

Meeting date: --January 22, 2007

ADVISORY INFORMATION	
Date:	January 12, 2007
Subject:	Authorization to Negotiate and Execute Sublease Agreement with the Northstar Corridor Development Authority [NCDA] for the Interim Central Corridor Project Office
District(s), Member(s):	All
Policy/Legal Reference:	Mn Statutes, Section 473.399
Staff Prepared/Presented:	Brian Lamb, General Manager, 612.349.7510 Mark Fuhrmann, Deputy General Manager, 612.349.7513 Rich Rovang, Assistant General Manager Transit Systems Development, 612.215.8254
Division/Department:	Metro Transit

Proposed Action/Motion

Authorize the Regional Administrator to negotiate and execute a sublease with the Northstar Corridor Development Authority (NCDA) to allow Central Corridor Project Office (CCPO) to temporarily co-locate with the Northstar Project Office (NPO) on a month-to-month basis effective January 1, 2007.

Issue(s)

- Council approval is required for interagency agreements
- Council approval is required to enter into a lease
- CCPO needs temporary facilities until a long-term project office is established in Ramsey County

Overview and Funding

Metropolitan Council is responsible for the overall project management of the Central Corridor including the preliminary engineering phase authorized by FTA in December. Met Council is creating a Central Corridor Project Office (CCPO) with staff members from the partner agencies and the Project Management Consultant. Initial staffing is in place with four Metro Transit staff members working on both the Northstar Corridor and the Central Corridor and two staff working exclusively on the Central Corridor. Additional positions will be filled within the first quarter 2007. Met Council will ultimately be establishing a long-term project office near or on the proposed corridor in Ramsey County.

NCDA has established the Northstar Project Office at 155 Fifth Avenue South, Suite 755, Minneapolis, MN 55401. In July, 2006, it exercised its right of first refusal to expand the NPO into Suite 700 giving NPO future growth space to incorporate staff when construction begins. NCDA is able to make available ten of its 37 work spaces to CCPO staff in the interim. Central would occupy 27% of the space and Northstar would occupy 73%.

It is anticipated that Metropolitan Council would negotiate a sublease to pay 27% of the monthly rental costs (excluding tenant improvement charges) at a cost of approximately \$4,000 per month.

Funding is available from Federal Transit Administration grants and state funds designated for the Central Corridor, Metro Transit Project # 65701.