

City of Minneapolis

Request for Committee Action

To: Ways & Means
Date: 10/4/2016
From: Finance & Property Services
Lead Staff: Rebecca Law, Project Manager
Presented by: Rebecca Law, Project Manager
File Type: Action

Subject:

Contract amendment regarding the lease for a Police Command Center at 511 – 11th Ave S

Description:

Authorizing an amendment to the approved lease at 511 - 11th Ave S (for a large-scale special events Police Command Center, e.g. the Superbowl), setting a new maximum office rent of \$157,000 per year, and adding an option for parking on the adjacent surface parking lot.

Previous Actions:

[16-00998](#) Lease for Police Department Command Center

Ward/Address:

Ward 3
511 11th Ave S

Background/Analysis:

Earlier this year, the City Council authorized a three year lease at 511 11th Ave S. This property is adjacent to the U.S. Bank Stadium, and would be used for a Police Command Center for the 2018 Super Bowl, the 2019 Final Four Tournament and other large-scale events.

The original Council action approved the rental of Suite 401 for \$147,000 per year and 15 parking stalls in the adjacent parking ramp at \$240 per month each. Prior to the lease execution, it became apparent the parties had different assumptions for calculating the office space rent, resulting in a \$40,000 discrepancy per year. Further negotiations led to compromise and staff recommends amending the original Council action to set a new office rental rate of \$157,000 per year. The lease also includes a short-term option for some reserved parking stalls in the adjacent surface lot at \$295 per month each.

There is no price change for the 3% annual increases and the additional Super Bowl-related amenities mentioned in the July 22, 2016 Council action.

Financial Review:

Additional appropriation required.

No funding source has been identified for this lease.

cc: Mark Ruff
LaTonia Green