

**ADVISORY INFORMATION**

**Date Prepared:** June 9, 2009

**Subject:** Northstar Fridley Station Ground Lease

**Proposed Action:**

That the Metropolitan Council authorize the Regional Administrator to execute the Northstar Fridley Station Ground Lease with the Fridley Housing and Redevelopment Authority and the Anoka County Regional Railroad Authority to set forth the responsibilities for the design, construction, ownership, operation and maintenance of the Fridley Station eastside park and ride and headhouse facilities in support of the Northstar Corridor Commuter Rail Project.

[Map Exhibit](#)

**Summary of Committee Discussion / Questions:**

Mark Fuhrmann presented this item. No questions were asked. A motion was made by Steffen, seconded by Peterson and the business item passed unanimously. Chair Meeks said this item could go to the full Council on June 24 as a Consent item.

# T Transportation Committee

Meeting Date: June 8, 2009

For Metropolitan Council Meeting June 24, 2009

## ADVISORY INFORMATION

<b>Date:</b>	June 1, 2009
<b>Subject:</b>	Northstar Fridley Station Ground Lease
<b>District(s), Member(s):</b>	District 2, Councilmember Tony Pistilli
<b>Policy/Legal Reference:</b>	BNSF Railway Joint Use Agreement Anoka County Regional Railroad Authority Cooperative Agreement for Fridley Station
<b>Staff Prepared/Presented:</b>	Brian J. Lamb, General Manager, 612-349-7510 Mark W. Fuhrmann, Deputy General Manager, 651-602-1942 Peter Hanf, Associate General Counsel, 651-602-1749
<b>Division/Department:</b>	Metro Transit

## Proposed Action/Motion

That the Metropolitan Council authorize the Regional Administrator to execute the Northstar Fridley Station Ground Lease with the Fridley Housing and Redevelopment Authority and the Anoka County Regional Railroad Authority to set forth the responsibilities for the design, construction, ownership, operation and maintenance of the Fridley Station eastside park and ride and headhouse facilities in support of the Northstar Corridor Commuter Rail Project.

### Map Exhibit

## Background

The Northstar Corridor Commuter Rail Project scope with the Federal Transit Administration (FTA) includes five stations but does not include Fridley Station. Fridley Station was excluded from the Federal project due to constraints of the FTA Cost Effectiveness Index.

During 2008, the Anoka County Regional Railroad Authority (ACRRA) sought and successfully received a grant from the Counties Transit Improvement Board to fund the final design and construction of Fridley Station during 2009 with the objective to open Fridley Station concurrently with the start of Northstar Commuter Rail service. To this end, ACRRA solicited construction bids and awarded a contract late February.

On February 25, 2009, the Council approved the Fridley Station Ground Lease Memorandum of Understanding (MOU). The terms of the Ground Lease are consistent with the executed MOU.

ACRRA owns the property on the west side of the station and the Fridley Housing and Redevelopment Authority (HRA) owns the property on the east side as shown on the attached exhibit. HRA is contemplating future development on its property adjacent to the station and wishes to maintain fee title ownership of the property. ACRRA will construct the transit improvements on the property with the Counties Transit Improvement Board grant proceeds. Once complete, ACRRA will convey ownership of the improvements to the Council scheduled for October, 2009.

## **Rationale**

The Ground Lease sets forth the responsibilities of the Fridley Housing and Redevelopment Authority, the Anoka County Regional Railroad Authority and Metropolitan Council. Fridley HRA closed on its acquisition of the property February 13, 2009. Fridley HRA intends to retain long-term ownership of the property and ultimately seek development partners to execute a Transit Oriented Development at Fridley Station. Any such development will be required to maintain the planned 330 parking spaces during development either on site or off-site linked with a shuttle bus at the HRA's expense. After development, HRA must provide 330 eastside parking spaces for Northstar passengers. The term of the Ground Lease runs with the initial term of the BNSF Platform Agreement through May 31, 2107 and subsequent renewals.

Metropolitan Council will be the lessee of the property from Fridley HRA for rent of \$1.00 per year. The Council will own the improvements on Fridley HRA property including the park and ride, headhouse for passenger vertical access to the underpass to the station platform as well as feeder bus facilities. The Council will be responsible for operating and maintaining the improvements for transit purposes.

## **Funding**

The Fridley Station Ground Lease does not require any capital expenditure by the Council. The Council will be responsible for operating and maintaining the facility; therefore will be responsible for utility expenses, station and park and ride maintenance expenses. These operating expenses have been incorporated into the 2009 and future year Northstar operating expenses.

## **Known Support/Opposition**

Fridley Housing and Redevelopment Authority and the Anoka County Regional Railroad Authority support the Northstar Fridley Station and this Ground Lease for the HRA owned property on the eastside of the station. There is no known opposition to this recommended action.