

T Transportation Committee

Meeting date: October 26, 2009

Metropolitan Council meeting: November 4, 2009

ADVISORY INFORMATION	
Date:	October 19, 2009
Subject:	Northstar Anoka Station Ground Lease
District(s), Member(s):	All
Policy/Legal Reference:	BNSF Railway Joint Use Agreement
Staff	Brian Lamb, General Manager, 612-349-7510
Prepared/Presented:	Mark W. Fuhrmann, Deputy General Manager, 651-602-1942 Richard M. Rovang, Asst. General Manager – TSD, 651-602-1941 Peter Hanf, Associate General Counsel, 651-602-1749
Division/Department:	Metro Transit / Northstar Project Office

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute the Northstar Anoka Station Ground Lease with the City of Anoka to set forth responsibilities for the ownership, operation and maintenance of the Anoka Station park and ride facilities in support of the Northstar Corridor Commuter Rail Project.

Background

The Northstar Corridor Commuter Rail project scope with the Federal Transit Administration includes five commuter rail stations, including the Anoka Station. The Anoka Station is located on property owned by the City of Anoka. The Northstar Project, through a MnDOT contract, is constructing the improvements on this property under a permit with the City of Anoka. Once complete, MnDOT will convey ownership of the improvements to the Council.

Rationale

The Ground Lease sets forth the responsibilities of the Council and the City of Anoka. Anoka intends to retain long term ownership of the property and ultimately seek development of a Transit Oriented Development on the site. Any such development will be required to maintain the constructed 377 parking spaces during and after development and not impede the short and long term operations of Northstar. The term of the Ground Lease will run consistent with federal and state funding requirements. Automatic renewals may be built into the terms of the agreement.

Funding

The Anoka Station Ground Lease does not require any capital expenditure by the Council. The Council will be responsible for the operating and maintaining of the facility; and therefore will be responsible for utility expenses along with station and park and ride

maintenance costs. The operating expenses have been incorporated in the 2009 and future year Northstar operating budgets.

Known Support / Opposition

The City of Anoka and Northstar Corridor Development Authority support the Northstar Anoka Station and this Ground Lease for the City of Anoka owned property. There is no known opposition to this recommended action.