED

Commissioner Marion Greene moved to approve the Minutes, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

B. 5/31/18 Special RRA Meeting Minutes
APPROVED

Commissioner Marion Greene moved to approve the Minutes, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

C. 6/12/18 RRA Meeting Minutes
APPROVED

Commissioner Marion Greene moved to approve the Minutes, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

3. Claims Register

A. 18-HCRR-0030

Claims Register for the period ending June 6, 2018

BE IT RESOLVED, that the Claims Register for the period ending June 6, 2018 be approved/ratified.
APPROVED/RATIFIED

Commissioner Jan Callison moved to approve/ratify, seconded by Commissioner Marion Greene and approved - 7 Yeas

4. New Business

A. 18-HCRR-0031

Approve exchange of quit claim deeds with Nico Properties to correct title issues on and adjacent to Midtown Corridor in Minneapolis

BE IT RESOLVED, that a quit claim deed conveying the Hennepin County Regional Railroad Authority's interest, if any, over that part of vacated 29th Street dedicated in the plat of "Boulevard Addition to Minneapolis" according to the recorded plat thereof, Hennepin County, Minnesota, lying southerly of a line 40.00 feet northerly of and parallel with the north line of Block 3 in said plat and lying between the northerly extensions of the east and west lines of said Block 3, to Nico Properties, at no cost, be approved; and that the Chair be authorized to sign the deed and related conveyance documents on behalf of the authority; and

BE IT FURTHER RESOLVED, that the acceptance of a quit claim deed conveying Nico Properties' property interests, if any, over that part of vacated 29th Street dedicated in the plat of "Boulevard Addition to Minneapolis" according to the recorded plat thereof, Hennepin County, Minnesota, and that part of the Southwest Quarter of the Southeast Quarter of Section 34, Township 29, Range 24 embraced within HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY PROPERTY MAP NO. 34, according to the recorded map thereof, Hennepin County, Minnesota, all lying northerly of a line 40.00 feet northerly of and parallel with the north line of Block 3 in said plat and lying between the northerly extensions of the east and west lines of said Block 3, to Hennepin County Regional Railroad Authority, at no cost, be approved; and that the Chair be authorized to sign the deed and related conveyance documents on behalf of the authority.

ADOPTED

Commissioner Marion Greene moved to adopt, seconded by Commissioner Linda Higgins and approved
- 7 Yeas

5. Adjournment

On motion, the Hennepin County Housing and Redevelopment Authority adjourned at 3:49 PM. The next meeting of the Regional Railroad Authority will be Tuesday, July 24, 2018.

Maria Rose
Clerk to the County Board

Contracting opportunities can be found on the Hennepin County website: www.hennepin.us

HENNEPIN COUNTY

MINNESOTA

MEETING MINUTES

BOARD OF HENNEPIN COUNTY COMMISSIONERS
HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY
THURSDAY, JULY 19, 2018
9:30 AM

Chair: Peter McLaughlin, District 4
Vice-Chair: Mike Opat, District 1

Members: Jan Callison, District 6
Linda Higgins, District 2
Marion Greene, District 3
Debbie Goettel, District 5
Jeff Johnson, District 7

The Board of Commissioners of the Hennepin County Regional Railroad Authority met in the Hennepin County Government Center on July 19, 2018. The meeting was called to order at 9:49 AM by Commissioner McLaughlin, Chair. All Commissioners were present with the exception of Commissioner Greene, who was absent.

1. Approval of the Agenda **APPROVED**

Commissioner Debbie Goettel moved to approve the Agenda, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: Greene

Commissioner Peter McLaughlin provided some introductory comments pertaining to the items on the agenda. Ben Schweigert, County Attorney commenced with a PowerPoint presentation on the Southwest LRT Update – TC&W Agreement.

Commissioner Peter McLaughlin opened the floor for public comment at 10:05 PM.

- Michael Wilson

Howard Orenstein, County Attorney and Ben Schweigert, County Attorney provided comments in reference to questions.

