

REGULAR BOARD MEETING

Meeting Date: 08/15/24

Business Item: ROUTINE BUSINESS

Item Number: **4F**

Division: Planning, Design & Technology

Originating Source: Jonathan Vlaming, Associate Superintendent

Agenda Item: Hopkins Depot Permit Agreement Amendment with Metropolitan Council and Hopkins

Superintendent's Recommendation:

MOTION TO APPROVE AMENDMENT NUMBER ONE TO PERMIT AGREEMENT (TRAILHEAD AGREEMENT HOPKINS DEPOT 2007) WITH THE METROPOLITAN COUNCIL AND CITY OF HOPKINS.

Prepared By: Danny McCullough, Regional Trail System Manager

Background:

In 2007, Hennepin County Regional Railroad Authority (HCRRA) entered into a Permit Agreement with the City of Hopkins and Three Rivers for the use of the Hopkins Depot building and property for community recreation and education purposes **(See Attached: 2007 Permit Agreement)**. Three Rivers uses The Depot as a trailhead facility (parking, bathrooms, drinking water, kiosks, bicycle repair station, benches, and garbage receptacles) which supports five regional trails that originate from The Depot: Lake Minnetonka, Minnesota River Bluffs, Cedar Lake, North Cedar Lake and Nine Mile Creek Regional Trails. In addition to its trailhead role, the Hopkins School District/Hopkins Youth Advisory Board and City had utilized The Depot as a chemical free teen center and coffee shop since 2012.

In 2018 the Metropolitan Council took temporary ownership of The Depot from HCRRA as part of the METRO Green Line Extension (SWLRT) Project and assumed responsibility to uphold the 2007 Permit Agreement. This property conveyance was critical to the SWLRT Project as it is located immediately adjacent to The Depot and construction impacts and staging in the area are significant. Upon completion of the SWLRT and commencement of public service, the property will be conveyed back to HCRRA.

The original 2007 Permit Agreement did not expressly permit the City from sub-leasing the building to another operator should the City elect to pursue other operation arrangements for the building, including utilizing a new vendor.

This language is now necessary as the City made the difficult decision to close the coffee shop in 2022 due to business impacts from the SWLRT Project. Since then, the City has been considering new uses and vendors for the building which also continue to support the trailhead functions of the property.

Given significant delays in the SWLRT project, the City desires to bring in a third-party operator to The Depot building and to extend the agreement from June 30, 2026, to 30-days from the commencement of SWLRT public service. The third-party operator would still be required to

maintain regional trailhead access/use and allow use of the building for Hopkins Youth Advisory Board events, concerts and meetings.

Since the premise is currently owned by the Metropolitan Council and they are responsible to uphold the 2007 Permit Agreement, the Metropolitan Council has drafted an amendment to the 2007 Permit Agreement, which will allow the City to lease out The Depot building to a third-party operator (**See Attached: 2007 Permit Agreement Amendment One**). Three Rivers will continue routine maintenance responsibilities for The Depot grounds to ensure regional trailhead access/use is maintained and meets public expectations.

Relationship to the System Plan:

The Request for Action supports the following goal(s) of the System Plan:

Goal 1: You Belong Here

Goal 2: Parks Matter

Attachments:

[2007 Permit Agreement](#)

[2007 Permit Agreement Amendment One.pdf](#)