Being that no other persons came forward, Commissioner Peter McLaughlin closed the floor for public comment at 10:12 PM.

2. New Business

A. 18-HCRR-0032

Provide HCRR consent for Construction Agreement related to settlement of freight lawsuit

BE IT RESOLVED, that the Board of Commissioners of the Hennepin County Regional Railroad Authority authorizes the Chair to execute consent to Construction Agreement A189034 between Metropolitan Council and Twin Cities & Western Railroad Company.

ADOPTED

Commissioner Jan Callison read comments on behalf of Commissioner Marion Greene, who was absent. After further comments and discussion, Commissioner Jan Callison moved to adopt, seconded by Commissioner Debbie Goettel and approved - 5 Yeas 1 Nays: Johnson 1 Absent: Greene

B. 18-HCRR-0033

Provide HCRR consent for Co-Location Agreement related to settlement of freight lawsuit

BE IT RESOLVED, that the Board of Commissioners of the Hennepin County Regional Railroad Authority authorizes the Chair to execute consent to Co-Location Agreement A189035 between Metropolitan Council and Twin Cities & Western Railroad Company.

ADOPTED

Commissioner Jan Callison moved to adopt, seconded by Commissioner Debbie Goettel and approved - 5 Yeas 1 Nays: Johnson 1 Absent: Greene

3. Adjournment

On motion, the Hennepin County Regional Railroad Authority adjourned at 10:24 AM. The next meeting of the Regional Railroad Authority will be Tuesday, July 24, 2018.

Maria Rose
Clerk to the County Board

Contracting opportunities can be found on the Hennepin County website: www.hennepin.us

HENNEPIN COUNTY

MINNESOTA

Regional Railroad Authority Board Action Request 18-HCRRRA-0034

Item Description:

Claims Register for the period ending July 10, 2018

Resolution:

BE IT RESOLVED, that the Claims Register for the period ending July 10, 2018 be approved/ratified.

Background:

Resolution 20-HCRRRA-84 amended the By-Laws of Hennepin County Regional Railroad Authority, Article IV, to require that all warrants issued on behalf of the authority shall be approved as a Claims Register at board meetings. Resolution 33R1-HCRRRA-93 amended the By-Laws, moving the Claims Register requirement to Article XI. Resolution 07-HCRRRA-18 allows checks to be signed and issued consistent with Hennepin County procedures.

Recommendation from County Administrator: Recommend Approval

ATTACHMENTS:

Description	Upload Date	Type
Claims Register 7-10-18.xlsx	7/16/2018	Claims

HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY CLAIMS
Period Ending July 10, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
Advertisement	Finance & Commerce	Board meeting minutes 5/8/18	\$ 44.53
Construction	C.S. McCrossan Construction	Portland Avenue Bridge	\$ 290,374.30
Construction	State of Mn Dept of Transportation	Portland Avenue Bridge	\$ 995.87
Consulting	BARR Engineering Co.	Soil investigation - trail repair support	\$ 5,498.14
Consulting	Boothe Transit Consulting LLC	Federal lobbying - May 2018	\$ 4,000.00
Consulting	Boothe Transit Consulting LLC	Federal lobbying - June 2018	\$ 4,000.00
Consulting	Messerli Kramer	MN Legislative representation - April 2018	\$ 3,333.33
Consulting	Messerli Kramer	MN Legislative representation - May 2018	\$ 3,333.33
Consulting	RSM US LLP	HCRRA financial audit	\$ 5,000.00
Membership	American Public Transportation Assn	Membership dues	\$ 1,425.00
Utility	Mpls Finance Dept - Utility	301 Tenth Ave So site	\$ 221.66
Utility	Xcel Energy	Railroad signal: Cedar Lake crossing	\$ 21.08
Total			\$318,247.24

HENNEPIN COUNTY

MINNESOTA

Regional Railroad Authority Board Action Request 18-HCRRRA-0035

Item Description:

Neg Agmt A188973 with Metropolitan Transportation Network, Inc. for the sale of surplus property located at 37th and University aves NE in Mpls, \$1,850,000 (recv)

Resolution:

BE IT RESOLVED, that the executive director be authorized to negotiate Purchase Agreement A188973 with Metropolitan Transportation Network, Inc., or an affiliate, for the sale of surplus property located at 324 37th Avenue Northeast, 400 37th Avenue Northeast, and 3600 Fifth Street Northeast (PIDs 02-029-24-21-0001, 02-029-24-21-0003, and 02-029-24-21-0006) in the city of Minneapolis, during the period August 1, 2018 through July 31, 2019, with an estimated receivable amount of \$1,850,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the purchase agreement, deed and all documents associated with the conveyance on behalf of the authority; and that the Controller be authorized to accept and disburse funds as directed.

Background:

History: In 1991, Hennepin County Regional Railroad Authority (HCRRRA) purchased property at 37th Avenue Northeast and University Avenue Northeast from Cargill, Inc. The purchase included property north of 37th Avenue Northeast (in Anoka County) that was sold to the Columbia Heights Housing and Redevelopment Authority in 1993. The remaining property consists of three parcels that encompass the entire block with the exception of two parcels owned by the Canadian Pacific Railroad Company (CP) that bisect HCRRRA's property. The location of the parcels is highlighted on Exhibit 1.

The City of Minneapolis leased a 210 foot by 210 foot area from HCRRRA beginning in 1997 for a "Gateway Art Project." The Minneapolis Park and Recreation Board also used a portion of the property for tree staging every spring. Both agencies are aware of HCRRRA's plan to sell the property.

HCRRRA declared the property located at 324 37th Avenue Northeast, 400 37th Avenue Northeast, and 3600 Fifth Street Northeast in the city of Minneapolis (PIDs 02-029-24-21-0001, 02-029-24-21-0003, and 02-029-24-21-0006) as surplus and authorized staff to proceed with a disposal of the property. The HCRRRA parcels have a gross area of approximately 250,000 square feet and the CP parcels have a gross area of approximately 80,000 square feet, for a total of 330,000 square feet. HCRRRA and CP agreed at the beginning of the disposition process to jointly advertise the property. HCRRRA and CP will jointly negotiate separate purchase agreements for purchase of the entire block.

On February 9, 2018, HCRRRA released a joint request for proposals (RFP) with CP for the purchase of the five parcels at 37th and University avenues NE; three responses to the RFP were received. Purchase prices offered by proposers ranged between \$1,850,000 and \$1,600,000 and are presented below from the highest offer to the lowest.

1. Metropolitan Transportation Network, Inc. for use as a transportation terminal and office space
2. Opus Development Company, L.L.C. for use as an industrial building with office space
3. Pan Asian Community Development for use as a mix of commercial uses in conjunction with affordable

housing

Current Request: This request seeks authorization to negotiate Purchase Agreement A188973 with Metropolitan Transportation Network, Inc. for the sale of surplus property located at 37th and University avenues NE for an estimated receivable of \$1,850,000.

A staff review panel evaluated the three responses based upon purchase price and financial terms, business terms associated with the acquisition, use or uses proposed, and experience in similar type uses or projects. On the basis of this review, staff is recommending the negotiation of a purchase agreement with Metropolitan Transportation Network, Inc. Negotiation will be limited to one year, and if a sale is not completed by July 31, 2019, HCRRA will reopen negotiations.

Impacts/Outcomes: Approval of this request will allow for the disposal of surplus property not needed for HCRRA, Hennepin County or light rail transit uses. Further, the sale will allow for redevelopment of the parcel into industrial and office space.

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 1: Map of 37th and University parcels	7/17/2018	Map

Exhibit 1

HCRRA and CP / Soo Line Property at 37th and University avenues NE, Minneapolis 55421

